

Ref: LU/93/25

From Emma Sheppard <Emma.Sheppard@arun.gov.uk>  
Date Tue 03/03/2026 11:52  
To Planning.Responses <Planning.Responses@arun.gov.uk>

 4 attachments (15 MB)

BN Nexus response 020326 FINAL.pdf; 72108\_01 Norway Lane Economic Benefits Statement - Final 27-02-26.pdf; LF72108-01 Norway Lane - Infographic - Feb26 (v2 hi-res).pdf; MS Operator Statement - Littlehampton.pdf;

**[REDACTED]**

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*Working days Tuesday-Friday*

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**Our priorities...**

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|--|---|---|--|--|
| <br>Improving the wellbeing of Arun | <br>Delivering the right homes in the right places | <br>Supporting our environment to support us | <br>Fulfilling Arun's economic potential | <br> |
|--|---|---|--|--|

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From: Mark Harri   
Sent: 02 March 2026 11:35  
To: Emma Sheppard <Emma.Sheppard@arun.gov.uk>

**Cc:** Beth Evan [REDACTED]

**Subject:** Land at Norway Lane, Littlehampton (LPA Ref: LU/93/25): Retail Policy & Economic Benefits [FREETHS-ACTIVE.FID5583079]

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Emma

I refer to the above application and our recent discussions regarding the Nexus report (February 2026) and the proposed scheme's economic benefits.

As promised, please find attached the following:

- (i) Our Briefing Note dated 2<sup>nd</sup> March 2026 responding to the Nexus Report and confirming the points discussed at our 10<sup>th</sup> February 2026 meeting.
- (ii) Economic Benefits Statement (Lichfields, 27<sup>th</sup> February 2026) ("EBS") and accompanying infographic. This expands the list of benefits first presented in the planning application and provides more detailed evidence on a range of economic factors.

I also attach the M&S Operator Statement for the scheme. This complements their letter of support and elements of the EBS and provides a more detailed explanation of their requirement for Littlehampton; job creation; local sourcing with suppliers within Arun; and sustainability.

From this, the following should be noted:

- (i) The EBS demonstrates significant benefits associated with the proposed development. These relate to the site's current vacant/unproductive state and include supporting employment and economic growth, skills development, expenditure retention and local authority revenues. These will make a valuable contribution to Littlehampton and the wider Arun District.
- (ii) There is no evidence of a significant adverse impact on Littlehampton Town Centre and Rustington Local Centre respectively.
- (iii) The proposed development complies with the sequential test.
- (iv) Notwithstanding we do not accept there is a significant adverse impact, we consider the overall planning balance (including potential mitigation measures) should result in the grant of planning permission based on the scheme's accordance with the Development Plan and other material considerations, including the NPPF.

I understand you will now re-consult with your Economic Development colleague and Nexus. We look forward to discussing further during our scheduled call this Thursday at 11am. In the meantime, should you have any queries or wish to discuss further, please do not hesitate to contact me (Beth is away this week, returning on Thursday).

Regards,

Mark

**Mark Harris**  
Partner

T  
M [REDACTED]

**FREETHS**



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