

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO:
<b>FROM:</b>	WSCC – Highways Authority
<b>DATE:</b>	20 November 2025
<b>LOCATION:</b>	Firs Farm Copthorne Common Copthorne Crawley
<b>SUBJECT:</b>	DM/25/0708 Redevelopment of the site to provide 5 dwellinghouses with associated amenity space and parking; hard and soft landscaping; cycle and refuse storage; change of use of land to residential garden for existing dwellinghouse and associated access works.  (Flood Risk Assessment and Drainage Report received 18.07.2025) Not sure if it is for SWD? According to Mid Sx's email, it is for Highways!  Amended Heritage Statement 05.08.2025, amended Site Location plan and amended Tree Information submitted 30.09.2025 and 02.10.2025).
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

Further to the additional information provided, the Highway Authority would not raise an objection to the proposal.

Whilst a footway would be beneficial, the single carriageway access track is straight with good forward visibility. Vehicles using the access track will be able to see pedestrians in the carriageway. The included 'passing place' will provide an area for pedestrians to wait, however given the shared use philosophy and the speed of vehicles using the track, the proposed arrangement is acceptable.

Please refer to our initial comments for conditions.

**Debbie Farrell**  
**West Sussex County Council – Planning Services**