

## Andy Watt

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**From:** [REDACTED]  
**Sent:** 05 January 2026 15:41  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: DM/24/2957 - Prince Albert PH - queries  
**Attachments:** Viability Report - The Prince Albert, Copthorne.pdf; TS\_Parking\_Pg15.pdf

Hi Andy,

I have spoken with the landowner and architect this afternoon and can advise as follows:

### **1. Existing and proposed pub garden area;**

In theory, the existing garden area is 1579m<sup>2</sup>, as shown below.



However, a large section of the 'garden' immediately to the south of the building is fenced off, overgrown scrubland and it is not used by pub patrons (see below images).

This area of land had historic planning for a proposed 2 storey rear extension with external staircase to provide 8 letting rooms with new kitchen, disabled toilet and staff accommodation which was approved 2019 but has lapsed under the reference of DM/19/0134.



The fenced off area is 570 sqm, which means that the existing pub garden is circa 1000 sqm.

As set out within the marketing report by Savills

*"In our opinion, this land together with the current beer garden is surplus to the requirements of the public house and its overall size as it is. The current kitchen and bar servery are very small to cater for significant customers as evidenced within the pictures in Appendix 2 and as a consequence, the existing tenant has opted to concentrate on wet trade and no food. The current external seating has been designed with large spacing between them.*

*Given that the rear land is laid with grass, it would also be unusable during the wetter months where the ground would become wet and unusable. As a result, this limits the overall time throughout the year in which it would even be possible to use as a 'trading area' despite not being required by the existing tenant at present.*

*At the current time, the pub has c. 30 internal seated covers, including those at the bar area. However, we suspect the number of customers standing within the premises would be in excess of this figure on a day today basis. We understand the total internal capacity is circa 100 persons which is significant in relation to the small kitchen which is not in a modern commercial format and also relative to the size of public bar area.*

*It is worth noting and as evidenced within Appendix 2, that the trade kitchen is clearly very small and the accommodation is of poor quality (it was subject to a fire which has made the space redundant). This would need to be extended / repositioned/ refurbished in order to incorporate a viable food offering and be capable of accommodating an increase in external cover numbers if the land to the rear of the Price Albert was utilised. In our opinion this is unlikely to be possible at the Prince Albert when considering the current size of the property. It is also important to note that this is not a 'family food orientated' pub and therefore the car park and garden are under-utilised as a result of the personnel frequenting it (male dominated).*

*In light of this, we are of the opinion that the loss of the land to the rear of the Prince Albert would have a nominal effect on trade at the public house and would in fact ensure that the property remains operational in a capacity in which it can cater for and be 'viable' in the short and longer term. In the property's current form, it lends itself well to the current 'wet led' business operated at the Prince Albert, appealing to much of the local population."*

The proposed area is as below and 255m<sup>2</sup>.



The new garden is located immediately to the south of the existing and has a more functional relationship with the pub.

The size is also commensurate with the type and size of the pub.

## **2. Division between pub car park and retail car park**

The Transport Statement from ADL clarifies how the parking area will be used (see attached).

In summary, there will be 23 x spaces which are to be shared between the two uses.

This is the most efficient way to utilise the car park, given that the different commercial uses will be at their busiest at different times of the day

For example, the c-store would likely to be busy in the morning or early evening with customers stopping off to buy goods to and from work/school runs etc, when the pub would be closed. Whereas pub patrons would be more likely to use the car park when the store during the late evening when the store would be at its quietest.

Therefore, we do not intend to provide any differentiation for the parking spaces. To do so would undermine the benefits of a shared parking arrangement.

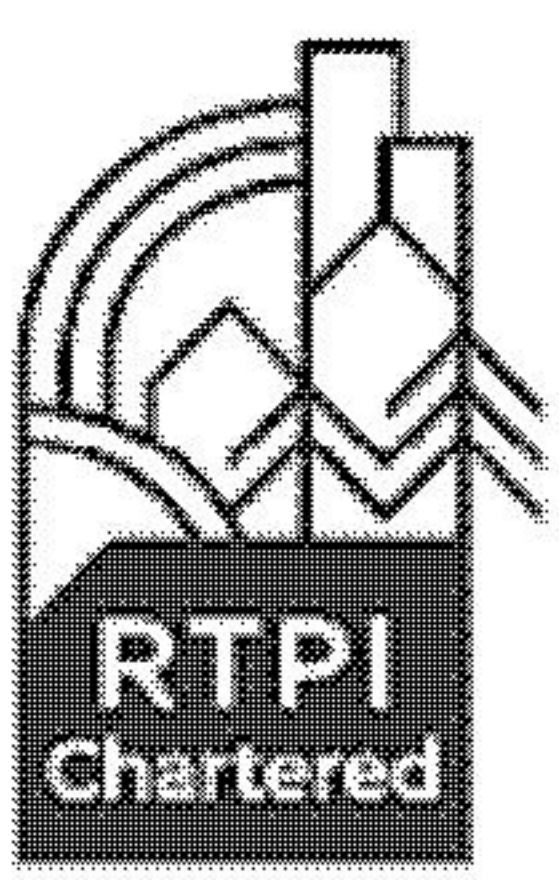
## **3. Trading floor area of the retail unit:**

The proposed plans show that the convenience store would have a gross internal area of 372m<sup>2</sup> of c-store, which is a combination of the tradeable sales area and back of house area (stock room, staff room, staff toilets etc).

The proposed tradable area is 245 sqm.

The back of house area is 127 sqm.

This can be checked by measuring the proposed floor plans.



The figure of 260 sqm given by ROK Planning in the retail statement is a '*circa*' measurement and the floor plans must take precedent.

In any event, both figures are below the Sunday Trading Act threshold of 280sqm.

**4. (Public) trading area of the pub (sqm), number of bars and number of staff**

The owner has advised that the trading area of the pub is 769 sq. ft. (not including toilets, kitchens etc.), which is 71.44 sqm

There is one bar, which is run by the landlord and a small number of employees (total 3-4 people, including landlord)

This would not change by virtue of the proposals.

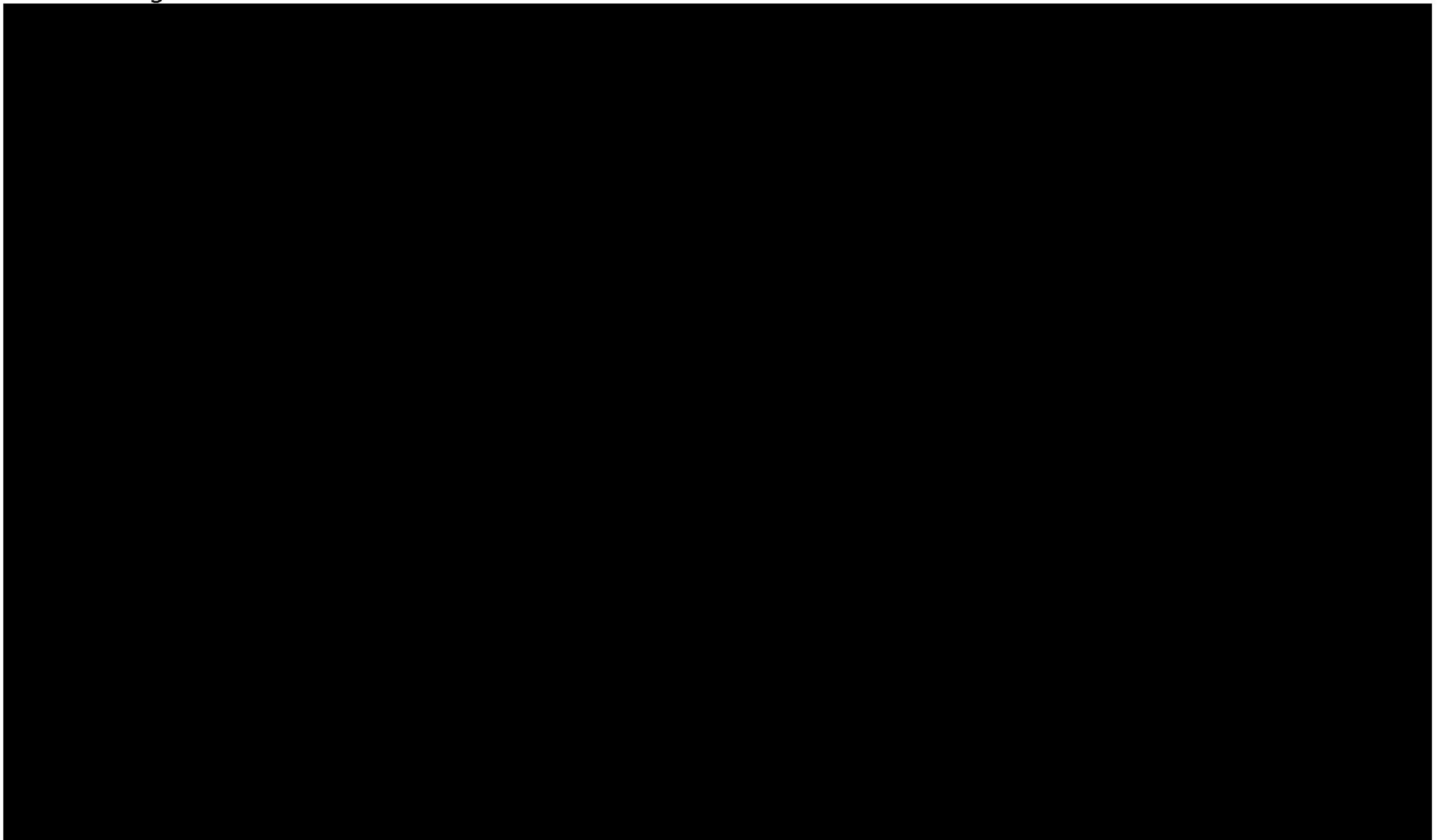
I trust that my response provides the details needed to finalise your committee report.

Please let me know if you have any further questions and I'd be happy to assist.

Are we still on track to make next week's committee meeting on 15<sup>th</sup> Jan?

Best Wishes & Happy New Year, Chris

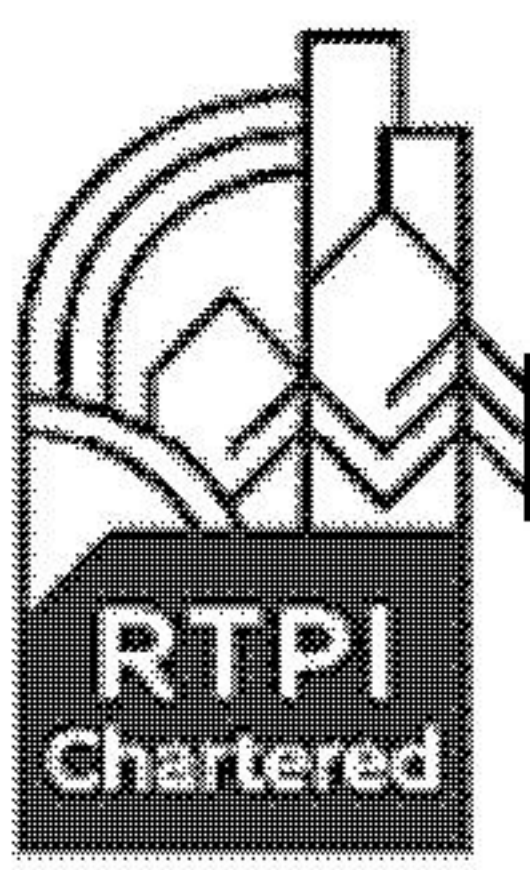
Kind Regards



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Sent: 03 January 2026 13:35

To: 'Andy Watt' <Andy.Watt@midsussex.gov.uk>; [redacted]



**Subject:** RE: DM/24/2957 - Prince Albert PH - queries

Hello Andy,

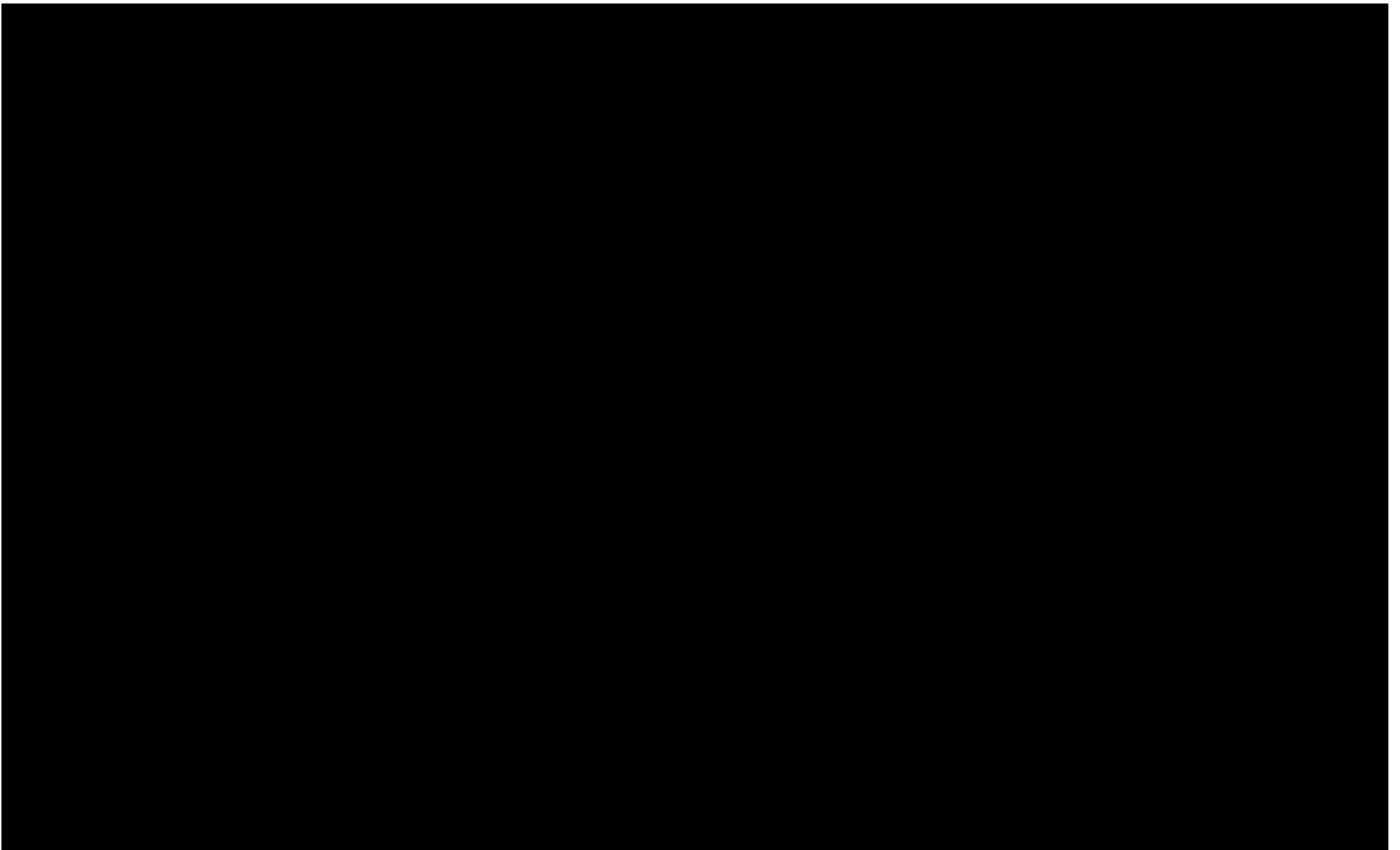
Thank you for the update.

Apologies for the delayed response.

I spoke with @Nick Couling and he advised that he forwarded your query onto the architect who will be able to provide clarification on the necessary floor areas.

Have you received this?

Thanks



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**From:** Andy Watt <[Andy.Watt@midsussex.gov.uk](mailto:Andy.Watt@midsussex.gov.uk)>

**Sent:** 19 December 2025 11:22



**Subject:** RE: DM/24/2957 - Prince Albert PH - queries

**Importance:** High

Dear Mr Couling

I have had an out of office email from Chris – can you please pick up these points in his absence.

Many thanks

**Andy Watt, BSc (Hons), MTPL, MRTPI**

Senior Planning Officer

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**From:** Andy Watt

**Sent:** 19 December 2025 11:18

**Subject:** DM/24/2957 - Prince Albert PH - queries

**Importance:** High

Dear Mr Miell

The committee report has been reviewed by my manager and there are a few outstanding matters. Therefore, could you please clarify the following points as soon as possible (preferably today):

1. Existing and proposed pub garden area
2. Division between pub car park and retail car park (it appears to be 8 and 15 respectively but I would like this confirmed, and also how this will operate in practice)
3. Trading floor area of the retail unit – either 260 sq m according to the accompanying reports or 245 sq m according to the application form
4. (Public) trading area of the pub (sq m), number of bars and number of staff – this is to calculate the parking provision

In addition, could you please confirm whether your client is willing to enter into a legal agreement to secure the off-site highway works?

Many thanks

**Andy Watt, BSc (Hons), MTPL, MRTPI**

Senior Planning Officer

Development Management

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