ADDENDUM TO PLANNING COMMITTEE AGENDA
MEETING DATE - 9 November 2020

The following agenda item has the following updates to the original Committee report.

NOTICE/0011/20: The Quadrant, 60 Marlborough Road, Lancing Business Park, Lancing

Additional Representations

Following the receipt of a supporting noise survey from the applicant and subsequent public re-consultation, 2 additional representations received from The Lancing Business Park Business Improvement District (LBP BID) and Rabbit Waste Management (RSM) raising the following concerns (summarised by officers):

- Noise survey is not a true account of normal operating noise within the LBP as although park has 99% business occupation, since March 2020 Covid lockdown, most businesses have been operating at a much-reduced level. Evidence of this includes:

  - existing car parking around the estate usually 100% full now only 25% occupied;
  - waste management companies associated with construction operating at a much reduced level and normal 24/7 processes with traffic movements not undertaken;
  - 37% of rateable value on the park from businesses impacted by restrictions on the retail, hospitality, and leisure sector causing a considerable drop in orders;
  - window showroom directly opposite the site has had 75% drop in visiting customers;
  - large proportion of the businesses on the park are linked to trade services, trade supply, transportation and distribution, manufacturing and trade waste and have temporarily scaled down work to meet reduced demand and safeguard their businesses;
  - a major manufacturing business behind the site (in Blenheim Road) has temporarily closed their office space, with 100 staff now working from home who in normally would be working on site between 7am and 5pm;
  - A trade waste provider based directly behind the site (RSM) in Blenheim Road has reported at 50% reduction in waste operations;
  - A 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 sites location, has had a 70% reduction in the number of movements; and
  - Since the Albion Street Lorry Park closed in Southwick, LBP has become an overnight parking stop for many HGV vehicles visiting the area with all HGV movements having to pass The Quadrant's location, which have been significant reduced but are expected to resume post-pandemic.

- Other concerns has been raised that, as the surrounding businesses increase operational activity post the pandemic e.g. substantial increase their on-site operating noise and HGV movements throughout the night, this would severely impact any potential residents at the site and could lead to operating restrictions that would prevent business growth and potential affect the operating licenses for neighbouring logistics companies;
- The site is located at junction with Winston Road and Marlborough Road where vehicles brake to turn the corner and to give way when exiting the one-way system - the majority of traffic movements would pass the site location;
- The noise report provided does not address ground vibrations from HGV movements and how this would impact on the amenity of future residential occupiers;

- Recognise proposal would provide internal ventilation to prevent residents from opening windows, thus mitigating noise disturbance and no outside amenity has been specified. However, as site located next to a major road junction, with heavy industrial uses around the site and an Energy from Waste Facility within very close proximity, concern has been raised regarding the potential air quality for future occupiers;
- Proposal would potentially provide 131 residents with children in an industrial area with no direct access to outside amenities and no public highway crossing nearby to enable children to safely cross this busy industrial road to provide safe 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. The introduction of children living on the business park will mean that children have no choice but to cross Marlborough Road whenever they are leaving their home with significant risk to their safety;
- Noise survey considers commercial noise but there is insufficient supporting information to assess the wider environmental implications for future occupiers to approve this application. Additional information required such as vibration assessments (from surrounding businesses and road traffic), air quality assessments (including any pollution from dust and fumes from surrounding premises and road traffic), residential amenity and open/recreational space assessment report which considers access to external amenity space, children's play areas and other local facilities and a visual impact assessment to consider visual quality from surrounding premises and appropriate mitigation measures e.g. boundary treatment;
- Do not consider change of offices to residential should be dealt with under this prior approval application and should be refused – proposal should be assessed under a full planning application with relevant supporting assessments taking into account this is a major residential development within a safeguarded industrial location;
- There is a skip and container storage yard in Blenheim Road operated by RSM which lies immediately to the north of the Quadrant site, RSM confirm that the operating capacity and the use of this yard for picking up and dropping off containers and skips has also been significantly reduced to the downturn in industry as a result of the pandemic. Given these reductions in the Company's operating capacities, they consider the supporting Noise Report is not representative of the noise created from RSM nor that in the wider Business Park noise environment;
- Consider prior approval application is not the appropriate method for dealing with this application - it should be refused in order to protect businesses within the park and to avoid any conflict between uses and enable the local economy to develop and grow.
- 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 based on above examples, businesses are currently operating at much reduced levels due to the pandemic and thus operating noise currently experienced on Lancing Business Park is a fraction of normal operating noise on the park.

<u>Additional Consultation Responses:</u>

WSCC Highways – No objection subject to conditions previously advised and conditions to secure 28% EV charging points.

Environmental Health Officer (Land Contamination) – No objection subject to conditions to address any unforeseen contamination e.g. in the event of any intrusive ground works.

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