

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 22 May 2025 17:23:09 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 22/05/2025 5:23 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:	47 Lashmere Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Mr Watt, I am writing following receipt of correspondence regarding amended details for the above planning application to lodge my objections.

Firstly as you are undoubtedly aware the village already has 3 convenience stores, 2 I understand are family run and a third is part of a national chain.

Section 3.13 of the Retail Justification document states that The Copthorne Neighbourhood Plan states the Post Office is an 'Important Community Facility'. The Post Office is located within the recently refurbished convenience store which is a few doors away from this proposed site. Undoubtedly trade would be diverted from this store to Tesco's, and so would bring into question the stores financial viability and so ability to maintain the post office. As evidenced across the country Post Office's seem to be financially unviable as a standalone business and so are dependent on 'an associated business' to make them viable. I am sure I am not alone in saying that the village would NOT welcome the loss of this Important Community Facility.

Secondly impact on traffic at the junction of Copthorne Bank and Brookhill Way. The junction is already a busy one, and on my regular journeys through the village there are invariably vehicles parked on Copthorne Bank using the existing retail outlets and takeaway outlet, which is compounded when the local busses (that we are fortunate to have) pull up at the bus stop near the pub car park entrance. This makes navigating that junction already difficult at times. Pedestrians wishing to cross the road already face challenges at this time and whilst I don't have access to the village demographics, I regularly see elderly, less mobile and children waiting to cross which is difficult between the cars that already park there. This will all just be exacerbated by delivery vehicles, which will take time to (probably) reverse in, customers trying to park, waiting for a parking place, parking on the roads etc

Brookhill Road itself is already treated as rat run by many, and the bends and slight hill in the road near the junction with Copthorne Bank make this at times a blind spot, and having the proposed flats driveways there will in my view only increase the dangers as it can only be expected that people will also park on Brookhill to access the store given the increased traffic that will park on Copthorne Bank.

As you are undoubtedly aware Heathy Wood is a relatively new extended part of the village, and that has no retail facilities, and so in my opinion a far better place for this proposal would be there, as aside from being more local for those residents, would remove the unnecessary extra traffic from the village at what is, as above, already a busy junction.

So in summary, the existence of sufficient convenience stores already & the adverse traffic impact are

Regards

Kind regards