

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	WSSC – Highways Authority
DATE:	9 October 2025
LOCATION:	Land Rear Of Heathview Copthorne Common Copthorne West Sussex
SUBJECT:	DM/25/2379 Residential development of up to 2 self-build houses.
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.

This application is for Permission in Principle for the residential development of up to 2 self-build houses. The site is located on Copthorne Common, an 'A' classified road subject to a 50-mph speed limit at this point. A264 at this point forms part of the Strategic Road Network and is subject to a high volume of two-way high speed vehicular movements per day.

The plans indicate that the existing access to the site would be utilised for the proposal. The applicant has referred to pre-application discussions with WSSC as Local Highways Authority within the supporting information. 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), or parking provision. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicular access arrangements to the site, sufficient space for parking and turning of vehicles in accordance with Arun 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.

Nicola Elliott
West Sussex County Council – Planning Services