

Peter Barnett
Planning Officer
Adur & Worthing Councils



11th June 2026

Dear Peter,

Reference: AWDM/0479/26 – 4A Commerce Way Change of Use to Cafe

I write on behalf of Lancing Business Park BID (LBP) regarding the above application for change of use from Class E-Office to a cafe with new ramped access to front, kitchen extraction and 2 containers at the rear for storage and preparation.

Lancing Business Park is an industrial area which 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. LBP currently has an overall occupancy rate of 98.7%, with 82.5% of office space currently occupied on the park.

The 3000 employees based on the park and visitors to the park, have been serviced over the past two years by four onsite independent cafes, several mobile food vans visiting individual sites across the park throughout the day and the food retailers in Lancing Village. There is also a café at Brooklands Park, almost opposite the entrance to Commerce Way. The largest café on the park closed last week due to lack of customers and now that site owner is considering the future of their café site in Marlborough Road, which is located opposite the Marlborough Road Car Park and next to the large HGV loading bay which can accommodate multiple HGVs who pulled in to visit the café.

4A Commerce Way, sits at the front of a B2 site, previously providing office space for Powel Engineering and subsequently was the home to Clarity Copiers. The building is currently being renovated following the collapse of the rear wall and has recently benefited from a new roof and windows. The building is a standalone site with enclosed yard, forecourt parking and shared side access with the company currently occupying units B&C. The renovations to date would make this site attractive to a number of office/ industrial users but the building has not been remarketed since improvements have been made, as the applicant has a lease in place to enable an electrical wholesale business and subsequently decided to change the use to a café.

Commerce Way is a busy arterial road that suffers from a lack of parking. The Council depot is at the far end of Commerce Way with workers arriving from 6am and many leaving by 2pm each day. The remainder of the employees in Commerce Way work weekdays between 7am and 6pm, with a low level of operation undertaken at weekends and bank holidays.

LBP has considered this application and has the following comments:



- **Site Redevelopment** – LBP welcomes the redevelopment of this site to provide another modern building on Commerce Way, to compliment the recent redevelopments at 5 & 6 Commerce Way.
- **Reduction in office/ industrial space on the park** – LBP is concerned by the loss of office / industrial space on the park as this site has the potential to provide a number of local jobs.
- **Demand for a Café** – LBP is concerned that the close proximity to Brooklands Park Café will reduce the demand for weekend and bank holiday use, with weekday café demand also not established.
- **Parking Provision** – Commerce Way is unable to accommodate any additional parking to support a café use at this site, especially HGV vehicles. LBP notes that the planning application does not contain information regarding the proposed parking layout and LBP is concerned that if an HGV vehicle were to pull onto the forecourt, there would be limited spare space to accommodate any further vehicles.

LBP is therefore unfortunately unable to support this application at this time and requests that the following information please be considered when determining this application:

- The application provides no employee information, and this site has the potential to provide a number of local jobs.
- The front forecourt parking is essential for the operation of this site, and needs to remain solely dedicated to parking. Please could full consideration be given to whether this will provide sufficient parking to support a café use.
- Whether provision could be made to safeguard the ongoing office/ industrial occupation of this site and to enable the site to revert back to Class E-Office if the applicant terminates the lease, to safeguard potentials future jobs on the park.

Yours sincerely

Suzy Bastable,
BID Manager for Lancing Business Park