

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 May 2025 10:22:47 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 12/05/2025 10:22 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 (Amended plans and retail justification received 1 May 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address: Highfield, Brookhill Road Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	These plans have not been thought through at all nor have the residents of Copthorne been taken into consideration especially those who reside on Brookhill Road, Copthorne Bank and The Meadow and I strongly object to the planning application for multiple reasons. The junction of Copthorne Bank / Brookhill Road is already heavily

used with many motorists exceeding the speed limit and cutting the corner. To add an additional convenience store and apartments to this area will make the junction unsafe and add to congestion and increased traffic through the village when there is already too much since the Heathy Wood development was completed. The village already has 4 convenience stores within a 1.8 miles radius and an additional 3 convenience stores can also be accessed within 2.6 miles, to add another one that is not needed is quite simply ludicrous.

There is not enough infrastructure in place at present to accommodate the over populated area, to add additional properties and traffic flow including large delivery vehicles will add extra pressure to not only the roads which are already in poor condition but to the local schools and medical facilities.

The Heathy Wood development when completed should have included a doctors surgery which has not materialised and if a convenience store was needed, it should have been built on said development.

The proposed vehicular access for the apartments is too close to both Dawn Rise and the junction of Copthorne Bank / Brookhill Road and therefore unsafe.

There have already been multiple near miss accidents on Copthorne Bank / Brookhill Road and these proposed plans only increase the risk of a fatality occurring.

The height of the proposed apartments is too high, it is 3 floors and therefore not only exceeds the height of the pub but will also dwarf the nearby adjacent cottages on Brookhill Road and overlooks the properties opposite with windows facing directly into their properties. The plans are also not in keeping with the nearby properties.

The Prince Albert pub whilst needs investment for improvements, is heavily used in the summer months by families with young children because of the size of the garden, to reduce the size would only reduce revenue to the pub which is still trying to recover from COVID.

The pub is also a live music venue on a Friday night which is very popular with local residents and has a late licence until 1.00 am, to build apartments so close to the pub runs risks of new residents making noise complaints and the music and late licence being revoked which will impact not only the pub revenue but also village community spirit.

The other public houses in the surrounding area are aimed more at dining than offering a traditional pub venue for meeting friends for drinks, listening to live music etc and with so many pubs closing, it would be sacrilege to lose The Prince Albert which is my fear would happen if these plans go ahead. There has been a public house on this plot of land for over 150 years.

Kind regards