

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSCC – Highways Authority
DATE:	10 th April 2026
LOCATION:	Land To The West Of Courthouse Farm Copthorne Common Copthorne West Sussex
SUBJECT:	DM/25/3021 Outline planning application for the erection of residential dwellings (Use Class C3), 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 10th and 25th March 2026 in reselect of a FRA and drainage strategy, green ring strategy drawing, cross sections, response to consultations, road safety design audit and district licence report,
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

Background

WSCC in its role of Local Highway Authority (LHA) has been consulted on the proposals for highway safety, capacity and access. The proposals are for 86 residential units in total. Access to the site will be taken from Copthorne Common Road on the northern boundary of the site via a new priority junction with a ghost island right turn lane. 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 inclusion of the site's Design Audit (DA) which was completed in February 2026 and is now included in the supporting information.

The LHA has now formally reviewed the requested DA from the applicant's Design Team following comments from our Highway Agreements Engineer. The LHA are satisfied that the DA accords with the correct parameters of Design Manual for Roads and Bridges (DMRB).

Conclusion

As the DA has now been completed and agreed the LHA would offer No Objections to the proposals. It is therefore not considered that the impact of the development would be

considered 'Severe' in line with National Planning Policy Framework ([NPPE](#)) guidance specifically paragraphs 115 and 116. Any approval of planning permission would be subject to the following conditions:

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on drawing PL01 and titled "PROPOSED RESIDENTIAL ACCESS ARRANGEMENT".

Reason: In the interests of road safety.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Highway Agreements Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jamie Brown

West Sussex County Council – Planning Services