

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 01 January 2025 00:05:01 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 01/01/2025 12:04 AM.

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: 29 Lashmere Copthorne Crawley West Sussex

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to strongly object to the planning application, specifically in relation to the transport statement and the potential impact on road safety and local infrastructure. Traffic and Road Safety: The transport statement on Page 57 indicates that lorries will need to block both sides of Copthorne Bank and Brookhill Road while attempting to reverse through the

car park to access the delivery bay. This will result in traffic congestion, blocking not only these busy roads but also Shipley Bridge Lane and the area past the Delmar Morgan Centre. Given the already hazardous conditions-excessive traffic, poor parking outside the shops and post office, and no pedestrian crossings-this proposal would only exacerbate an already dangerous situation.

Impact on Pedestrian Safety: The area is frequently used by young families, particularly those with children attending the Preschool in the Delmar Morgan Centre, who rely on safe road crossings. The proposal's impact on traffic flow and the additional heavy vehicles will create significant risks, particularly to pedestrians in the vicinity.

Increased Traffic and Dangerous Cut-Throughs: The backed-up traffic from the delivery lorries could lead to drivers cutting through residential streets such as Meadow Approach and Church Road, where they will pass near the Junior and Infant Schools. These roads are already congested, and introducing more traffic will heighten the risk of accidents, particularly near the schools.

Inadequate Parking: The proposed development offers insufficient parking spaces for both staff and customers. This will inevitably lead to parking issues along Copthorne Bank and Meadow Approach, further obstructing visibility and creating dangerous blind spots. Emergency vehicles will also struggle to access the area in the event of an emergency.

Overburdened Infrastructure: The proposal adds unnecessary pressure on an already stretched infrastructure. There are already three convenience stores in the village, along with two in the local garages, making another store redundant. The community does not need additional commercial development that adds to the strain on parking, road safety, and local traffic.

Concerns Over Timing of Application: The application was validated on December 10, 2024, just one day after the last Worth Parish Council meeting, with the commenting deadline falling before the next meeting. This appears to be an attempt to fast-track the application, which prevents proper consideration and a more thorough review by local residents and the Council.

General Safety and Risks: The increased traffic from both the development and the potential use of Dawn Rise for flat access is deeply concerning, particularly given the blind spots in the area. There have already been incidents, including a car accident where a vehicle reversing off a drive forced another car onto the pavement, hitting a young girl, and more recently, an incident involving a car hitting a lollipop person's sign. The addition of more vehicles in this area will only increase the likelihood of accidents.

For all these reasons, I urge you to reject this application. The proposal does not meet the safety and infrastructure needs of the existing community, and it poses significant risks to both residents and pedestrians.

Thank you for considering my objections. I would be happy to discuss these concerns further.

Kind regards