

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Joanne Fisher
FROM:	WSSC – Highways Authority
DATE:	27 July 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 08/07/2026 in respect of a Departure from Requirements (DfR) application for the refuge.
DATE OF SITE VISIT:	28 th May 2026
RECOMMENDATION:	No Objection

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. The LHA undertook a site visit on the 28th May 2026.

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 and the Stage 1 Road Safety Audit (RSA) comments from the Design Team. The LHA has reviewed the latest information submitted by the Design Team and on inspection of the plans the RSA has now been updated with the pedestrian refuge and crossing points added to drawing PL02 Revision A. This includes a 2.0 metre pedestrian refuge with 2.4 metre tactile paving tie ins.

We have sought the advice of our Project Manager for highway design on the refuge island and he has identified that the island is strictly not in accordance with CD 143, the recommendation is that *'refuge islands shall not be provided where the speed limit is*

greater than 40 mph... On that basis we need to pursue a Departure from Requirements (DfR) application for the refuge.

The Design Team has provided a DfR application and this has now been approved by the LHA's Highway Agreements Project manager with the following comments: *The islands will need to carry reflective self-righting keep left bollards, along with high level internally illuminated keep left signs mounted on a passively safe refuge beacon post with a post-top globe light.* The LHA considers the above to be securable through detailed design, with the point raised in the original RSA now addressed through the DfR process.

Conclusion

Having assessed the original TA and the subsequent design submissions as outlined above the LHA would advise No Objections from the highway's perspective. The proposals are considered to be in line with National Planning Policy Framework (NPPF) paragraphs 115 and 116. Any approval of planning consent would be subject 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 the drawing titled 'PROPOSED RETIREMENT VILLAGE ACCESS ARRANGEMENT' and numbered PL02 Rev B.

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),
- the prevention of deliveries at the site during school drop-off and pick-up time (generally 0800-0900 and 1430-1530),
- Access arrangements from the public highway, including temporary accesses and alterations to existing accesses.
- 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