

Report to Director of Highways, Transport and Planning

October 2021

Proposed Implementation of Parking Restrictions and HGV Loading and Waiting Bays, Lancing Business Park, Lancing

Report by the Manager of Highways Projects

Electoral division: Lancing

Summary

As part of a request led by the Lancing Business Park Manager and backed by the local community, an application was submitted requesting revision of local parking restrictions in the business park. The application also included the request to enhance provision and access for heavy good vehicles (HGV) with the proposed introduction of loading and waiting bays.

The application identifies the need to enhance restrictions to help alleviate inappropriate parking and safety concerns, whilst improving access and deliveries to the local businesses.

Following technical investigations, a proposed design was drafted and sent for public consultation in July 2021. The proposal was supported by Councillor Ann Bridges and has received no further objections from the new Councillor, Andrew McGregor. Sussex Police were consulted and expressed no concerns or objections to the proposal.

Recommendation

That the Director for Highways, Transport and Planning approves the proposals as advertised in July 2021, under reference (ADR-8011-MM), with an amendment, as a result of the arising objections to the advertised order, to not implement the planned changes next to the Parklands Business Centre. It is proposed to commence and complete construction before the end of the 2021/22 financial year.

Proposal

1 Background and context

- 1.1 The need to address local concerns over parking and HGV access within proximity of the Lancing Business Park, was identified by the business park manager and supported by local residents. The applicant quotes "Cllr Ann Bridges 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 (Business Improvement District) has also been working with Tim Loughton MP to help alleviate concerns raised by residents, regarding businesses and staff

parking in surrounding residential roads". This request was considered alongside others and achieved a significant score during its moderation.

- 1.2 The business park currently has no provision for on-street HGV loading or waiting, causing HGVs to park on pavements and junctions whilst waiting to gain access to nearby business premises.
- 1.3 The business park consists of mainly manufacturing and office-based businesses, but also has several leisure operators based on the park. This attracts high volumes of vulnerable road users on to the business park each day, such as cyclists, disabled users, school children (from local and Horsham District schools) and employees walking in hours of darkness. In 2020 the Learner Driver Test Centre was also relocated onto the park in Chartwell Road. The business park wishes 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.
- 1.4 In 2020 technical investigation followed by a subsequent detailed design was developed to address the issues raised. During the process, frequent communication and engagement with the local business park and its stakeholders was undertaken resulting in the proposals as advertised.
- 1.5 The scheme overview plans are attached as [Appendix B](#) (PDF, 1MB).

2 Proposal details

- 2.1 The proposal as detailed in [Appendix B](#) (PDF, 1MB) will introduce three goods vehicle loading bays with 1 hour loading restrictions between the hours of 6am to 6pm. This will help support access to local businesses, improve operations and encourage business growth.
- 2.2 The introduction of a single parking bay, subject to a 1 hour no return in 1 hour parking restriction between the hours of 6am and 6pm will be introduced. The introduction is to protect the passage of vehicles past the proposed good vehicle loading bay NM5 as per [Appendix B](#) (PDF, 1MB).
- 2.3 Proposed alterations to the double yellow line positioning throughout the business park and surrounding residential roads will be undertaken to help control and restrict inappropriate parking, whilst providing an increased number of on-street parking in safe positions on the highway.
- 2.4 It is proposed to enhance the provision of the one-way road, road markings and signage to help improve the navigation of vehicles accessing the business park.

3 Other options considered (and reasons for not proposing)

- 3.1 There is a shortage of HGV parking in the wider area (the nearest official lorry park being 5 miles away) however there is insufficient highway land available in Lancing to provide alternative HGV parking.
- 3.2 The BID has already been working with local businesses to maximise off-street parking and to promote safe and efficient use of on-street parking provision. No further opportunities, without land purchase, appear to be available.

4 Consultation, engagement, and advice

- 4.1 The formal consultation was held between 1st – 29th July 2021. This was advertised by way of site notices, advertisement on the West Sussex Traffic Regulation Order [pages](#), displayed in local newspapers and advertised on the Lancing Business Park's website. Further support was provided by the business park manager by way of circulation of the documentation to all the relevant businesses within the area.
- 4.2 The proposal was widely consulted on before the formal advertisement going through many iterations before the final proposal. This engagement was carried out through the business park manager and her various relationships with the business owners.
- 4.3 The Lancing Business Park represents the needs of 200 businesses, 3,000 employees and a high volume of visitors to the business park on a daily basis. The business park has recently undertaken a comprehensive business consultation to enable the identification and design of these essential changes. On 17th July 2019 the proposed changes were displayed and discussed at the Lancing Business Park BID AGM with no objections raised.
- 4.4 The previous local County Councillor, Ann Bridges, was consulted and in full support of the proposals.
- 4.5 Councillor Andrew McGregor has since been elected to this electoral division and has also been consulted, with no objections raised during correspondence.
- 4.6 Sussex Police were consulted with no comments or objections received.
- 4.7 A total of five formal objections arose from the public consultation and are summarised, with related officer comments in [Appendix A](#) (PDF, 50KB). In summary these objections relate to 2 issues, one relating to users of the business park parking in surrounding roads - however it is not possible to address all aspects of parking in the local area and the advertised changes will enable safer access and egress to business properties and in addition provide some much-needed short term parking places for HGVs. The other objection (raised by 4 different people) relates to parking near the entrance to the Parklands Business Centre This is proposed to be resolved by the removal of one small section of planned changes and therefore the parking will remain here as it currently exists, as requested by the objectors.

5 Finance

- 5.1 The proposed improvement shall be funded through the Integrated Transport Block, with an allocated budget of £9,207.00 to facilitate the implementation of the proposal.
- 5.2 The effect of the proposal:

(a) How the proposal represents good value

The proposed changes will positively impact the area by helping support and promote improved parking conditions and behaviours within the business park and surrounding residential areas. The improvements will help support a safer area for all users with the proposed improvements to the one-way road markings and signage. The introduction of the goods

vehicles loading and waiting bays will also provide vital support for local businesses.

The proposed changes are likely to reduce congestion and overflow parking within the surrounding residential roads, in particular Western Road, Lancing, which is a key arterial route. The proposed budget for the works is £9,207.00 and will be funded through the Integrated Transport Block funding stream. It is estimated that the capital expenditure on this proposal will have positive impacts on business growth and the local economy.

(b) Future savings/efficiencies being delivered

During the technical investigations and detailed design of the proposals, efficiencies and future savings have been considered by redesigning all parking restrictions and subsequent signage throughout the Lancing Business Park area. Removal of existing restrictions that are no longer required has been undertaken, including the removal of restrictions conflicting with junction intervisibility, mitigating any future request or works.

Consideration for on street parking has been undertaken and areas of double yellow lines shortened to increase the number of available on-street parking spaces in safe locations. This will help mitigate any future works to alter on street parking requests.

(c) Human Resources, IT and Assets Impact

The proposed works comprises of the alteration and application of road markings and associated signage. Consideration to the volume of changes has been undertaken to lessen the future impact on maintenance activities, whilst ensuring a compliant and robust design. It is unlikely to proposal will have any future effect on revenue budgets.

The proposal has been processed utilising both internal IT and Human resource.

6 Risk implications and mitigations

Risk	Mitigating Action (in place or planned)
Business and Community dissatisfaction	<p>If WSCC were to cancel the proposal, some members of the community and representatives from the business park would be disappointed that the opportunity to improve parking conditions and access for businesses has not been taken. With the potential for negatively impacting on business growth and operations.</p> <p>In mitigation, officers have undertaken detailed consultation with key stakeholders identifying key actions and implementing these were possible as part of the design. It is likely the improvements will support business growth and help promote</p>

Risk	Mitigating Action (in place or planned)
	<p>safer parking behaviours and conditions within the business park and surrounding area.</p> <p>Key stakeholders are in support of the proposals progressing.</p>

7 Policy alignment and compliance

- 7.1 Legal Implications - Throughout the course of this project, from design, contract tendering and public consultation all decisions are being made in accordance with any guidance and legal requirements to ensure compliance.
- 7.2 Equality – During the preparation of this proposal, no implications with the County Council’s Public Sector Equality Duty set out by the Equalities Act have been identified.
- 7.3 Climate Change – The introduction of the proposed HGV Loading and Waiting areas will have a positive impact on local air quality and carbon emissions through the reduction of vehicle idling.
- 7.4 Crime and Disorder – Sussex Police raised no concerns during consultation.
- 7.5 Public Health – A reduction in carbon emissions will result in improved local air quality.

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Appendices:

[Appendix A – Summary of Comments and Objections](#) (PDF, 50KB)

[Appendix B – Scheme Overview Plan Lancing Business park TRO-Overview 1200](#) (PDF, 1MB)

[Appendix C – Application and Background](#) Information (PDF, 58KB)

Background papers

None