

Andy Watt

From: [REDACTED]
Sent: 02 August 2025 17:01
To: Andy Watt
Subject: Allication No DM/24/2957- Objection

[REDACTED]

I am writing to formally object to the planning application for application DM/24/2957 I believe this proposal will have significant negative impacts on the Prince Albert pub, the surrounding area, and the wider village. Below are the reasons for my objection:

1. The Importance of the Prince Albert Pub to the Village Community

The Prince Albert has long been a central part of the village's social fabric. It has served not only as a pub but as a venue offering meals, soft drinks, confectionery, and ice creams for families and children. The pub's garden and play area have allowed families to enjoy a social space where parents can relax while keeping an eye on their children. Additionally, the car park has been used for car boot sales and events such as bungee jumping, making it a versatile venue. Given that the Prince Albert is now the only public house in the heart of the village, it is crucial to preserve its operation as a pub and community hub.

2. Inadequate Parking Provision

The pub's car park is consistently at full capacity, as the landlords have traditionally allowed parking for patrons of the nearby retail outlets. The new planning application proposes reducing the number of parking spaces, which will only exacerbate parking issues and create further congestion. This, in turn, could lead to increased illegal parking and potential accidents, particularly given the already limited availability of parking spaces in the village.

3. No Need for Additional Food Outlets

The village is already home to three established food stores. Adding another food outlet, particularly one that could compete with existing businesses, seems unnecessary and redundant. It is also highly likely that such a business would struggle and, in time, become another vacant property, adding to the village's growing list of unused commercial spaces.

4. Impact of a Major Brand Outlet

The introduction of a large brand outlet could increase traffic, attracting non-residents to the village. This influx of traffic could create congestion, parking problems, and potential damage to the infrastructure. Even if the outlet proves to be successful, the reduced parking provision outlined in the planning application will further hinder the pub's ability to operate effectively, as customers will be unable to park.

5. Unnecessary Development of Apartments

There is no pressing need for further residential development in the older part of the village, particularly given the existing infrastructure and the preservation of the village's character. The proposed addition of more apartments could detract from the village's unique appeal and further strain already limited local services.

6. Loss of Recreational Space

The Prince Albert's garden area is a key recreational space for local residents. It is vital to protect such areas, as they provide important spaces for outdoor leisure and community events. The development proposal threatens to undermine this space, which has been integral to the pub's success and social value.

7. Increased Hazards from Additional Access

The proposal includes new access to Brookhill between Dawn Rise and Copthorne Bank. This new access could create significant traffic hazards, making an already dangerous stretch of road more perilous for both motorists and pedestrians.

8. Overall Negative Impact on the Village

The cumulative effect of these changes would be detrimental to the village. The loss of the Prince Albert as a pub, the reduced parking spaces, increased traffic congestion, and the potential for vacant retail spaces would alter the character of the village and decrease its appeal to residents and visitors alike.

9. The Prince Albert's Role as a Destination Pub

Before the impact of COVID-19, the Prince Albert was a popular destination pub, attracting visitors from surrounding areas. Sunday lunches, barbecues, and social events drew people from the local community as well as visitors from the nearby Copthorne Hotel and Airbnb accommodations. The pub was a valued part of the village's social infrastructure, and its loss would be a significant blow to the community.

10. Asset of Community Value (ACV) Status

When the Prince Albert was registered as an Asset of Community Value (ACV) in 2014, it was clear that the surrounding land, including the car park and garden, were integral to its future success. The planning application overlooks this important context and threatens to undermine the pub's long-term viability by reducing the available space needed for its operation.

11. Environmental and Safety Concerns

While I have not elaborated on specific environmental and safety concerns in this objection, I would like to highlight that these issues have been recorded previously and should be taken into account when considering the application.

I urge the planning committee to carefully consider the implications of this development on the Prince Albert pub, the village's character, and the well-being of its residents. The loss of such a vital community asset would be detrimental, and I strongly object to the proposal.

Best Regards

