

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 May 2025 20:16:39 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2957

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/05/2025 8:16 PM.

Application Summary

Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	9 The Glebe Copthorne Crawley
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The additional information does not alter any of our previous strong objections to this application. The amendments to the plans are minor and don't change any of the concerns about parking on the site or the concern over the entrance/exit for the flats on to Brookhill Road where traffic frequently speeds and which is close to Dawn Rise and Copthorne Bank.

The retail justification is purely academic and not based on real life in Copthorne. The Post Office is recognised as an "Important Community Facility" in the Copthorne Neighbourhood plan. Siting another retail store next door to Kwik Mart risks endangering the viability of the latter and the consequent loss of the Post Office. Kwik Mart together with the other 2 nearby shops adequately serves the needs of the local community. The report states that the 500 home development at Heathy Wood is "of particular note". If population growth demonstrates a need for additional retail premises then put it at Heathy Wood where the population growth is.

The recent eof Shipley Bridge Lane has done nothing to improve the safety at the junction with Copthorne Bank and Brookhill Road. Buses and other large vehicles still have to go on the wrong side of the road to navigate from Shipley Bridge Lane on to Copthorne Bank. This is a very congested and dangerous area and will only be made worse by more traffic including large Tesco delivery vehicles every day.

The Prince Albert pub is also recognised as an Important Community Facility but it's viability will be put at risk if the garden (which is well used in summer months) is made so small as to be almost useless.

We strongly object to this application.

Kind regards