

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 May 2025 11:36:18 UTC+01:00
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 12/05/2025 11:36 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 (Amended plans and retail justification received 1 May 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address: Hurstwood Dawn Rise Copthorne, Crawley

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This is a public house with a pub garden which is situated in a residential area in the middle of a village on a busy road junction. What they are asking for is permission is to build yet another convenience store within a radius of about half a mile of three others in the village and two other stores within local petrol stations as well as building four flats which will add to the

congestion already on Copthorne Bank and Brookhill Road. I feel that the size of the plot doesn't warrant the number and size of buildings they are asking for permission to build. I feel that the character of the village will be lost by the density of building and overcrowding of this plot of land. Both the flats and the retail outlet will be built at the rear of the plot (which is at a higher elevation) within a few metres from the boundary with Dawn Rise and although screened by the hedge running along Dawn Rise, it will cause a significant impact on the outlook and privacy of those houses in Dawn Rise as well as the houses facing it in Brookhill Road and Copthorne Bank. As stated in my last comments on this proposed development, the boundary between Dawn Rise and the Prince Albert runs behind the hedge on the Prince Albert side. Any building should not be built less than a meter from that boundary and from the plans, some of the buildings appear to be less than that. Also, there is a covenant stating that we should be able to gain access to maintain the fence running behind the hedge. Also, all the new building will affect our telephone wires which run from telegraph poles in Brookhill Road and Copthorne Bank. I am also concerned about the run-off from any of the new buildings in particular the retail unit after heavy rain. Concreting the area over, doesn't allow for the rain water to be absorbed into the ground and will run off the edge of the site onto Dawn Rise which is lower. We already have problems with standing water following heavy rain and this would aggravate it. I am also concerned that the bin store situated level with Aurora's and The Willows' garages if not properly maintained could attract vermin and become an environmental hazard. Also, from experience, I am aware how noisy fans from generators, air conditioner units and heat pumps are. Being a retail unit with refrigeration I would think that they will be operating twenty four hours a day and if they are placed to the side or rear of the building, would affect noise levels within the surrounding houses especially at night. Also, I am assuming that there will be lighting covering the car parks and retail unit which will add to light pollution if left on all night. Even with curtains, it could light up the bedrooms in Dawn Rise and other neighbouring houses affect our quality of sleep. Despite having a car park, shoppers, staff and customers to the Prince Albert could increase the problems and congestion already experienced along Copthorne Bank and surrounding roads which are busy at the best of times. I know we live next door to a Public House and we tolerate noise and nuisance from the Prince Albert as it is fairly limited. However that does not mean that we should have to accept an increased level of noise caused by the comings and goings of people and vehicles visiting the site along with the services maintaining the retail outlet at all times of the day or night. In respect of the flats, access to them is from the narrowest part of Brookhill Road. Living on Dawn Rise it is not always easy to get in or out and it would be the same for them. These flats are two floors with sky lights in the roof and being higher than Dawn Rise

and will impinge on the privacy of Dawn Rise and houses at the top of Brookhill Road. I feel that the area where they are wanting to build the flats is not big enough. Looking at the street view, once you take into account where the pub garden is going to be, there will not be enough space for the flats. Also, I would point out that Brookhill Road descends down hill from the junction with Copthorne Bank and the land where the flats are going to be built is on a higher level than the road. So any access from Brookhill Road would be up an incline. On the Plans, it looks as though the elevation in relation to the existing Prince Albert is slightly higher. Aesthetically they could look odd as all the surrounding houses are just the two storeys or are bungalows and would not be in keeping with the centre of the village.

Kind regards