

9 April 2025
Our Ref: 700063/AB



Pure Town Planning
Studio 2
The Focus Building
1 Crimea Road
Bournemouth
BH9 1AP

Attn: Chris Miell MRTPI

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Dear Chris,

PROPERTY: PRINCE ALBERT, COPTHORNE BANK, COPTHORNE, CRAWLEY RH10 3QX

You have requested our response to a query raised by the Local Planning Authority and Ward Councillors in respect of our viability report and in particular addressing the difference in seasonality for the usage of the pub garden at the subject property.

In our professional opinion, whilst the current garden is extensive and the proposed garden, as part of the planning application, is reduced to a smaller external offering, it is important to understand the current clientele that use the public house and the garden usage.

As indicated in our viability report, the public house is used predominately by local drinkers. Whilst there will be a tendency to enjoy the outside garden in the summer months, the public house is not serving food and is not currently a family-friendly establishment. As a consequence of this, the play equipment is somewhat redundant and with no food being served again patrons do not require large amounts of space to dine externally. The scheme proposed does not remove the trade garden in its entirety, it is simply reducing it in size to reflect the clientele and trade going forward.

To conclude, this public house is not a seasonally affected venue, as it is a wet-led local establishment with a very small kitchen (condemned and not in use), which appeals to the immediate residential catchment and therefore is not a food-led destination public house in a desirable 'tourist or convenient' location which is generally impacted by seasonality.

I trust the above is satisfactory and please let me know if you have any further questions.

With kind regards,

Yours sincerely

A handwritten signature in blue ink, appearing to read "Adam Bullas", written over a light blue circular stamp.

Adam Bullas
Director
Licensed Leisure