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Sent: 06 August 2025 14:11:00 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Cc: "Debbie Farrell" <debbie.farrell@westsussex.gov.uk>
Subject: DM/24/2957 Highway Authority off-site improvements
Attachments: Bus Company Comments.pdf, 20250514_171259.jpg

Good afternoon Andy,

I hope you are well.

I am just emailing you in light of comments made by Metrobus in relation to planning application DM/24/2957 at the Prince Albert Pub, Copthorne (comments attached for reference). I just wanted to set out what the Highway Authority are seeking in relation to off-site highway works. In addition to the new the vehicular access proposed on Brookhill Road and the slightly amended vehicle access on Copthorne Bank the Highway Authority would look for the following works to be secured by any planning permission granted and then undertaken by the developer, through a S278 agreement. Items 1 and 2 have been previously requested item 3 is new.

1. Redundant vehicle crossovers reinstated back to full height kerbs on Brookhill Road. This is to help blind or partially sighted people navigate along the footway because they can use the kerb as a tapping rail with a cane to navigate.
2. A dropped kerb and tactile paving crossing provided at the junction of Shipley Bridge Lane and Copthorne Bank. This is to ensure that trips to and from the new development are accessible for all, irrespective as to their level of mobility.
3. The eastern end of the layby outside of Connells estate agency (shown in the attached photo) should be squared off. Rather than the kerb line being at a 45 degree angle it should be a 90 degree angle to the kerb to provide a larger bus boarding area. This is to help with accessibility access to and from a bus and ensure it is accessible for all.

The Highway Authority consider these improvements necessary to make the development acceptable and necessary to provide a safe means of access for all by walking and public transport, as per the NPPF. These improvements are also considered necessary to accord with Policy DP21 Transport of the Mid-Sussex District Plan. This policy requires decisions on development proposals to consider whether, *"Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;"*.

Please can you liaise with the developers and see whether these minor improvements can be incorporated into their scheme.

Either Debbie or I are happy to discuss as is necessary.

Many thanks

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