

April Cottage
Lidsey Road
Woodgate
Chichester
West Sussex
PO203SU

Planning and Development Services
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

16/12/2021

Reference AL/129/21/OUT Land adjacent to Woodgate Nurseries, Lidsey Road, Aidingbourne.

We would like to object to the above planning application on the following grounds.

Scale of development

We moved to Woodgate in October 1989, our house is at the southern end of Woodgate opposite Lees Yard with no immediate neighbours to the South. This development along with the many other development planned around us will swallow up our small hamlet bringing Bersted and Woodgate increasing closer. Saltbox retail park is less than one mile from us, we are close to merging with Bognor Regis.

Woodgate House is being surrounded by this proposed development completely changing the appearance of Woodgate house and the surrounding area.

We have lost our local shop in the last couple of years and there are very few amenities for such a large new community in this area.

Incompatible Use

In 1990 shortly after we moving here, Lidsey Landfill site opened and has increased in size to over 75 hectares taking non-hazardous household waste, Industrial and commercial waste since 1990. The site closed a couple of years ago but is located to the West of the proposed development. Whilst the site is closed the waste is still producing landfill gas which impacts on air quality in this area through the landfill surface, around the gas pipework and leachate collection pipes. There is also the landfill gas management system where the gas is burned to create electricity. The gas turbines are South West of this proposed development and the is likely to be

exposed to south westerly winds for a large proportion of the time carrying any products of combustion from the gas turbines to the residents of the proposed development. The site is expected to continue to produce landfill gas for 40 years.

Whilst we have not enjoyed having the landfill site so close to where we live with the disruption that this has brought over the last 30 years it has recently brought great pleasure to us to see the wildlife increasing as the site has been restored to grassland. This will all be disrupted and disturbed if this development is permitted.

Loss of privacy

There will be a loss of privacy to the few houses that are currently in this area. The plans give the impression that there are hedges and plenty of space between the proposed development and our property but it is deceptive, there is not enough room for houses on the north of the site without removing the trees that are currently screening us from Woodgate House and vice versa.

Traffic

Our house is the last bungalow on the right going South before the 50mph sign. Traffic is often stationary on the A29 Lidsey Road outside our house and our neighbours properties during the day due to traffic waiting for the Woodgate Level Crossing to open. The traffic often goes beyond the entrance to the proposed development. It is difficult to get out into the traffic by turning right towards Bognor Regis due to queuing traffic and we often have no option but to turn left into the traffic queue and find somewhere to do a 'u turn' if we want to go South. This site and others nearby that already have planning permission are going to make this even worse.

During the evening and through the night we have noticed an increase in lorry traffic that makes the house shake they are so big. This has coincided with the Saltbox development opening. Cars from the proposed development will increase road traffic and associated noise and air pollution during the day and at night.

Highway safety

The proposed entrance to the site is on a bend where it will be impossible to turn right due to the traffic but also due to the line of sight on the bend.

There is no footpath on the A29 through Lidsey bends going south towards Saltbox development and the Lidsey Bends are extremely dangerous for pedestrians and cyclists.

Parking

Proposed parking areas look inadequate and reliance on public transport is not and has never been a practical option in this area. There is no proposal for Electric Vehicle Charging Points. Noise and air quality are likely to be issues on this proposed development.

Flooding

There is a ditch that is always full of water that runs along the A29 from the Prince of Wales Public House beyond the entrance to the proposed development and is often full to the brim. There are also many trees including willow trees along this ditch and many water courses crossing and on the boundary of this site which are likely to be removed and will add to concerns regarding flooding.

Wildlife

My greatest concern is the impact on wildlife in this area. We would regularly see deer grazing in the nearby fields and landfill site grassland which has felt like a reward for putting up with the landfill site for 30 years. I have seen hares, listened to skylarks, seen barn owls and bats and hedgehogs and badgers in the area. The birdlife in this area is wonderful with gold crests, mistle and song thrush, red and green woodpeckers visiting our garden, and that fly from their nesting sites in the ancient trees west of the proposed development. I see the woodpeckers nesting to the West of the site on the boundary with the Landfill site. The woodpeckers fly from there to our garden using the trees as cover. This area and the tree cover will impact on the wildlife during construction and it will take a long time for it to recover afterwards.

I noticed that wildlife surveys had been undertaken near the site. I have seen dormouse monitoring on trees and hedges that were being cut back by machinery so there was no chance of the monitoring being useful or representative.

Trees and ancient hedges.

Many trees were cut down in the area that forms the entrance to the proposed development prior to wildlife surveys being undertaken this year. I have photographs of these trees that were not diseased and would appear to have been removed to form the entrance. This would have impacted on the local wildlife and potential for the ditches flooding. The trees that remain are thin and have started to fall over or have been damaged. The removal of the trees has made the barns on the lane beyond Woodgate House visible from the road.

There is a line of trees on the northern border of the proposed development near the south side of our bungalow. These trees screen us from our neighbours, from high winds. They also support the local wildlife and act as a wildlife corridor. These are likely to be removed to enable proposed housing to fit into this narrow strip of land.

At the north west corner of the site I can see that many trees have been removed. Housing near Woodgate nurseries is now visible that was never visible before.

Ancient hedges were removed to make way for the landfill site nearby and footpaths diverted. The footpath and ancient hedges have not all been replaced. A hazel hedge has been removed from the north edge of the proposed development in recent years. More hedges and trees are likely to be impacted if the development goes ahead.

This recent tree removal damages our local wildlife and does not provide us with any confidence in the developers being considerate or compliant whilst developing this site.

Lighting

Lighting from housing on the proposed development and street lighting is likely to impact on our property directly being one of the properties on the boundary of the proposed development.

Lighting will also impact the local wildlife including the bats in the area.

Conditions

If the development is permitted please can you consider the following conditions being applied.

EV charging points being installed.

Consider the type of heating to the properties and the noise impact of any new technologies such as air source heat pumps.

Ensuring any lighting complies with ILP Guidance and to consider the use of red lighting that is less likely to affect bats.

Construction management Plan to reduce the impacts of construction work for this site and to consider that other developments in the area may be in progress at the same time.

Yours sincerely

Alison and James Lindley

A solid black rectangular box used to redact the signature of Alison and James Lindley.