

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 July 2025 17:47:46 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 21/07/2025 5:47 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) (Updated drainage, ecology and landscaping information received 26 June 2025)
Case Officer:	Andrew Watt

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Customer Details

Address: Ashgrove House Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	None of the tweaks to the planning application address any of the overdevelopment issues, traffic issues or safety issues of the initial planning application. This is still an overdevelopment at a central village location. The

proposed residential flats will be overbearing on the adjacent properties and if permitted should not be more than 2 storey. The retail unit will bring in too many cars which will not be accommodated by the proposed car park which will be shared with the pub so there will be even more inconsiderate parking on Copthorne Bank than there is already. This is a busy junction in the village so additional cars and delivery lorries will only exasperate the problem and increase the potential for accidents/highway safety issues. The car park entrance is far too close to the busy road junction. Traffic flow can be very congested along this road with street parking as it is without any additional vehicles using this retail unit. The additional vehicles will also significantly increase noise and disturbance for the residents surrounding this site.

The street scene will change dramatically from what is essentially an open green space in the village to a jam packed development. The village pub should retain its large garden for the use of village families. Development companies should not be encouraged to purchase public houses with the intention of using the land for development to deprive communities of their facilities. The Prince Albert should be a thriving business with its central village location and its large sunny family garden.

Kind regards