

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 October 2025 12:12:13 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 03/10/2025 12:12 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) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	26 Erica Way Copthorne Crawley
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I have previously posted the reasons for my objection to this scheme, these comments are therefore supplemental. The application seeks to avoid satisfying the sequential test by suggesting that the location of the site is the centre of our

community. It is not. Copthorne has no centre a fact attested by many references including comments from MSDC and their sponsored Village reviews etc, See also the Copthorne Neighbourhood Plan. Further Tesco's own strategy statements confirm that the Express model does not and has no plans to incorporate a Post office function. See CNP4 for my reason for this being an objection. The layby parking proposal is insufficient and likely dangerous and will not protect the safety of users as required by the District Plan policies. This application should be refused.

Kind regards