

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	28 th April 2026
LOCATION:	Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex
SUBJECT:	DM/25/3020 Outline planning application for the erection of an extra-care retirement community (Use Class C2) and community pavilion, including associated parking, outdoor amenity space, landscaping and drainage, with all matters reserved except for the new access proposed from Copthorne Common Road. ADDITIONAL INFORMATION submitted 8th April 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, response to consultations, road safety design audit and district licence report.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information

Background

WSSC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access. The proposals are for an extra care community unit (C2). Access to the site will be taken from Copthorne Common Road on the northern boundary of the site via a new priority junction. The highway aspects of the proposals are supported by way of a Transport Assessment (TA) dated October 2025. The applicant did approach the LHA for pre-application advice in June 2025; the content of this correspondence is contained within the TA appendices.

Latest Highway Comments

Much of what was advised in December 2025 would still stand the only remaining area related to the addressing of the point relating to a pedestrian crossing facility across the A264.

The LHA has reviewed the latest information submitted by the Design Team and on inspection of the portal no drawings or revised RSA have been submitted. The Design Team Audit submitted appears to relate to the similar application at the site DM/25/3021 which proposes a right turn lane.

Jamie Brown
West Sussex County Council – Planning Services