



Emma Sheppard
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

FAO Emma Sheppard via email: emma.sheppard@arun.gov.uk

16 October 2025

Dear Ms Sheppard

**PROPOSED WATERSMEAD RETAIL PARK – LAND AT NORWAY LANE, LITTLEHAMPTON
LETTER OF SUPPORT BY MOUNTAIN WAREHOUSE LIMITED
PLANNING APPLICATION REFERENCE 93/25/PL**

We write to confirm our strong support for the planning application made by Hallway Properties Limited for a new retail, leisure, food and beverage development, Watersmead Retail Park, at Land at Norway Lane, Littlehampton. We have agreed Heads of Terms with Hallway Properties Limited to open a new store from the scheme which we hope will open in 2027. The contract is subject to planning permission being secured and we would run a 10 year lease.

About Us

Mountain Warehouse is the UK's largest outdoor retailer, providing quality outdoor clothing and equipment. We were founded in London in 1997 with the aim to make the outdoors accessible to everyone by offering value for money product and exemplar customer service. Since then, we have expanded to over 400 stores and over 4,000 employees worldwide across the UK, Europe, New Zealand and North America.

We primarily carry our own range of clothing, footwear and equipment exclusive to us, designed and produced in-house, in addition to a curated selection of products from third party brands. This business model allows for us to design our own top quality products to our exacting standards, reducing costs for our customers, with prices up to 70% lower than in similar retailers.

Our Commitment

We consider Watersmead Retail Park to be an appropriate location for our business due to its location that benefits from excellent visibility onto a main road (A259) and the Body Shop Roundabout. In addition, there is a significant opportunity for linked trips between us and the other range of retailers that are committed to the scheme. The Park also provides good access to other parts of the urban area and the town's wider retail and service attractions.

The nearest Mountain Warehouse store to the site is located at Haskins Garden Centre, Angmering, Littlehampton, circa 3.8km away. This operates as a concession within the Garden Centre so has limited scale and offer. We can confirm that this existing store will remain open.

Beyond this store, Littlehampton residents are served by our stores in Worthing, Brighton and Chichester. This store is intended to provide our goods and services in a far more accessible location for Littlehampton residents adding much needed convenience for our existing and potential





customer base. This will also enable us to diversify our source of customers from purely on-line in this area to store and on-line. This is an important benefit linked with our commitment to grow our in-person offering.

The store will employ 10 people in a range of full and part-time roles, creating employment opportunities for the local community, continuing our growth as the UK's largest outdoor clothing, footwear and equipment retailer.

We hope you find this letter of use and a demonstration of our support for the proposal and site. We would be happy to discuss this further and answer any questions you may have during the course of the planning application determination.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

p.p.
Sean Riley
Head of Property Acquisition UK

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www.arun.gov.uk

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Our priorities...

 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Emma Sheppard <Emma.Sheppard@arun.gov.uk>
Sent: 30 October 2025 10:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Matthew Morris [REDACTED]
Subject: (LPA Ref: LU/93/25):

Good morning

Please can this be uploaded to the above application. Tenant letter of support.

Kind regards

Emma

Emma Sheppard BA (Hons) MRTPI
Principal Planning Officer
Planning Services



E: emma.sheppard@arun.gov.uk

Working days Tuesday-Friday

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Note: I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.