

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 25 September 2025 10:51:55 UTC+01:00
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 25/09/2025 10:51 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 (Amended plans and retail justification received 1 May 2025) (Updated drainage, ecology and landscaping information received 26 June 2025) (Off-site highways works plan received 9 September 2025)
Case Officer:	Andrew Watt

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Customer Details

Address: Catkins, Copthorne Bank Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I note from ADL's letter dated 12th September 2025, that they have now included an "Improved Crossing Point - New dropped kerbs and tactile paving to be provided both sides of Copthorne Bank at the junction of Shipley Bridge Inn."

Firstly, I assume they mean the junction of Copthorne Bank and Shipley Bridge Lane not Inn.

Secondly, and much more importantly, this still doesn't appear to address the issue of safe crossing for pedestrians. There is no mention of any form of pedestrian refuge or controlled crossing point, either on Copthorne Bank or Brookhill Road. While I appreciate that under Highway Code rules (Rule 8, Rule H2 and Rule 170) motorists are meant to give way to pedestrians at junctions, in practice this is still rarely the case.

Because of the growing volume and speed of traffic through the village, it has become increasingly dangerous to cross both Copthorne Bank and Brookhill Road. Without either a pedestrian refuge or controlled crossing point on both those roads, it is only a matter of time before a serious accident occurs. If you would like the proposed retail outlet to be for village use, then it should be safely accessible for all villagers on foot.

Kind regards