

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 03 October 2025 18:25
To: Andy Watt
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 03/10/2025 6:25 PM.

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:	Halcyon Brookhill Road Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Our comments submitted on 31.12.2024 have not been addressed in any way by the subsequent amended proposal, or by the proposed Off Site Highways Works. The effect on traffic on Brookhill Road of the proposed development of the Prince Albert site will be significant. As grandparents of 2 disabled young people who are both wheelchair users, we already find it difficult to push wheelchairs on the narrow footpaths along Brookhill Road and round the corner from Brookhill Road into Copthorne Bank. Buses and other vehicles turning out of Copthorne Bank are very close to pedestrians due to the narrow pavements, and the increase in traffic resulting from the proposed development on the Prince Albert site will exacerbate this. We therefore wish to reiterate our earlier comments, which were submitted on 31st December 2024:

We are concerned that the proposed development on the site of the Prince Albert pub on Copthorne Bank will result in a significant increase in traffic on both Copthorne Bank and Brookhill Road. The junction of Copthorne Bank and Brookhill Road is already very busy and dangerous, particularly for pedestrians, as the footpath on Brookhill Road near the junction is very narrow. Lorries and buses have difficulty negotiating the turning and pedestrians need to move out of the way as the vehicles come very close to pedestrians as they turn round the corner. It is very difficult to push a wheelchair from Brookhill Road to Copthorne Bank due to the narrow footpaths and this would be made worse by traffic increases due to the proposed development.

It is also difficult for elderly and disabled residents using mobility scooters to go along Brookhill Road and into Copthorne Bank for the above reasons.

As one of us is a Speedwatch Volunteer, we are very aware of the volume of traffic currently using Brookhill Road and Copthorne Bank and we are aware that it is difficult to cross the road at busy times. We know that the school crossing patrol has had difficulties when helping children to get across Brookhill Road.

The proposed access point for vehicles onto Brookhill Road from the proposed new apartments is on a particularly narrow part of Brookhill Road where the footpath is also very narrow. There is no footpath on the other side of Brookhill Road near to the junction with Copthorne Bank. We are concerned that the proposed development will add to the traffic at this point which would be inappropriate and unsafe.



Kind regards