

**HALLWAY PROPERTIES LTD: LAND AT NORWAY LANE, LITTLEHAMPTON  
PLANNING APPLICATION REF: LU/93/25/PL: UPDATED RETAIL IMPACT ASSESSMENT  
TABLES (14<sup>TH</sup> NOVEMBER 2025)**

## Introduction

1. We refer to the above planning application and our ongoing discussions with Nexus Planning and Arun District Council (“ADC”).
2. Following the submission of our 31<sup>st</sup> October 2025 Briefing Note setting out our response on retail policy matters, the applicant has been requested by ADC to submit a revised scheme layout drawing to present the scheme with a single Unit A6. This was submitted by email on 13<sup>th</sup> November 2025. In light of the changes to the unit, we have also updated our Retail Impact Assessment tables. This Briefing Note explains the updates and our conclusions.

## Scheme Floorspace

3. Table 1 below presents the updated unit size figures following the updated layout.

**Table 1: Proposed Development Floorspace (November 2025 Update)**

	<b>Proposed Use</b>	<b>Land Use</b>	<b>Proposed Floorspace (Ground Floor) (sqm, GIA)</b>	<b>Mezzanine Allowance (sqm, GIA)</b>	<b>Total Floorspace (sqm, GIA)</b>
A1	Non-food and food	E(a)	1,722	200	1,922
A2	Food	E(a)	2,414	492	2,906
A3	Food & Beverage	E(b)	140	0	140
A4	Non-food	E(a)	929	0	929
A5	Food	E(a)	2,066	0	2,066
A6	DIY/Bulky	E(a)	3,084	1,520	4,604
-	Plant Area	Ancillary	270	0	270
<b>Total</b>		-	<b>10,625</b>	<b>2,212</b>	<b>12,837</b>

Source: RGP Architects

4. There is a non-material increase in the total GIA floorspace from 12,815 sq.m to 12,837 sq.m. This has arisen due to the removal of internal partition walls which has created floorspace. The total scheme GEA is unchanged.

### Retail Impact Assessment Updates

5. Our updated Retail Impact Assessment tables are presented at **Appendix 1**. From our May 2025 Retail Assessment, the following updates should be noted.
  - **Table 3A:** The scheme size and retailer profile has been adjusted to reflect the revisions to the layout and the single Unit A6. There have been no changes to Units A1-A5. The table presents the resultant changes to the total floorspace excluding the ancillary plant area (a non-material increase as explained at paragraph 4), the convenience and comparison goods split and the turnover estimates. The retailer profile should be read alongside the summary provided in our 31<sup>st</sup> October 2025 Briefing Note.
  - **Tables 3B – 3C:** This is a table that was provided to ADC and Nexus as part of the clarification response on 24<sup>th</sup> July 2025. It is included in the updated tables for completeness.
  - **Table 7A:** This table presents the convenience goods trade diversion by zone as requested by Nexus and presented in our 19<sup>th</sup> August 2025 response. The percentage levels of diversion from each location per zone have been updated to reflect the figures we selected in the Sensitivity Test of the Nexus Impact Assessment presented in our 31<sup>st</sup> October 2025 Briefing Note.
  - **Table 7B:** This table has been updated to present the total levels of convenience goods diversion on a summary basis informed by the figures in Table 7A.
  - **Table 11A:** This table presents the comparison goods trade diversion by zone as requested by Nexus and presented in our 19<sup>th</sup> August 2025 response. The percentage levels of diversion from each location per zone have been updated to reflect the figures we selected in the Sensitivity Test of the Nexus Impact Assessment presented in our 31<sup>st</sup> October 2025 Briefing Note.
  - **Table 11B:** This table has been updated to present the total levels of comparison goods diversion on a summary basis informed by the figures in **Table 7B**.
  - **Tables 12 & 13:** These summary diversion tables for each Centre have been updated to reflect the updates identified above.
6. As explained in our 31<sup>st</sup> October 2025 Briefing Note, the key changes to the assessment have also been.
  - Lidl Littlehampton Town Centre diversion increased to a mid-point of the Nexus estimate and our own.
  - Waitrose Rustington Local Centre diversion increased to match the Nexus estimate.

- Revisions to the percentage level of diversion for both convenience and comparison goods based on the proposed profile of the scheme and reduced overlaps with Littlehampton and Rustington Centres, primarily in the clothing and health & beauty sectors.
7. From this update, we remain of the view that there is no significant adverse impact on Littlehampton Town Centre and Rustington Local Service Centre in line with the conclusions of our original May 2025 Retail Assessment. The conclusion on other Centres is also unchanged. The potential impact effects can also be controlled in line with the town centre policy conditions we have proposed (see also below).

### **Proposed Conditions**

8. In our 31<sup>st</sup> October 2025 Briefing Note, we included within the appendices a list of proposed conditions. We have already confirmed agreement to conditions that suit the tenant user profile of the proposed scheme. To inform discussion, we can confirm the following goods that will be sold from two specific units:
- **Unit A4:** Mountain Warehouse's specific requirement is for the unit to be used for the sale of camping equipment and outdoor activity clothing and equipment, for and associated with walking, camping, hiking, climbing, running, skiing and yoga or other outdoor activities, beachwear, gifts and ancillary uses.
  - **Unit A6:** The anticipated DIY/bulky goods tenant's requirement is for the unit to be used for the sale of goods including but not limited to DIY, home improvement, gardening, building materials, electrical and plumbing supplies, furniture, appliances, seasonal items and other household goods.
9. We provide at **Appendix 2** a specific condition for Mountain Warehouse and a proposal for a DIY / home improvements & furnishings condition for Unit A6.

### **Next Steps**

10. We trust this response is of assistance and look forward to discussing with ADC officers and Nexus again once the updated Nexus advice has been issued.

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**Chartered Town Planner & Managing Associate**

**Planning & Environment Group**  
**Freeths LLP**

## APPENDIX 1

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 1**

**ESTIMATED STUDY AREA POPULATION AND CONVENIENCE GOODS EXPENDITURE**

Inputs	Year	1	2	3	4	5	6	7	8	9	Total
	<b>2025</b>										
Population		14,570	12,602	7,357	22,898	8,161	38,836	28,365	5,167	10,661	148,617
Expenditure Per Head (£)		2,726	2,484	2,760	3,058	2,900	2,849	2,857	3,329	2,874	-
Total Expenditure (£m)		39.72	31.31	20.31	70.01	23.66	110.64	81.05	17.20	30.64	424.54
	<b>2028</b>										
Population		14,946	12,986	7,509	23,185	8,397	39,346	28,819	5,254	10,948	151,390
Expenditure Per Head (£)		2,679	2,442	2,713	3,005	2,850	2,800	2,808	3,272	2,825	-
Total Expenditure (£m)		40.05	31.71	20.37	69.68	23.93	110.17	80.93	17.19	30.92	424.94
<b>Expenditure Change:</b> 2025-2028 (£m)		0.33	0.40	0.06	-0.34	0.27	-0.47	-0.12	-0.01	0.28	0.40

**Notes:**

1. Study Area plan provided at Appendix 4 (Retail Assessment, May 2025).
2. Population figures are Census 2021 actual with projections sourced from Experian specific to the Study Area.
3. Expenditure per head figures sourced from Experian specific to the Study Area and presented at 2023 price base.
4. Expenditure per head projections based on forecasts and a deduction for Special Forms of Trading in accordance with Retail Planner Briefing Note 22 (Experian, March 2025).
5. Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 2**

**ESTIMATED STUDY AREA POPULATION AND COMPARISON GOODS EXPENDITURE**

Inputs	Year	1	2	3	4	5	6	7	8	9	Total
	<b>2025</b>										
Population		14,570	12,602	7,357	22,898	8,161	38,836	28,365	5,167	10,661	148,617
Expenditure Per Head (£)		2,921	2,653	3,114	3,369	3,412	3,194	3,238	4,033	3,388	-
Total Expenditure (£m)		42.55	33.43	22.91	77.14	27.84	124.03	91.85	20.84	36.12	476.72
	<b>2028</b>										
Population		14,946	12,986	7,509	23,185	8,397	39,346	28,819	5,254	10,948	151,390
Expenditure Per Head (£)		3,063	2,782	3,266	3,534	3,579	3,350	3,396	4,230	3,554	-
Total Expenditure (£m)		45.78	36.13	24.53	81.92	30.05	131.80	97.88	22.23	38.91	509.23
<b>Expenditure Change:</b>											
2025-2028 (£m)		3.23	2.70	1.62	4.78	2.20	7.77	6.03	1.39	2.79	32.51

**Notes:**

1. Study Area plan provided at Appendix 4 (Retail Assessment, May 2025).
2. Population figures are Census 2021 actual with projections sourced from Experian specific to the Study Area.
3. Expenditure per head figures sourced from Experian specific to the Study Area and presented at 2023 price base.
4. Expenditure per head projections based on forecasts and a deduction for Special Forms of Trading in accordance with Retail Planner Briefing Note 22 (Experian, March 2025).
5. Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 3A**

**PROPOSED SCHEME SIZE & ESTIMATED TURNOVER AT 2025**

Unit / Tenant	Floorspace (sq.m gross)	Floorspace (sq.m net)	Goods Type	Turnover per sq.m (£ per sq.m)	Total Turnover (£m)	Turnover from Study Area (%)	Study Area Turnover (£m)
Unit A1 (Non Food)	1,922	964	Comparison	6,000	5.79	95	5.50
		413	Convenience	6,000	2.48	95	2.36
Unit A2 (Food)	2,906	1,858	Convenience	11,000	20.44	95	19.42
Unit A3 (Food & Beverage)	140	0	Food & Beverage	-	-	-	-
Unit A4 (Non Food)	929	743	Comparison	6,000	4.46	95	4.24
Unit A5 (Lidl)	2,066	1,181	Convenience	7,169	8.47	95	8.04
		295	Comparison	4,328	1.28	95	1.21
Unit A6 (DIY / Bulky)	4,604	3,683	Comparison	5,000	18.42	95	17.50
Total Convenience Goods	-	3,452	-	-	31.38	-	29.81
Total Comparison Goods	-	5,686	-	-	29.94	-	28.44
<b>Total</b>	<b>12,567</b>	<b>9,138</b>	-	-	<b>61.32</b>	-	<b>58.26</b>

**Notes:**

1. Turnover based on Freeths estimate in absence of named retailer. Named retailer based on Global Data 2025 at 2023 prices.
2. Gross floorspace based on scheme gross floorspace provided by Architect. Freeths estimate of 80% as sales area unless provided by named/anticipated retailer.
3. Table assumes 100% convenience goods in the Foodstores with comparison goods to be ancillary only, unless stated.
4. Floorspace excludes ancillary plant area.
5. Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 3B**

**PROPOSED SCHEME CONVENIENCE GOODS TURNOVER & STUDY AREA TRADE DRAW BY ZONE AT 2028**

Inputs	Survey Zones										Outside Study Area	Total
	1	2	3	4	5	6	7	8	9	Sub Total		
Available Expenditure (£m)	40.05	31.71	20.37	69.68	23.93	110.17	80.93	17.19	30.92	424.94	-	-
Proportion of Study Area Turnover from Zone	20%	20%	10%	20%	7.5%	7.5%	5%	5%	5%	100%	5%	-
Turnover from Zone (£m)	5.96	5.96	2.98	5.96	2.24	2.24	1.49	1.49	1.49	29.81	1.62	31.43
Market Share of Proposal from Zone	14.9%	18.8%	14.6%	8.6%	9.3%	2.0%	1.8%	8.7%	4.8%	7.0%	-	-

**Notes:**

1. Available expenditure provided at Table 1.
2. Turnover from each zone is a Freeths estimate based on scheme profile and extent of study area.
3. Total and study area turnover derived turnover is presented at Table 3A.
4. Figures may not cast due to rounding.

**TABLE 3C**

**PROPOSED SCHEME COMPARISON GOODS TURNOVER & STUDY AREA TRADE DRAW BY ZONE AT 2028**

Inputs	Survey Zones										Outside Study Area	Total
	1	2	3	4	5	6	7	8	9	Sub Total		
Available Expenditure (£m)	45.78	36.13	24.53	81.92	30.05	131.80	97.88	22.23	38.91	509.23	-	-
Proportion of Study Area Turnover from Zone	20%	20%	10%	20%	7.5%	7.5%	5%	5%	5%	100%	5%	-
Turnover from Zone (£m)	5.69	5.69	2.84	5.69	2.13	2.13	1.42	1.42	1.42	28.44	1.51	29.95
Market Share of Proposal from Zone	12.4%	15.7%	11.6%	6.9%	7.1%	1.6%	1.5%	6.4%	3.7%	5.6%	-	-

**Notes:**

1. Available expenditure provided at Table 2.
2. Turnover from each zone is a Freeths estimate based on scheme profile and extent of study area.
3. Total and study area turnover derived turnover presented at Table 3A.
4. Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 4**

**EXISTING CONVENIENCE GOODS MARKET SHARE AT 2025**

Location & Store	Zone								
	1	2	3	4	5	6	7	8	9
<b>Zone 1 - Littlehampton South</b>									
-	-	-	-	-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>									
Farmfoods, Wick Local Centre	0.8%	1.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%
Morrisons, Hawthorn Road, Wick	9.3%	20.4%	7.8%	0.5%	0.8%	0.0%	0.0%	5.2%	1.0%
Zone 2 Local Stores / Other	0.0%	2.6%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2 Sub-Total	10.0%	24.5%	12.9%	0.5%	0.8%	0.0%	0.0%	5.2%	1.3%
<b>Zone 3 - Climping &amp; Littlehampton Central</b>									
Iceland, Surrey Street, Littlehampton Town Centre	6.4%	0.0%	0.9%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Lidl, New Road, Littlehampton Town Centre	11.0%	4.3%	15.3%	1.3%	0.5%	2.3%	0.0%	0.8%	1.3%
Sainsbury's, High Street, Littlehampton Town Centre	5.8%	8.8%	20.0%	0.4%	2.7%	0.2%	0.0%	0.0%	0.8%
<b>Littlehampton Town Centre Sub-Total</b>	<b>23.2%</b>	<b>13.1%</b>	<b>36.2%</b>	<b>2.0%</b>	<b>3.2%</b>	<b>2.5%</b>	<b>0.0%</b>	<b>0.8%</b>	<b>2.0%</b>
Tesco Extra, Broad Piece, Wick	20.2%	34.5%	17.4%	8.9%	4.5%	0.0%	0.0%	15.5%	23.7%
Zone 3 Local Stores / Other	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3 Sub-Total	43.4%	47.5%	54.6%	10.9%	7.7%	2.5%	0.0%	16.3%	25.8%
<b>Zone 4 - Rustington &amp; East Preston</b>									
Iceland, Churchill Parade, Rustington Town Centre	0.4%	0.0%	0.9%	1.9%	0.3%	0.0%	0.0%	0.0%	0.0%
Tesco Express, The Street, Rustington Town Centre	2.3%	0.2%	0.1%	3.8%	0.3%	0.0%	0.0%	0.0%	0.0%
Waitrose, Broadmark Lane, Rustington Town Centre	2.3%	0.0%	2.0%	18.1%	5.1%	0.4%	0.4%	3.2%	2.2%
Rustington Local Service Centre Other Stores	0.0%	0.0%	0.0%	1.5%	0.3%	0.0%	0.0%	0.0%	0.0%
<b>Rustington Local Service Centre Sub-Total</b>	<b>5.1%</b>	<b>0.2%</b>	<b>2.9%</b>	<b>25.4%</b>	<b>5.8%</b>	<b>0.4%</b>	<b>0.4%</b>	<b>3.2%</b>	<b>2.2%</b>
Tesco Express, Finisterre Way Local Centre	6.0%	1.9%	1.9%	0.2%	3.6%	1.1%	0.0%	0.4%	0.0%
Aldi, Manor Retail Park, Rustington	9.7%	4.2%	7.9%	7.4%	14.4%	2.2%	4.6%	0.0%	2.3%
Sainsbury's, Rustington Retail Park, Rustington	7.9%	4.6%	8.8%	36.4%	39.9%	7.7%	3.1%	11.8%	0.5%
East Preston Local Stores	0.0%	0.0%	0.0%	5.7%	2.8%	0.0%	0.0%	0.0%	0.0%
Zone 4 Local Stores / Other	0.0%	0.0%	1.1%	0.2%	0.5%	0.2%	0.0%	0.0%	0.0%
Zone 4 Sub-Total	28.7%	11.0%	22.6%	75.2%	67.1%	11.6%	8.1%	15.4%	5.0%
<b>Zone 5 - Angmering</b>									
Co-op, The Square, Angmering	0.0%	0.0%	0.4%	1.2%	8.9%	0.0%	0.2%	0.0%	0.0%
Zone 5 Sub-Total	0.0%	0.0%	0.4%	1.2%	8.9%	0.0%	0.2%	0.0%	0.0%
<b>Zone 6 - Ferring &amp; Goring by Sea</b>									
Goring District Centre Stores	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.5%	0.0%	0.0%
Asda, Littlehampton Road, Ferring	9.3%	6.6%	4.0%	9.3%	8.0%	7.5%	4.2%	0.0%	0.0%
Zone 6 Local Stores / Other	1.0%	0.0%	0.8%	0.2%	0.7%	14.1%	0.3%	0.0%	0.0%
Zone 6 Sub-Total	10.4%	6.6%	4.8%	9.5%	8.6%	24.6%	5.0%	0.0%	0.0%
<b>Zone 7 - Findon &amp; Clapham</b>									
Findon Local Stores	0.0%	0.0%	0.0%	0.0%	1.3%	0.0%	1.6%	0.0%	0.0%
Durrington Local Stores	0.9%	2.3%	0.0%	1.3%	0.3%	2.4%	8.1%	0.0%	0.0%
Zone 7 Local Stores / Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	9.0%	0.0%	0.0%
Zone 7 Sub-Total	0.9%	2.3%	0.0%	1.3%	1.6%	2.6%	18.7%	0.0%	0.0%
<b>Zone 8 - Arundel</b>									
Arundel Local Service Centre Stores	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	25.1%	0.3%
Zone 8 Local Stores / Other	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	2.5%	1.8%	0.0%
Zone 8 Sub-Total	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	2.5%	26.9%	0.3%
<b>Zone 9 - Slindon &amp; Yapton</b>									
Yapton Local Stores	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	2.2%	5.8%
Slindon Local Stores	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Zone 9 Local Stores / Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%
Zone 9 Sub-Total	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	2.2%	7.5%
<b>Outside Study Area</b>									
Barnham Local Stores	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.4%	18.6%
Aldi, Saltbox Road, Bognor Regis	0.0%	0.0%	1.1%	0.0%	0.0%	0.0%	0.0%	6.0%	4.0%
Morrisons, Bedford Street, Bognor Regis	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%
Sainsbury's, Shripney Road, Bognor Regis	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	7.4%
Tesco Extra, Shripney Road, Bognor Regis	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%
Other Bognor Regis Stores	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Brighton Stores	0.0%	0.1%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%
Lidl, Westhampnett Road, Chichester	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.5%
Aldi, Bamfield Road, Chichester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	4.6%
Sainsbury's, Westhampnett Road, Chichester	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%	4.8%	13.2%
Tesco Extra, Fishburne Road East, Chichester	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%
Other Chichester Stores	3.0%	0.1%	0.0%	0.2%	0.0%	0.0%	0.4%	1.0%	1.3%
Portslade Stores	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%	0.0%	0.0%
Pulborough Stores	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.6%	0.3%
Storrington Stores	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.7%	0.0%
Walberton Stores	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%
Lidl, Downlands Retail Park, Worthing	0.0%	0.0%	0.0%	0.0%	0.0%	3.2%	1.4%	0.0%	0.0%
Lidl, North Street, Worthing	0.0%	0.0%	0.0%	0.0%	0.0%	3.8%	0.0%	0.0%	0.0%
Morrisons, Newland Street, Worthing	0.0%	0.0%	0.0%	0.0%	0.0%	5.6%	0.4%	0.0%	0.0%
M&S, Montague Street, Worthing	0.0%	0.0%	0.0%	0.0%	3.0%	2.4%	1.5%	0.0%	0.0%
Sainsbury's, Downlands Retail Park, Worthing	0.2%	0.0%	0.0%	0.0%	0.0%	1.1%	6.0%	0.0%	0.0%
Tesco Extra, West Durrington, Worthing	2.2%	0.0%	0.1%	0.6%	0.0%	30.7%	45.9%	0.0%	0.0%
Waitrose, High Street, Worthing	1.0%	0.0%	0.1%	0.2%	1.3%	3.4%	2.6%	0.0%	0.0%
Other Worthing Stores	0.0%	0.0%	2.1%	0.0%	0.2%	7.6%	3.4%	0.8%	0.0%
Other Non-Study Area Stores	0.3%	4.9%	0.2%	0.2%	0.8%	0.5%	2.2%	5.4%	3.4%
Outside Study Area Sub-Total	6.8%	7.8%	4.3%	1.2%	5.3%	58.7%	65.5%	34.1%	60.3%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Notes:**

- Market shares derived from household survey undertaken in January/February 2025 specific to study area.
- Market share assumes 70/30 split between main and top-up shopping.
- Figures may not cast due to rounding.

LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)

TABLE 5

ESTIMATED CONVENIENCE GOODS TURNOVER AT 2025

Location & Store	Zone								
	1	2	3	4	5	6	7	8	9
<b>Zone 1 - Littlehampton South</b>									
-	-	-	-	-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>									
Farmfoods, Wick Local Centre	0.31	0.47	0.51	0.00	0.00	0.00	0.00	0.00	0.09
Morrisons, Hawthorn Road, Wick	3.68	6.38	1.59	0.38	0.18	0.00	0.00	0.90	0.30
Zone 2 Local Stores / Other	0.00	0.82	0.51	0.00	0.00	0.00	0.00	0.00	0.00
Zone 2 Sub-Total	3.98	7.68	2.61	0.38	0.18	0.00	0.00	0.90	0.38
<b>Zone 3 - Climping &amp; Littlehampton Central</b>									
Iceland, Surrey Street, Littlehampton Town Centre	2.54	0.00	0.18	0.25	0.00	0.00	0.00	0.00	0.00
Lidl, New Road, Littlehampton Town Centre	4.38	1.35	3.10	0.92	0.12	2.56	0.00	0.13	0.39
Sainsbury's, High Street, Littlehampton Town Centre	2.29	2.74	4.05	0.27	0.65	0.19	0.00	0.00	0.24
<b>Littlehampton Town Centre Sub-Total</b>	<b>9.21</b>	<b>4.09</b>	<b>7.34</b>	<b>1.43</b>	<b>0.76</b>	<b>2.74</b>	<b>0.00</b>	<b>0.13</b>	<b>0.62</b>
Tesco Extra, Broad Piece, Wick	8.01	10.79	3.54	6.22	1.06	0.00	0.00	2.66	7.27
Zone 3 Local Stores / Other	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00
Zone 3 Sub-Total	17.22	14.88	11.09	7.65	1.82	2.74	0.00	2.80	7.90
<b>Zone 4 - Rustington &amp; East Preston</b>									
Iceland, Churchill Parade, Rustington Town Centre	0.17	0.00	0.18	1.35	0.06	0.00	0.00	0.00	0.00
Tesco Express, The Street, Rustington Town Centre	0.92	0.06	0.01	2.66	0.06	0.00	0.00	0.00	0.00
Waitrose, Broadmark Lane, Rustington Town Centre	0.92	0.00	0.40	12.70	1.20	0.39	0.28	0.55	0.67
Rustington Local Service Centre Other Stores	0.00	0.00	0.00	1.05	0.06	0.00	0.00	0.00	0.00
<b>Rustington Local Service Centre Sub-Total</b>	<b>2.01</b>	<b>0.06</b>	<b>0.60</b>	<b>17.76</b>	<b>1.38</b>	<b>0.39</b>	<b>0.28</b>	<b>0.55</b>	<b>0.67</b>
Tesco Express, Finisterre Way Local Centre	2.39	0.61	0.38	0.14	0.86	1.24	0.00	0.08	0.00
Aldi, Manor Retail Park, Rustington	3.85	1.33	1.60	5.15	3.41	2.43	3.74	0.00	0.71
Sainsbury's, Rustington Retail Park, Rustington	3.14	1.44	1.79	25.46	9.44	8.57	2.50	2.02	0.15
East Preston Local Stores	0.00	0.00	0.00	4.00	0.67	0.00	0.00	0.00	0.00
Zone 4 Local Stores / Other	0.00	0.00	0.21	0.14	0.12	0.19	0.00	0.00	0.00
Zone 4 Sub-Total	11.38	3.44	4.58	52.65	15.89	12.82	6.52	2.64	1.52
<b>Zone 5 - Angmering</b>									
Co-op, The Square, Angmering	0.00	0.00	0.09	0.81	2.11	0.00	0.13	0.00	0.00
Zone 5 Sub-Total	0.00	0.00	0.09	0.81	2.11	0.00	0.13	0.00	0.00
<b>Zone 6 - Ferring &amp; Goring by Sea</b>									
Goring District Centre Stores	0.00	0.00	0.00	0.00	0.00	3.30	0.42	0.00	0.00
Asda, Littlehampton Road, Ferring	3.70	2.08	0.81	6.50	1.88	8.31	3.41	0.00	0.00
Zone 6 Local Stores / Other	0.41	0.00	0.17	0.14	0.16	15.61	0.27	0.00	0.00
Zone 6 Sub-Total	4.11	2.08	0.98	6.63	2.04	27.23	4.09	0.00	0.00
<b>Zone 7 - Findon &amp; Clapham</b>									
Findon Local Stores	0.00	0.00	0.00	0.00	0.31	0.00	1.28	0.00	0.00
Durrington Local Stores	0.34	0.72	0.00	0.92	0.06	2.70	6.59	0.00	0.00
Zone 7 Local Stores / Other	0.00	0.00	0.00	0.00	0.00	0.19	7.28	0.00	0.00
Zone 7 Sub-Total	0.34	0.72	0.00	0.92	0.37	2.89	15.15	0.00	0.00
<b>Zone 8 - Arundel</b>									
Arundel Local Service Centre Stores	0.00	0.06	0.00	0.00	0.00	0.00	0.00	4.32	0.09
Zone 8 Local Stores / Other	0.00	0.00	0.00	0.14	0.00	0.00	2.05	0.31	0.00
Zone 8 Sub-Total	0.00	0.06	0.00	0.14	0.00	0.00	2.05	4.63	0.09
<b>Zone 9 - Slindon &amp; Yapton</b>									
Yapton Local Stores	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.37	1.77
Slindon Local Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Zone 9 Local Stores / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35
Zone 9 Sub-Total	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.37	2.29
<b>Outside Study Area</b>									
Barnham Local Stores	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.08	5.71
Aldi, Saltbox Road, Bognor Regis	0.00	0.00	0.21	0.00	0.00	0.00	0.00	1.02	1.22
Morrison's, Bedford Street, Bognor Regis	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.15
Sainsbury's, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	2.25
Tesco Extra, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
Other Bognor Regis Stores	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00
Brighton Stores	0.00	0.04	0.00	0.00	0.00	0.39	0.00	0.00	0.00
Lidl, Westhampnett Road, Chichester	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.13	0.15
Aldi, Barnfield Road, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27	1.39
Sainsbury's, Westhampnett Road, Chichester	0.00	0.72	0.00	0.00	0.00	0.00	0.00	0.82	4.05
Tesco Extra, Fishburne Road East, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.92
Other Chichester Stores	1.20	0.04	0.00	0.14	0.00	0.00	0.28	0.17	0.39
Portslade Stores	0.00	0.00	0.00	0.00	0.00	0.00	1.36	0.00	0.00
Pulborough Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30	0.09
Storrington Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.00
Walberton Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65
Lidl, Downlands Retail Park, Worthing	0.00	0.00	0.00	0.00	0.00	3.53	1.16	0.00	0.00
Lidl, North Street, Worthing	0.00	0.00	0.00	0.00	0.00	4.26	0.00	0.00	0.00
Morrison's, Newland Street, Worthing	0.00	0.00	0.00	0.00	0.00	6.23	0.29	0.00	0.00
M&S, Montague Street, Worthing	0.00	0.00	0.00	0.00	0.71	2.63	1.25	0.00	0.00
Sainsbury's, Downlands Retail Park, Worthing	0.08	0.00	0.00	0.00	0.00	1.16	4.83	0.00	0.00
Tesco Extra, West Durrington, Worthing	0.86	0.00	0.03	0.43	0.00	33.94	37.22	0.00	0.00
Waitrose, High Street, Worthing	0.41	0.00	0.03	0.14	0.31	3.81	2.14	0.00	0.00
Other Worthing Stores	0.00	0.00	0.43	0.00	0.04	8.43	2.78	0.13	0.00
Other Non-Study Area Stores	0.12	1.52	0.03	0.14	0.18	0.58	1.79	0.92	1.03
Outside Study Area Sub-Total	2.68	2.44	0.88	0.83	1.25	64.95	53.11	5.86	18.46
<b>Total</b>	<b>39.72</b>	<b>31.31</b>	<b>20.31</b>	<b>70.01</b>	<b>23.66</b>	<b>110.64</b>	<b>81.05</b>	<b>17.20</b>	<b>30.64</b>

Notes:

1. Based on available expenditure and market share presented in Tables 1 and 4.
2. Figures may not cast due to rounding.

LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)

TABLE 6

ESTIMATED CONVENIENCE GOODS TURNOVER AT 2028

Location & Store	Zone								
	1	2	3	4	5	6	7	8	9
<b>Zone 1 - Littlehampton South</b>									
-	-	-	-	-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>									
Farmfoods, Wick Local Centre	0.31	0.48	0.52	0.00	0.00	0.00	0.00	0.00	0.09
Morrisons, Hawthorn Road, Wick	3.71	6.46	1.59	0.38	0.19	0.00	0.00	0.90	0.30
Zone 2 Local Stores / Other	0.00	0.83	0.51	0.00	0.00	0.00	0.00	0.00	0.00
Zone 2 Sub-Total	4.02	7.77	2.62	0.38	0.19	0.00	0.00	0.90	0.39
<b>Zone 3 - Climping &amp; Littlehampton Central</b>									
Iceland, Surrey Street, Littlehampton Town Centre	2.56	0.00	0.19	0.24	0.00	0.00	0.00	0.00	0.00
Lidl, New Road, Littlehampton Town Centre	4.41	1.37	3.11	0.91	0.12	2.54	0.00	0.13	0.39
Sainsbury's, High Street, Littlehampton Town Centre	2.31	2.78	4.07	0.27	0.65	0.19	0.00	0.00	0.24
<b>Littlehampton Town Centre Sub-Total</b>	<b>9.28</b>	<b>4.14</b>	<b>7.37</b>	<b>1.43</b>	<b>0.77</b>	<b>2.73</b>	<b>0.00</b>	<b>0.13</b>	<b>0.63</b>
Tesco Extra, Broad Piece, Wick	8.08	10.93	3.55	6.19	1.07	0.00	0.00	2.66	7.34
Zone 3 Local Stores / Other	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00
Zone 3 Sub-Total	17.36	15.07	11.12	7.62	1.84	2.73	0.00	2.80	7.97
<b>Zone 4 - Rustington &amp; East Preston</b>									
Iceland, Churchill Parade, Rustington Town Centre	0.17	0.00	0.19	1.35	0.06	0.00	0.00	0.00	0.00
Tesco Express, The Street, Rustington Town Centre	0.93	0.06	0.01	2.65	0.06	0.00	0.00	0.00	0.00
Waitrose, Broadmark Lane, Rustington Town Centre	0.93	0.00	0.40	12.63	1.21	0.39	0.28	0.54	0.67
Rustington Local Service Centre Other Stores	0.00	0.00	0.00	1.05	0.06	0.00	0.00	0.00	0.00
<b>Rustington Local Service Centre Sub-Total</b>	<b>2.03</b>	<b>0.06</b>	<b>0.60</b>	<b>17.68</b>	<b>1.40</b>	<b>0.39</b>	<b>0.28</b>	<b>0.54</b>	<b>0.67</b>
Tesco Express, Finisterre Way Local Centre	2.41	0.61	0.38	0.13	0.87	1.23	0.00	0.08	0.00
Aldi, Manor Retail Park, Rustington	3.88	1.34	1.60	5.12	3.45	2.42	3.74	0.00	0.71
Sainsbury's, Rustington Retail Park, Rustington	3.17	1.46	1.80	25.34	9.55	8.54	2.49	2.02	0.15
East Preston Local Stores	0.00	0.00	0.00	3.98	0.68	0.00	0.00	0.00	0.00
Zone 4 Local Stores / Other	0.00	0.00	0.22	0.13	0.13	0.19	0.00	0.00	0.00
Zone 4 Sub-Total	11.48	3.48	4.60	52.39	16.06	12.77	6.51	2.64	1.54
<b>Zone 5 - Angmering</b>									
Co-op, The Square, Angmering	0.00	0.00	0.09	0.81	2.14	0.00	0.13	0.00	0.00
Zone 5 Sub-Total	0.00	0.00	0.09	0.81	2.14	0.00	0.13	0.00	0.00
<b>Zone 6 - Ferring &amp; Goring by Sea</b>									
Goring District Centre Stores	0.00	0.00	0.00	0.00	0.00	3.29	0.42	0.00	0.00
Asda, Littlehampton Road, Ferring	3.73	2.11	0.81	6.47	1.91	8.28	3.40	0.00	0.00
Zone 6 Local Stores / Other	0.42	0.00	0.17	0.13	0.16	15.55	0.27	0.00	0.00
Zone 6 Sub-Total	4.15	2.11	0.98	6.60	2.07	27.12	4.08	0.00	0.00
<b>Zone 7 - Findon &amp; Clapham</b>									
Findon Local Stores	0.00	0.00	0.00	0.00	0.31	0.00	1.27	0.00	0.00
Durrington Local Stores	0.34	0.73	0.00	0.91	0.06	2.69	6.58	0.00	0.00
Zone 7 Local Stores / Other	0.00	0.00	0.00	0.00	0.00	0.19	7.27	0.00	0.00
Zone 7 Sub-Total	0.34	0.73	0.00	0.91	0.38	2.88	15.12	0.00	0.00
<b>Zone 8 - Arundel</b>									
Arundel Local Service Centre Stores	0.00	0.06	0.00	0.00	0.00	0.00	0.00	4.31	0.09
Zone 8 Local Stores / Other	0.00	0.00	0.00	0.13	0.00	0.00	2.04	0.31	0.00
Zone 8 Sub-Total	0.00	0.06	0.00	0.13	0.00	0.00	2.04	4.63	0.09
<b>Zone 9 - Slindon &amp; Yapton</b>									
Yapton Local Stores	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.37	1.79
Slindon Local Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Zone 9 Local Stores / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35
Zone 9 Sub-Total	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.37	2.31
<b>Outside Study Area</b>									
Barnham Local Stores	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.08	5.76
Aldi, Saltbox Road, Bognor Regis	0.00	0.00	0.21	0.00	0.00	0.00	0.00	1.02	1.23
Morrison's, Bedford Street, Bognor Regis	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.15
Sainsbury's, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	2.27
Tesco Extra, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
Other Bognor Regis Stores	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00
Brighton Stores	0.00	0.04	0.00	0.00	0.00	0.39	0.00	0.00	0.00
Lidl, Westhampnett Road, Chichester	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.13	0.15
Aldi, Barnfield Road, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27	1.41
Sainsbury's, Westhampnett Road, Chichester	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.82	4.09
Tesco Extra, Fishburne Road East, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93
Other Chichester Stores	1.21	0.04	0.00	0.13	0.00	0.00	0.28	0.17	0.39
Portslade Stores	0.00	0.00	0.00	0.00	0.00	0.00	1.36	0.00	0.00
Pulborough Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30	0.09
Storrington Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.00
Walberton Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.66
Lidl, Downlands Retail Park, Worthing	0.00	0.00	0.00	0.00	0.00	3.52	1.16	0.00	0.00
Lidl, North Street, Worthing	0.00	0.00	0.00	0.00	0.00	4.24	0.00	0.00	0.00
Morrison's, Newland Street, Worthing	0.00	0.00	0.00	0.00	0.00	6.20	0.29	0.00	0.00
M&S, Montague Street, Worthing	0.00	0.00	0.00	0.00	0.72	2.61	1.25	0.00	0.00
Sainsbury's, Downlands Retail Park, Worthing	0.08	0.00	0.00	0.00	0.00	1.16	4.82	0.00	0.00
Tesco Extra, West Durrington, Worthing	0.87	0.00	0.03	0.43	0.00	33.80	37.17	0.00	0.00
Waitrose, High Street, Worthing	0.42	0.00	0.03	0.13	0.31	3.79	2.14	0.00	0.00
Other Worthing Stores	0.00	0.00	0.43	0.00	0.04	8.40	2.78	0.13	0.00
Other Non-Study Area Stores	0.12	1.54	0.03	0.13	0.19	0.57	1.79	0.92	1.04
Outside Study Area Sub-Total	2.70	2.47	0.88	0.83	1.26	64.68	53.03	5.86	18.63
<b>Total</b>	<b>40.05</b>	<b>31.71</b>	<b>20.37</b>	<b>69.68</b>	<b>23.93</b>	<b>110.17</b>	<b>80.93</b>	<b>17.19</b>	<b>30.92</b>

Notes:

1. Based on available expenditure and market share presented in Tables 1 and 4.
2. Figures may not cast due to rounding.



LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)

TABLE 7B

CONVENIENCE GOODS TRADE DIVERSION & IMPACT AT 2028

Location & Store	Study Area Turnover (£m)	Turnover from Study Area (%)	Total Turnover (£m)	Trade Diversion (£m)	Scheme Impact (%)
<b>Zone 1 - Littlehampton South</b>					
-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>					
Farmfoods, Wick Local Centre	1.39	90	1.55	0.11	7
Morrisons, Hawthorn Road, Wick	13.53	90	15.03	3.06	20
Zone 2 Local Stores / Other	1.34	95	1.41	0.00	0
Zone 2 Sub-Total	16.26	-	17.99	3.18	0
<b>Zone 3 - Climping &amp; Littlehampton Central</b>					
Iceland, Surrey Street, Littlehampton Town Centre	2.99	90	3.32	0.13	4
Lidl, New Road, Littlehampton Town Centre	12.99	90	14.43	4.07	28
Sainsbury's, High Street, Littlehampton Town Centre	10.50	90	11.67	0.80	7
<b>Littlehampton Town Centre Sub-Total</b>	<b>26.48</b>	<b>-</b>	<b>29.43</b>	<b>5.00</b>	<b>17</b>
Tesco Extra, Broad Piece, Wick	39.81	90	44.24	6.82	15
Zone 3 Local Stores / Other	0.21	95	0.22	0.00	0
Zone 3 Sub-Total	66.51	-	73.88	11.81	16
<b>Zone 4 - Rustington &amp; East Preston</b>					
Iceland, Churchill Parade, Rustington Town Centre	1.77	90	1.96	0.06	3
Tesco Express, The Street, Rustington Town Centre	3.71	90	4.13	0.13	3
Waitrose, Broadmark Lane, Rustington Town Centre	17.05	90	18.95	1.87	10
Rustington Local Service Centre Other Stores	1.11	95	1.17	0.04	3
<b>Rustington Local Service Centre Sub-Total</b>	<b>23.65</b>	<b>-</b>	<b>26.21</b>	<b>2.10</b>	<b>8</b>
Tesco Express, Finisterre Way Local Centre	5.71	95	6.01	0.00	0
Aldi, Manor Retail Park, Rustington	22.28	90	24.75	2.98	12
Sainsbury's, Rustington Retail Park, Rustington	54.51	90	60.57	5.71	9
East Preston Local Stores	4.66	95	4.91	0.00	0
Zone 4 Local Stores / Other	0.66	95	0.70	0.00	0
Zone 4 Sub-Total	111.47	-	123.15	10.79	9
<b>Zone 5 - Angmering</b>					
Co-op, The Square, Angmering	3.16	95	3.33	0.00	0
Zone 5 Sub-Total	3.16	-	3.33	0.00	0
<b>Zone 6 - Ferring &amp; Goring by Sea</b>					
Goring District Centre Stores	3.71	75	4.94	0.00	0
Asda, Littlehampton Road, Ferring	26.70	75	35.60	2.19	6
Zone 6 Local Stores / Other	16.70	75	22.26	0.00	0
Zone 6 Sub-Total	47.10	-	62.80	2.19	3
<b>Zone 7 - Findon &amp; Clapham</b>					
Findon Local Stores	1.59	50	3.17	0.00	0
Durrington Local Stores	11.32	50	22.65	0.00	0
Zone 7 Local Stores / Other	7.46	50	14.91	0.00	0
Zone 7 Sub-Total	20.37	-	40.73	0.00	0
<b>Zone 8 - Arundel</b>					
Arundel Local Service Centre Stores	4.46	75	5.95	0.00	0
Zone 8 Local Stores / Other	2.49	75	3.32	0.00	0
Zone 8 Sub-Total	6.95	-	9.27	0.00	0
<b>Zone 9 - Slindon &amp; Yapton</b>					
Yapton Local Stores	2.25	50	4.49	0.00	0
Slindon Local Stores	0.17	50	0.35	0.00	0
Zone 9 Local Stores / Other	0.35	50	0.70	0.00	0
Zone 9 Sub-Total	2.77	-	5.54	0.00	0
<b>Outside Study Area</b>					
Barnham Local Stores	5.85	-	-	0.00	-
Aldi, Saltbox Road, Bognor Regis	2.47	-	-	0.05	-
Morrison's, Bedford Street, Bognor Regis	0.20	-	-	0.00	-
Sainsbury's, Shripney Road, Bognor Regis	2.48	-	-	0.04	-
Tesco Extra, Shripney Road, Bognor Regis	0.45	-	-	0.01	-
Other Bognor Regis Stores	0.09	-	-	0.00	-
Brighton Stores	0.43	-	-	0.00	-
Lidl, Westhampnett Road, Chichester	0.39	-	-	0.07	-
Aldi, Bamfield Road, Chichester	1.68	-	-	0.18	-
Sainsbury's, Westhampnett Road, Chichester	5.64	-	-	0.37	-
Tesco Extra, Fishburne Road East, Chichester	0.93	-	-	0.08	-
Other Chichester Stores	2.24	-	-	0.01	-
Portslade Stores	1.36	-	-	0.00	-
Pulborough Stores	1.39	-	-	0.00	-
Storrington Stores	0.80	-	-	0.00	-
Walberton Stores	0.66	-	-	0.00	-
Lidl, Downlands Retail Park, Worthing	4.68	-	-	0.05	-
Lidl, North Street, Worthing	4.24	-	-	0.04	-
Morrison's, Newland Street, Worthing	6.49	-	-	0.06	-
M&S, Montague Street, Worthing	4.58	-	-	0.05	-
Sainsbury's, Downlands Retail Park, Worthing	6.06	-	-	0.07	-
Tesco Extra, West Durrington, Worthing	72.29	-	-	0.68	-
Waitrose, High Street, Worthing	6.83	-	-	0.08	-
Other Worthing Stores	11.78	-	-	0.00	-
Other Non-Study Area Stores	6.34	-	-	0.00	-
Outside Study Area Sub-Total	150.35	-	-	1.84	-
<b>Total</b>	<b>424.94</b>	<b>-</b>	<b>-</b>	<b>29.81</b>	<b>-</b>

Notes:

1. Study Area turnover derived from Table 6.
2. Turnover from Study Area is a Freeths estimate.
3. Scheme trade diversions are Freeths estimates based on Study Area shopping patterns.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 8**

**EXISTING COMPARISON GOODS MARKET SHARE AT 2025**

Location & Store	Zone								
	1	2	3	4	5	6	7	8	9
<b>Zone 1 - Littlehampton South</b>									
-	-	-	-	-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>									
Wick Local Centre	1%	2%	1%	0%	0%	0%	0%	0%	0%
Morrison's, Hawthorn Road, Wick	1%	2%	0%	0%	0%	0%	0%	0%	0%
Zone 2 Local Stores / Other	0%	0%	0%	0%	0%	0%	0%	0%	0%
Zone 2 Sub-Total	2%	4%	1%	0%	0%	0%	0%	0%	0%
<b>Zone 3 - Climping &amp; Littlehampton Central</b>									
Littlehampton Town Centre Stores	13%	14%	32%	2%	12%	0%	0%	1%	2%
Lidl, New Road, Littlehampton	0%	0%	0%	0%	0%	0%	0%	0%	0%
Sainsbury's, High Street, Littlehampton	1%	0%	2%	0%	0%	0%	0%	0%	0%
<b>Littlehampton Town Centre Sub-Total</b>	<b>14%</b>	<b>14%</b>	<b>33%</b>	<b>3%</b>	<b>12%</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>	<b>2%</b>
Tesco Extra, Broad Piece, Wick	2%	3%	4%	3%	1%	0%	0%	7%	9%
Arun Retail Park, Broad Piece, Wick	22%	27%	10%	14%	12%	1%	0%	10%	9%
Zone 3 Local Stores / Other	1%	0%	0%	1%	0%	0%	0%	0%	0%
Zone 3 Sub-Total	38%	45%	47%	21%	24%	1%	0%	18%	20%
<b>Zone 4 - Rustington &amp; East Preston</b>									
Rustington Local Service Centre	17%	6%	8%	23%	13%	1%	1%	2%	1%
East Preston Village Centre	0%	0%	0%	0%	0%	0%	0%	0%	0%
Rustington Local Shops	0%	0%	0%	0%	0%	0%	0%	0%	0%
Manor & Rustington Retail Parks, Rustington	5%	10%	8%	9%	9%	7%	4%	2%	3%
Sainsbury's, Rustington Retail Park, Rustington	3%	2%	1%	7%	4%	1%	1%	3%	1%
Rustington Trading Estate	1%	1%	2%	1%	2%	0%	0%	1%	0%
Zone 4 Sub-Total	26%	19%	18%	41%	29%	9%	6%	8%	4%
<b>Zone 5 - Angmering</b>									
Angmering Village Centre	0%	0%	1%	0%	1%	0%	0%	0%	0%
Zone 5 Local Stores / Other	0%	0%	0%	0%	0%	0%	0%	0%	0%
Zone 5 Sub-Total	0%	0%	1%	0%	1%	0%	0%	0%	0%
<b>Zone 6 - Ferring &amp; Goring by Sea</b>									
Goring by Sea District Centre	0%	0%	0%	0%	0%	1%	1%	0%	0%
The Strand Local Centre, Goring-by-Sea	0%	0%	0%	0%	0%	2%	1%	0%	0%
Ferring Local Centre	0%	0%	0%	0%	0%	0%	0%	0%	0%
Asda, Littlehampton Road, Ferring	1%	0%	1%	2%	1%	3%	0%	0%	0%
Zone 6 Local Stores/Other	0%	0%	0%	0%	0%	0%	0%	0%	0%
Highdown Garden Centre, Angmering	0%	0%	0%	1%	1%	0%	0%	0%	0%
Zone 6 Sub-Total	2%	1%	1%	3%	2%	7%	1%	0%	0%
<b>Zone 7 - Findon &amp; Clapham</b>									
West Durrington District Centre	0%	0%	0%	0%	0%	1%	0%	0%	0%
Haskins Garden Centre, Angmering	1%	1%	0%	3%	3%	2%	1%	1%	0%
Findon Valley Local Centre	0%	0%	0%	0%	0%	0%	1%	0%	0%
Zone 7 Local Stores/Other	0%	0%	0%	0%	0%	0%	1%	0%	0%
Zone 7 Sub-Total	1%	1%	0%	3%	4%	3%	3%	1%	0%
<b>Zone 8 - Arundel</b>									
Arundel Local Service Centre	0%	0%	2%	0%	0%	0%	0%	12%	1%
Zone 8 Local Stores/Other	0%	0%	0%	0%	0%	0%	0%	0%	0%
Zone 8 Sub-Total	0%	0%	2%	0%	0%	0%	0%	12%	1%
<b>Zone 9 - Slindon &amp; Yapton</b>									
Yapton Village Centre	0%	0%	0%	0%	0%	0%	0%	0%	1%
Zone 9 Sub-Total	0%	0%	0%	0%	0%	0%	0%	0%	1%
<b>Outside Study Area</b>									
Barnham Village Centre	0%	0%	0%	0%	0%	0%	0%	0%	2%
Bognor Regis Town Centre	5%	2%	5%	0%	0%	0%	0%	0%	6%
Arun Retail Park, Shripney Road, Bognor Regis	1%	3%	1%	0%	0%	0%	0%	2%	6%
Sainsbury's, Shripney Road, Bognor Regis	0%	0%	0%	0%	0%	0%	0%	3%	2%
Tesco, Shripney Road, Bognor Regis	0%	0%	0%	0%	0%	0%	0%	1%	3%
Bognor Regis Retail Park, Shripney Road, Bognor Regis	0%	0%	1%	0%	0%	0%	0%	1%	3%
Solus units, Bognor Regis	0%	0%	0%	0%	0%	0%	0%	0%	0%
Brighton City Centre	1%	4%	1%	2%	2%	0%	3%	0%	2%
Goldstone Retail Park, Hove	1%	1%	0%	1%	0%	1%	0%	0%	0%
Solus units, Old Shoreham Road, Hove	0%	0%	0%	0%	2%	1%	1%	2%	0%
Chichester City Centre	1%	3%	11%	3%	8%	1%	1%	22%	23%
Portfield Retail Park, Chichester	2%	1%	0%	2%	3%	2%	0%	18%	18%
Sainsbury's, Westhampnett Road, Chichester	0%	0%	0%	0%	0%	0%	0%	1%	1%
Tesco Extra, Fishbourne Road East, Chichester	0%	0%	0%	0%	0%	0%	0%	0%	3%
Solus units, Chichester	0%	0%	0%	0%	0%	0%	0%	1%	0%
Eastbourne Town Centre	0%	0%	0%	0%	0%	0%	0%	0%	0%
Portsmouth City Centre	0%	0%	0%	0%	0%	0%	0%	0%	0%
Gunwharf Quays Designer Outlet, Portsmouth	0%	0%	0%	0%	0%	0%	1%	0%	0%
Holmbush Shopping Centre, Shoreham-by-Sea	1%	0%	1%	4%	1%	2%	5%	0%	0%
Shoreham-by-Sea Town Centre	0%	0%	0%	0%	0%	0%	1%	0%	0%
Solus units, Shoreham-by-Sea	0%	0%	0%	0%	0%	0%	0%	0%	0%
Storrington Town Centre	0%	0%	0%	0%	0%	0%	0%	2%	1%
Worthing Town Centre	13%	13%	6%	10%	17%	37%	38%	0%	0%
Tarring Road Local Centre, Worthing	0%	0%	0%	0%	1%	1%	1%	0%	0%
West Worthing Local Centre	0%	0%	0%	0%	0%	5%	1%	0%	0%
Lyons Farm Retail Park/Downland B. Park, Worthing	3%	0%	3%	4%	5%	16%	20%	0%	0%
Sainsbury's, Downland Business Park, Worthing	0%	0%	0%	0%	0%	0%	0%	0%	0%
Tesco Extra, West Durrington, Worthing	0%	0%	0%	0%	1%	6%	9%	0%	0%
Pages Corner Retail Park, Worthing	0%	0%	0%	0%	0%	0%	0%	0%	0%
Solus units, Worthing	0%	0%	0%	0%	0%	1%	3%	0%	0%
Other outside Study Area	2%	2%	1%	3%	0%	2%	5%	6%	3%
Outside Study Area Sub-Total	31%	31%	30%	32%	40%	78%	90%	60%	73%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

**Notes:**

- Market shares derived from household survey undertaken in January/February 2025 specific to study area.
- Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 9**

**EXISTING COMPARISON GOODS TURNOVER AT 2025**

Location & Store	Zone								
	1	2	3	4	5	6	7	8	9
<b>Zone 1 - Littlehampton South</b>									
-	-	-	-	-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>									
Wick Local Centre	0.56	0.53	0.25	0.00	0.00	0.00	0.00	0.00	0.04
Morrison's, Hawthorn Road, Wick	0.22	0.77	0.00	0.00	0.03	0.00	0.00	0.00	0.00
Zone 2 Local Stores / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 2 Sub-Total	0.78	1.30	0.26	0.00	0.03	0.00	0.00	0.00	0.04
<b>Zone 3 - Climping &amp; Littlehampton Central</b>									
Littlehampton Town Centre Stores	5.43	4.73	7.26	1.66	3.21	0.26	0.00	0.16	0.83
Lidl, New Road, Littlehampton	0.02	0.07	0.00	0.34	0.00	0.00	0.00	0.00	0.02
Sainsbury's, High Street, Littlehampton	0.40	0.02	0.37	0.24	0.03	0.00	0.00	0.00	0.00
<b>Littlehampton Town Centre Sub-Total</b>	<b>5.85</b>	<b>4.82</b>	<b>7.64</b>	<b>2.24</b>	<b>3.25</b>	<b>0.26</b>	<b>0.00</b>	<b>0.16</b>	<b>0.84</b>
Tesco Extra, Broad Piece, Wick	0.87	1.08	0.94	2.58	0.19	0.03	0.00	1.53	3.12
Arun Retail Park, Broad Piece, Wick	9.18	8.90	2.20	10.77	3.27	1.08	0.26	2.14	3.38
Zone 3 Local Stores / Other	0.47	0.08	0.03	0.51	0.00	0.26	0.00	0.00	0.04
Zone 3 Sub-Total	16.37	14.88	10.81	16.10	6.71	1.63	0.26	3.83	7.38
<b>Zone 4 - Rustington &amp; East Preston</b>									
Rustington Local Service Centre	7.03	1.94	1.82	17.94	3.67	1.52	1.05	0.36	0.20
East Preston Village Centre	0.07	0.00	0.00	0.37	0.13	0.00	0.00	0.00	0.00
Rustington Local Shops	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
Manor & Rustington Retail Parks, Rustington	2.15	3.33	1.83	6.65	2.51	8.55	3.26	0.48	1.06
Sainsbury's, Rustington Retail Park, Rustington	1.30	0.78	0.13	5.71	1.08	1.63	1.03	0.55	0.19
Rustington Trading Estate	0.40	0.32	0.35	1.08	0.61	0.00	0.00	0.25	0.00
Zone 4 Sub-Total	10.96	6.37	4.13	31.78	8.01	11.69	5.33	1.64	1.45
<b>Zone 5 - Angmering</b>									
Angmering Village Centre	0.00	0.00	0.15	0.11	0.40	0.00	0.00	0.00	0.00
Zone 5 Local Stores / Other	0.00	0.00	0.00	0.06	0.00	0.00	0.07	0.08	0.00
Zone 5 Sub-Total	0.00	0.00	0.15	0.17	0.40	0.00	0.07	0.08	0.00
<b>Zone 6 - Ferring &amp; Goring by Sea</b>									
Goring by Sea District Centre	0.00	0.00	0.00	0.15	0.00	1.29	0.54	0.00	0.00
The Strand Local Centre, Goring-by-Sea	0.00	0.00	0.00	0.00	0.00	2.72	0.48	0.00	0.00
Ferring Local Centre	0.00	0.06	0.00	0.00	0.00	0.62	0.00	0.00	0.00
Asda, Littlehampton Road, Ferring	0.60	0.10	0.25	1.28	0.15	3.89	0.21	0.00	0.00
Zone 6 Local Stores/Other	0.00	0.00	0.00	0.35	0.03	0.17	0.00	0.04	0.00
Highdown Garden Centre, Angmering	0.11	0.04	0.02	0.61	0.26	0.44	0.07	0.04	0.00
Zone 6 Sub-Total	0.72	0.20	0.27	2.39	0.44	9.13	1.30	0.08	0.00
<b>Zone 7 - Findon &amp; Clapham</b>									
West Durrington District Centre	0.00	0.00	0.00	0.00	0.09	1.63	0.00	0.00	0.00
Haskins Garden Centre, Angmering	0.54	0.43	0.05	2.28	0.96	2.58	0.59	0.20	0.17
Findon Valley Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00
Zone 7 Local Stores/Other	0.00	0.00	0.00	0.00	0.00	0.09	0.98	0.00	0.00
Zone 7 Sub-Total	0.54	0.43	0.05	2.28	1.05	4.29	2.66	0.20	0.17
<b>Zone 8 - Arundel</b>									
Arundel Local Service Centre	0.08	0.00	0.37	0.00	0.00	0.00	0.00	2.45	0.25
Zone 8 Local Stores/Other	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.04	0.00
Zone 8 Sub-Total	0.08	0.00	0.37	0.00	0.00	0.03	0.00	2.49	0.25
<b>Zone 9 - Slindon &amp; Yapton</b>									
Yapton Village Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42
Zone 9 Sub-Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42
<b>Outside Study Area</b>									
Barnham Village Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64
Bognor Regis Town Centre	1.94	0.54	1.07	0.35	0.09	0.58	0.00	0.08	2.10
Arun Retail Park, Shripney Road, Bognor Regis	0.26	0.99	0.13	0.12	0.07	0.00	0.00	0.49	2.31
Sainsbury's, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.64
Tesco, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.95
Bognor Regis Retail Park, Shripney Road, Bognor Regis	0.00	0.06	0.16	0.10	0.04	0.00	0.00	0.31	1.06
Solus units, Bognor Regis	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.06
Brighton City Centre	0.63	1.45	0.34	1.86	0.50	0.21	2.48	0.08	0.66
Goldstone Retail Park, Hove	0.42	0.36	0.00	0.58	0.04	1.23	0.43	0.00	0.00
Solus units, Old Shoreham Road, Hove	0.05	0.06	0.00	0.19	0.52	1.23	1.11	0.46	0.00
Chichester City Centre	0.41	1.15	2.45	2.42	2.11	1.75	0.94	4.52	8.48
Portfield Retail Park, Chichester	0.70	0.29	0.10	1.65	0.70	3.05	0.00	3.67	6.41
Sainsbury's, Westhampnett Road, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.37
Tesco Extra, Fishbourne Road East, Chichester	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.07
Solus units, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	0.13
Eastbourne Town Centre	0.08	0.09	0.00	0.00	0.00	0.00	0.18	0.00	0.00
Portsmouth City Centre	0.00	0.15	0.02	0.00	0.00	0.00	0.00	0.00	0.00
Gunwharf Quays Designer Outlet, Portsmouth	0.00	0.06	0.00	0.15	0.00	0.21	1.21	0.00	0.00
Holmbush Shopping Centre, Shoreham-by-Sea	0.41	0.13	0.29	0.31	0.24	2.61	4.45	0.09	0.00
Shoreham-by-Sea Town Centre	0.00	0.00	0.00	0.00	0.00	0.19	0.95	0.00	0.00
Solus units, Shoreham-by-Sea	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.00
Storrington Town Centre	0.00	0.00	0.00	0.10	0.00	0.56	0.00	0.42	0.18
Worthing Town Centre	5.68	4.22	1.29	7.92	4.78	45.34	35.22	0.03	0.13
Tarring Road Local Centre, Worthing	0.10	0.00	0.00	0.00	0.30	1.15	0.93	0.00	0.00
West Worthing Local Centre	0.10	0.00	0.00	0.15	0.00	6.69	0.53	0.00	0.00
Lyons Farm Retail Park/Downland B. Park, Worthing	1.22	0.04	0.79	2.89	1.49	20.40	18.31	0.00	0.15
Sainsbury's, Downland Business Park, Worthing	0.00	0.00	0.00	0.00	0.00	0.34	0.17	0.00	0.00
Tesco Extra, West Durrington, Worthing	0.07	0.00	0.00	0.04	0.16	7.58	8.06	0.00	0.00
Pages Corner Retail Park, Worthing	0.00	0.00	0.00	0.00	0.04	0.46	0.45	0.00	0.00
Solus units, Worthing	0.00	0.00	0.07	0.06	0.00	1.41	2.52	0.00	0.00
Other outside Study Area	0.96	0.66	0.16	2.26	0.12	2.27	4.20	1.27	1.09
Outside Study Area Sub-Total	13.11	10.26	6.87	24.44	11.21	97.25	82.21	12.52	26.42
<b>Total</b>	<b>42.55</b>	<b>33.43</b>	<b>22.91</b>	<b>77.14</b>	<b>27.84</b>	<b>124.03</b>	<b>91.85</b>	<b>20.84</b>	<b>36.12</b>

**Notes:**

1. Based on available expenditure and market share presented in Tables 2 and 7.
2. Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 10**

**EXISTING COMPARISON GOODS TURNOVER AT 2028**

Location & Store	Zone								
	1	2	3	4	5	6	7	8	9
<b>Zone 1 - Littlehampton South</b>									
-	-	-	-	-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>									
Wick Local Centre	0.61	0.57	0.27	0.00	0.00	0.00	0.00	0.00	0.05
Morrison's, Hawthorn Road, Wick	0.23	0.83	0.00	0.00	0.03	0.00	0.00	0.00	0.00
Zone 2 Local Stores / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 2 Sub-Total	0.84	1.40	0.27	0.00	0.03	0.00	0.00	0.00	0.05
<b>Zone 3 - Climping &amp; Littlehampton Central</b>									
Littlehampton Town Centre Stores	5.84	5.11	7.78	1.76	3.47	0.28	0.00	0.17	0.89
Lidl, New Road, Littlehampton	0.02	0.08	0.00	0.37	0.00	0.00	0.00	0.00	0.02
Sainsbury's, High Street, Littlehampton	0.43	0.02	0.40	0.26	0.03	0.00	0.00	0.00	0.00
<b>Littlehampton Town Centre Sub-Total</b>	<b>6.30</b>	<b>5.21</b>	<b>8.17</b>	<b>2.38</b>	<b>3.50</b>	<b>0.28</b>	<b>0.00</b>	<b>0.17</b>	<b>0.91</b>
Tesco Extra, Broad Piece, Wick	0.93	1.17	1.01	2.74	0.21	0.04	0.00	1.64	3.36
Arun Retail Park, Broad Piece, Wick	9.88	9.62	2.36	11.44	3.53	1.15	0.28	2.29	3.64
Zone 3 Local Stores / Other	0.50	0.08	0.03	0.54	0.00	0.27	0.00	0.00	0.05
Zone 3 Sub-Total	17.61	16.08	11.58	17.10	7.24	1.73	0.28	4.09	7.95
<b>Zone 4 - Rustington &amp; East Preston</b>									
Rustington Local Service Centre	7.57	2.10	1.95	19.05	3.96	1.61	1.12	0.38	0.21
East Preston Village Centre	0.07	0.00	0.00	0.40	0.14	0.00	0.00	0.00	0.00
Rustington Local Shops	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00
Manor & Rustington Retail Parks, Rustington	2.31	3.59	1.96	7.06	2.71	9.08	3.47	0.51	1.14
Sainsbury's, Rustington Retail Park, Rustington	1.40	0.85	0.13	6.07	1.17	1.73	1.09	0.58	0.21
Rustington Trading Estate	0.43	0.35	0.38	1.15	0.66	0.00	0.00	0.27	0.00
Zone 4 Sub-Total	11.79	6.88	4.42	33.75	8.65	12.43	5.68	1.75	1.56
<b>Zone 5 - Angmering</b>									
Angmering Village Centre	0.00	0.00	0.16	0.12	0.43	0.00	0.00	0.00	0.00
Zone 5 Local Stores / Other	0.00	0.00	0.00	0.06	0.00	0.00	0.08	0.08	0.00
Zone 5 Sub-Total	0.00	0.00	0.16	0.18	0.43	0.00	0.08	0.08	0.00
<b>Zone 6 - Ferring &amp; Goring by Sea</b>									
Goring by Sea District Centre	0.00	0.00	0.00	0.16	0.00	1.37	0.57	0.00	0.00
The Strand Local Centre, Goring-by-Sea	0.00	0.00	0.00	0.00	0.00	2.89	0.51	0.00	0.00
Ferring Local Centre	0.00	0.07	0.00	0.00	0.00	0.66	0.00	0.00	0.00
Asda, Littlehampton Road, Ferring	0.65	0.10	0.26	1.36	0.16	4.14	0.23	0.00	0.00
Zone 6 Local Stores/Other	0.00	0.00	0.00	0.37	0.03	0.19	0.00	0.04	0.00
Highdown Garden Centre, Angmering	0.12	0.04	0.02	0.65	0.28	0.46	0.08	0.04	0.00
Zone 6 Sub-Total	0.77	0.21	0.29	2.53	0.47	9.70	1.39	0.08	0.00
<b>Zone 7 - Findon &amp; Clapham</b>									
West Durrington District Centre	0.00	0.00	0.00	0.00	0.10	1.73	0.00	0.00	0.00
Haskins Garden Centre, Angmering	0.58	0.46	0.05	2.42	1.03	2.74	0.63	0.21	0.18
Findon Valley Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	1.17	0.00	0.00
Zone 7 Local Stores/Other	0.00	0.00	0.00	0.00	0.00	0.09	1.04	0.00	0.00
Zone 7 Sub-Total	0.58	0.46	0.05	2.42	1.13	4.56	2.84	0.21	0.18
<b>Zone 8 - Arundel</b>									
Arundel Local Service Centre	0.09	0.00	0.40	0.00	0.00	0.00	0.00	2.62	0.27
Zone 8 Local Stores/Other	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.04	0.00
Zone 8 Sub-Total	0.09	0.00	0.40	0.00	0.00	0.04	0.00	2.66	0.27
<b>Zone 9 - Slindon &amp; Yapton</b>									
Yapton Village Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
Zone 9 Sub-Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
<b>Outside Study Area</b>									
Barnham Village Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68
Bognor Regis Town Centre	2.09	0.59	1.14	0.37	0.10	0.61	0.00	0.09	2.26
Arun Retail Park, Shripney Road, Bognor Regis	0.28	1.07	0.14	0.12	0.07	0.00	0.00	0.53	2.48
Sainsbury's, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.69
Tesco, Shripney Road, Bognor Regis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	1.02
Bognor Regis Retail Park, Shripney Road, Bognor Regis	0.00	0.07	0.17	0.10	0.05	0.00	0.00	0.33	1.15
Solus units, Bognor Regis	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.06
Brighton City Centre	0.68	1.57	0.36	1.97	0.54	0.22	2.64	0.09	0.72
Goldstone Retail Park, Hove	0.45	0.39	0.00	0.62	0.05	1.31	0.45	0.00	0.00
Solus units, Old Shoreham Road, Hove	0.06	0.07	0.00	0.21	0.56	1.31	1.18	0.49	0.00
Chichester City Centre	0.44	1.24	2.62	2.57	2.28	1.86	1.00	4.82	9.13
Portfield Retail Park, Chichester	0.76	0.31	0.11	1.75	0.76	3.24	0.00	3.92	6.91
Sainsbury's, Westhampnett Road, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.40
Tesco Extra, Fishbourne Road East, Chichester	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.15
Solus units, Chichester	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.14
Eastbourne Town Centre	0.09	0.10	0.00	0.00	0.00	0.00	0.20	0.00	0.00
Portsmouth City Centre	0.00	0.16	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Gunwharf Quays Designer Outlet, Portsmouth	0.00	0.07	0.00	0.16	0.00	0.22	1.29	0.00	0.00
Holmbush Shopping Centre, Shoreham-by-Sea	0.44	0.14	0.31	3.52	0.25	2.78	4.74	0.10	0.00
Shoreham-by-Sea Town Centre	0.00	0.00	0.00	0.00	0.00	0.20	1.01	0.00	0.00
Solus units, Shoreham-by-Sea	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00
Storrington Town Centre	0.00	0.00	0.00	0.10	0.00	0.60	0.00	0.45	0.20
Worthing Town Centre	6.12	4.56	1.38	8.41	5.16	48.18	37.53	0.03	0.14
Tarring Road Local Centre, Worthing	0.10	0.00	0.00	0.00	0.32	1.23	0.99	0.00	0.00
West Worthing Local Centre	0.10	0.00	0.00	0.16	0.00	7.11	0.56	0.00	0.00
Lyons Farm Retail Park/Downland B. Park, Worthing	1.31	0.04	0.85	3.07	1.61	21.68	19.52	0.00	0.16
Sainsbury's, Downland Business Park, Worthing	0.00	0.00	0.00	0.00	0.00	0.36	0.19	0.00	0.00
Tesco Extra, West Durrington, Worthing	0.07	0.00	0.00	0.05	0.17	8.05	8.59	0.00	0.00
Pages Corner Retail Park, Worthing	0.00	0.00	0.00	0.00	0.05	0.49	0.48	0.00	0.00
Solus units, Worthing	0.00	0.00	0.07	0.06	0.00	1.50	2.68	0.00	0.00
Other outside Study Area	1.04	0.72	0.17	2.40	0.13	2.42	4.48	1.36	1.17
Outside Study Area Sub-Total	14.10	11.09	7.35	25.95	12.10	103.34	87.61	13.35	28.46
<b>Total</b>	<b>45.78</b>	<b>36.13</b>	<b>24.53</b>	<b>81.92</b>	<b>30.05</b>	<b>131.80</b>	<b>97.88</b>	<b>22.23</b>	<b>38.91</b>

**Notes:**

1. Based on available expenditure and market share presented in Tables 2 and 7.
2. Figures may not cast due to rounding.

LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)

TABLE 11A

COMPARISON GOODS TRADE DIVERSION AT 2028 BY STUDY AREA ZONE

Location & Store / Zone	1		2		3		4		5		6		7		8		9		Total
	%	£m	%	£m	%	£m	%	£m	%	£m	%	£m	%	£m	%	£m	%	£m	
<b>Zone 1 - Littlehampton South</b>																			
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>																			
Wick Local Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Morrison's, Hawthorn Road, Wick	0.52%	£0.03	2.45%	£0.14	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.17
Zone 2 Local Stores / Other	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 2 Sub-Total	0.52%	£0.03	2.45%	£0.14	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.17
<b>Zone 3 - Climping &amp; Littlehampton Central</b>																			
Littlehampton Town Centre Stores	5.22%	£0.30	5.17%	£0.29	9.63%	£0.27	2.10%	£0.12	3.73%	£0.08	0.93%	£0.02	0.00%	£0.00	0.70%	£0.01	0.02%	£0.00	£1.09
Lidl, New Road, Littlehampton	0.00%	£0.00	0.17%	£0.01	0.00%	£0.00	0.17%	£0.01	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.02
Sainsbury's, High Street, Littlehampton	0.52%	£0.03	0.00%	£0.00	0.70%	£0.02	0.17%	£0.01	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.06
Littlehampton Town Centre Sub-Total	<b>5.74%</b>	<b>£0.33</b>	<b>5.34%</b>	<b>£0.30</b>	<b>10.33%</b>	<b>£0.29</b>	<b>2.44%</b>	<b>£0.14</b>	<b>3.73%</b>	<b>£0.08</b>	<b>0.93%</b>	<b>£0.02</b>	<b>0.00%</b>	<b>£0.00</b>	<b>0.70%</b>	<b>£0.01</b>	<b>0.02%</b>	<b>£0.00</b>	<b>£1.17</b>
Tesco Extra, Broad Piece, Wick	2.44%	£0.14	3.32%	£0.19	4.20%	£0.12	3.32%	£0.19	0.47%	£0.01	0.75%	£0.02	0.00%	£0.00	7.69%	£0.11	8.39%	£0.12	£0.89
Anun Retail Park, Broad Piece, Wick	23.00%	£1.31	26.57%	£1.51	19.09%	£0.54	13.90%	£0.79	11.56%	£0.25	10.20%	£0.22	0.00%	£0.00	10.40%	£0.15	9.09%	£0.13	£4.89
Zone 3 Local Stores / Other	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.11%	£0.01	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.01
Zone 3 Sub-Total	25.44%	£1.45	29.89%	£1.70	23.29%	£0.66	17.33%	£0.99	12.03%	£0.26	10.95%	£0.23	0.00%	£0.00	18.09%	£0.26	17.48%	£0.25	£5.79
<b>Zone 4 - Rustington &amp; East Preston</b>																			
Rustington Local Service Centre	5.06%	£0.29	5.77%	£0.33	8.04%	£0.23	10.25%	£0.58	13.08%	£0.28	1.87%	£0.04	1.40%	£0.02	1.40%	£0.02	0.00%	£0.00	£1.79
East Preston Village Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Rustington Local Shops	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Manor & Rustington Retail Parks, Rustington	15.70%	£0.89	23.20%	£1.32	16.05%	£0.46	17.92%	£1.02	17.26%	£0.42	3.77%	£0.14	5.10%	£0.07	6.85%	£0.10	6.47%	£0.10	£4.78
Sainsbury's, Rustington Retail Park, Rustington	7.03%	£0.40	4.81%	£0.27	2.01%	£0.06	14.75%	£0.64	8.79%	£0.19	2.47%	£0.04	7.64%	£0.11	2.28%	£0.05	0.00%	£1.99	
Rustington Trading Estate	0.87%	£0.05	0.87%	£0.05	1.40%	£0.04	1.40%	£0.08	2.33%	£0.05	1.40%	£0.02	1.40%	£0.02	0.00%	£0.00	0.00%	£0.00	£0.32
Zone 4 Sub-Total	28.66%	£1.63	34.65%	£1.97	27.50%	£0.78	44.32%	£2.52	43.77%	£0.93	23.00%	£0.49	13.76%	£0.20	15.54%	£0.22	9.13%	£0.13	£8.88
<b>Zone 5 - Angmering</b>																			
Angmering Village Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 5 Local Stores / Other	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 5 Sub-Total	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
<b>Zone 6 - Ferring &amp; Goring by Sea</b>																			
Goring by Sea District Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
The Strand Local Centre, Goring-by-Sea	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Ferring Local Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Asda, Littlehampton Road, Ferring	1.57%	£0.09	0.35%	£0.02	1.05%	£0.03	1.57%	£0.09	0.47%	£0.01	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.24
Zone 6 Local Stores/Other	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Highdown Garden Centre, Angmering	0.35%	£0.02	0.80%	£0.05	0.00%	£0.00	1.05%	£0.06	0.93%	£0.02	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.14
Zone 6 Sub-Total	1.92%	£0.11	1.15%	£0.07	1.05%	£0.03	2.62%	£0.15	1.40%	£0.03	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.38
<b>Zone 7 - Findon &amp; Clapham</b>																			
West Durrington District Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Haskins Garden Centre, Angmering	1.40%	£0.08	1.22%	£0.07	0.35%	£0.01	2.97%	£0.17	3.27%	£0.07	0.93%	£0.02	0.70%	£0.01	0.70%	£0.01	0.00%	£0.00	£0.45
Findon Valley Local Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 7 Local Stores/Other	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 7 Sub-Total	1.40%	£0.08	1.22%	£0.07	0.35%	£0.01	2.97%	£0.17	3.27%	£0.07	0.93%	£0.02	0.70%	£0.01	0.70%	£0.01	0.00%	£0.00	£0.45
<b>Zone 8 - Arundel</b>																			
Arundel Town Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 8 Local Stores/Other	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 8 Sub-Total	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
<b>Zone 9 - Slindon &amp; Yapton</b>																			
Yapton Village Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Zone 9 Sub-Total	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
<b>Outside Study Area</b>																			
Barnham Village Centre	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.00
Bognor Regis Town Centre	6.81%	£0.39	1.75%	£0.10	4.54%	£0.13	0.97%	£0.05	0.47%	£0.01	0.47%	£0.01	0.70%	£0.01	5.59%	£0.08	0.00%	£0.08	£0.78
Anun Retail Park, Shipney Road, Bognor Regis	3.87%	£0.05	3.52%	£0.19	1.40%	£0.04	0.35%	£0.02	0.93%	£0.02	2.80%	£0.06	0.00%	£0.00	2.10%	£0.03	13.29%	£0.19	£0.60
Sainsbury's, Shipney Road, Bognor Regis	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	4.20%	£0.09	0.00%	£0.00	4.20%	£0.06	2.10%	£0.03	£0.18
Tesco, Shipney Road, Bognor Regis	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.93%	£0.02	0.00%	£0.00	0.70%	£0.01	2.80%	£0.04	£0.07
Bognor Regis Retail Park, Shipney Road, Bognor Regis	0.00%	£0.00	0.35%	£0.02	1.75%	£0.05	0.16%	£0.01	0.00%	£0.00	1.40%	£0.03	0.00%	£0.00	1.40%	£0.02	2.80%	£0.04	£0.17
Solus units, Bognor Regis	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.52%	£0.03	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	£0.03
Blighton City Centre	2.10%	£0.12	2.05%	£0.12	2.45%	£0.07	2.80%	£0.16	1.87%	£0.04	0.93%	£0.02	3.50%	£0.05	0.70%	£0.01	2.10%	£0.03	£0.61
Goldstone Retail Park, Hove	1.95%	£0.08	1.05%	£0.06	0.00%	£0.00	1.05%	£0.06	0.30%	£0.00	1.23%	£0.03	1.40%	£0.02	1.40%	£0.00	0.00%	£0.00	£0.24
Solus units, Old Shoreham Road, Hove	0.35%	£0.02	0.35%	£0.02	0.00%	£0.00	0.35%	£0.02	0.93%	£0.02	0.93%	£0.02	1.40%	£0.02	2.10%	£0.03	0.00%	£0.00	£0.15
Chichester City Centre	1.20%	£0.07	3.61%	£0.21	11.54%	£0.31	3.16%	£0.18	8.79%	£0.19	1.23%	£0.03	1.24%	£0.02	21.60%	£0.31	20.22%	£0.29	£1.59
Portfield Retail Park, Chichester	3.14%	£0.18	1.77%	£0.10	0.70%	£0.02	2.11%	£0.12	3.20%	£0.07	9.37%	£0.20	0.00%	£0.00	27.27%	£0.39	15.58%	£0.22	£1.29
Sainsbury's, Westhampnett Road, Chichester	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	0.00%	£0.00	1.40%	£0.03							

LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)

TABLE 11B

COMPARISON GOODS TRADE DIVERSION & IMPACT AT 2028

Location & Store	Study Area Turnover (£m)	Turnover from Study Area (%)	Total Turnover (£m)	Trade Diversion (£m)	Scheme Impact (%)
<b>Zone 1 - Littlehampton South</b>					
-	-	-	-	-	-
<b>Zone 2 - Littlehampton North</b>					
Wick Local Centre	1.49	90	1.66	0.00	0.0
Morrison's, Hawthorn Road, Wick	1.11	90	1.23	0.17	13.8
Zone 2 Local Stores / Other	0.00	95	0.00	0.00	0.0
Zone 2 Sub-Total	2.60	-	2.89	0.17	5.9
<b>Zone 3 - Climping &amp; Littlehampton Central</b>					
Littlehampton Town Centre Stores	25.29	90	28.10	1.09	3.9
Lidl, New Road, Littlehampton	0.48	90	0.53	0.02	3.6
Sainsbury's, High Street, Littlehampton	1.15	90	1.27	0.06	4.6
<b>Littlehampton Town Centre Sub-Total</b>	<b>26.92</b>	<b>-</b>	<b>29.91</b>	<b>1.17</b>	<b>3.9</b>
Tesco Extra, Broad Piece, Wick	11.09	90	12.32	0.89	7.2
Arun Retail Park, Broad Piece, Wick	44.18	95	46.51	4.89	10.5
Zone 3 Local Stores / Other	1.47	95	1.55	0.01	0.4
Zone 3 Sub-Total	83.66	-	60.38	5.79	9.6
<b>Zone 4 - Rustington &amp; East Preston</b>					
Rustington Local Service Centre	37.96	90	42.18	1.79	4.2
East Preston Village Centre	0.61	95	0.64	0.00	0.0
Rustington Local Shops	0.02	95	0.02	0.00	0.0
Manor & Rustington Retail Parks, Rustington	31.84	95	33.52	4.78	14.3
Sainsbury's, Rustington Retail Park, Rustington	13.24	90	14.71	1.99	13.5
Rustington Trading Estate	3.23	95	3.40	0.32	9.3
Zone 4 Sub-Total	86.90	-	94.47	8.88	9.4
<b>Zone 5 - Angmering</b>					
Angmering Village Centre	0.71	95	0.75	0.00	0.0
Zone 5 Local Stores / Other	0.22	95	0.23	0.00	0.0
Zone 5 Sub-Total	0.93	-	0.98	0.00	0.0
<b>Zone 6 - Ferring &amp; Goring by Sea</b>					
Goring by Sea District Centre	2.10	75	2.81	0.00	0.0
The Strand Local Centre, Goring-by-Sea	3.40	90	3.78	0.00	0.0
Ferring Local Centre	0.73	90	0.81	0.00	0.0
Asda, Littlehampton Road, Ferring	6.89	75	9.19	0.24	2.6
Zone 6 Local Stores/Other	0.63	90	0.70	0.00	0.0
Highdown Garden Centre, Angmering	1.70	90	1.89	0.14	7.7
Zone 6 Sub-Total	15.45	-	19.17	0.38	2.0
<b>Zone 7 - Findon &amp; Clapham</b>					
West Durrington District Centre	1.83	50	3.65	0.00	0.0
Haskins Garden Centre, Angmering	8.30	60	13.83	0.45	3.2
Findon Valley Local Centre	1.17	60	1.95	0.00	0.0
Zone 7 Local Stores/Other	1.13	60	1.89	0.00	0.0
Zone 7 Sub-Total	12.43	-	21.32	0.45	2.1
<b>Zone 8 - Arundel</b>					
Arundel Town Centre	3.37	75	4.50	0.00	0.0
Zone 8 Local Stores/Other	0.08	75	0.10	0.00	0.0
Zone 8 Sub-Total	3.45	-	4.60	0.00	0.0
<b>Zone 9 - Slindon &amp; Yapton</b>					
Yapton Village Centre	0.45	50	0.90	0.00	0.0
Zone 9 Sub-Total	0.45	-	0.90	0.00	0.0
<b>Outside Study Area</b>					
Barnham Village Centre	0.68	-	-	0.00	-
Bognor Regis Town Centre	7.25	-	-	0.78	-
Arun Retail Park, Shripney Road, Bognor Regis	4.69	-	-	0.60	-
Sainsbury's, Shripney Road, Bognor Regis	1.37	-	-	0.18	-
Tesco, Shripney Road, Bognor Regis	1.14	-	-	0.07	-
Bognor Regis Retail Park, Shripney Road, Bognor Regis	1.86	-	-	0.17	-
Solus units, Bognor Regis	0.37	-	-	0.03	-
Brighton City Centre	8.79	-	-	0.61	-
Goldstone Retail Park, Hove	3.27	-	-	0.24	-
Solus units, Old Shoreham Road, Hove	3.87	-	-	0.15	-
Chichester City Centre	25.96	-	-	1.59	-
Portfield Retail Park, Chichester	17.75	-	-	1.29	-
Sainsbury's, Westhampnett Road, Chichester	0.52	-	-	0.04	-
Tesco Extra, Fishbourne Road East, Chichester	1.24	-	-	0.04	-
Solus units, Chichester	0.38	-	-	0.03	-
Eastbourne Town Centre	0.38	-	-	0.04	-
Portsmouth City Centre	0.19	-	-	0.04	-
Gunwharf Quays Designer Outlet, Portsmouth	1.74	-	-	0.05	-
Holmbush Shopping Centre, Shoreham-by-Sea	12.28	-	-	0.56	-
Shoreham-by-Sea Town Centre	1.21	-	-	0.02	-
Solus units, Shoreham-by-Sea	0.08	-	-	0.00	-
Storrington Town Centre	1.35	-	-	0.11	-
Worthing Town Centre	111.51	-	-	3.35	-
Tarring Road Local Centre, Worthing	2.65	-	-	0.00	-
West Worthing Local Centre	7.93	-	-	0.00	-
Lyons Farm Retail Park/Downland B. Park, Worthing	48.24	-	-	1.10	-
Sainsbury's, Downland Business Park, Worthing	0.55	-	-	0.00	-
Tesco Extra, West Durrington, Worthing	16.92	-	-	0.16	-
Pages Corner Retail Park, Worthing	1.02	-	-	0.01	-
Solus units, Worthing	4.31	-	-	0.06	-
Other outside Study Area	13.88	-	-	0.28	-
Outside Study Area Sub-Total	303.36	-	-	11.60	-
<b>Total</b>	<b>509.23</b>	<b>-</b>	<b>-</b>	<b>28.44</b>	<b>-</b>

Notes:

1. Study Area turnover derived from Table 10.
2. Turnover from Study Area is a Freeths estimate.
3. Scheme trade diversions are Freeths estimates based on Study Area shopping patterns.
4. Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 12**

**SOLUS CONVENIENCE & COMPARISON GOODS TRADE DIVERSION & IMPACT AT 2028**

<b>Location</b>	<b>Total Turnover (£m)</b>	<b>Scheme Trade Diversion (£m)</b>	<b>Resultant Turnover (£m)</b>	<b>Scheme Impact (%)</b>
Littlehampton Town Centre	59.33	6.17	53.16	10.4
Rustington Local Service Centre	68.39	3.88	64.50	5.7
Arundel Local Service Centre	6.70	0.00	6.70	0.0
Wick Village Centre	3.20	0.11	3.09	3.6

**Notes:**

1. Derived from Tables 7B & 11B.
2. Figures may not cast due to rounding.

**LAND AT NORWAY LANE, LITTLEHAMPTON - RETAIL IMPACT ASSESSMENT: REVISED LAYOUT UPDATE (NOVEMBER 2025)**

**TABLE 13**

**CUMULATIVE CONVENIENCE & COMPARISON GOODS TRADE DIVERSION & IMPACT AT 2028**

<b>Location</b>	<b>Total Turnover (£m)</b>	<b>Scheme Trade Diversion (£m)</b>	<b>New Courtwick Lane Diversion (£m)</b>	<b>Total Diversion (£m)</b>	<b>Resultant Turnover (£m)</b>	<b>Scheme Impact (%)</b>
Littlehampton Town Centre	59.33	6.17	1.82	7.99	51.34	13.5
Rustington Local Service Centre	68.39	3.88	0.31	4.19	64.19	6.1
Arundel Local Service Centre	6.70	0.00	0.06	0.06	6.64	0.9
Wick Village Centre	3.20	0.11	0.00	0.11	3.09	3.6

**Notes:**

1. Derived from Tables 7B, 11B & 12.
2. New Courtwick Lane diversion figures sourced from Table 8, Document 4 Retail Impact Assessment (Quod, March 2025).
3. Figures may not cast due to rounding.

## APPENDIX 2

**HALLWAY PROPERTIES LTD: LAND AT NORWAY LANE, LITTLEHAMPTON**  
**PLANNING APPLICATION REF: LU/93/25/PL**  
**ADDITIONAL PROPOSED TOWN CENTRE POLICY CONDITION FOR DISCUSSION WITH ADC**  
**/ NEXUS PLANNING**  
**14<sup>th</sup> NOVEMBER 2025**

The applicant proposes the following condition for Unit A4.

*The range of goods to be sold from Unit A4 shall not include food, alcoholic drink, tobacco, newspapers, books and magazines, clothing and footwear (except when associated with the playing of sport or outdoor pursuits), soap and other cleaning materials, chemists goods, jewellery, silverware, watches and clocks.*

This allows clothing and footwear but only specific to sport and clothing outdoor pursuits to reflect the anticipated retailer's requirements. There is also a specific restriction on convenience and comparison goods.

By wording the condition to include specific exclusions, this can allow bulky/DIY goods in its absence from the wording to provide potential flexibility for a user type that does not raise specific Town Centre retail policy concerns. Such a condition can be applied to Unit A6 for example (removing the Mountain Warehouse requirement) as it permits the goods required for a bulky/DIY goods operator.