Jay Singh
Planning Services
Adur & Worthing Councils

27th October 2020

Dear Mr Singh,

Reference: NOTICE/0011/20 – Application for permitted development for prior approval for change of use from offices to 53 residential units- The Quadrant, 60 Marlborough Road, Lancing Business Park.

I write on behalf of Lancing Business Park BID (LBP) to clarify further concerns that businesses have raised regarding the Noise Survey submitted for the above application and how this survey is not a true account of normal operating noise on the business park.

- As previously stated Lancing Business Park has 99% business occupation across the park, however since the Coronavirus lockdown in March 2020 the majority of businesses have been operating at a much-reduced level, with many staff still on the government's furlough scheme or currently working from home in-line with government guidance. A small number of businesses on the park have been successful in diversifying their operations to fulfil demand for PPE equipment and are currently operating at full capacity, however the pandemic has had a major impact on the operational levels of the majority of businesses on the park.

- Lancing Business Park normally suffers from a lack of on-street parking and the Marlborough Road Car Park to the east of the Quadrant normally operates at full capacity, however after a survey of the park at 11.00am yesterday I can confirm that the Marlborough Road Car Park was only 25% occupied and on-street parking was readily available throughout the park. This indicates that businesses around The Quadrant are indeed operating at a much lower capacity than normal and vehicle movements are substantially reduced compare to pre-pandemic levels.

- The construction industry is still being impacted by loss in consumer confidence and caution over social distancing at home, resulting in substantial drop in trade movements, orders and trade waste, with some trades barely operating. A major waste service provider who operates a container/skip storage yard from early mornings, directly behind The Quadrant in Blenheim Road, along with an Energy from Waste Facility (EFW) and a Commercial Skip company in Chartwell Road, have reported their overall operating capacity is well down due to the pandemic and the business utilising the government's furlough scheme. LBP notes that during the noise measurement period reported, large elements of their 24/7 processes were closed due to maintenance for certain parts of their operation. We can also confirm that the level of movements relating to loading containers/skips from their storage yard in Blenheim Road, are currently considerably lower than pre-pandemic levels.

- 37% of rateable value on the park is occupied by businesses who have been impacted by the restrictions imposed on the retail, hospitality, and leisure sector causing a

considerable drop in orders and therefore operations have been scaled back to match demand. The large window showroom directly opposite the Quadrant is currently open on an appointment only basis and therefore has seen a 75% drop in visiting customers and a large reduction in trade movements.

- A large proportion of the businesses on the park are linked to trade services, trade supply, transportation and distribution, manufacturing and trade waste and thus have temporarily scaled down operations to meet reduced demand and safeguard the longevity of their business models. A transport and distribution business located directly behind The Quadrant in Blenheim Road, whose forklifts and HGVs movements create constant operational noise from 4.30am onwards, is currently operating at reduced capacity due to the pandemic. However, this business plans to grow their operation within the next 12-24 months from between 66% - 100% compared to their current operating level. Concern has been raised that this planned increase in noise will severely impact the potential residents at The Quadrant and if residential units are introduced next door to their site this could in turn jeopardise the renewal of their Operating Licence in August 2022.

- A major manufacturing business located directly behind the Quadrant in Blenheim Road, have temporarily closed their office space, with 100 staff now working from home who in normal circumstances would be working on site between 7am and 5pm. This business has also temporarily scaled down their factory operations to match demand, with more than 30 roles less in their current shift system operating from 5:30am to 11pm. This in turn has reduced the number of overnight HGV movements of supplies being delivered and products being dispatched.

- A trade waste provider based directly behind The Quadrant in Blenheim Road has reported at 50% reduction in waste operations, linked to the pandemic's impact on business operations across the board. Post-pandemic this business expects a quick return to their pre-pandemic operational level and has planned within the next two years to expand by a further 70% to incorporate bulking trade waste and food onsite. Concern has been raised that this increase in operations would substantially increase their on-site operating noise and HGV movements throughout the night, therefore impacting any potential residents at The Quadrant, or could lead to operating restrictions that would prevent this business growth.

- Lancing Business Park is home to a regional motor trade retailer based in Chartwell Road who normally conducts daytime and evening auctions, attracting a large number of vehicle and HGV movements to each sales event, all passing The Quadrant's location. Due to the pandemic these sales events have been scaled down to a trade invitation only basis, with a 70% reduction in the number of movements, along with the events concluding at 7pm instead of 9pm. Please note that the noise measurements taken did not include any of these sales events.

- Since the Albion Street Lorry Park closed in Southwick, Lancing Business Park has become an overnight parking stop for many EU and national HGV vehicles visiting the area. LBP has been working with West Sussex Highways on a Community Highway Scheme which plans to provide HGV parking bays in Marlborough Road and Chartwell Road to improve 24/7 HGV parking provision on the park, with all HGV movements

having to pass The Quadrant's location. However, the business park has seen a substantial temporary reduction in national HGV movements and EU import and export HGV movements recently, but levels are expected to resume post-pandemic.

- The Quadrant is located at the junction with Winston Road and Marlborough Road where vehicles brake to turn the corner and to give way when exiting the one-way system. All vehicles visiting Chartwell Road, Crown Buildings, Winston Business Centre, Spencer Road, Burrell Buildings, Elm Business Units, Chartwell Business Centre, Parklands Business Centre, The Quoin Estate, Blenheim Road and Marlborough Road must pass by The Quadrant's location. LBP has received complaints regarding residents' sleep being disturbed in Winston Road at night and during the day, due to the noise from HGVs braking and shaking residential homes as they pass. LBP notes that the report provided does not address ground vibrations from HGV movements and how this would impact the potential 131 residents.

- We appreciate that the developer plans to provide internal ventilation to prevent residents from opening windows, thus mitigating noise disturbance and no outside amenity has been specified. However as The Quadrant is located next to a major road junction, with heavy industrial uses surrounding the site and an Energy from Waste Facility within very close proximity, concern has been raised regarding the potential air quality that residents would be living within on a day to day basis, especially post-pandemic when business operations revert to normal levels.

- With 131 potential residents being housed within The Quadrant, this indicates a number of children will be living in this industrial environment with no direct access to outside amenities and no public highway crossing provision to enable children to safely cross this busy industrial road, to provide access to schools and play facilities. During 2018 and 2019 LBP received numerous reports of near-misses between HGV vehicles and school children in Marlborough Road, resulting from one foreign student coach that arranged to meet its student in Marlborough Road. LBP worked tirelessly with this company until an alternative base was identified to remove this hazard from the business park and safeguard childrens' lives. The introduction of children living directly on the business park will mean that children have no choice but to cross Marlborough Road whenever they are leaving their home and therefore reinstating this direct threat to life.

In conclusion, the Noise Survey submitted assumes that a 99% occupancy rate on the business park reflects that businesses are currently operating at full normal capacity, but as you can see from the examples provided businesses are currently operating at much reduced levels due to the pandemic and thus operating noise currently experienced on Lancing Business Park is merely a fraction of normal operating noise on the park.

Kind regards

[redacted]

Suzy Bastable
BID Manager for Lancing Business Park BID.