

Andy Watt

From: [REDACTED]
Sent: 13 May 2025 16:51
To: Andy Watt
Subject: Reference: Notification of Planning Application No: DM/24/2957 An Objection..
Importance: High

[REDACTED]
13.May 2025

Reference: Notification of Planning Application No: DM/24/2957

....at The Prince Albert, Copthorne Bank, Copthorne, Crawley.

Dear Mr Watt,

I recently received the written notification sent out by your colleague Ms Ann Biggs, of a Planning Application for the above property in Copthorne, regarding the construction of a convenience store adjacent to the Prince Albert pub. There has already been much discussion on the social medias about this and I would like to submit my objection to this plan for the following reasons:

The first thing is that Copthorne does not (IMHO) really need another (4th) convenience store in the village. Indeed, the location suggested would be very close to the KwikMart store that has recently taken over the site of the original Post Office Store on Copthorne Bank. The other two shops are a little bit further away, but still in the village and close enough to be impacted, as would KwikMart, by the presence of yet another new convenience shop.

The store is, I believe, to be a Tesco's Convenience store which will inevitably involve additional Tesco vehicular traffic in that area of Copthorne Bank and Brookhill Road. As I am sure you will be aware, that junction is particularly busy at many, even most, times of the day. Additional traffic of both Tesco's vans and customers' cars etc, will surely make that junction even more congested and difficult for local traffic. This junction (and "The Bank") has become something of a "rat run" in recent times and the presence of even more traffic will hardly make life any easier for the local community or flowing traffic. There is also the matter of pedestrian usage around that junction,

with the presence of numerous elderly residents, and “junior citizens”, being escorted over the road at busy times of the mornings and afternoons.

The availability of 4 new apartments in that plan also would simply add yet more traffic and parking congestion for those residents as well as local users.

We have seen how many properties around here, built for maybe one or two vehicles per property, have found themselves congesting the roads and parking spaces of their locations,

with as many as 3 or 4, or even more vehicles. You make reference to “alterations” to the existing vehicular access and car park, but even so, I suspect that these are not likely to be adequate

over time. Traffic congestion only ever seems to expand and get worse, not better!

As I understand it, the newish Heathy Wood/St Modwen development north of the A264, close to the M23 area, has no convenience store and notwithstanding the availability of a suitable

site, it would seem that that might be a better location for the planned

Tesco convenience shop, with even some parking spaces made available. Given that the residents of this new residential area

would otherwise head for the new store in Copthorne village, it surely seems logical to locate such a facility nearer to them, for not only their own convenience, but to alleviate the inevitable

scrummage around the Copthorne Bank/Brookhill road junction area, were the application at the Prince Albert to be given the go-ahead.

I hope the decision for this application will be made according to common sense and not for “political” considerations. I thank you for your time taken in reading my opinion here.

Yours sincerely,