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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

REFUSAL

REFERENCE: DM/24/2957

DESCRIPTION: 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

LOCATION: THE PRINCE ALBERT, COPTHORNE BANK, COPTHORNE, CRAWLEY

DECISION DATE: 20 JAN 2026

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The design of the proposed apartment block and retail unit building would have an adverse impact on the character and appearance of the area, specifically due to the scale, bulk and height of the apartment block in relation to the public house and Boundary Cottage, and the unsympathetic design and appearance of the retail unit building. The proposal is therefore contrary to policy DP26 of the Mid Sussex District Plan, policies CNP1, CNP2 and CNP11 of the Copthorne Neighbourhood Plan and the Mid Sussex Design Guide. The Council recognises that it is currently not able to

demonstrate a five-year supply of deliverable housing sites and having regard to paragraph 11d)ii) of the NPPF, while limited positive weight has been given to the proposed apartments, the adverse impacts identified (substantial harm to the character and appearance of the area) are considered to significantly and demonstrably outweigh the benefits. As such, there are no material considerations that indicate a decision should be made otherwise than in accordance with the Development Plan.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan	23-144-01		03.12.2024
Proposed Site Plan	23-144-02	E	26.06.2025
Proposed Floor Plans	23-144-03	B	01.05.2025
Proposed Elevations	23-144-04	B	01.05.2025
Proposed Floor and Elevations Plan	23-144-05	A	03.12.2024
Landscaping Details	569 - 1	R1	26.06.2025
Street Scene	23-144-06	B	01.05.2025
Proposed Elevations	23-144-07		01.05.2025
Other	RF92419 SK001A		03.12.2024
Highways Plans	ADL_6033- 05A		09.09.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

REFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*