

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Steve King
FROM:	WSSC – Highways Authority
DATE:	14 th August 2026
LOCATION:	Land North Of Borers Arms Road Copthorne West Sussex RH10 3LH
SUBJECT:	DM/26/0303 Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1,700sqm of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road. (Revised highway plans and supporting information received 23/07/2026.).
DATE OF SITE VISIT:	28 th May 2026
RECOMMENDATION:	Advice

Background

West Sussex County Council (WSSC) in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access. The site is known as Roundabouts Farm, located to the north of Borers Arms Road and to the east of Copthorne Bank. The site would have access onto Copthorne Bank to the west (a section of public highway falling within Surrey County Council's (SCC) jurisdiction) and to the south via Borers Arms Road, through an existing industrial estate. Borers Arms Road falls within WSSC's jurisdiction. The development proposes 260 new residential units on the site, with a 50/50 percentage split of private and affordable units.

The highway aspects are supported by way of a Transport Assessment (TA). It is noted that the Design Team have engaged with WSSC in order to help formulate the basis for the TA and supporting information relating to network impact. WSSC was approached for pre-application comments in 2019 and these have formed the basis of this application.

The LHA has previously commented on the principle of the proposals in March 2026. A site assessment on the 28th May 2026 was undertaken and considered the highway principles within WSSC's jurisdiction.

Latest Comments

Observations were made on our site visit and the LHA has assessed drawing SK21703-28-REV C which has been submitted to the LHA following conversations with the Design Team and Planning Officer. This assesses the access and internals onto Borers Arms Road. The plan has been amended accordingly, and the key differences now are:

- A 1.5m footway on the western side of the vehicular access route
- A 1.5m footway on the eastern side of access route, continuing southwards past Unit 12
- Reduce the bank of car parking spaces at the south-eastern corner of the access route to two spaces, with a reduced crossover width
- A 20mph speed limit on the access route, from the Borers Arms Road junction
- A commitment to Real Time Passenger Information (RTPI) on Borers Arms Road (to be secured via s106 agreement)
- Tactile paving added internally at crossing points.

Conclusion

Having assessed the latest information, the changes are acknowledged and accepted within the TA. The comments previously made on other aspects of the application in March 2026 would still stand. The LHA would not have any highway concerns with the proposals and are not considered contrary to Paragraph 115 and 116 of the National Planning Policy Framework (NPPF).

Jamie Brown
West Sussex County Council – Planning Services