



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1025

Tesco Superstore, Wickhurst Lane, Broadbridge Heath, West Sussex, RH12 3YU

DESCRIPTION:

Installation of a Class E(a) 'pod' and associated works.

RELEVANT PLANNING HISTORY:

DC/26/1026	Installation of three fascia signs, two digital screens and queue barrier signage.	Pending Consideration
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RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

Horsham District Local Plan (2023-40) (Regulation 19):

Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion

Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 17: Green Infrastructure and Biodiversity
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 22: Shop Fronts and Advertisements
Strategic Policy 23: Infrastructure Provision
Strategic Policy 24: Sustainable Transport
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC Environmental Health:

Given the location and nature of the area this department offer no adverse comments to this application.

WSCC Highways: No Objection

The proposed pod will be adjoined to the main Tesco Building. It is unlikely the proposal will generate a significant level of additional traffic movements. It is likely the bakery will be visited by those already in the vicinity or leaving Tesco. No parking is proposed, however, Tesco has a very large car park and customers will most likely combine trips.

PUBLIC CONSULTATIONS:

Representations:

None recieved

Parish Comments:

The Parish Council has reviewed the application and raises the following observations: The Council considers that the proposed food outlet is likely to result in an increase in vehicle movements and activity within the store car park and surrounding area. Whilst the application states that the facility will be accessible on foot, the Council believes it is reasonable to expect that a proportion of customers will travel by car specifically to use the new outlet. This may lead to increased traffic levels, changes to traffic flow patterns, and additional pressure on the already busy area at the front of the store. The Council notes that the application documentation does not appear to specify the proposed hours of operation. This information is important in assessing the potential impact of the development on the operation of the site, parking provision, traffic movements, and the amenity of the surrounding area. The Parish Council therefore requests clarification regarding the intended opening hours. In addition, the Council notes an apparent error within Section 4.1 of the Supporting Statement, which refers to Southwark Council as the Local Planning Authority rather than Horsham District Council. This should

be corrected to ensure the application documentation accurately reflects the relevant planning authority.

The Parish Council requests that the Local Planning Authority carefully considers the potential traffic and operational impacts of the proposal before determining the application

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

This application is for the Installation of a Class E(a) 'pod' and associated works at Tesco Superstore, Wickhurst Lane, Broadbridge Heath. The site is a smaller pedestrianised area to the front of the supermarket, positioned underneath the main roof canopy. The pod is sited to the right of the existing Timpson's retail 'pod' that was approved under DC/11/2691 (Erection of retail pod (Full Planning)). Immediately to the south of the site is the car park associated with Tesco. To the south of the site is The Bridge Leisure Centre and to the north Broadbridge Heath Retail Park. The area is very urbanised with the A24 to the east of the site.

Principle of Development:

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

Policy 7 of the HDPF advocates for Economic Growth. Sustainable employment development will be achieved in a number of ways including:

- Redevelopment, regeneration, intensification and smart growth of existing employment sites.
- Development of small, start-up and move-on businesses, as well as home working and home based businesses, by encouraging provision of small units through development proposals
- Encouraging appropriate workspace and ICT infrastructure including high speed broadband to support flexible and homeworking
- Retention of key employment sites and identifying additional employment sites
- Promotion of district as an attractive place to stay and visit to encourage tourism and value of tourism economy
- Expansion of higher education facilities; R&D; employment training facilities.

This development is for the implementation of a Class E(a) pod at a Tesco supermarket. The Class E(a) pod is for a Gregg's Bitesize, a smaller version of a Gregg's bakery usually found on high streets. The proposal would occupy an existing pedestrianised area to the front of the supermarket and sit beneath the roof canopy of the main Tesco supermarket. The implementation of the pod on site would decrease the amount of pedestrianised space to the front of the supermarket, however given the non-use of the space and the fact that pedestrian movements can still occur without interfering with the carpark, it is considered the proposal is approximately sited.

The 'pod' would be sited next to a similar 'pod' itself approved in 2011 and would provide ancillary retail services in relation to the existing supermarket. Given the existing context of the site itself and an existing similar, smaller retail pod directly next to the proposal, it would be considered that the proposal would accord with the established use of the site and contribute to economic growth.

It is therefore considered the proposal would support economic growth and allow for employment provision in line with the policies above.

Design and Appearance:

Paragraph DP3 of the NPPF (2026) states "Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate".

Policy 25 of the HDPF seeks that the natural environment and the local character of Horsham District including the landscape, the landforms and development pattern will be protected from inappropriate development. The policy aims to:

- Protects, conserves and enhances the landscape and townscape character, considering areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
- Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible
- Conserve and where possible enhance the setting of the South Downs National Park.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the sky-line and important views.

The proposal sees the erection of a Class E retail pod positioned next to an existing Timpson's retail pod. The pod itself is an 'L' shape, 8.8m in width (maximum), 5.8m in depth with a height of 3.10m. The unit is approximately 42m² excluding the roof canopy and mobile condiment unit. The roof of the unit is elongated to provide a canopy to the front approximately 1.2m in length. The walls of the pod are a grey cladding with the fascia in western red cedar with front and side elevations fascia having 'Bitesize Greggs' advertisements. These are illuminated at a rating of 300cd/m². The front of the pod is exposed to allow serving of customers and has high-mounted television presumably for menu purposes. To the left-hand side of the front elevation are portrait orientated televisions for displaying advertisements along with freestanding queueing barriers in a navy blue, matching the Greggs logo. These televisions are also rated at an illuminance value of 300cd/m². To the right-hand side is a mobile condiment unit. The eastern elevation includes a low mounted air conditioning unit as well as access doors to allow access into the pod for staff members.

The unit is much larger than the neighbouring Timpson unit and would introduce materials and notable lighting sources which are not thought to be established to such as degree within the area. However,

given the situational context and that the area is associated with retail with limited architectural presence, the introduction of new materials and lighting would not be thought to disrupt the visual character of the area. Though larger than the other unit, the proposal is still considered to sit within its confines and would not disrupt pedestrian movements.

The proposal is therefore considered acceptable in design terms.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Given the location of the site, the proposal is not thought to disrupt the neighbouring amenity.

It is considered that the siting and layout of the proposed extension and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity.

Highways Impacts:

Policy 41 seeks to find the right balance between ensuring that adequate parking is provided and that it is suitably located and does not conflict with other uses. It should be of good urban design and be appropriate to ensure highway safety. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

The proposal is not considered to have an impact on the highway network. Whilst an influx of customers may be detected when the business opens, which may lead to a heightened effect of the highway network locally for a few weeks, the proposal is unlikely to create a permeant effect on the highway network with the highway network returning to previous levels after a few weeks.

As such the proposal is considered to accord with the policies above.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the

Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** Any externally mounted plant / machinery shall only operate within business hours associated with occupying commercial business

Reason: In the interests of residential amenities by ensuring an acceptable noise level for the occupants of neighbouring dwellings in accordance with Policy 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in

determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1025

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing	RSTH/S7170/01 REV B	23.07.2026
Block plan	Existing	NONE	24.06.2026
Block plan		RSTH/S7170/03 REV A	24.06.2026
Plans	Proposed GA	RSTH/S7170/05	24.06.2026
Elevation plan	Proposed	RSTH/S7170/06	24.06.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 24/09/2026

Authorising Officer sign/initial RHERMITAGE Date: 06.10.2026