

MARK STEPHENS

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Woodgate
Chichester
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PO20 3TA



24 September 2021

AL/107/21/PL
Woodgate Centre

I write to object to the above planning application on the following grounds

The proposed access to the site along Woodgate Road is completely unsuitable for the increased traffic generated by 180 properties, It is also dangerous for all road users and pedestrians.

Available road width is restricted due to parked cars at all times of the day as many of the existing properties do not have off street parking. As the application acknowledges, the road is only just wide enough for a car and lorry to pass each other – this presupposes a clear road which is rarely the case and therefore leads to vehicles having to mount the grass verge to pass each other. With the grass verge being converted to a pedestrian/cycle path, this will lead to a potentially even more dangerous situation than at the moment.

The risk will be at its worst during the development phase with materials being delivered by HGVs. Because of the position of parked cars very close to the Woodgate Road/Lidsey Road junction, access in and out can be difficult and dangerous with limited sight lines and vehicles, particularly large ones, ending up half in and half out of the junction

The application quotes a survey which concludes that no more than 9 cars are parked in Woodgate Road at any time. This is often exceeded with a knock on effect in Woodgate Close, making the junction between these 2 roads dangerous with cars in either road being on the wrong side, not helped by limited sight lines. Photos of both roads are attached.

The application says that the narrowness of Woodgate Road does not impair the junction with the A29. Nevertheless a previous planning application in 2011 was turned down in part because of the problems associated with the Woodgate Road/Lidsey Road junction. Nothing has changed since that time other than the traffic having increased. There continue to be long waits to exit Woodgate Road when the level crossing is closed. This leads to drivers taking risks to continue their journey.

In addition to these traffic issues, I feel strongly that the properties on the western edge of the site, which will closely overlook the existing bungalows in Woodgate Close, should themselves be bungalows as is the case in the nearby Wings Nursey development.

In summary, Woodgate Road is too narrow to cope with increased traffic, particularly large vehicles and the proposed cycle/pedestrian path will also be too narrow for safety. Everybody's safety is paramount.

Yours sincerely

M P Stephens



