

West Sussex Local Access Forum



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Sent by email to: planning@adur-worthing.gov.uk
For the attention of James Appleton

Dear Mr Appleton

Application : AWDM/0961/17 – Amended Plans and Further Information - Land East Of Shadwells Road At Mash Barn Estate Mash Barn Lane Lancing West Sussex

I am responding to the above consultation on behalf of the 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.

We would reiterate our comments in our responses in Feb '16, Sept '17 and Sept '18 and confirm that it is our firm view that this development offers the best possible opportunity for the delivery of a grade separated non-motorised user (NMU) crossing of the A27.

Members are strongly of the opinion that more consideration should be given to the provision of a bridge between Old Shoreham Road and Coombes Road to provide the most direct and convenient crossing that all NMUs are looking for.

The alternative proposed at present, using FP 2049 under the A27, raises serious concerns as to its suitability for all NMUs (walkers, cyclists and equestrians), as it fails to meet current standards for a bridleway regarding height (minimum 3.4m) and width (minimum 3m, preferably 4m for a well-used path).

In addition with respect to PROW 2049, there is a discrepancy between the legal status of the path described in the 'Summary of Additional Information' and the Drawing referred to in the Summary (VD14260_SK_0101C), which requires clarification.

The Summary refers to a bridleway, which would be available to all NMUs but the width shown of 2.5m would only comply with normal WSCC standards for a walk/cyclepath.

On the drawing the path is described as a Footway/cycleway which would exclude some users notably equestrians. A cycleway would also not be shown on the Definitive Map of Rights of Way. The narrow width of 2.5m may also cause some conflict between users and we have a safety concern over the narrow width (0.5m) between the path and the slope down to the river.

Whatever alternative crossing of the A27 for NMUs is provided, this must be in place prior to the removal of the Sussex Pad traffic lights.

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.

Thank you for considering WSLAF's comments. Members look forward to being updated on progress on this matter.

Yours sincerely



Jane Noble, Forum Officer
West Sussex Local Access Forum

Copy for information to: All WSLAF members