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Sent: 31 December 2024 16:45:07 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2957

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 31/12/2024 4:45 PM from . Worth Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/24/2957
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.
Case Officer:	Andrew Watt

[Click for further information](#)

Comments Details

Oppose

Comments: The proposed scheme would be an overdevelopment of the site. As far as WPC is aware, this has been a pub with garden area since 1948. These proposals represent a material change of use of the site which WPC believes would be detrimental to the local community.

The proposed residential units represent a loss of privacy. They are less than 20 metres from existing neighbouring properties and will overlook them.

Inadequate parking arrangements. The proposed parking area for residents is unsuitable bringing additional traffic to the already busy

Brookhill Road. The points of egress and exit onto Brookhill Road are too close to the junctions with Copthorne Bank, Dawn Rise and Westway, the junction with Copthorne Bank being a principle thoroughfare through the village.

The section of road concerned is already a busy stretch of road, with parking on either side and on a slight bend making visibility difficult and the exit potentially hazardous. The parking proposed for commercial visitors on Copthorne Bank also causes concern. This proposal increases the number of vehicles requiring access, whilst significantly reducing the number of parking spaces available to service both the convenience store and the pub. Copthorne Bank is already severely congested at times with shoppers requiring access to the existing shops. Shoppers park on both sides of the road restricting a two-way traffic flow and creating blind spots for drivers trying to exit from Meadow Approach, a local preschool and neighbouring properties.

The Copthorne Bank/ Brookhill road Junction has not been thought through. This proposed development is sited on one of the busiest road junctions in Copthorne, which is also used by drivers as a cut through to avoid the traffic congestion on the A264. This Junction has tight turns in both directions and is not suitable for large delivery vehicles which would further compound the traffic congestion.

WPC also believes that the proposed scheme is detrimental to the local amenity. The site is Copthorne's only public house, which having survived through the pandemic, will be threatened by the removal of its garden. Building on its garden will mean a loss of green space in the village centre and potentially transform the facility from being a family amenity into an adults only bar. Copthorne is currently well placed for village supermarkets. Copthorne Bank is already home to two locally owned stores, with a Morrison's Local a few minutes walk away. A fourth supermarket will jeopardise the viability of the existing businesses. One of these has recently been refurbished after public consultation with residents and stocks an extensive list of products as well as housing the village post office.

WPC opposes this scheme and draws MSDC to the considerable opposition there has been towards it on village social media page and objection comments on the planning portal.
Many thanks and Happy 2025

Kind regards