

[REDACTED]
7, Meadow Close,
Copthorne,
West Sussex,
RH103RJ.

[REDACTED]

Application No: DM/24/2957

Formal Objection to Proposed Convenience Store and Accommodation at the Prince Albert Pub, Copthorne

Dear Mr.Watt,

I wish to register my strong objection to the proposed development of an additional convenience store, along with accommodation, within the grounds of the Prince Albert pub in Copthorne Village.

Copthorne already has two well-established local convenience stores as well as a larger Morrisons store. Introducing yet another retail outlet would place unnecessary and unfair pressure on these existing businesses. A new store—likely operated by a major retail chain—would almost certainly undercut local traders, threatening their viability and potentially driving independent businesses out of the village altogether.

In addition, the increased traffic associated with a new store is a serious concern. With vehicles entering and exiting the village more frequently, the proposal would significantly add to congestion. This is particularly troubling given the two new residential developments already in Copthorne, which will naturally increase traffic levels. The cumulative impact of these changes risks creating substantial disruption, congestion, and road safety hazards for pedestrians and other road users.

Most importantly, the fundamental question remains: why is there any need for another store in Copthorne? The existing shops adequately serve the community's needs, and there is no demonstrated demand for further retail provision. This proposal appears unnecessary, and its negative consequences for local business, road safety, and village character far outweigh any potential benefit.

For these reasons, I strongly oppose the application and urge decision-makers to reject it in order to protect Copthorne's local economy, community well-being, and overall safety.

Kind regards

[REDACTED]