

9 Woodgate Road
Woodgate
Chichester
Sussex
PO20 3SX

19th September 2021

Arun District Council
Planning Department
Arun Civic Centre
Mottrovers Road
Littlehampton,
West Sussex.
BN17 5LF



Dear Sirs,

Re: Planning Application AL/107/21/PL
Woodgate Centre, Ryefields Farm, Woodgate.

We write to object to the above planning application for 180 residential dwellings and new vehicular access at the Woodgate Centre Ryefields Farm, Woodgate. Our reasons for objection are as follows:-

The proposed building of 180 houses will be on a greenfield site and an over development of the village which already has several new developments being built or have had applications passed, to go ahead in the area. The increase in population and traffic this development will cause will put an even bigger strain on the roads and local amenities including transport, schools, local DPs, health service, sewerage and waste water services which are all struggling to cope already.

We note that the developers intend to use Woodgate Road as a new access road to the development. We strongly object to this as Woodgate Road is a residential cul de sac and is in no way sufficient in size or structure to take the increased traffic which would be produced by this new estate, which could create an additional 300 - 400+ vehicles, plus all the trade and services traffic etc. As there is already an access road to the site from Oak Tree Lane which has been in use for many years why is this not being used?

Many of the residents in Woodgate Road do not have off road parking and have to park on the road outside of their properties therefore restricting it to single file, and there have been incidents where vehicles have been unable to get access. All the extra vehicles from the proposed development would only add to the problems.

Woodgate Road is a quiet pleasant cul de sac and all the extra traffic created will make it a noisy, congested through road adding to noise and air pollution which is a health risk to residents and will also have an affect on their mental health with all the upheaval it will cause. The road will be made more dangerous for residents Pats and Wildlife (which is already in decline).

Access from Woodgate Road onto the A29 Lidsey Road is already a huge problem with traffic regularly backed up throughout the day caused by the long delays at Woodgate Level crossing where traffic can build up to a mile or more in both directions. Vehicles waiting to visit Woodgate Road will be queuing back up the road causing even more congestion and frustration.

The Sewerage and waste water facilities in the area are already a concern and struggle to cope with current usage.

We feel this application will have a very detrimental effect on the area and will change Woodgate as a village especially with all the other developments that are taking place. It can only add further to the traffic chaos already experienced by the local residents and put an unacceptable level of demand on already struggling local services. It appears to us that every piece of land in the area is being built on at a great rate with no thought to the infrastructure. The countryside its wildlife and its habitat is being wiped out and can never be replaced. Where will it all end? The local villages will not exist they will just become another Town.

We hope Arun District Council will reject this application out of hand.

yours faithfully

A. Smith

S. Smith