

Worth Parish Council objects to this application on the following grounds.

Overdevelopment- The proposed scheme would be an overdevelopment of the site. As far as WPC is aware, this has been a pub with garden area since 1948. These proposals represent a material change of use of the site which WPC believes would be detrimental to the local community.

The proposal is excessive for the site size, citing potential privacy loss and insufficient separation distance from adjacent properties, contrary to Policy DP26 of the Mid Sussex District Plan (MSDP) requiring development to respect character and amenities. The proposed flats are less than 20 metres from existing neighbouring properties.

The proposal goes against CNP6 of the Copthorne Neighbourhood plan- Protects community facilities. This proposal risks undermining the viability of the public house by altering its tradeable land. Policy CNP9: Requires maintaining village character. Introducing a large convenience store with modern apartments disrupts Copthorne's historical aesthetics.

This proposal also goes against paragraph 185 of the NPPF which states safeguarding of historical and community assets, which the reduction of public house land contradicts.

Traffic and Parking Concerns: The development exacerbates existing congestion on Copthorne Bank and Brookhill Road. Insufficient parking fails to meet DP21 of MSDP, which ensures adequate access and parking for new developments. The existing car park is already well used by current uses of the pub, shop, café, estate agent and takeaway that reside along the busy parade of shops on the Copthorne Bank. To Place a fourth convenience store in the location will exacerbate the problem further.

The points of egress and exit onto Brookhill Road are too close to the junctions with Copthorne Bank, Dawn Rise and Westway, the junction with Copthorne Bank being a principal thoroughfare through the village.

Even with a current carpark in place Shoppers Park on both sides of the road along Copthorne Bank restricting a two-way traffic flow and creating blind spots for drivers trying to exit from Meadow Approach, a local preschool, and neighbouring properties.

Transport Statement: Describes the parking provisions and access as sufficient based on TRICS data but acknowledges potential conflict with landscaping and the gradient concerns on Brookhill Road. WPC is concerned this may underestimate local pedestrian flow, parking from the other retail outlets that reside along Copthorne Bank and traffic interaction impacts on Copthorne Bank and the junction with Brookhill Road. Further detailed traffic and pedestrian flow and splay analysis should be addressed for safety and environmental concerns.

The proposed trip rates and traffic generation report for the proposed convenience store used comparable sites, WPC questions the soundness of such data given the unique nature of the Brookhill Road/Copthorne Bank junction and the problems already faced in this location.

Existing retailers- Copthorne is a Category 2 settlement under Local Plan Policy DP6 (Settlement hierarchy) and is defined as a "Larger village acting as Local Service Centres providing key services in the rural area of Mid Sussex.

The proposed convenience store in the planning application could negatively affect the **Kwik Mart** and **Post Office** by:

***Competition for Customers:** Adding a large retailer might divert local foot traffic, reducing sales for Kwik Mart and impacting the Post Office, which relies on customer visits for other services.

***Jeopardizing Local Sustainability:** Copthorne is well-served by existing stores, and the proposed store could oversaturate the local market, reducing the viability of small businesses. Copthorne already has 3 convenience stores well located in the village, two of which reside along the Copthorne Bank. After public consultation, the Kwik Mart sells a variety of products to suit resident's needs. A fourth convenience store in the village violates CNP9 of the Copthorne neighbourhood plan focused on sustaining a balanced economy.

***Economic Consequences:** The Post Office, integrated with a local store, risks closure if footfall decreases, affecting critical community services like banking and mail handling. The Postal Services Act 2011 reinforces the commitment to universal service, protecting rural and underserved areas from being neglected.

Pre-app- This quote below is the response from Mid Sussex in relation to the Pre application. Worth Parish council feels this new proposal still affects the commercial viability of the pub. The loss of green space will deter families with children and make this an adult only venue, the green space also serves the pub well in the summer months and hosts charity BBQ'S which are popular withing the village community. Removing the pub garden is incompatible with Policy CNP6 of the Copthorne Neighbourhood Plan, which safeguards community facilities. The Prince Albert is also the only pub which host live music every Friday night of the year except for January, this would have a detrimental effect on the residents of the flats.

'Although the public house is being retained, the lack/ quality of retained garden space to use in connection with the pub combined with the proximity of the two new residential properties within the site, could adversely affect the commercial viability of the pub in the future with potential for increased noise complaints from new residents and lack of garden space in the summer months. The pub currently makes use of a storage container within the garden area which remains on the plans – this will further impact on the enjoyment of the garden and a more permanent facility should be included in any application. Any proposal should demonstrate the viability of the pub use and significance of the asset would not be adversely affected which would ultimately lead to its loss.'

Community Opposition- Broad local opposition highlights concern about impacts on character, safety, and amenity, reinforcing potential policy breaches. There was no

consultation with Worth Parish Council, residents or the existing lessee prior to the application going live.

Thames Water Comments: A sequential approach to surface water management is suggested, but no clear plans are in place. The groundwater discharge risks, and permit requirements are significant concerns.

Sustainability Statement: Suggests water-efficient features and renewable energy considerations but lacks concrete commitments to implement on-site renewables or rainwater harvesting.

Viability Study: Concludes minimal impact from the loss of rear pub land on business viability. This contrasts with Cophorne Neighbourhood Plan's emphasis on retaining community character.

Biodiversity Net Gain (BNG) Report: Indicates a -90.08% net loss in habitat units and a 0% net gain in hedgerow units. However, it inaccurately concludes compliance with the mandatory 10% BNG under the Environment Act 2021. Policy DP38: Demands achieving Biodiversity Net Gain. The application fails without additional measures.

Paragraph 180 of the NPPF- Proposals should avoid significant harm to biodiversity. A net loss of biodiversity conflicts directly.