

Suzy Bastable  
Lancing Business Park  
BN15 8TA

1. Member: Cllr Ann Bridges kindly visited the business park recently to tour the entire business park, seeing first-hand the highway issues causing serious safety concern, impacting day to day business operation and restricting business growth.  
The BID has also been working with Tim Loughton MP to help alleviate concern raised by residents, regarding businesses and staff parking in surrounding residential roads.
2. TRO Roads:
  - a. Commerce Way – Main arterial public highway
  - b. Marlborough Road - Main arterial public highway
  - c. Chartwell Road - Main arterial one-way public highway
  - d. Blenheim Road – Business access public highway
3. 24 alterations to the current highway markings on the business park to:
  - a. Create 5 HGV Loading bays with time waiting restrictions (1hour restriction from 6am to 6pm)
  - b. Extend double yellow lines to improve business access and junction visibility
  - c. Remove no longer required double yellow lines in safe areas, to replace car parking spaces lost by (b) and increase on-street parking provision across the business park
4. Lancing Business Park is the largest employment area in Adur and Worthing with more than 200 companies and 3000 staff based on the park, largely consisting of Adur and Worthing local residents. Lancing Business Park is a vibrant employment area with 99% occupation and a major contributor to the local economy. The business park has gained Business Improvement District (BID) status, employing a BID Manager to strategically address issues across the whole business park, to support business needs and enable growth.

The business park is located in a dedicated employment area served by six on-site public highways, along with a private roadway and is accessed via two residential roads branching off Western Road, Lancing. Chartwell Road is the main on-site arterial road which is designated one-way due to its narrow structure. There is inadequate on-street parking across the park and the BID are grateful to WSCC for providing off-street car parking in Marlborough Road Car Park, which is an essential provision to enable the business park to function.

Over the past 18 months the BID has enabled the removal of around 80 abandoned/long-term parked/non- business park related vehicles from the business park, freeing-up vital car parking spaces on-site. This application aims to increase the number of HGV and car parking spaces on the business park (on-street), to help relieve pressure on the surrounding residential roads and address the residents' complaints regularly received by Tim Loughton MP.

The business park currently has no provision for HGV loading or waiting, causing HGVs to park on pavements and junctions whilst waiting for access to business premises. This causes:

- Regular obstruction to free passage for pedestrians and disabled users trying to use the pavements on the business park and forcing vulnerable users to walk in or enter the road
- Blocking access to premises preventing deliveries, refuse vehicles access and restricting access for emergency vehicles
- Queues of congested traffic through the day and at peak times, as other road users are forced to wait for HGVs to move out of the way, so that vehicles can gain premises access. This happens on an hourly basis resulting in congestion in Winston Road and Western Road
- Damage to highway pavements.

Please note there is only one lorry park in the Adur and Worthing area and this is 5 miles away, making it unattractive for HGV drivers to utilise when delivering to the business park.

The business park consists of mainly manufacturing and office-based businesses, but also has several leisure operators based on the park. This brings high volumes of vulnerable road users on to the business park each day, such as cyclists, disabled users and school children (from local and Horsham District schools) and employees walking in hours of darkness. Last year the Learner Driver Test Centre was relocated onto the park in Chartwell Road, which is a worrying addition to the park and the BID wish to mitigate as many highway issues as possible, to enable safe passage through the park for all road users and encourage additional cycling and pedestrian access.

The BID regrets to report that there have been numerous accidents and near misses on the business park over the past year and current access issues are escalating tensions between businesses. Last month a public sector worker was hit by a flat-bed lorry and ended up in hospital with neck injuries, due to visibility issues in Marlborough Road. Also, a nine-year-old child was narrowly missed by a commercial vehicle when crossing Chartwell Road and the BID has received reports of cyclists being hurt on the businesses park due to visibility issues. Vehicles are found to be travelling the wrong way around the one-way system in Chartwell Road on an hourly/daily basis, which coupled with the other issues already highlighted are causing serious threat to life, access and congestion issues.

Indigenous businesses are very aware of the issues on the park and actively support the BID's '20mph is Plenty' campaign but the park is also served by many non-indigenous and international HGV operators, who are less aware and considerate.

Lancing Business Park BID are working hard to address issues/quell rising tensions and have recently undertaken a comprehensive business consultation which highlighted 51 highways issues on the business park. The BID worked with businesses to resolve 14 of these issues, without requiring any physical changes to the highway. The BID has also been working with the businesses to collectively address the remaining 37 issues in a strategic and effective manner, that will not adversely effect business operation on the business park. Theses issue incorporate serious public safety concerns, restrictions to day to day running of the businesses and are hampering business growth.

The BID is submitting this TRO application to encompass 24 alterations to the current highway markings on the business park, to remove existing restrictions that are no longer required; enable safe pedestrian and vehicle access; improve business access and junction visibility; increase the number of on-street parking spaces and reduce congestion across the whole park.

5. The 24 road marking changes are within the dedicated employment area and are designed to improve access to and on the business park. These improvements are likely to reduce congestion/overflow parking on the surrounding residential roads and on Western Road, Lancing, which is a busy and important arterial road.
6. Please click below to view the 5 LBP maps and the map key:  
[https://drive.google.com/open?id=1qIRmgL9JqVZ4\\_sx-A0S-bZYvpJwqVtcb](https://drive.google.com/open?id=1qIRmgL9JqVZ4_sx-A0S-bZYvpJwqVtcb)
7. The BID represents the needs of 200 businesses, 3000 employees and a high volume of visitors to the business park on a daily basis. The BID has recently undertaken a comprehensive business consultation to enable the identification and design of these essential changes. On 17<sup>th</sup> July 2019 the proposed changes were displayed and discussed at the Lancing Business Park BID AGM and the BID is pleased to report that no objections were raised.