

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 21 July 2025 19:09
To: Andy Watt
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 7:09 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) (Updated drainage, ecology and landscaping information received 26 June 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Ashgrove House Brookhill Rd Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Here's a refined draft for your planning refusal letter regarding reference DM/24/2957 at Mid Sussex District Council:
Planning Department
Mid Sussex District Council
Haywards Heath, West Sussex

Re: Planning Application DM/24/2957 - The Prince Albert, Copthorne Bank

Dear Sir/Madam,

I am writing to formally object to planning application DM/24/2957 on the following grounds:

1. Harm to Local Independent Businesses

The proposal would introduce a convenience store operated by a large retail chain. This is likely to negatively impact existing family-run businesses in Copthorne Bank-some of which recently invested heavily in refurbishing and house the village post office. Allowing the proposed store may lead to unfair market dominance and result in the loss of vital local services and community character.

2. Loss of Pub Garden and Adverse Impact on Asset of Community Value

The current pub garden is part of an Asset of Community Value. The proposal would significantly reduce this garden to accommodate new buildings. This is contrary to the intent of the ACV listing, to preserve community space.

3. Highway Safety and Insufficient Parking Provision

Although there is an increase in total parking spaces (from 23 to 29), parking for pub customers would actually decrease. Concerns have also been raised about highway safety at the altered vehicular access; inadequate visibility splays and potential conflict between vehicles and pedestrians are of particular worry. Without robust transport assessments and mitigation proposals, the scheme risks adding to congestion and safety hazards.

4. Oversaturation and Prematurity of Retail Provision

Members of the public and local councillors have stressed that Copthorne Bank and nearby areas are not suitable for an additional retail outlet at this time. The application lacks compelling evidence to justify additional convenience retail, especially given existing provision. The justification letter submitted on 1 May is insufficient to address these concerns adequately.

3M

Conclusion

For the reasons outlined-threats to local businesses, loss of amenity space, highway safety risks, and unjustified retail provision-I respectfully request that Mid Sussex District Council refuse application DM/24/2957 in line with local and national planning policies.

Yours faithfully,

[Redacted Signature]

Kind regards