

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Susan Dubberley
FROM:	WSCC – Highways Authority
DATE:	27 May 2025
LOCATION:	Francis Court Borers Arms Road Copthorne Crawley RH10 3LQ
SUBJECT:	DM/25/1102 Variation of condition No: 2 relating to planning application DM/23/2360 - to amend the drawing list as the site plan has been updated.
DATE OF SITE VISIT:	27 May 2025
RECOMMENDATION:	No Objection

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been consulted on variation of condition on approval DM/23/2360 (replacement care home).

The application has been identified in the MSDC RAG (Red, Amber, and Green) Report as "Red" with comments raised regarding "*path is very narrow and traffic comes round the bend at excessive speed and it a major cause for concern to residents and the parish Council met with WSCC Highways recently to see if road calming could be introduced*" and therefore a site visit was undertaken on 27 May 2025.

The Highways Area Office have confirmed that they have liaised with the Parish about what actions can be taken at this location but traffic calming is not deemed viable at this time. It is understood that there are currently on-going discussions between the Parish, Francis Court and the Area Office about alternative options for pedestrians to access the land at Francis Court to improve safety but this is still in the early stages.

It is worth noting that the variation of condition is sought to narrow the internal access road (removing parking spaces immediately adjacent boundary wall and relocating these). No changes to the existing access with public highway is proposed.

The following observations were made during the site visit:

The existing access on Copthorne Bank was assessed, visibility looked absolutely fine in both directions. Copthorne Bank was moderately trafficked, but seemed to be travelling at and around the posted speed limit. The access looks to have been recently resurfaced, and is currently being used by construction traffic for ongoing development within the site. The footway on Copthorne Bank is relatively narrow, but enough for one person to walk along at a time. It also appears lightly used at this time (10:00am), as I didn't see any other footway user other than myself whilst I was there.

No objections were raised to the original application for replacement care home under DM/23/2360 and swept path tracking was provided under that application showing the workability of the proposed access route. In light of this and observations made on site, the LHA do not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Katie Kurek
West Sussex County Council – Planning Services