

Andy Watt

From: [REDACTED]
Sent: 02 September 2026 15:45
To: Andy Watt
Subject: Application No: DM/26/2053 The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX - Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.

[REDACTED]
Dear Andrew

Please find my comments below: -

[REDACTED]
Hurstwood, Dawn Rise, Copthorne, Crawley, West Sussex RH10 3RL

[REDACTED]
Commentator Type: Neighbour or general public

Stance: Object

I strongly object to this proposal. From earlier planning proposals for this site which were rejected, I feel that the village resident's views are not being taken into account. This proposal will affect the whole demographics of the village with increased traffic, congestion and noise along with infilling what green spaces we have with more buildings especially on this side of the village.

This is a public house with a pub garden and children's play area which is situated in a residential area in the middle of a village on a busy road junction. What they are asking for is permission to build yet another convenience store which we don't need within a radius of about half a mile of three others in the village, one of which is a post office, and two other stores within local petrol stations which will add to increased traffic and congestion already on Copthorne Bank and Brookhill Road. If we lose the Post Office, which is a great benefit to the Community, the nearest Post Offices are in Crawley Down and Smallfield. Not everyone has a car and has to rely on public transport

I feel that the size of the plot doesn't warrant the size of the building they are asking for permission to build. I feel that the character of the village will be lost by the density of building and overcrowding of this plot of land. The retail outlet will be built at the rear of the plot (which is at a higher elevation) within a few metres from the boundary with Dawn Rise and although screened by the hedge running along Dawn Rise, it will cause a significant impact on the outlook and privacy of those houses in Dawn Rise as well as the houses facing it in Brookhill Road and Copthorne Bank. The boundary between Dawn Rise and the Prince Albert runs behind the hedge on the Prince Albert side as shown by a wire and wooden fences. Any building should not be built less than a metre from that boundary and from the plans, the store which covers a large area at the back of the site may be less than that. Also, there is a covenant stating that we should be able to gain access to maintain the fence running

behind the hedge. Also, all the new building will affect our telephone wires which run from telegraph poles in Brookhill Road and Copthorne Bank. I am also concerned about the run-off from any of the retail unit after heavy rain. Concreting the area over, doesn't allow for the rain water to be absorbed into the ground and will run off the edge of the site onto Dawn Rise which is lower. We already have problems with standing water following heavy rain and this would aggravate it

Also, from experience, I am aware how noisy fans from generators, air conditioner units and heat pumps are. Being a retail unit with refrigeration I would think that they will be operating twenty four hours a day and if they are placed to the side or rear of the building, would affect noise levels within the surrounding houses especially at night.

Also, I am assuming that there will be lighting covering the car park and retail unit which will add to light pollution if left on all night. Even with curtains, it could light up the bedrooms in Dawn Rise and other neighbouring houses affect our quality of sleep

Despite having car parking, the size of those spaces on the plan appear to be too small for modern cars and shoppers, staff and customers to the Prince Albert could increase the problems and congestion already experienced along Copthorne Bank and surrounding roads with parked cars on roads which are busy at the best of times.

I know we live next door to a Public House and we tolerate noise and nuisance from the Prince Albert as it is fairly limited. However that does not mean that we should have to accept an increased level of noise caused by the comings and goings of people and vehicles visiting the site along with the services maintaining the retail outlet at all times of the day or night.

Regards

A solid black rectangular box used to redact the signature of the sender.