

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 December 2024 16:39:23 UTC+00:00
To: "planninginfo" <planninginfo@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 30/12/2024 4:39 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.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address: Little Gregg Brookhill Road Copthorne West Sussex

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1. The application would result in over development 2. The proposed development would be out of character with the location 3. Copthorne does not require a fourth convenience store in the village, especially as it would be within a few yards of Kwik Mart, which has only recently been expanded and refurbished 4. Although not an expert on such matters, I suspect that the

proposal does not meet the requirements of the Copthorne Neighbourhood Plan and the MSDC District Plan. It must comply with both.

5. The Prince Albert is registered as an Asset of Community Value. My understanding is that this applies to the whole site, not just the building itself. Thus it should not be "severed" for the applicant's convenience.

6. In order to remain viable, the Prince Albert must retain its current garden and car park in order to have an opportunity to improve and expand, as it will probably need to do in the future

7. If the application is approved, the future viability of the pub is in doubt, as I am sure the freeholder is fully aware. The pub is popular and its loss would deprive the community of an important asset.

8. The site is adjacent to the junction of Copthorne Bank and Brookhill Road/Shipleigh Bridge Lane. This is a very busy junction, especially during rush hour. It is used by heavy lorries and buses. Increase in occupancy of the site is likely to result in hazards to pedestrians, including the many children who use the bus stop by Kwik Mart.

9. The application has no merit and should be rejected

Kind regards