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West Sussex Local Access Forum



21st September 2017

Sent by email to: planning@adur-worthing.gov.uk

Dear Sir/Madam

Application : AWDM/0961/17 – Land West of Monks Farm, Marsh Barn Lane, Lancing, West Sussex

I am responding to the above consultation on behalf of West Sussex Local Access Forum (WSLAF).

West Sussex Local Access Forum (WSLAF) is an independent advisory body, established under the Countryside and Rights of Way Act 2000, to give access advice to local authorities, statutory organisations and non-government organisations. In giving that advice the Forum's main objective is to ensure the existing network of public rights of way (prows), as well as the wider access network, is protected and where possible enhanced. The Forum has a balanced membership of knowledgeable and experienced users (walkers, cyclists, horse riders and carriage drivers), landowners and other interests (including conservation, disabled access, landscape). For further information about the Forum please visit www.wslaf.org.

As stated in the Forum's letter dated 1st February 2016 in response to proposed amendments to allocation at New Monks farm, Members are aware of, and have discussed, the implications for non-motorised user (NMU) access across the A27 to the South Downs National Park at this location.

WSLAF considers the proposals for change to the routes for access across the A27 within this application to be of great importance and wishes to maximise the potential benefit for all NMUs. Highways England has been aware for many years of the aspiration for an improved crossing at this location, which WSLAF fully supports.

The A27 is considered a significant deterrent for N-S access for leisure and recreational use and unless a safe and attractive to use alternative crossing is provided for all NMUs the number of crossings will continue to be limited.

The Adur Local Plan Policy 5 identifies the need for improvements to the crossing facilities at the A27 for pedestrians, cyclists and equestrians.

The current N-S proposals remove the existing controlled at-grade crossing at the junction of Old Shoreham Road and Coombe Lane, known as the Sussex Pad, which is the most favoured route for NMUs to access the SDNP from the Downs Link and Shoreham Toll Bridge, as it is the natural desire line and most direct route. However use of this route has declined due to the increased traffic flows on the A27.

The proposal provides a toucan crossing at the new roundabout to the west of the existing crossing, which NMUs would access via shared foot/cycle paths alongside the A27, separated from the busy carriageway by a verge. This arrangement will not encourage use for leisure and recreational purposes, which is of importance to enhance health and well-being. It will certainly be unsuitable for any equestrian use for safety reasons.

A grade separated NMU bridge crossing located at the Sussex Pad will achieve the aim of improving N-S access. The current proposals do not appear to improve the existing position. The upgrade of the Public footpath 2049 as an alternative N-S NMU route is stated to be only a possibility. No detailed investigation has been made to ensure that this can be achieved.

The provision of a country park is welcomed, but where possible leisure routes should be available for all NMUs. All routes should be linked to the existing public rights of way network.

Members look forward to being updated on the progress of this application and would welcome any future discussions on public rights of way and access in regards to the proposed development.

This letter constitutes formal advice from the West Sussex Local Access Forum. Adur District Council is required, in accordance with section 94(5) of the Countryside and Rights of Way Act 2000, to have regard to relevant advice from this Local Access Forum in carrying out its functions.

Yours sincerely



Jane Noble, Forum Officer
West Sussex Local Access Forum

Copy for information to: All WSLAF members
Jon Perks, WSCC Principal Rights of Way Officer