

Peter Barnett
Planning Officer
Adur & Worthing Councils



3rd June 2026

Dear Peter,

Reference: AWDM/0525/26 - 77 Marlborough Road - Demolition/ Site Redevelopment

I write on behalf of Lancing Business Park BID (LBP) regarding the above application for the demolition and redevelopment of 77 Marlborough Road, to provide a new production, assembly, operational, ancillary storage and logistics space at ground floor with ancillary office, welfare and administrative accommodation at first floor for Industrial IT Systems.

LBP met with Industrial IT Systems prior to submission to discuss this development and help avoid impact to the surrounding businesses and residents. Please see below LBP's comments on this application.

Lancing Business Park is home to over 250 businesses and 3000 employees, across circa 1,800,000 sqft feet of employment floor space and provides a major contribution to the Adur economy.

The business park has a mix of commercial properties from dated, updated and some end-of-life industrial units, with pockets of redevelopment evolving whenever opportunities arise. Recent redevelopment examples are the transformation of 5 Commerce Way for Strings & Things and the redundant steel yard in Chartwell Road into Bidfood's 66,000sqft state-of-the-art B8 facility. Scout Store's imminent redevelopment of 77 Marlborough Road into another state-of-the-art headquarters building adjoins the application site. The application site is currently an end-of-life premises with issues making it unviable for improvement and therefore LBP welcomes demolition and redevelopment of this site.

LBP currently has an overall occupancy rate of 98.7%, with 99.7% of industrial/warehouse space occupied on the park. With this high level of occupancy, it is difficult for businesses on the park to find industrial expansion space and to enable industrial businesses to move to the park. It is therefore unusual for a substantial sized industrial property to become available for freehold purchase on the park, the last example was that of 53 Spencer Road, which was quickly purchased as expansion space for an existing company on the park.

As a Business Improvement District, LBP actively supports the redevelopment of existing sites to provide new industrial space, as this is currently the only method available to provide business expansion/consolidation space, encourage new industrial businesses to the park and brings the added benefit of accelerating Net Zero plans. However, it is fundamental that LBP carefully considers any impacts of a proposed redevelopment on day-to-day operations of the business park and adjoining residents.



LBP is encouraged to see the application addresses the following potential impacts:

- **Reduction in B2 space on the park** – LBP is concerned by the loss of B2 space on the park but appreciates the benefits of this High-Tech development and the increase in local jobs from 3 to 10.5 FTE.
- **Increased Floor Space** – LBP understands that it is essential to make the most of the application site to ensure viability of this project and therefore a two-storey build is proposed. LBP is encouraged to see the roof height is in keeping with the approved plans on 75 Marlborough Road and the current two storey premises at 79 Marlborough Road.
- **Impact on the adjoining residential properties** – This application includes the movement of the building line 3,380mm further away from the boundary adjoining residential properties and placing parking along this boundary to minimise use of this area. The application also minimises the number of first floor windows to the rear and has set the windowsill height at 1,765mm to help avoid any overlooking of the residential properties. LBP is encouraged to see the lighting strategy is designed to provide a safe operational environment while prioritizing the protection of residential amenity to the south. Previously the application site was occupied by an industrial fragrance printing company whose machinery was very noisy and omitted constant odours. This application will substantially reduce odour emissions and operational noise.
- **Relocation of the loading bay** – LBP can see from the application comments that West Sussex Highways has requested a condition to ensure permission is sort to relocate the street column to a suitable place and therefore this is not expected to reduce the street lighting on the park.
- **Parking Provision** – The park suffers from a lack of parking which often causes complaints from businesses and the surrounding residents. This application seeks to increase the onsite parking spaces from 5 existing spaces to 11, with disabled parking and cycle racks. This is more than sufficient for Industrial IT Services staff numbers and should allow for future growth.

LBP therefore strongly supports this application for the development of modern industrial floorspace to:

- To enable the redevelop of an end-of-life commercial property on the park, to create a state-of-art industrial building.
- To enhance the appearance of Marlborough Road, complimenting the redevelopment of 75 Marlborough Road and encouraging further redevelopment on the park.



- To enable business relocation and growth on the park, providing additional local jobs.
- To improve the Carbon Footprint of this site to enhance LBP's Net Zero work.
- To provide local supply chain opportunities through the redevelopment and once industrial occupation of the new building has taken place.

LBP asks that the following please be considered when designing the application conditions:

- Relocation of the street lighting is suitably addressed to preserve lighting levels on the park.
- LBP is consulted prior to the build programme commencing, to help minimise impact to businesses on the park.
- Parking provision is designed on-site during the redevelopment to accommodate construction vehicles, as the Marlborough Road Car Park is currently at capacity.
- Whether provision could be made to safeguard the ongoing industrial occupation of this site and to enable the site to return to B2 occupation if needed in the future.

Yours sincerely



Suzy Bastable,
BID Manager for Lancing Business Park