

DM/26/2053

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 plans for this application show the removal of most of the garden from the Prince Albert public house (especially as it shows the removal of the land for application DM/26/2054) and the area remaining is far too small to provide the existing facilities so that families can enjoy the garden and play area in the summer and making the use of a barbeque unsafe. This would almost certainly make a marginal business extremely unviable and force its closure. As this is the only public house within the village of Copthorne this is a result that should be avoided

Also, the opening of a retail store of this magnitude will have a serious impact on the general store 2 doors away which also houses the village Post Office. A deterioration in the trading performance of the store would almost certainly mean the closure of the Post Office as it is not a viable business in isolation. If this closed, villagers would have to travel to Crawley or Crawley Down to use a post office. This would not be a desirable result when we are trying to encourage more sustainability within villages. It is also not environmentally sound as the additional travel to use the facilities in Crawley and Crawley Down would be made in cars.

Far from encouraging the Retention of Key Community Facilities and public Service Infrastructure this application would have the totally opposite effect.

We also believe that this application is overdevelopment of the site. When you take away the area for application DM/26 2054, the proposed building covers all of the remaining land area other than the car park.

We would also contend that it has an overbearing effect on the bungalows in Dawm Rise, immediately to the south of the site. Especially as what is proposed is a plain wall.

The proposed structure of the retail outlet is of a design which we would suggest is out of character in a village scene, in that there is large areas of light plain walls. We believe this to be contrary to the MSDC Design Guide.

Although the applicants contend that this is a private car park, for my 46 years of living in Copthorne this has always been used by people using the adjoining shops, estate agents and the Delmar Morgan Institute over the road. The not insubstantial traffic generated by a store of this size would make the parking totally inadequate. If efforts were made to restrict parking on the site, this would have the effect of more traffic parking in the road and in all probability would preclude a delivery vehicle from being able to reverse into this site.

Finally, we would address the traffic dangers that will be generated by this proposal. Immediately to the east of the entrance is a bus stop from which school children embark and disembark several times a day. The entrance to this site is close to the junction with Brookhill Road and Shipley Bridge Lane. Buses and HGV vehicles turning into Copthorne Bank may be confronted by a vehicle across the road trying to

reverse into this site, In our view, the effect of these vehicles having to come to a halt will be dangerous for traffic travelling behind them having to come to an unexpected stop causing a build up of traffic in both directions. This will be particularly true on traffic travelling south on Shipley Bridge Lane as there is a virtually blind right hand bend just before the left turn into Copthorne Bank due to a large hedge on the right hand side giving extremely limited visibility.

For the above reasons, we would respectfully suggest that this application should be refused.