

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 28 December 2024 08:40:26 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 28/12/2024 8:40 AM.

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: 11 Erica Way Copthorne Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Apartments No parking space for visitors and likely to be insufficient for residents resulting in more on-street parking in Westway that is already over-subscribed. Risk that visitors and or residents will park in the turning circle forcing drivers to reverse onto Brookhill Road where there is limited visibility.

The footprint of the building appears to encroach into Dawn Rise. At 3 storeys, it will be significantly higher than the surrounding houses.

Retail Store

There is already a recently refurbished store in very close proximity and another two within walking distance, hence there is ample competition within the village.

There is a risk that the village can't sustain four convenience stores and at least one will be forced to close leaving an empty retail unit with little prospect of finding another retail occupant.

At peak times, if there is insufficient parking for the public house and the retail store then customers will park on the pavement close to the junction. This could force pedestrians onto the road, especially people in wheelchairs and with buggies/push chairs. It will also mean that buses will need to swing out into the opposite lane.

Rainwater

Any soakaways must be sufficient to cover for the loss of the significant area lost to natural soakaways (i.e. the existing public house garden).

Kind regards