

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 December 2024 10:36:56 UTC+00:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2957

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/12/2024 10:36 AM.

Application Summary

Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	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.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	26 Erica Way Copthorne Crawley
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	The development of this site has been long on the horizon once the FH was sold on by Enterprise Inns and the planning considerations must quite correctly be viewed as separate to the social cohesive desire to maintain a well used, appropriately presented public house facility in the best strategic location in the village, particularly where the loss of green space is evident.

That said, the proposed parking solution seems better suited to serve the proposed convenience store and new builds than to be sufficient for all 3 types of building proposed for this site.

The T junction at which the site sits is busy, relative to the village, and following the West of Copthorne build attracts a lot of road traffic and footfall and unless mitigating measures are introduced, which do not look that feasible, there should be a concern about the safety profile likely to be created by the application. Further the application shows access onto Brookhill Road from the residential build, I question too the feasibility of such a design given the nature of the junction, relative to the village size. Finally a question. Does Planning Law need to consider over provision of same purpose shops such as with a Retail Park? The village is already well served by 3 convenience stores, including a Post Office and a national brand.

Kind regards