

DM/26/2054

We believe that this application is contrary to para. HC6 of the 2026 NPPF in that it will more than substantially impact on 'THE RETENTION OF KEY COMMUNITY FACILITIES AND PUBLIC SERVICE INFRASTRUCTURE'

The proposed application reduces the area of the garden on the Prince Albert public house thus reducing the area for families and children to enjoy the facilities and thus reducing the viability of an already marginal business. As this is the only Public House within the village of Copthorne, its loss as a Key Community Facility would be contrary to the NPPF.

The size of the houses and the small back gardens and lack of space at the front of the dwellings for parking would indicate that this is overdevelopment of the site.

The siting of the houses is immediately adjacent to the garden of the public house which in the summer months, regularly has barbeques which would produce environmentally unpleasant smells in the back gardens of the property. Additionally, in the warm evenings, patrons of the public house would be in the garden until late in the evening causing a noise nuisance to the dwellings.

The proposed dwellings are on raised ground above Dawn Rise and will have an overbearing effect on the bungalows in Dawn Rise.

Although the number of parking spaces might satisfy standards laid down by West Sussex County Council the layout of the spaces will cause access problems should either of the dwellings have a third car, it will be impossible for vehicles from the other dwelling to have entry or access to the site.

We would contend that the siting of the entrance to the dwellings is in a dangerous position. We are concerned about the visibility in both directions while exiting this site. About 20 metres to the north of the exit is the junction of Copthorne Bank with Shipley Bridge Lane and Brookhill Road. Traffic exiting the site would have very limited visibility of traffic accelerating away from this junction towards them. To the south of the exit is a right hand bend for traffic travelling north along Brookhill Road, which again means traffic exiting the site has poor visibility of traffic travelling in a northerly direction towards the site.

Traffic turning south from Copthorne Bank into Brookhill Road would be concerned about traffic coming from the north around the bend in Shipley Bridge Lane due to the speed of the traffic and the lack of visibility on this bend due to a large hedge which comes up to and in some places impinges on the highway. Turning south (left) to be confronted by traffic exiting the site would in our view be an accident waiting to happen.

When this application, albeit for a combined application with what is now application DM/26/2053 came before the Planning Committee previously, it was unanimously rejected.

For the reasons set out above, we believe that the application should be refused.