



ADL/AM/6033/12A

12th September 2025

Andy Watt
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Mid Sussex District Council

[via email]

Re: 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 (APPLICATION DM/24/2957)

ADL Traffic and Highways Engineering Ltd are providing this letter on behalf of the Applicant 'Westcoast Convenience Ltd' to support the drawing ADL_6033-05A which has been submitted to Mid Sussex District Council (MSDC) showing the off-site highway works committed by the Applicant associated with the subject planning application.

The drawing ADL_6033-05A shows the off-site highway improvements which were requested by West Sussex County Council (WSCC) as the Highway Authority. The Applicant has agreed with WSCC to provide as part of their planning application the following off-site highway improvements:

- **Existing Access Improvements** - Existing access to be retained as a vehicle crossover but resurfaced and damaged kerbs either side of access to be renewed at full-height.
- **Increased Bus Waiting Area** - Footway to be extended eastwards at the northeast corner of the site, extending 5.5m from the eastern boundary, to provide increased space for pedestrians waiting at / alighting from the bus stop.
- **Improved Crossing Point** - New dropped kerbs and tactile paving to be provided both sides of Copthorne Bank at the junction of Shipley Bridge Inn.
- **Closure of Redundant Crossover** - Existing (redundant) dropped kerb crossover at the northwest corner of the site to be closed and reinstated to full-height kerbs / footway.
- **New Crossover** - to serve residential dwellings to be provided at the southwest corner of the site.

As previously noted, the proposals are shown indicatively within drawing ADL_6033-05A which accompanies this letter. The highway works would be subject to a Grampian condition which requires the Applicant to enter into a Minor S278 Highways Agreement with WSCC.

As part of the Minor S278 Highways Agreement, a topographical survey will be conducted, and this would inform the detailed design of the off-site highway works which would be completed by the Applicant consultants for the approval of the Highway Authority and to enable Technical Approval prior to commencement of the highway works.