

Andy Watt

From: [REDACTED]
Sent: 06 October 2025 15:35
To: Andy Watt
Subject: DM/24/2957

Importance: High

Dear Andy,

I wish to raise concerns regarding the proposed reduction in layby parking spaces on Copthorne Bank, which will adversely affect the viability of four businesses, the Post Office and Delmar Centre.

1. I acknowledge the pub car park is private property, despite being used by patrons of nearby businesses and the Delmar Centre for decade but am not asserting the informal use of the pub car park is a planning matter.
2. The adjacent businesses include:
 - A café.
 - A takeaway pizza shop.
 - A convenience store incorporating the village Post Office.
 - An estate agent.
3. These businesses currently benefit from six layby parking spaces located in two laybys to the south of Copthorne Bank.
4. The Delmar Centre also provides end-on parking spaces along its frontage.

Has an assessment been undertaken to evaluate the impact of reducing the layby spaces from six to five on the availability of parking for the businesses and the Delmar Centre?

5. The nature of parking demand varies by business:
 - The café and estate agent typically attract longer visits.
 - The takeaway pizza shop and convenience store/Post Office experience a higher turnover of short visits.

Both the Delmar Centre and the Post Office are designated as Important Community Facilities by Policy CNP4.1 of the Copthorne Neighbourhood Plan and the loss of one-sixth of the already limited layby parking could negatively their viability contrary to the underlying intent of Policy CNP4.2, which seeks to protect such facilities from loss.

I believe the effect of the loss of the layby parking spaces on the Important Community facilities should be assessed. Further, the impact on highway safety because of the loss of this space should be considered which could include double parking across the layby spaces, parking in or near the junctions with Meadow Approach and Roffey Close or on street parking within those roads.

I trust the loss of this space will be treated as a material consideration, properly considered and given due weight in your decision making.

Best regards



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