

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 May 2025 17:09:52 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 15/05/2025 5:09 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:	20, Calluna Drive Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1.The Prince Albert has been a social hub for the village since it was built serving not only alcohol but meals, soft drinks and confectionery and ice creams for children. The play area has offered families the opportunity to get together in an adult environment whilst being able to keep observing the children in the play area. The car park has been used for car boot sales, and

other mobile entertainments such as bungee jumping in the past. It is imperative that this is kept as a public house since it is now the only one in the heart of the village

2. The car park is regularly full to capacity since the landlords have always allowed parking to be available for customers of the retail outlets. The new plan reduces the number of spaces whilst attempting to increase demand. This will inevitably lead to more illegal parking and will likely cause more accidents.

3. There are already three food stores in the village so there is no need for an additional outlet.

4. A major brand outlet could increase the amount of traffic by non residents with associated damage and congestion.

5. There is no need or desire for further apartments in the older part of the village.

6. There is a real need to protect the remaining recreational areas including the pub garden.

7. In the application there is additional access to Brookhill between Dawn Rise and Copthorne Bank. This would make this stretch of road even more hazardous for all users.

8. The overall impact would be detrimental to the village.

9. The letter from Adam Bullas regarding the current usage of the pub reflects his complete lack of knowledge of the area and the pub or a deliberate attempt to mislead the business potential of the location. It was a destination pub prior to covid with people travelling from other areas to enjoy Sunday lunches and barbeques as well as drinks. Guests from the Copthorne Hotel regularly visited before it became an immigrant hostel. Other visitors from Airbnb houses and smaller guest houses also visited regularly. It is true that the existing tenants do not have the ability to invest in or run the pub. This is not the fault of the building but of the landlords who should have been working to develop the business rather than asset stripping..

10. When the pub was registered as an Asset of Community Value (ACV) in September 2014 it was patently obvious that it included the surrounding land for many of the reasons stated above.

11. There are many other environmental and safety issues that have previously been recorded so I will not go in to further detail on these.

Kind regards