

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 September 2025 08:52:37 UTC+01:00
To: "Andy Watt" <andy.watt@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 16/09/2025 8:52 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) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025)
Case Officer:	Andrew Watt

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Customer Details

Address: 43 Unit 4 Borers Yard, Borers Arms Rd Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The earlier submission by WPC (Squires) sufficiently identifies all of the non-conformance issues and strong objection from the general public towards this development.

But to clarify.

There is no substantive change to the plans that addresses the impact the development would have on neighbouring dwellings, namely that they will be overlooked.

The quality and aesthetics are out of keeping with the local surroundings.

There are absolutely no positive economic benefits, in fact the development would almost certainly result in the loss of the Post Office, a valuable resource for those who need access to the services it provides. In particular the elderly and less able bodied. Its location and specifically the need for regular daily deliveries of freight to supply the proposed retail outlet would severely impact the safety of pedestrians and traffic at such a busy junction

It's clear that despite the owners denial, the ultimate goal would be to reduce the effective economic viability of the Prince Albert pub and, as we have seen in the neighbouring village of Crawley Down, allow it to deteriorate into such a state of disrepair for it to become an eyesore to the point where the village is minded to allow the pub itself to be demolished and additional residential properties built in its place. Another lost asset to the community.

I would strongly advise that the Planning Committee visit the site and view the significant highway safety issues this development would undoubtedly generate.

At some point the Planning Committee needs to make a comprehensive decision to reject this application else we are into a war of attrition that the local council and the public are quite well prepared to fight.

Kind regards