

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 31 December 2024 23:59:36 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 11:59 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: Pembley Farm Copthorne Common, Copthorne Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I object to this planning application. It is over-development of the Prince Albert Public House site, is totally out of keeping with the locality, and will lead to an increase in existing serious traffic hazards. The proposal to include a new convenience store threatens the viability of local independent businesses within the village. There

are four retail facilities within 50 yards of the proposed site, one of which is a grocery store recently refurbished at a very high cost to the independent owners. There are currently three grocery stores within the village, and there is no identified need for a fourth grocery store in the village.

Parking for the four existing shops at the west end of Copthorne Bank is currently provided by two adjacent laybys, and existing parking within the grounds of the Prince Albert car park. It is congested outside the shops and a hazard for traffic emerging from The Meadow into Copthorne Bank. There is no additional parking to that currently provided in the Prince Albert Car Park for the proposed convenience store. From the plans it would appear that cars parked in the allocated spaces for the new retail outlet will be blocked in when the HGV delivers to the new outlet.

The brewery delivery HGVs park adjacent to the cellar hatch/trap access on the junction of Brookhill Road and Copthorne Bank. This causes vehicles turning left out of Copthorne Bank into Brookhill Road to have to overtake the delivery HGV without having sight of vehicles coming at speed from Brookhill Road towards Shipley Bridge Road. This is a real hazard and has existed since the pub was built. Should the proposal go ahead the danger will be exacerbated by the addition of the proposed access road to the four flats slightly down the hill on the left, with additional vehicle movements. This is an ill-conceived proposal to include an additional entrance for vehicles from the proposed apartments between the pub and Dawn Rise.

The Copthorne Neighbourhood Plan 2021-2031 has designated the Prince Albert Public House as an Important Community Facility. Loss of most of the pub garden and parking spaces (to be used by the new convenience store) will affect the importance of the pub. There is no doubt that investment is needed in the pub, but the current tenants have worked hard to continue to maintain this village amenity through some very difficult financial challenges (covid, etc).

The CNP identifies a need for housing for elderly people - these four apartments don't offer anything that would fulfil that need.

There will be a detrimental impact on neighbouring properties and their privacy, and this is a significant concern. The neighbouring properties on Brookhill Road are chalet type bungalows, which will be overlooked by this apartment block. 13 Brookhill Cottages is an old Victorian cottage, which will be overshadowed by the apartment block. The proposed apartments are totally out of keeping with the area.

CNP4 states "Redevelopment and infill development is supported within the defined built up area⁴ subject to meeting the following criteria: The new development will not appear incongruous with

the existing character and/or street scene, ensuring the proposed materials, plot size, boundary treatment, built form, building line and gaps between buildings is like those around it. Suitable access and on-site parking are provided without detriment to neighbouring properties, pavements, pathways, footpaths, cycle paths, bridleways, established tracks, twittens, and other Rights of Way. Does not cause unreasonable harm to the amenity of existing and future occupants, both on site and nearby by way of general activity, access, noise, privacy, dominance, daylight, and sunlight."

It is very evident that this proposal does not meet the needs or wishes of the local community and I urge the officer to reject it on those grounds.

Kind regards