

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 September 2026 19:51:50 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/2053

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/09/2026 7:51 PM.

Application Summary

Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	Sever land and erect convenience store with associated access and parking. Retain public house with revised pub garden layout.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	8a Copthorne Bank Crawley
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Comments Details

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

Reasons for comment:

Comments:

I wish to strongly object to this application for the severance of land and erection of a convenience store with associated access and parking, while retaining the public house with a revised pub garden layout.

I would like to make clear that I have no objection to the public house continuing to operate. My objection is specifically to the

proposed convenience store and the additional access, parking and associated vehicle movements that it would create.

There are already three convenience stores serving the village, together with a bakery. In my view, there is therefore no clear need for another convenience store in this location. The proposed development would introduce additional commercial activity and vehicle movements into an area which is already very busy.

My greatest concern is highway and pedestrian safety. This is an important route for children travelling to and from school, and I am particularly concerned about the effect that additional traffic, customer vehicles, deliveries, vehicles entering and leaving the proposed parking area, and increased pedestrian activity could have on road safety.

The proposal would effectively introduce another reason for vehicles to stop, turn, enter and leave the site at a location where there is already significant movement of traffic and pedestrians. This could create additional conflict between vehicles and pedestrians and make the area more difficult and potentially less safe for children walking to school.

The fact that parking is proposed does not remove these concerns. Customers may still stop briefly, wait to enter the site, manoeuvre within the access or park nearby if the proposed spaces are occupied. Deliveries to a convenience store would also create additional vehicle movements that would not arise from the existing public house use alone.

I am also concerned about the cumulative impact of this proposal. The village already has several shops providing convenience goods, so the additional commercial use appears unnecessary while introducing additional traffic and highway activity.

I respectfully ask the Planning Authority to give significant weight to highway and pedestrian safety, particularly the safety of children using the roads in this area on their journeys to and from school.

For these reasons, I strongly object to the proposed convenience store, associated access and parking under application DM/26/2053 and ask the Council to refuse this element of the proposal.

I would, however, like to make clear that my objection does not extend to the continued operation of the public house.

Kind regards