

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 16 September 2025 11:29:15 UTC+01:00
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 16/09/2025 11:29 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)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Thyme Brookhill road Copthorne
----------	--------------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Copthorne is a mid sized village in West Sussex, currently serviced by 3 convenience stores (2 of which are already sited along Copthorne Bank Road), two cafes, and pizza take away establishment. The proposal for yet another convenience store on

Copthorne Bank, has not been made in consultation with what people of Copthorne might need. The proposed site is adjacent to the current village post office and store, and will significantly affect established local business, having a negative impact on the community.

Both Copthorne Bank and Brookhill Road are already areas of high traffic volume, used as commuter routes to bypass much of the A264 and access the M23, as well as being bus routes. The local community has already identified speeding traffic as a risk to children accessing the local schools, and commuter traffic often causes congestion. The proposed site will increase traffic in a dangerous position on the road, at a corner junction. If vehicles park roadside/kerbside (there are no parking restrictions or markings) to access the proposed development, the pub or the proposed convenience store, there is significant risk of traffic congestion and traffic accidents with reduced access and visibility at this junction.

Reduced parking for the pub will also cause congestion on the roads, with patrons seeking to park close by.

With two large developments having already been erected close to Copthorne including 500 property housing development Heathy Wood, Copthorne is already adequately serviced for housing and affordable accommodation.

This proposed site is wholly inappropriate for more dwellings. Construction on this corner junction will cause dangerous driving conditions, road congestion, gridlock through the village and will pose a danger to pedestrians on an already narrow section of pavement.

Kind regards