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Our reference: CSC1123

Planning portal reference: PP-14056938

Date: 3rd June 2025

Planning Department,
Oaklands Road
Haywards Heath
West Sussex
RH19 1SS

Dear Sir/Madam,

Planning Portal Ref: PP-14056938

S.73 Planning Application To Vary Condition 23 Of Full Planning Permission DM/24/0981 for a new Lidl store on the site of the former Homebase 219 – 225 London Road, East Grinstead, West Sussex, RH19 1HA

On behalf of our client, Lidl GB Ltd, please find enclosed an application under Section 73 of the Town and Country Planning Act 1990 to vary condition 23 of full planning permission DM/24/0981 for a new Lidl store on the site of the former Homebase 219 – 225 London Road, East Grinstead.

A completed application form has been submitted via Planning Portal to support this planning application and payment of the requisite planning application fee of £586.00 has been paid via bank transfer to the Planning Portal.

Background

This application seeks to vary the trading hours set out in condition 23 of full planning permission DM/24/0981 in order to allow the store to open from 08:00 to 20:00 on Bank Holidays. The existing condition reads as follows:

“The store hereby permitted shall not be open for trade or business except between the hours of 07:00 to 22:00 Mondays to Saturdays and 10:00 to 16:00 on Sundays and 08:00 to 18:00 on Bank Holidays.”

Reason: *“To safeguard the amenities of the occupiers of neighbouring properties and to accord with policies DP26 and DP29 of the Mid Sussex District Plan 2014 – 2031 and policy EG3 of the East Grinstead Neighbourhood Plan.”*

Lidl wish to vary the condition to read:

*“The store hereby permitted shall not be open for trade or business except between the hours of 07:00 to 22:00 Mondays to Saturdays and 10:00 to 16:00 on Sundays and 08:00 to **20:00** on Bank Holidays.”*



Reason: *“To safeguard the amenities of the occupiers of neighbouring properties and to accord with policies DP26 and DP29 of the Mid Sussex District Plan 2014 – 2031 and policy EG3 of the East Grinstead Neighbourhood Plan.”*

The change is sought to extend trading on bank holidays to provide an additional two hours in the evening, this will still mean the store closing 2 hours earlier than standard weekday trading.

Justification

The strong level of public support shown during the determination of the Lidl planning application suggests that it will be a popular store, and in granted permission it was accepted that it will provide a quantitative and qualitative improvement in the grocery shopping offer in East Grinstead. Lidl are therefore keen to ensure that the new store can fully meet the needs of local residents, including on public holidays. Elsewhere Lidl generally seek and are granted permission to trade the same hours on bank holidays as on general weekdays, which here would mean 07:00 to 22:00 hours. However, they are not seeking that for East Grinstead and will be satisfied with 08:00 to 20:00 hours; this would mean that as a bank holiday they would open one hour later and close two hours earlier than on a non-holiday.

I hope that you will appreciate that the provision of this new store will constitute a significant investment in the town, and how important it will be that it should be able to compete effectively with existing stores, notably the Aldi which is only a short distance to the south along London Road. That store is permitted to trade from 08:00 to 22:00 on bank holidays, so requiring Lidl to close four hours earlier would not be reasonable.

Conclusion

The additional two hours being sought in the evening on bank holidays is required to enable the store to better compete with Aldi and will still mean that the store will trade for less hours than on a normal weekday. We do not believe that allowing the store to trade until 20:00 hours on public holidays will have any significant adverse impact on the amenity of neighbouring residents, and deliveries will still be restricted to 18:00 hours under Condition 22.

We therefore hope you can approve this application swiftly under delegated powers, but if you have any queries, please do not hesitate to contact us.

Yours faithfully

