

**Planning Department
Adur & Worthing Councils Worthing Town Hall,
Chapel Road Worthing,
West Sussex
BN11 1HA**

Friday, 19 December 2025

Dear Sirs,

Re: Proposed Changes to Unit 12 & 13, Montague Quarter, BN11 1YJ

I write on behalf of Eightfold Property, as the letting & managing agents for The Montague Quarter Shopping Centre, in support of the proposed alterations to combine units 12 & 13, Montague Quarter, Worthing.

The application seeks to repurpose the first-floor storage space into nine additional residential units, while reconfiguring the ground floor to deliver a more efficient and better-designed retail provision.

Having carefully considered these proposals, we are confident they will not diminish occupier or operator demand for the commercial unit. On the contrary, the changes will enhance its long-term viability, creating the opportunity to attract a high-quality restaurant, retail or leisure operator while simultaneously providing much-needed, affordable residential accommodation in the town centre.

Our assessment is informed by both our management of the centre and our wider experience in letting and valuing comparable retail assets. The current layout, dating back to the 1990s, is outdated: poorly configured, difficult to access, and burdensome in terms of maintenance and repair. The proposed redesign, with its streamlined delivery and servicing strategy, will significantly improve operational efficiency and trading potential. In our experience, this type of single-storey configuration is particularly attractive to commercial operators as multi levels cause issues in terms of both DDA & logistics and is therefore essential to ensuring competitiveness in today's market.

It is noteworthy that the current occupiers, TJX UK Ltd trading as TK MAXX, have already determined that the existing configuration does not support their operational requirements and will be surrendering their lease upon expiry in December 2026. Their decision reflects broader market trends: oversupply of retail space and preferred demand for better-configured, modern accommodation.

We strongly believe that converting underutilised upper-floor storage into residential use represents a prudent diversification of land use. This will generate homes, sustain activity beyond business hours, and in turn bolster the restaurant and leisure trade locally – injecting vitality into the town centre.

In conclusion, we fully support the proposed changes to Units 12 & 13. By aligning with market demand, improving operational logistics, and diversifying use, the reconfiguration represents a forward-thinking investment in the future viability of the property and the wider town centre.

Thank you for considering our input. We would be pleased to discuss our views further should you wish.

Yours faithfully,

**Max Pollock
Managing Director
Eightfold Commercial**

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