

West Sussex Local Access Forum

Jane Noble, Forum Officer
West Sussex Local Access Forum
First Floor, Northleigh
Tower Street, Chichester
West Sussex PO19 1RH
(03302) 226691
wslaf@westsussex.gov.uk
www.wslaf.org



Sent by email to: planning@horsham.gov.uk

8.1.22

Dear Sir/Madam

Re: DC/21/2321 Outline Application for a residential development scheme of approximately 170 dwellings at New Place Farm Pulborough 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.

The above outline application has been brought to the Forum's attention, as it appears there are opportunities within the scheme to protect and enhance the local Public Rights of Way (PRoW) network, this being one of our main objectives. We have considered and are responding to the application from a Non-Motorised User (NMU) perspective. .

We would draw your attention to NPPF para 100 which states '*Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.*'.

In addition the Transport Assessment identifies NPPF para 112 which states that

'applications for development should:

"a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; '

The Forum notes a commitment in the Planning Statement to retain existing PRowS as well as providing upgrades, which Members very much welcome. We would like to highlight two enhancements to the PRow network that we consider would improve access for all Active Travel users both to and from the new development. These are, firstly the upgrading of Footpath 2330 to a Bridleway from its junction with Bridleway 2332 south to where it meets Bridleway 2328 ; and secondly the upgrading of part of Footpath 2331 to a Bridleway from its junction with Footpath 2330 westwards to where it meets Link Lane.

Both enhancements would provide additional off-road routes for NMUs to allow access to local facilities and the station in Pulborough and in addition provide links to the countryside to the south , north and east of the proposed development.

The surface of any upgraded paths should be in materials appropriate to the location, suitable for use all year round and as specified by WSCC Rights of Way and to a minimum width of 3m.

This letter constitutes formal advice from the West Sussex Local Access Forum. Horsham 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 any future Applications regarding this development.

Yours sincerely

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

Jane Noble, Forum Officer
West Sussex Local Access Forum

Copy for information to: All WSLAF members