

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Deborah Lynn
FROM:	Highways, WSCC
DATE:	04/08/2026
LOCATION:	Land at and to Rear of 3 Heathview Cottages, Copthorne Common, Copthorne, RH10 3LF
SUBJECT:	DM/26/1678 Residential development of minimum 3 dwellings and maximum 5 dwellings.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed permission in principle for a residential development of 3-5 dwellings. The site is located on Copthorne Common, an A-classified road subject to a speed restriction of 50 mph in this location.

The plans indicate that the existing access to the site would be utilised for the proposal. The LHA would expect that visibility splays are demonstrated at Technical Details Consent stage, in accordance with Design Manual for Roads and Bridges (CD109), which sets out minimum splays of 2.4m x 160m for a 50mph road.

As per the application type, details have not been provided in regards to dwelling size (number of bedrooms). Nevertheless, at Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicle access arrangements, and sufficient space for parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

Kyran Schneider
West Sussex County Council – Planning Services