

[REDACTED]

---

[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

[REDACTED]  
[REDACTED]

---

**From:** Harriet Humphrey [REDACTED]  
**Sent:** 04 August 2026 08:30  
**To:** Simon Davis <Simon.Davis@arun.gov.uk>  
**Cc:** Nathan Wilson [REDACTED] Craig Blatchford [REDACTED]  
[REDACTED]  
**Subject:** RE: BR/24/26/PL Tesco

**CAUTION:** This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good Morning Simon,

Thanks for the update, we look forward to hearing from you following this week's meeting.

We will seek to agree a form of wording for the pre-commencement condition with the EA; however, note that we may not hear back until next week due to the relevant people being on annual leave.

In the interim, we are happy to agree to a new EoT until 1<sup>st</sup> September 2026.

Kind Regards,

Harriet

*Please note that my working days are Monday-Thursday*

[REDACTED]  
[REDACTED]

**HARRIET HUMPHREY** (she/her/hers)  
**SENIOR ASSOCIATE**

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



**THINK BEFORE YOU PRINT OR POST. PLEASE CONSIDER THE ENVIRONMENT.**



# MONTAGU EVANS THINKS...

CLICK TO READ THE LATEST UPDATES AND MARKET INSIGHTS FROM OUR TEAM

This e-mail is intended solely for the person to whom it is addressed. It may contain confidential or privileged information. If you have received it in error, please notify the sender immediately and destroy the transmission. You must not copy, distribute or take any action in reliance on it.

**BEWARE OF CYBER-CRIME:** Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Montagu Evans who will advise you accordingly.

Montagu Evans LLP is a limited liability partnership registered in England and Wales. Registered number OC312072. A list of members' names is available for inspection at the registered office 70 St Mary Axe, London EC3A 8BE.

**From:** Simon Davis <Simon.Davis@arun.gov.uk>

**Sent:** 29 July 2026 15:16

**To:** Harriet Humphrey [REDACTED]

**Cc:** Nathan Wilson [REDACTED] Craig Blatchford [REDACTED]  
[REDACTED]

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

Dear Harriet,

My Team Leader will seek to discuss this matter with the Group Head of Planning next week to ensure he agrees with a recommendation to approve despite the drainage objections. I will let you know the outcome.

Separately, I confirm we will agree the proposed pre-commencement condition. It would be helpful if a form of words could be agreed by yourselves with the EA.

In the meantime, can you agree a new Extension of Time until the end of August please (so until 01/09/26).

Kind Regards

Simon

**Simon Davis MRTPI**

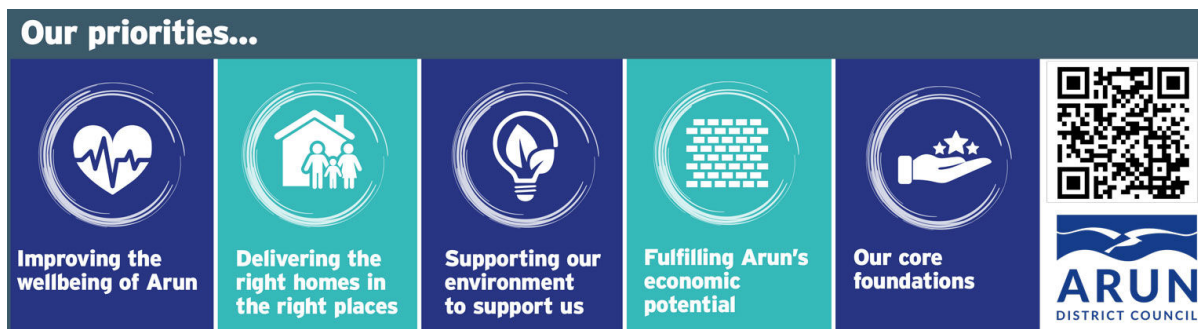
**Principal Planning Officer**, Directorate of Growth

**T:** 01903 737874

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

To register to receive notification of planning applications in your area please go to  
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)

**From:** Harriet Humphrey [REDACTED]

**Sent:** 27 July 2026 16:02

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

**Cc:** Nathan Wilson [REDACTED] Craig Blatchford [REDACTED]  
[REDACTED]

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

**CAUTION:** This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Simon,

I am writing following the LLFA's latest response dated 29 June 2026.

We note that the LLFA acknowledges the overall drainage betterment delivered by the proposals, including the substantial reduction in surface water discharge rates, but maintains its objection on the basis that flooding is shown to occur during the 1 in 30-year event.

As set out throughout the application and pre-application process, Tesco's position remains that the proposed scheme should not be viewed as conventional "*new development*". Rather, the proposal comprises flood mitigation works to an existing retail facility that is increasingly affected by flood events and seeks to improve the resilience of an established community asset that already exists within the floodplain.

The proposal does not introduce a new retail use or a new development site. Instead, it seeks to adapt an existing store to enable it to remain operational during flood events whilst delivering substantial improvements to the existing drainage arrangements. The submitted drainage evidence demonstrates that the proposals would reduce discharge rates from 266 l/s to 9 l/s, representing a significant betterment over the existing situation, together with associated improvements to water quality, landscaping and biodiversity. Furthermore, the remaining exceedance identified within the drainage modelling is limited, localised and contained safely within the site. The proposals therefore deliver a markedly improved outcome when compared to the existing baseline condition.

Throughout our discussions to date it has been recognised that, if assessed strictly against standards typically applied to "*new development*", it may not be possible for the scheme to satisfy every drainage requirement owing to the constraints of the existing site and the nature of the proposal. It was also acknowledged that a planning judgement may ultimately be required, taking account of the significant flood risk betterment and wider public benefits of the scheme. We note that both the Council's pre-application advice and most recent drainage engineer comments recognise this position.

In light of the LLFA's latest response, it would be helpful to understand your position on whether the application remains capable of being supported notwithstanding the outstanding LLFA objection, having regard to the clear drainage betterment, biodiversity and landscaping enhancements, and the significant socio-economic benefits associated with maintaining the operation of this important local facility during flood events.

We appreciate that an objection from the EA also remains outstanding. However, we have met with the EA and are confident that all outstanding matters can be satisfactorily resolved to overcome that objection in due course.

One matter discussed with the EA is the potential for the final deck structural design details to be secured by planning condition. We have suggested a pre-commencement condition requiring the submission of final structural design details, including foundation design, column dimensions, column locations, and all other structural elements affecting floodplain storage. The condition would also require confirmation that the final floodplain compensation provision is no less than that required to accommodate the maximum floodplain displacement scenario assessed within the Flood Risk Assessment and supporting drawings, unless otherwise agreed by the LPA following consultation with the EA.

Before accepting this approach, the EA has asked us to confirm whether the Council would be satisfied for these details to be secured by planning condition. Please could you confirm?

I look forward to hearing from you and would be happy to arrange a short Teams call if it would be easier to discuss the above.

Kind Regards,

Harriet

*Please note that my working days are Monday-Thursday*

[REDACTED]

**HARRIET HUMPHREY** (she/her/hers)  
**SENIOR ASSOCIATE**

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



This e-mail is intended solely for the person to whom it is addressed. It may contain confidential or privileged information. If you have received it in error, please notify the sender immediately and destroy the transmission. You must not copy, distribute or take any action in reliance on it.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Montagu Evans who will advise you accordingly.

Montagu Evans LLP is a limited liability partnership registered in England and Wales. Registered number OC312072. A list of members' names is available for inspection at the registered office 70 St Mary Axe, London EC3A 8BE.

**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Sent:** 06 July 2026 15:20

**To:** Nathan Wilson [REDACTED]

**Cc:** Harriet Humphrey [REDACTED]

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

Dear Nathan,

Please see further comments from County Drainage.

Kind Regards

Simon

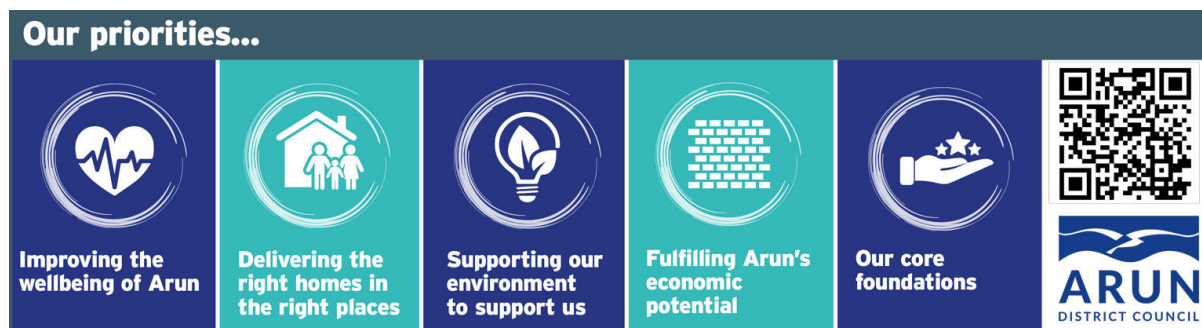
**Simon Davis MRTPI**  
**Principal Planning Officer**, Directorate of Growth

T: 01903 737874

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

To register to receive notification of planning applications in your area please go to  
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)



Connect with us: [Facebook](#) | [X](#) | [Instagram](#)