

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Jo Fisher
FROM:	WSSC – Highways Authority
DATE:	9 th June 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. Received on 20/05/2026
DATE OF SITE VISIT:	Site Visited 28 th May 2026
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. 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 have already been made aware of this request and will provide a response in due course.

Jamie Brown
West Sussex County Council – Planning Services