

**THE FRIENDS OF LEWES RESPONSE TO THE LIDL PROPOSALS,  
(As discussed at the Executive Committee meeting on the 28<sup>th</sup> May 2025)**

**SDNP/25/01871/FUL: Land East of Brooks Road. Demolition of existing buildings and redevelopment to provide Class E foodstore with ancillary parking, access and landscaping.**

The Friends of Lewes object to this proposal for the following reasons:-

- (1) From a townscape context, the Society considers that this proposal by Lidl Great Britain Ltd would be an inappropriate form of development at this important location, at a 'gateway' to the historic town of Lewes.
- (2) The South Elevation of the proposed building would present a long and completely 'blank façade' to Phoenix Causeway, with only low level shrub planting along the frontage of the site, which would be insufficient to screen the building.
- (3) The pedestrian entrance to the proposed development is indicated from Brooks Road, but this is unlikely to be acceptable in the absence of a pedestrian crossing across Brooks Road.
- (4) In terms of the proposed use of the site, the Society has concerns about the both the need for a fourth supermarket in Lewes at this location, immediately adjacent to both Tesco and Aldi, and in terms of food security within the flood plain.
- (5) The Society is also concerned about whether Brooks Road, and in particular the existing roundabout serving the Tesco supermarket, would be able to cope with the additional traffic that would be generated by the proposed development.
- (6) It would be desirable to encourage increased patronage of the range of existing shops within the town centre, and the Society is also concerned that this proposal is unlikely to achieve this objective, although it would be beneficial if shoppers could park for three hours on this site, which is the case on the nearby Tesco car park.
- (7) With regard to the large areas of hard surfaces proposed in the redevelopment of this site, it would be essential to provide suitable measures to contain all surface water drainage, particularly at the east end of the site, where there has been repeated surface water flooding after intensive summer rain.
- (8) In terms of encouraging better sustainable forms of development within Lewes, the Society considers that the proposed demolition of all the existing buildings on this site to be most regrettable, and would like to suggest that there may be scope for the more contemporary buildings on the site to be retained, and converted as part of a mixed use development.
- (9) Alternatively, it could be argued that the removal of all the existing buildings, whilst regrettable from a sustainability perspective, could result in a better overall use of the site, providing an opportunity for a comprehensive mixed use development, which could provide clear land use benefits and architectural enhancements to the wider townscape at this significant gateway location.