Peter Barnett
Principal Planning Officer
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing, BN11 1HS

10th March 2025

Dear Peter,

Reference: AWDM/1623/24 – St Peter's Place Roof Extension

I write on behalf of Lancing Business Park BID (LBP) regarding the proposed roof extension at St Peter's Place to create an additional residential floor of accommodation.

LBP and businesses based on Lancing Business Park, appreciate the need for more housing in the area, especially smaller more affordable units and therefore do not object to this planning application. However, we ask that the following please be addressed under the consideration of this application:

- Access:
  - St Peter's Place sits alongside the delivery access to the large industrial unit at 6 Commerce Way as well as providing right of way to the industrial uses at Wayside 7 Commerce Way.
  - During the build programme, it is essential that full access is maintained at all times to the Commerce Way units. Please could full consideration be given to where workman vehicles, materials and equipment are to be housed during the build to ensure the access road is not impeded during the works?

- Parking:
  - This access has a history of access issues and accidents involving HGVs and residential vehicles parked on the access road. The surrounding area suffers from lack of parking with regular resident complaints, especially from across the road at St Paul's Avenue. It is therefore crucial that the current situation is not further impacted by the increased number of residents at St Peter's Place.
  - LBP are concerned that with a potential 15 new residents and only 4 additional parking spaces being provided, this could cause real issues for the surrounding residents and businesses. Please could this be considered during the planning process to safeguard against the flats being marketed to attract car owners?

- Dust:
  - With food production, storage of end user products and specialist motor works being conducted behind the site in Commerce Way, it is essential that dust management measures are implemented to prevent the transfer of dust to Commerce Way. Please could this be considered fully and built into the development plan?

- Noise:
    - LBP appreciate that noise is unavoidable element of any building development, but ask that full consideration please be given to minimising noise from the development site as much as possible, to safeguard the existing residents and business operations?

Please let me know if you require any further information.

Yours sincerely

[redacted]

Suzy Bastable,
BID Manager for Lancing Business Park