BROOKS ROAD, LEWES · PLANNING APPLICATION SDNP/26/03583/FUL

Lidl on Brooks Road: 10 reasons to object

Each reason below is a valid planning reason the South Downs National Park Authority must consider. Pick the 1–3 that resonate with you and put them in your own words. How to object is overleaf.

1 Our town centre shops

Lidl's own count puts town centre vacancy at 17.88%; the UK average is 13.97%. Lidl forecasts more food trade lost from the town centre than in the previous application: just over 6%.

The harm: Fewer shoppers in the town centre; more empty shops.

Policy: SD38 Shops outside centres

2 Traffic and road safety

Lidl predicts about 2,150 vehicle movements each weekday, rising to 2,250 on Saturdays. Lorries 16.5 m long reverse across the car park entrance and its pedestrian crossing. There's no access safety audit.

The harm: More traffic on Brooks Road, Malling Street and surrounding roads; danger to people on foot or bike.

Policy: SD19 Transport and accessibility · SD21 Highway design

3 Air pollution

The town centre is an Air Quality Management Area. Lidl's own report shows nitrogen dioxide on School Hill at 50.7, against a legal limit of 40, and routes 60% of the store's extra traffic through the town centre. No modelling was done.

The harm: Dirtier air where the limit is already broken.

Policy: SD54 Pollution and air quality

4 Flooding

Almost all the site is in Flood Zone 3. The shop floor is over a metre below the future flood level in Lidl's own report. Nothing shows where displaced flood water would go.

The harm: Flood water pushed towards nearby streets and homes.

Policy: SD49 Flood risk management · SD50 Sustainable drainage

5 Views from the Downs

A building up to 9.88 m high at a gateway to Lewes, in the National Park. No views are tested from Malling Down, Cliffe Hill or the Castle, though the Authority asked.

The harm: A large store and car park prominent in views of the town.

Policy: SD4 Landscape · SD5 Design · SD6 Views · Neighbourhood Plan HC3A

6 Illuminated signs and dark skies

The National Park is a Dark Sky Reserve. The drawings show illuminated signs. Asked by the Authority's conservation officer for muted, unlit signs, Lidl said branding must "remain consistent with Lidl standards".

The harm: Glare and sky glow from signs and car park lights.

Policy: SD8 Dark night skies · SD5 Design

7 Jobs and business premises

Lidl claims 40 new jobs: 5 full-time and 35 part-time, 23 full-time equivalent, against 18 full-time jobs on the site now. This key employment area could support many more, yet Lidl did not adequately market it for employment use.

The harm: Business space gone, and far fewer jobs than the site could support.

Policy: SD35 Employment land · Neighbourhood Plan HC4

8 Historic Lewes

The site is about 25 m from the Conservation Area and beside the listed Old Brewery. The last scheme was refused partly for harm to them; Lidl now claims none.

The harm: Damage to the setting of the old town and a listed building.

Policy: SD12 Heritage · SD13 Listed buildings · SD15 Conservation areas

9 Last time's refusal is not answered

In 2025 the refusal included failing to secure six obligations for displaced businesses, the town centre, air quality and sustainable transport. Lidl now expressly offers only the £50,000 town centre and employment contribution, and not the two-hour parking limit the Authority asked for.

The harm: No money for buses or cleaner air; unlimited parking.

Policy: SD19 Transport · SD22 Parking · SD54 Air quality

10 Noise and late deliveries

Lidl wants deliveries from 7am to 11pm; the council's Environmental Protection team recommends ending by 9pm or 10pm (its two responses differ). Noise from the refrigeration plant is still not assessed.

The harm: Disturbed sleep in homes around the site.

Policy: SD7 Relative tranquillity · SD54 Pollution

How to object

To count, your comment must go to the **South Downs National Park Authority**, quoting

SDNP/26/03583/FUL

No closing date: comments are accepted until the day it is decided.

Last time it took several months to reach committee, so there is time, but don't leave it: the sooner the better.

Comment again on revised plans: as Lidl's plans change, it's important to comment on the updated plans. If your earlier reason to object has been answered, it will no longer count.

The link to the application is at **stop-lidl-lewes.com**

stop-lidl-lewes.com

Five steps

1. Go to **stop-lidl-lewes.com** and click the link to the application on the South Downs National Park Authority's website. The Authority requires you to register before you comment.
2. Choose **Object**, and begin: "I object to this application."
3. **Use your own words.** A personal comment carries more weight. Pick 1–3 reasons from overleaf.
4. Say how it affects **you**: where you live, shop, walk, cycle or drive.
5. Give your name and address. Anonymous comments carry less weight. Comments are published on the Authority's website. Everyone in a household can comment separately.

Prefer to email, or want to include images? Email planning@southdowns.gov.uk with SDNP/26/03583/FUL in the subject line. Or write to South Downs National Park Authority, South Downs Centre, North Street, Midhurst GU29 9DH, quoting that reference.

What won't count

IF YOU SAY	WHY IT DOESN'T COUNT	WHAT COUNTS INSTEAD
"We don't need another supermarket."	Need is not a planning test.	Say what it would do to the town centre shops (reason 1).
"Build it somewhere else."	The Authority can only decide this application, on this site.	Say what is wrong with it here: traffic, flooding, the view.
"It will take trade from the other supermarkets."	Competition between shops is not a planning reason.	Harm to the town centre is.
"It will lower the value of my house."	Property values are not counted.	Noise, light and traffic at your home are.
"It will spoil the view from my window."	A private view is not protected.	Public views are: from the Downs, the Castle, the street.

Feedback to Lidl's own "Have your say" survey does not count either. It went to Lidl, not to the Authority. If that is all you filled in, you have not yet objected.