

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 11:04:24 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2053

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/09/2026 11:04 AM.

Application Summary

Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Ashgrove House 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:	I wish to object to the current planning application for the proposed shop and the associated development of the pub garden. A previous application for a shop together with residential development within the pub garden was refused. Although the current proposals have now been divided into two separate planning applications, this does not overcome the fundamental concerns surrounding the development of this site.

1. Inadequate and unsafe parking and access

The proposed shop appears to have inadequate parking provision for the likely number of customers and staff.

The access to the site is particularly concerning because it is located close to a busy junction. The surrounding road already experiences problems with parking, and vehicles associated with the proposed shop are likely to increase parking pressure considerably.

Customers unable to park within the site could be forced to park along the road or close to the junction. This would create additional obstruction and could make an already difficult and potentially dangerous situation worse.

The increased vehicle movements, turning movements and roadside parking associated with the shop therefore raise significant concerns about highway safety.

2. Impact on the pub as a valued village facility

The pub is an important community facility for local residents and families.

The garden is an important part of the pub's character and its role as a village family pub. It provides outdoor space for customers, families and children and contributes significantly to the pub's attractiveness and viability.

Reducing the pub garden to accommodate development would diminish the quality and appeal of the pub and could undermine its role as a community facility.

This is not simply a matter of losing an area of private garden; the garden forms an important part of the overall function and character of the pub.

3. Cumulative impact of the proposals

The fact that the original proposal has been divided into separate applications should not mean that the applications are considered in isolation from their wider impact.

The proposed shop, together with the loss and development of part of the pub garden, would have a cumulative effect on the site, including increased traffic, parking pressure and changes to the character and use of the pub.

The previous refusal should also be given appropriate consideration, particularly where the current applications seek to

achieve substantially the same overall development through separate applications.

4. Loss of village character and amenity

The pub and its garden contribute to the character of the village and provide an important open and recreational space associated with the public house.

The reduction of this space for development would adversely affect the setting and character of the pub and reduce the amenity available to the community.

Splitting the previous proposal into separate applications does not, in my view, resolve the underlying planning and highway concerns.

Kind regards