

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 May 2025 12:28:05 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 23/05/2025 12:28 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

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Customer Details

Address:	22 Westway Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The revised submission for this application is basically a very weak sticking plaster. It is an attempt to allay the concerns of the 400+ negative responses that the original plan received, and if anything it raises more concerns. The strong objections I made against the original application still stand, but I will reiterate some points below.

The transport report is a joke. To suggest large vehicles can easily reverse into the loading bay off Copthorne Bank can surely only be a conclusion drawn by someone who has not visited site? It says that the pub currently has deliveries by large vehicles, but these pull up on Brookhill Road and do not even enter the car park.

A traffic monitor installed by WPC in Sept 2022 showed over a two-week period there were an average of 4,800 vehicle movements per day along Copthorne Bank. According to Metrobus, about 86 of these are buses - where there are bus stops in both directions adjacent to the proposed entrance for the convenience store. So the area is already very congested and there can be no doubt that the proposed store would increase this beyond dangerous levels.

The figures for retail spend in Copthorne contained in the retail justification report are ludicrous and meaningless. The existing retail offerings in Copthorne all receive good trade, but I do not believe there is the room for more offerings that the report tries to claim. Moreover, even if there were justification for more retail in Copthorne - NOT THERE!! It is a crazy location that will destroy the village. There are 550 new houses between Heathy Wood and Hawthorns with zero retail, so put a store on the location that is no longer going to be a doctor surgery. That would make sense, not on a busy corner 80 & 300 yards away from existing retail outlets. There is still little doubt that putting a store in the proposed location would put the existing store adjacent out of business. Although this is not a material planning issue, it should be a local concern issue, and especially as it would also mean the loss of the only Post Office in the village.

This brings me to my main concern - the Prince Albert itself. The latest report from Saville absolutely misses the whole point, and also contradicts the original viability report submitted with the original application. It states that "it is important to understand the current clientele of the pub". No it is not! The whole reason that the pub is just a drinking pub at present is because the existing landlords abandoned the plan to extend to the back of the pub and build a new kitchen. Without this they cannot offer food. There are several parties interested in taking over the pub and turning it back into the thriving local hub it was previously, but this proposal would completely kill any idea of that. The whole reason the pub is still a viable proposition is because, with the right management and investment, it could be turned into a fantastic local amenity in a perfect central-village location with a family-friendly garden, food offering and good parking facilities. This latest proposal removes all these aspects and makes the pub non-viable, so we would lose the only public house in Copthorne, and indeed in Worth Parish. The real shame about the way this country is going is that this planning application will be heard on material planning grounds only, and if that means it is approved it will ruin Copthorne as a village and kill the only local pub. The US investment owners of this property do not care a hoot about Copthorne and its

residents, I would hope our local District Council do and rely on you to make a sensible decision.

Kind regards