

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 May 2025 16:33:27 UTC+01:00
To: "planninginfo" <planninginfo@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 27/05/2025 4:33 PM.

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 (Amended plans and retail justification received 1 May 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	5 Spring Copse 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 would like to strongly object to the proposed plan. The Pub This has been listed as Community Asset for many years. The loss of the pub would be a severe blow to the community. The proposed plan downgrades the pub to a 'dinking mans' pub, which

in the current pub business place will not survive. What the village needs is a thriving family pub, serving good food and a safe place for children to visit with their parents.

This proposal will destroy this for ever.

Bus stop

Many respondents have mentioned the traffic problems and I cannot help but think that highways have not actually visited the site to see for themselves the traffic volumes through the village. Often traffic is exacerbated by the huge heavy duty trucks passing through the village on a regular basis making everyone lives a misery.

I don't think many have mentioned the bus stop outside the Kwik Mart shop. Another impediment to traffic, especially if picking up disabled members of the public. This is a vital social service, but presumably if this plan goes ahead the bus company will be forced to make changes to the bus stop to everyone's inconvenience.

The Post Office

The proposed plan will, I have no doubt, destroy the Kwik Mart shop and its Post Office business. The Post Office is an extremely valuable facility to have in the village, and should it close then access to a nearby Post office means a car journey somewhere - not very sustainable imho.

Tesco

Tescos can be a good fit in many locations, but not here. (The St Modwen site (Heathy Wood) would be more appropriate). Perhaps it should be mentioned that Tescos often allow click & collect parcel services. This adds an extra dimension to the amount of traffic one can expect.

Neighbourhood plan

The Village has gone to some considerable effort and expense in creating a Neighbourhood plan.

It seems to me that this proposal would in breach of many of the NHP policies, such as CNP2, CNP4, CNP 16 to name but three.

I therefore object to this planning proposal.

Kind regards