

## Sarah Valentine

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**From:** [REDACTED]  
**Sent:** 23 January 2025 10:23  
**To:** planninginfo  
**Cc:** Graham Casella (Cllr); Christopher Phillips (Cllr)  
**Subject:** DM/24/2957 Albert Planning Application - objection notes

[REDACTED]

Dear Sir/Madam,

RE: DM/24/2957 Albert Planning Application - objection notes

The submitted plan does not show land elevations. The proposed new ingress/egress location from Brookhill Road has an overall elevation of greater than 1 metre from the pavement over a distance of approximately 1.5m. The proposed new ingress/egress is on a "blind spot" on Brookhill Road, which, being un-policed, is used as a fast "rat-run" for cut-through traffic.

The proposal for a new convenience store is of no benefit to the community, there being an existing one just metres away at 6 Copthorne Bank which has just been refurbished and also provides local post-office services. There are two further convenience stores in the village within walking distance.

Delivery vehicle ingress/egress for the new proposed convenience store is to use the new car park. The existing car park is extensively used (with existing pub owners support) by the existing convenience store, estate agent, pizza restaurant and coffee shop all adjacent.

The delivery vehicles entry and exit routes to and from the delivery bay of the proposed Prince Albert redevelopment,  
Page 57 of the planning application document 'Transport Statement' dated 20.12.2024.

The drawing clearly shows lorries arriving from either direction needing to drive on both sides of the Copthorne Bank roadway, and those driving towards Brookhill Road, needing to stop past the car park entrance and reversing through the car park area in order to reach the delivery bay.

A complete blockage of the Brookhill Road, Shipley Bridge Lane, and Copthorne Bank junction anytime during the delivery periods between 7:00 AM and 9:00 PM.

The delivery bay appearing to be for both pub or store delivery purpose, if lorries arriving at the same time, one will need to park elsewhere. Where will that be ?

In addition, the proposed ingress/egress route is immediately adjacent to an active bus stop on the same side of the road.

None of the proposed parking bays show provisions for charging of electric vehicles. The 6-off parking bays for 4-off separate apartments are enclosed with only a single ingress/egress point, with insufficient height for service vehicles, such as refuse or recycling collection. There is no allocated space to present refuse and recycling bins for emptying by service vehicles.

The land belonging to Prince Albert pub has demonstrably been found to have sub-surface fresh-water spring(s) which are not mentioned in the supporting documentation submitted.

