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

19th December 2018

Dear Peter,

Reference: AWDM/1775/18 – Unit 8 Chartwell Business Centre COU to D2

On 13th December 2018 the Lancing Business Park BID Committee considered this application fully and concluded to support the above application for change of use to D2.

Lancing Business Park currently has a 98.5% total floorspace occupation rate, with very few units currently available on the business park. Lancing Business Park BID is committed to retaining B1, B2 & B8 units for industrial/office use to provide expansion space for existing businesses based on the business park and to attract more industrial/office businesses to the area, without impacting the daily operation of the business park.

Lancing Business Park currently suffers from parking, congestion and one-way issues and are working with WSCC Highways and businesses based on the business park, to try to alleviate these issues. The business park is particularly suffering from parking and congestion issue from 3pm weekdays, as visitors navigate the business park to drop-off/pick-up from the far end of Chartwell Business Centre.

Unit 8 Chartwell Business Centre was occupied by an audio manufacturer until November 2018, when they relocated to a larger independent unit. Unit 8 is neighboured by a Gymnastic organisation in Units 9 & 10, South Coast Gym in Unit 7 and a Cheerleading organisation in Unit 6. Currently Units 3,4 & 5 Chartwell Business Centre are being marketed for occupation.

Lancing Business Park BID have been working with South Coast Gym and The Fit Project to improve fitness of staff on the business park and we understand that businesses are already seeing benefits from this partnership. Members also consider it beneficial to have an onsite gym for staff to easily access before and after working hours.

Lancing Business Park BID Committee have considered all the issues relating to this application and concluded to support this application for the following reasons:

- The applicant is already a member of the BID, contributing both financially and by providing free fitness support and advice for staff on the park

- The applicant's business operation is mainly before and after normal working hours and members do not consider that an expansion of this operation will add to current parking and congestion issues

- Members consider Unit 8 to be unattractive to potential B class businesses due to the existing D class neighbours and the potential risk for HGV movements

- Units 3,4,5 Chartwell Business Centre are currently being marketed for B class use, which provide industrial/office potential at the less congested end of Chartwell Business Centre. The BID therefore seeks to retain B class use in these three units.

Yours sincerely

[redacted]

Suzy Bastable,
BID Manager for Lancing Business Park