

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 31 December 2024 12:56:33 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 31/12/2024 12:56 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: 75 Church Lane, Copthorne, West Sussex

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	The village already has 3 convenience stores, one of which (Post Office) has just finished an expensive refurbishment at cost. These are local shops, own by local people who support community ventures. An additional store will have detrimental impact on the survival of those businesses. Parking in the immediate area, is already a significant issue with over parking created in the laybys and on Meadow Approach.

There is not enough parking now for a pub, cafe, post office, pizza shop estate agent, and community hall opposite the site. This will only make the problem a lot worse.

Reducing the land of the pub will only make it less viable. Already struggling for trade, the absence of a garden will reduce summertime trade. Pubs in general are struggling to survive with rents and overheads. We would not wish to see this venue shut and become like others elsewhere (Crawley Down, Smallfield), sat empty for extended periods of time.

Copthorne has already accommodate a very significant increase to housing. This is not material in terms of dwellings.

Additional traffic at this junction, will be a problem.

While additional parking bays are shown for dwellings, you only have to visit Kitsbridge on the Copthorne roundabout to understand these will not be enough.

This is the 2nd application at this site where the owners are simply looking for a return without considering the needs of local community. There are people in the community willing to take over the pub at the right price.

Kind regards