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West Sussex Local Access Forum



15th February 2018

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 to Environment Statement (FEIS) – Land West of New Monks Farm, 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 (PRoW), 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 you will be aware from the Forum's previous responses in February 2016 and September 2017, members feel very strongly that the proposed development at New Monks Farm offers the best possible opportunity for the delivery of a grade separated non-motorised user (NMU) crossing of the A27 at this location. The proposed removal of the existing controlled at-grade crossing at the junction of Old Shoreham Road and Coombes Road has now made this delivery essential.

In view of this, whilst a bridge crossing has always been our preferred option the second amendment made in the FIES, as set out in paragraphs 3.1.4 and 3.1.5, regarding a proposed bridleway link between footpath (FP) 2049 and Coombes Road, an upgrade of an improved and widened FP 2049 on the western side of the River Adur, and the use of an existing A27 underpass, is cautiously welcomed.

However, this is providing the proposed route can be made suitable for safe use by all NMUs (walkers, cyclists and equestrians), which is essential to ensure the development will comply with Adur Local Plan, Policy 5, *"It will be essential to ensure that safe and improved pedestrian, cycle and equestrian access across the A27 to the South Downs National Park is provided."*

WSLAF feels this proposal cannot be fully supported, and indeed are minded to object, until more detail and information is available for consideration, to ensure the proposal will provide a safe route usable all year round for all NMUs. The Forum requests that it is notified when a planning application for the new bridleway to the north of the A27, is submitted to the South Downs National Park Authority.

Members also have concerns regarding the possible alternative scheme to add a 4th arm to the roundabout at A27/Grinstead Lane junction, and a new link road to Coombes Road, as this would require NMUs to cross an additional road along the north of the A27.

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 request that they continue to be updated on progress on this Application, and would welcome being consulted in the future on any similar matters that may impact on access.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jane Noble', with a horizontal line extending to the right.

Jane Noble, Forum Officer
West Sussex Local Access Forum

Copy for information to: All WSLAF members