

From: planninginfo@midsussex.gov.uk
Sent: 22 May 2025 15:20
To: planninginfo
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 3:19 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:	34 Calluna Drive Copthorne Crawley
----------	------------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Mr Watt, Further to the many hundreds of representation letters objecting to the Prince Albert planning application DM/24/2957, I submit the following additional objection comment to those I have previously supplied to your office. I refer you to the West Sussex County Council Highways Consultation Response dated 18 March 2025 confirming a `Highways Authority' site visit was undertaken during March 2025. Site Attendance: For the avoidance of doubt, the exact time and date the site visit occurred is not stated, however it is a matter of record that due to utility service works, Shipley Bridge Lane was closed for all traffic until late April 2025. Accordingly, the site visit was NOT made under normal traffic movements in Brookhill Road,

nor at the junction of Brookhill Road, Shipley Bridge Lane and Copthorne Bank.

In addition, it is NOT known if the visit was attended during peak morning and evening 'rat run / rush hour' traffic movements.

Delivery Management Plan:

With regards to public house deliveries, from my personal knowledge, large aluminium barrel deliveries are made to an underground pub cellar via a hatch on the pedestrian walkway in Brookhill Road, NOT via the pub car park.

In my forty-five years of living in Copthorne, I have never seen a council vehicle entering the existing pub car park for pub rubbish collection purposes.

The statement that delivery vehicles can also reverse into Tesco Express parking area is NOT correct.

For the avoidance of doubt, the ADL Traffic & Highways drawings on page 57 of their Transport Supporting Statement, illustrates the entry and exit of a delivery vehicle to and from Copthorne Bank after its arrival and departure via Brookhill Road ONLY.

As previously informed to you, ADL confirm drawings illustrating delivery vehicle arrival and departure via Copthorne Bank will NOT be provided.

The 'Highways Authority' site attending person(s) made the same drawing interpretation mistake that I made, until I was corrected by Mr Andy Miles of ADL Traffic & Highways.

It is NOT ever intended for any delivery vehicle to reverse into the Tesco Express car park area.

Due to the turning radius of 10 metre length delivery vehicles, it would require their entry or exit to be carried out by using both sides of the Copthorne Bank carriageways.

Vehicles legally parked on Copthorne Bank, between Meadow Approach and Brookhill Road / Shipley Bridge Lane could prevent any 10 metre length delivery vehicle from entering or departing the Tesco Express car park area.

Finally, a bus parked at its stop virtually adjacent to the Tesco Express car park would also prevent delivery vehicles from entering or departing the Tesco Express car park area in a Copthorne bank easterly direction.

I again object to Planning Application DM/24/2957, and request the application NOT be approved during next appropriate Mid Sussex District Council Planning Committee Meeting.

Yours sincerely,


34 Calluna Drive
Copthorne
West Sussex
RH10 3XF

Kind regards