

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Rachel Richardson
FROM:	Highways, WSCC
DATE:	16/07/2025
LOCATION:	Garden Building, Keepers Cottage, Copthorne Common, Copthorne
SUBJECT:	DM/25/1484 Change of use to create a Community Pottery Studio.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the change of use of building to community pottery studio. The site is located off Copthorne Common, an A-classified road subject to a speed restriction of 50 mph in this location.

Access to the maintained highway network is at the existing access point on Copthorne Common. Private access tracks, one of which is maintained as Public Footpath no. WOR-28W, links the maintained highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Copthorne Common.

The applicant has confirmed that the site will operate 5-6 days per week, running two sessions per day for general studio hire with 8 people per session. Occasional evening functions with up to 12 attendees may take place twice per week based on demand. Considering these numbers, the LHA are satisfied that the potential number of vehicle movements generated by the proposed use can be accommodated into the local highway network without adverse impact. Morning and afternoon sessions appear to be staggered, meaning there should not be any vehicular conflict between vehicles arriving and leaving the site.

Two existing car parking areas are to be retained for use by studio attendees, providing 12 car parking spaces. As the max number of attendees would be 12, this would be considered a suitable amount of parking to serve the proposed use. Additional space does appear available within the existing parking areas to accommodate additional parking if needed. On-site turning appears achievable within the site, allowing cars to exit in a forward gear.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services