From: Suzy Bastable
Sent: 15 April 2014 18:23
To: Matthew Porter
Cc: Tina Barker; Ben Daines
Subject: AWDM/0198/14 - 40 Chartwell Road, Lancing Business Park

Hi Matthew,

Please find below the Economic Development comments on the above application:

Lancing Business Park is the largest employment area in Adur and provides a vibrant industrial location for more than 200 companies. The business park benefits from a Business Improvement District (BID) Levy that has enabled a programme of improvements, to create an attractive business environment with high occupancy. Lancing Business Park has a one way traffic system with constant HGV movements to support national and international trade/export and currently suffers from highway and parking issues.

Unit 40 Chartwell Road is a 17,200sq.ft. industrial unit and is located on the bend of the one way system. This application seeks to convert 4000sq.ft. of this industrial unit, into dedicated retail space with 5 car parking spaces.

Economic Development are currently supporting various Adur businesses who are looking to expand their operation, but are struggling to identify suitable industrial floor space, as there is currently a shortage of available industrial properties in Adur. The Adur Commercial Property Register (Winter 2013) lists only one available industrial unit in Adur that is sized between 3,500sq.ft. and 5,000sq.ft. and no available industrial properties sized between 10,000sq.ft. and 50,000sq.ft.

Economic Development receives constant enquiries from retail, leisure and community uses, wishing to identify industrial accommodation on the business park, to enable conversion into affordable non-industrial space. Economic Development is concerned that loss of industrial floor space to non-industrial uses on Lancing Business Park, will exacerbate the current lack of available industrial properties and that the conflict created by the traffic movements and parking requirements associated with non-industrial use, will restrict future business growth on Adur's largest employment area.

Economic Development objects to this application to prevent further loss of industrial floor space on this key employment area and to maintain the viability of the remaining industrial floor space within this unit.

Kind regards

Suzy

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