

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 26 December 2024 08:55:10 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 26/12/2024 8:55 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: 22 Westway Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I strongly object to this application which is just an attempt by a property development owner to maximise a return on investment without any consideration for the village, community or residents of Copthorne. The Prince Albert is the ONLY public house in Copthorne and should be the hub of the village as it has been in previous years. I agree that the current state of the pub is not conducive to a

popular local amenity, but with new management, investment and improvement, the pub currently remains viable as a public house serving the community. If you take away the large, secluded garden, ample parking and the opportunity to extend the pub to the rear, this viability diminishes. Therefore, this proposal would signal the end of the pub - and therefore open the plot to more development opportunity and the loss of a very important local asset.

In addition to killing any opportunity for Copthorne to retain its only pub, what does this application offer? A 4th convenience store in a village that does not need it. All 3 of the existing stores are within 300m of the pub - one is only 50m away and the new owners have spent a considerable amount of money refurbishing the store in consultation with what the residents want. Traffic on the Brookhill Road/Copthorne Bank junction where this site sits is already at capacity and parking is a big issue. Adding the Tesco store will make this even worse and dangerous.

It also creates 4 new flats (on top of the recent 550 properties added to the village) completely over-developing this site. The entrance to the flats is in a precarious position on a road that is already dangerous making this part of the proposal ridiculous. I agree with some sentiment in the village that this site is currently an eyesore and needs revitalising - but as a pub! This can happen at present, but if this application is approved, it is the end of the pub and the end of the village centre as we know it.

Kind regards