

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 November 2025 00:10:26 UTC+00:00
To: "Andy Watt" <andy.watt@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 27/11/2025 12:10 AM.

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) (Off-site highways works plan received 9 September 2025) (Retail Justification Addendum received 10 November 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Lynstead Brookhill Road Copthorne
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Yet again further documentation has been added to this application in an attempt to justify the need for an additional convenience store within the already busy noisy village with

existing facilities. We do not need further disruption that this scheme would bring.

ROK Planning's further justifications major on the fact that the store proposed is so small that it won't impact the other existing convenience stores or have an impact on the local area and that the application doesn't need to comply with requirements that would be applicable for larger stores. This is nonsense and appears to have ignored or simply chosen not to comment on the inevitable impact, noise and disruption that a further convenience store will have on the village in terms of the additional passing traffic on Brookhill Road, Copthorne Bank and Shipley Bridge Road plus further congestion within the village in areas nearby to key shops and services that is already under pressure.

If this is considered to be a "local service centre" it is already overdeveloped and over serviced for the size of the village.

The facts here are that the application proposal includes 372 sq.m new retail floorspace. The retail use constitutes a main town centre use. The application site is not within a centre, nor does it accord with the local development plan.

The applicant appears to be majoring on the fact that there is no planning policy requirement for a specific retail impact assessment to be undertaken for this application due to its size. However, that does not in itself remove or lessen the expressed concerns of village residents about the potential impact of this proposal on existing stores in Copthorne or the inevitable additional passing vehicular traffic impact on residents that has already increased since Heathy Wood was constructed with no amenities.

ROK Planning's further justifications seem to consist of other sites in Derbyshire and other areas that are not comparable and are irrelevant.

Further convenience stores will only add to the passing traffic that use the village as a short cut and these short cuts will then result in a build up of traffic at peak times when non-residents stop to use the proposed convenience stores.

This kind of development will only exasperate the problem providing more strain on the roads & more congestion. The council should be focussing more on the increased traffic levels and speeding through the village because it will be a matter of time before a serious accident occurs, there have already been several near-misses in recent months.

The proposed scheme fails to assess the overall impact on the village and should be refused.

Kind regards