

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 30 December 2024 13:28:35 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 30/12/2024 1:28 PM.

### Application Summary

|               |                                                                                                                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | The Prince Albert Copthorne Bank Copthorne Crawley West<br>Sussex RH10 3QX                                                                                                                                                             |
| Proposal:     | Sever existing land to retain existing public house use and area of<br>pub garden and erect a convenience store and 4 no. apartments<br>with associated works, including alterations to the existing<br>vehicular access and car park. |
| Case Officer: | Andrew Watt                                                                                                                                                                                                                            |

[Click for further information](#)

### Customer Details

Address: Holdenby Shipley Bridge Lane Copthorne

### Comments Details

|                      |                                                                                                                                                                                                                                                                                                            |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                                                                                |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                               |
| Reasons for comment: |                                                                                                                                                                                                                                                                                                            |
| Comments:            | 1. Significant increase in heavy goods vehicles and other traffic<br><br>The delivery vehicles entry and exit routes to and from the<br>delivery bay of the proposed Prince Albert redevelopment as<br>outlined in Page 57 of the planning application document<br>'Transport Statement' dated 20.12.2024. |

The drawing clearly shows lorries arriving from either direction needing to drive on both sides of the Copthorne Bank roadway, and those driving towards Brookhill Road, needing to stop past the car park entrance and reversing through the car park area in order to reach the delivery bay.

This will result in a complete blockage of the Brookhill Road, Shipley Bridge Lane, and Copthorne Bank junction anytime during the delivery periods between 7:00 AM and 9:00 PM.

The delivery bay appearing to be for both pub or store delivery purpose, if lorries arriving at the same time, one will need to park on small, already busy local roads.

## 2. BNG issues

Biodiversity Net Gain is minus 91% - from their own ecological report. All planning applications need a minimum BNG of 10% so they are suggesting a penalty payment of £120k or investing in a BNG offset site which is unlikely to benefit the local community in any way.

The loss of green space in a key central location in the village is an irreplaceable loss and neither the penalty payment or investment in an offset site will help the centre of the village

## 3. Store Traffic

In the report, their own traffic consultant reports a total of 749 vehicle movements per day for the Tesco Express. These are both arrivals and departures but each movement is counted separately. This is a huge number of vehicles parking throughout the day. There is not provision for parking and access at such a busy junction with 4 existing businesses (5 including the pub)

## 4. Noise and accommodation access

Excessive noise from commercial vehicles and increased traffic. Also the flats having a separate access on Brookhill Road so close to the junction, blind bend on a hill, will make the area increasingly unsafe for pedestrians and cars - many people cross the road at this point including many primary aged children walking to the village school.

## 5. Impact on existing local businesses

Whilst commercial reasons are not a consideration of planning applications the impact of a 4th convenience store in the village will clearly have an impact on 1 or more of these businesses resulting in potential businesses closing and commercial properties becoming vacant.

## 6. Other noted info

The pre- application consultation meeting stated the concerns that 2 residential properties originally proposed would impact and

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restrict the operation of the pub in the future. Changing the application to a retail site and apartments changes nothing - this will clearly still be the case with 4 apartments so very close to the pub.

Cynical about the closing date applied as 01/01/25 with many people away or busy with Christmas activities. Access to communication about the application outside of online/social media will exclude large populations of the village and leave little or no time to object or support the application.

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Kind regards