

Woodgate, Westergate

July 2021

PYE
homes
BLLENHEIM

Following our public consultation earlier this year on our proposals for up to 180 new homes and public open space on land off Woodgate Road, Woodgate, we'd like to update you on changes we have made over the last few months in advance of submitting a planning application later in July.

The land is allocated as part of the Barnham, Eastergate, Westergate (BEW) strategic development site. BEW will create a series of new communities around a public park which follows along the Lidsey Rife whilst preserving the separate identities of the villages. BEW will include two new primary schools and two new local centres with shops, office space, cafés and community facilities alongside a library and healthcare centre.

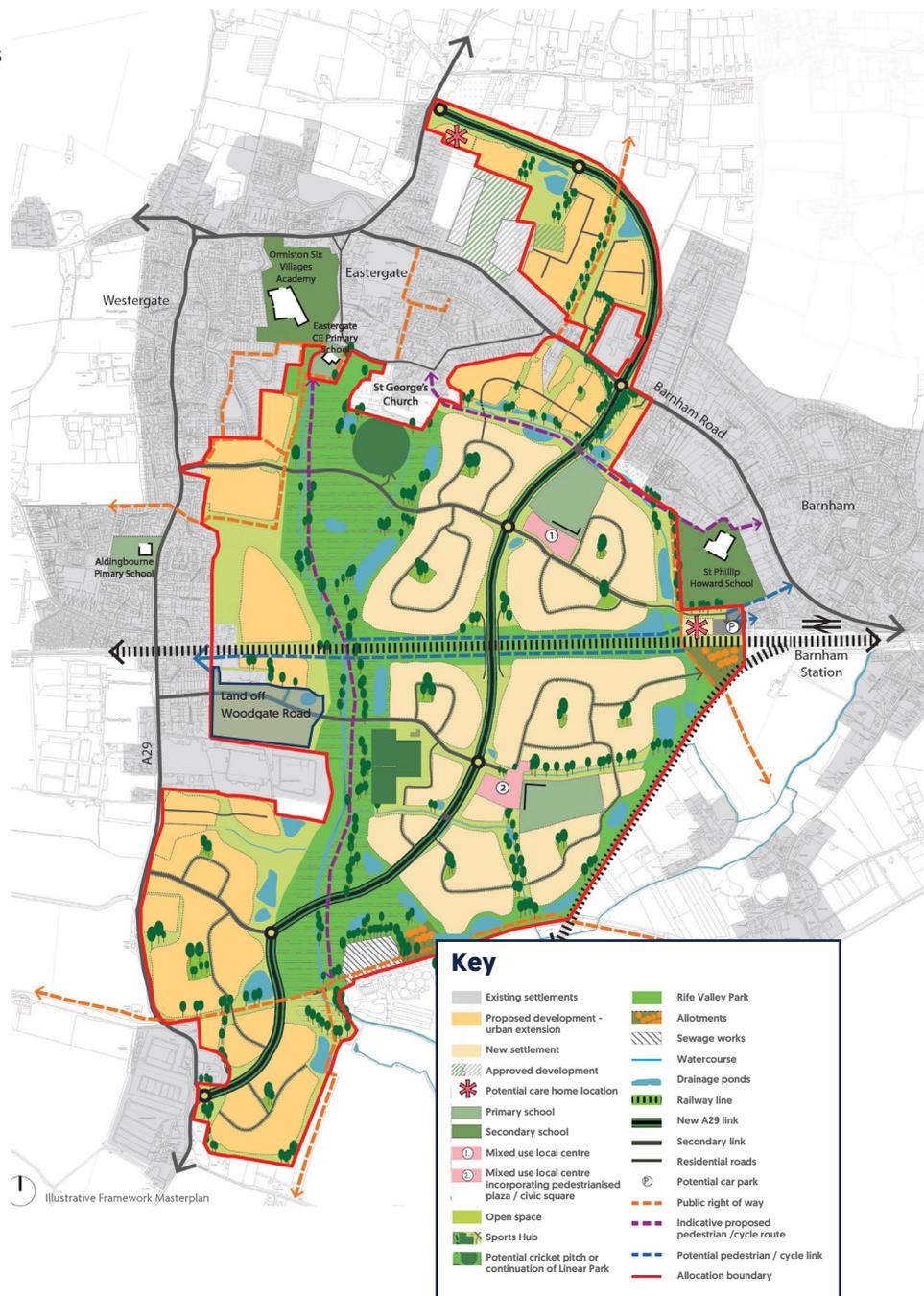
What has changed?

Over the last few months, Pye Homes has been working with West Sussex County Council and Arun District Council to understand the impact of providing a road link through the development between the existing and realigned A29, as part of the BEW masterplan.

The diverted A29 is designed to alleviate congestion along the existing A29 in Woodgate, reducing through traffic by 65% in peak hours. The BEW masterplan identified a secondary east-west link road bridge to run through the site and onto Woodgate Road. Working with our engineers, modelling showed that this increased traffic in Woodgate and on Woodgate Road.

Models showed that without the road bridge, Woodgate Road and Woodgate itself will experience significantly less traffic and level crossing traffic will also be reduced. It would also make it safer and easier for residents to walk and cycle from Woodgate to Barnham Station and the facilities available as part of the wider scheme.

The plans will therefore now facilitate the delivery of a pedestrian and cycle bridge rather than a road bridge over the Rife Valley.



Throughout the consultation we have also been working with statutory consultees, West Sussex County Council, Arun District Council and neighbouring land owner the Church Commissioners. Throughout this work we have made the following changes since our consultation in January:



- **Changed the mix of the scheme to provide more smaller units, creating a slightly less dense development with more green space**
- **Reviewed the drainage strategy following additional technical work and surveys, to ensure that the drainage system robustly copes with the high water table and flooding events.**
- **Updated the biodiversity strategy for the linear park area following additional habitat surveys, to ensure the maximum level of protection and habitat creation in this important wildlife corridor.**
- **Made provision to widen the footpath along Woodgate Road to improve cycle and pedestrian access from Woodgate across into the new BEW development.**
- **New parkland along the Rife valley**
- **Up to 180 new homes, of which 30% will be managed by a housing association, made available for local residents for below market rent or shared ownership schemes**
- **Traditional brick, hung clay tiles, flint, render and barn style weatherboarding in the design**
- **A new series of accessible green spaces and wildlife habitats in the Linear Park**
- **A Sustainable Urban Drainage System, providing useable open space in the summer, or new semi-wet natural habitats.**

The application will now be submitted to Arun District Council where it will be reviewed by officers and consulted upon further. A decision on the application is likely to be made later this year. If the application is approved, development could start next year.

Pye Homes have been building homes since 1927 and are proud of the communities we create, and want to help build this thriving, vibrant addition to the area. If you have any questions or would like more information, please visit our website at www.pyehomes.co.uk/woodgate or call us on 0800 148 8911.