

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 December 2024 23:41:32 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 29/12/2024 11:41 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.
Case Officer:	Andrew Watt

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Customer Details

Address: Catkins, Copthorne Bank, Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The proposed scheme is situated by an increasingly congested and dangerous junction, which will only be made more so by delivery vehicles and customers. Page 22 of the applicant's Design, Access & Planning Statement says: "A transport statement has been provided by ADL Traffic & Highways. It sets out that there are no apparent road safety issues on the network near the site that would require mitigation

as a result of the proposed development. The site is situated in a location of good accessibility to encourage active travel modes (walking and cycling) to / from the proposal site, whilst also benefiting from good accessibility to bus stops with relatively frequent services." This is simply untrue.

Regarding pedestrian accessibility, there are no permanent crossing points near to the proposed site from the north side of Copthorne Bank/Shipleigh Bridge Lane, or from the west side of Brookhill Road and beyond. The roads in the village are dangerous enough as it is for pedestrians and will be made more so with increased traffic. If this scheme is meant to be for the 'benefit' of the whole community, then the whole community should be able to safely access it on foot, which is impossible at present.

If this scheme is pushed through, the council or the developers must, at the very least, install crossing points (zebra, pedestrian refuges) along both Copthorne Bank and Brookhill Road for the safety of all pedestrian visitors to the store, before someone is seriously injured or killed crossing one of these main roads through the village.

We do not need a further convenience store in the village; what we require is an improved public house. Any new convenience store should be located in Heathy Wood where community facilities are sorely lacking.

Kind regards