

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 May 2025 14:32:46 UTC+01:00
To: "Andy Watt" <andy.watt@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 06/05/2025 2:32 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

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Customer Details

Address: 75 Church Lane, Copthorne, West Sussex. Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Further to previous comments made by myself and others, I note comments on the general "retail viability" and justification on both the impact on other local convenience stores, viability of the proposed new store, as well as the pub in regard to reducing the size of its garden. The Retail Justification relies almost entirely on a formulaic

approach (e.g. population size, average spends, retail sq. footage etc.), while implying all convenience stores will receive an pro rata spread of that income.

To make a number of points.

1. If this approval goes through for one of the "majors" to be in situ, the competition will not be even (e.g. buying power, product ranges etc.).

2. Location wise, this new convenience store will be next door to one of the existing ones in the village, which has recently undergone significant investment.

3. Will not be selling discernably different products that are already sold by the others.

On other matters.

4. Along with the pub, there is an estate agents, convenience store, cafe and community used hall, all within the immediate border. The current car park is therefore already well used with surrounding streets already congested. Add, that the pub frequently have events (band nights etc), there is not enough parking at the moment, let alone inviting more.

5. The long term viability of the pub, will rely on using existing space more efficiently.

6. Part of the land, is already used for storage, for the pub, with no storage options within the pub available.

7. Approaches have been made to the current owners in regard to selling the land and property but despite requests, no responses have been received.

8. Current owners are simply interested on making a return on their original investment with little regard, as to the impact on the local community. A review of their website shows similar properties which have been sold on, while this particular development is noted to be well outside of their usual area.

It is noted that the pub currently relies on wet sales which, with current catering capacity, is not sustainable. There are many local interest groups, interested in improving the existing premises (including the garden), and turning it into a vibrant hub for local people.

Kind regards