

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 12:18:13 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2053

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/09/2026 12:18 PM.

Application Summary

Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Westway Copthorne West Sussex
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	A fourth convenience store is absolutely not required in this location. There is already a newly refurbished, well-stocked convenience store operating directly next door to the site, run by local residents and serving the needs of the surrounding community. In addition, there are a further two convenience stores within the village, along with two cafés and a very well-stocked bakery which has recently opened and is, once again, run by a local family.

The existing range of shops and services already provides residents with a strong and diverse choice of local amenities. Introducing another convenience store in this location would therefore be unnecessary and would undermine the viability of the established, locally run businesses that already serve the village. In addition to the lack of any need for a further convenience store, this is already a very busy and heavily used junction.

The existing convenience store directly adjacent to the site also incorporates the village Post Office, which inevitably generates additional traffic and regular vehicle movements throughout the day. The junction is therefore already subject to significant levels of vehicular activity.

Of particular concern is the nursery located opposite the proposed site. At busy times, parents, grandparents and other carers are regularly required to cross the road with young children. Introducing an additional retail use at this already busy junction would be likely to generate further vehicle movements, customer arrivals and departures, deliveries and parking activity.

This would increase the potential for conflict between vehicles and pedestrians at a location where vulnerable road users, including young children and those accompanying them, are already required to cross.

Given the existing level of traffic, the presence of the Post Office, the nursery opposite and the established pedestrian movements associated with both, adding another convenience store at this location appears entirely unnecessary and raises significant concerns regarding highway safety, pedestrian safety and the overall suitability of the site for additional commercial activity.

Kind regards