

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 31 December 2024 21:25:10 UTC+00:00
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 31/12/2024 9:25 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.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	The Willows Dawn Rise Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to the application for the following reasons: 1. Dangers of vehicular access and additional parking on Brookhill Road 1a) Brookhill Road is already carrying a lot more traffic since Heathy Wood was developed, including heavy vehicles. Whilst I

note that the pub will no longer take deliveries from Brookhill Road the proposed vehicular entrance to the apartments is on a bend with restricted visibility and vehicles entering and leaving together with delivery vehicles who are bound to park on Brookhill Road will block the view for vehicles leaving Dawn Rise and Boundary Cottage which is dangerous.

1b) Six parking spaces for the apartments is likely to be insufficient which encourages parking on the narrowest part of Brookhill Road which is dangerous.

2. Additional congestion on Copthorne Bank

2a) Vehicle movements and parking are already nightmares in front of the local shops, exacerbated by buses, the pub carpark tends to get used to relieve congestion. Following the proposed development there will be more vehicles and less parking. I anticipate more vehicles having to park on Copthorne Bank which will create a hazard to both cars and pedestrians, more congestion and delay the busses.

2b) The pub regularly has more cars than the proposed 8 spaces particularly on band nights

3. Noise affecting existing properties

3a) I am concerned about noise made by vehicles and people which will affect existing properties. The slamming of car doors etc is already annoying but currently limited. The parking spaces are much nearer to Dawn Rise and the cottages, which together with bins and shoppers will create a noise nuisance.

3b) The store opening times of 6:00 to 23:00 is considerably longer than pub opening hours.

4. Drainage following concreting over one of the green spaces within Copthorne

Is there adequate drainage following the loss of the grass lawn, if not the extra water will flow into Dawn Rise causing flooding and weaken the root system of the hedge.

5. Impact on our community

5a) The planning applications essentially states that Copthorne can support four convenience shops within a 115m radius, source: Design, Access & Planning Statement, page 14 last para. As the applicant makes this assertion could there be a condition that a Post Office must remain in the village, we sorely missed having a post office whilst Kwik Mart was improved.

5b) The planning applications states there are no works on

existing pub but also says that the money raised through the proposed development will see investment into the pub, source: Design, Access & Planning Statement, page 14 2nd para. As the applicant makes this promise can it be made a condition.

Kind regards