

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andy Watt
FROM:	WSSC – Highways Authority
DATE:	18 March 2025
LOCATION:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
SUBJECT:	DM/24/2957 Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park.
DATE OF SITE VISIT:	March 2025
RECOMMENDATION:	No Objection

I refer to your consultation in respect of the above planning application and would provide the following comments.

At the request of the local planning Authority a site visit has been undertaken to assess the space available for delivery vehicles.

A Transport Statement has been submitted in support of this application which includes a Traffic Generation and Impact Assessment.

Existing

The site in its entirety is currently operating as the Prince Albert public house with associated parking and gardens. It is located on a corner plot on the junction of Brookhill Road and Copthorne Bank with the building footprint in the north western corner and bounding the public highway. There are 2 access points one from Brookhill Road (not in use) and one from Copthorne Bank which serves the car park.

Proposal

The proposed application is for the provision of a new convenience store (GIA 372) with a dedicated loading/unloading bay. The Public House (PFA 82sqm) is to remain and 23 car parking spaces are to be provided to be shared between the convenience store and the pub. This parking area is to be accessed via the existing vehicular access from Copthorne Bank. A residential development of 4 apartments is proposed which will include 4 parking spaces. The residential area will be accessed via a new dropped kerb from Brookhill Road.

Vehicle Access to Car Park (Copthorne Bank)

Access to the convenience store and public house car park will be via the existing access which is to remain as it is currently. A plan has been submitted to show that visibility splays of 2.4m x 43m area achievable in both directions. The splay to the east crossed an existing parking bay. However, as this is an existing access, parking bays are not permanent obstructions and forward visibility for vehicles travelling west along Copthorne Bank is good, this is acceptable. The applicant will need to ensure no signage is placed in the visibility splays.

Visibility splays from the new residential access are 2.4m x 43m to the north with 2.4m x 33m to the south (to the carriageway centre line). This is below standard, however given this is the trailing direction actual visibility of approaching vehicles (heading north) is actually closer to 43m. The applicant will need to ensure this visibility splay is kept clear of vegetation to a height of 0.6m.

Delivery Management Plan (DMP)

A DMP has been provided which includes vehicles tracking for delivery vehicles. It is worth noting at this point that the public house would have had deliveries from large vehicles and also waste collections, therefore large vehicles accessing the site is an existing situation. Although the tracking shows there is sufficient room to manoeuvre, delivery vehicles can also to reverse into the site and into the designated loading/unloading bay – **it is essential this area is kept free from parking at all times, signage will be required management, via CCTV cameras will be required by the store staff.** Delivery vehicles will be able to exit the site in a forward gear. As stated in the DMP a delivery management strategy will need to be utilised to ensure deliveries do not arrive at the same time. Waste and refuse will be taken away by the delivery vehicles, therefore reducing the need for another large vehicle to enter the site.

Traffic Generation and Impact Assessment

The TRICS database has been interrogated to establish the likely existing vehicle trip levels for the public house and the likely proposed trip rates for the proposed convenience store. The data provided shows there is likely to be a significant increase in the number of trips to and from the site which is to be expected. However, studies have indicated that a large proportion of these trips will be via foot or cycle. Cycle parking has been provided and the applicant will need to ensure that walking to and from the site is also suitable for disabled/blind and partially sighted customers.

The residential element of the proposal is unlikely to generate a significant level of traffic and the 6 parking bays provided are acceptable.

S278 Works

The creation of a new vehicle access onto Brookhill Road, the closure of the existing access onto Brookhill Road (including the reinstatement of full height kerbing), the improvements to the vehicle access onto Copthorne Bank and any works to secure the visibility splays will require a section 278 Agreement for works on the public highway. It is also required for tactile paving to be implemented across Copthorne Bank to increase accessibility, this will also be part of the S278 agreement.

Works within the Highway – Implementation Team

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 Implementation 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.

No highway objection subject to the following conditions:

Copthorne Road 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 to be submitted to and approved by the Highway Authority

Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4 metres by 44 metres have been provided at the proposed site vehicular access onto Copthorne Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Brookhill Road 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 to be submitted to and approved by the Highway Authority

Reason: In the interests of road safety.

Visibility (details approved)

No part of the development shall be first occupied until visibility splays of 2.4metres by 44 metres to the north and 2.4m x 44m to the south have been provided at the proposed site vehicular access onto Brookhill Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Access closure (Access Closure)

No part of the development shall be first occupied until such time as the existing vehicular access onto Brookhill Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Pedestrian Visibility (details required)

No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Brookhill Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

Vehicle parking and turning of Delivery Vehicles

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Debbie Farrell
West Sussex County Council – Planning Services