

[REDACTED]

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**From:** Simon Davis

**Sent:** 10 September 2026 16:56

**To:** Nathan Wilson [REDACTED] Harriet Humphrey  
[REDACTED]

**Cc:** Craig Blatchford [REDACTED]

**Subject:** RE: BR/24/26/PL Tesco

Dear Nathan,

Thanks for agreeing. And yes of course, if appropriate, we can determine prior to that date. I have already drafted the report (excepting the bits regarding flood and drainage which can't be finalised at this time). However, I have not yet drafted conditions. I will try and find time to do so in the next 2 weeks and then provide you with a copy.

Kind Regards

Simon

**Simon Davis MRTPI**

**Principal Planning Officer**, Directorate of Growth

**T:** 01903 737874

**E:** [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

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**From:** Nathan Wilson [REDACTED]  
**Sent:** 10 September 2026 15:05  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>; Harriet Humphrey [REDACTED]  
**Cc:** Craig Blatchford [REDACTED]  
**Subject:** RE: BR/24/26/PL Tesco

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Good afternoon Simon,

Many thanks for your email.

Having reviewed the flood risk and coastal change PPG and the Town and Country Planning (Consultation) (England) Direction 2024, my understanding is that the referral mechanism associated with a maintained Environment Agency objection applies to qualifying major development, whereas this proposal does not constitute major development.

We are happy to agree to an Extension of Time until 7 October 2026, albeit would you be agreeable that, on the basis if the EA's response is received sooner, the application can be brought forward for earlier determination?

It would also be helpful to understand whether you have started to consider draft conditions and, if so, whether you would be able to share these with us at this stage?

Kind regards,  
Nathan

**NATHAN WILSON**  
**PLANNER**

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE  
[REDACTED]

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**From:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Sent:** 09 September 2026 17:58

To: Nathan Wilson [REDACTED] Harriet Humphrey [REDACTED]  
[REDACTED]

Cc: Craig Blatchford [REDACTED]

Subject: RE: BR/24/26/PL Tesco

Dear Nathan,

Can we also agree a further Extension of Time please. Say a month from now until 07/10/26.

Kind Regards

Simon

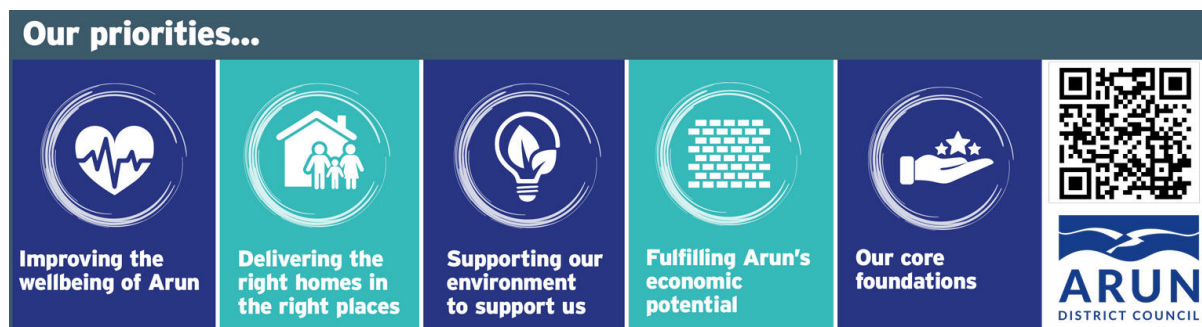
**Simon Davis MRTPI**  
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From: Simon Davis

Sent: 08 September 2026 12:12

To: Nathan Wilson [REDACTED] Harriet Humphrey  
[REDACTED]

Cc: Craig Blatchford [REDACTED]

Subject: RE: BR/24/26/PL Tesco

Dear Nathan,

Our Group Head is relaxed about a potential departure for standards. He would be more concerned if the EA objection is not resolved and if we have to then refer the application to the SoS. However, based on my research just now, I believe this would only trigger if the application was a major which it is not. Is that you're understanding also?

Kind Regards

Simon

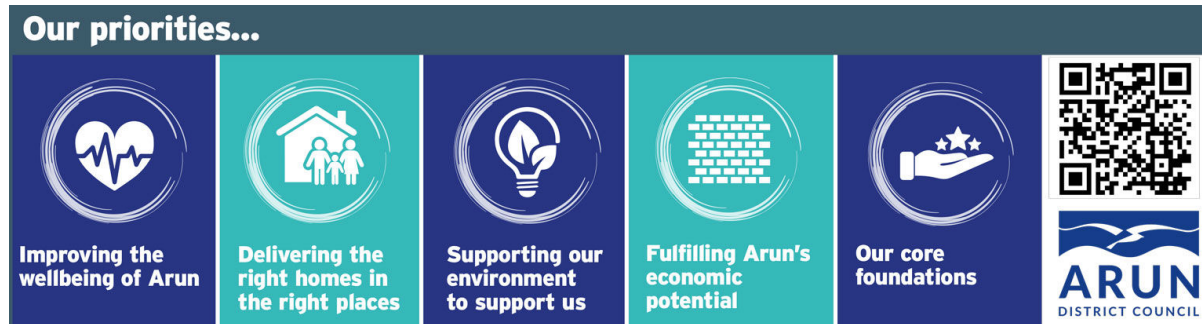
**Simon Davis MRTPI**  
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**From:** Nathan Wilson [REDACTED]

**Sent:** 08 September 2026 11:51

**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>; Harriet Humphrey [REDACTED]  
[REDACTED]

**Cc:** Craig Blatchford [REDACTED]

**Subject:** RE: BR/24/26/PL Tesco

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Good morning Simon,

I hope you are well.

Please would you be able to advise if there is any on the discussions?

Many thanks in advance.

Kind regards,  
Nathan

**NATHAN WILSON**  
**PLANNER**

Montagu Evans LLP, 70 St Mary Axe, London, EC3A 8BE  
[REDACTED]



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