

From: [Sandra Vernon](#)
To: bvra@postpro.net; [Bunten, James](#); info@conservancy.co.uk
Subject: Re: Crooked Lane CPO
Date: 31 July 2024 13:18:26
Attachments: [bvra logo 2.png](#)
[CPO - Outside Birdham Primary School.pdf](#)

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Dear BVRA, James Bunten, Chichester Harbour Conservancy

Many thanks for your email. I am unfortunately not well enough to attend the Public Enquiry. We have objected before and you need to push this through very carefully. This area is within the Area of Outstanding Natural Beauty. If one area of Outstanding Natural Beauty is allowed development this will open the gateway for future developments within these designated areas of outstanding natural beauty. PLEASE BE AWARE, the Chichester Harbour Conservancy has spent a great deal of money on providing cycle paths and foot-paths in all of the areas around Westlands Fields. The Harbour Conservancy are also very concerned about the effects on wildlife in the area right now, which needs to be taken into consideration, and by copying in the Harbour Conservancy to this email I would very much like a member of the Conservancy to also, if they feel fit, attend the enquiry.

The public and inhabitants of the area have not been kept well informed about this matter in order for them to significantly represent opposition to this development being passed. This development is not in the public interest and a recent development of 150 houses not far away has now been approved. This development would significantly adversely affect the local school and in particular would cause an unnecessary danger to small children at the primary school located opposite the entrance identified for development.

Please see attached earlier correspondence I have sent in this matter. This is an abuse of powers to use the Compulsory Purchase Order to push through this development. I would like my letter to be read out at the enquiry if there is an opportunity for this to be read and considered at the enquiry.

Yours faithfully

Sandra Vernon

On Fri, Jul 12, 2024 at 7:07 PM <bvra@postpro.net> wrote:



**BIRDHAM VILLAGE
RESIDENTS' ASSOCIATION
BVRA**

Crooked Lane CPO (Compulsory Purchase Order) Public Inquiry

You might remember the controversy over the use of the farm track opposite the Primary School to access the field beyond for a development of 15 Social rent houses. The developer did not own, or have a Right of Way to use the track. Many of you objected to the scheme.

Now many years later CDC is using a CPO to try and gain control of the track.

The Public Inquiry starts on 6th August at 10am initially for 3 days

Venue : University of Chichester, College Lane, PO19 6PE

For a CPO to be used it has to meet two main points.

Is there a compelling case, and is it in the public interest.

Now that Birdham has a development of 150 houses approved, is there a compelling case for more ?

Creating what could be a dangerous road junction opposite the school entrance, probably is not in the public interest especially if you have children.

If you wish to speak at the inquiry, anybody will be able to do so, but it is best to send a copy of what you wish to say to the inspector by 16th July his details are

JAMES.BUNTEN@planninginspectorate.gov.uk

All documents relevant to this enquiry are on this site :

<https://www.chichester.gov.uk/article/37703/Birdham-Compulsory-Purchase-Order>

Try and drop in even for a short time, as always the inspector will notice public interest.

BVRA Committee

Dear Mrs Elizabeth Hamilton

Regarding the Compulsory Purchase Order of the Farm Track opposite the Birdham Primary School

I am writing to register my objection to the use of a Compulsory Purchase Order to assist developers to acquire the Farm Track opposite Birdham School which will assist the developers in their plan to build 15 houses on the field.

First and foremost, I feel that this is an abuse of power and it is not in the Public Interest. When the land was purchased the Developers were well aware of the restrictions to the land. Purchasing the land for development was a poor commercial decision without this obviously strategic move being employed by the developers. By using the power of a Compulsory Purchase Order and allowing developers to employ these strategic types of behaviour for profit removes the need for developers to work and plan in the public's best interests when acquiring land for building. Allowing the use of a Compulsory Purchase Orders in this way, in this area, will set a precedent moving forward and encourage other developers and building that is not in-keeping with the area for private gain and greed, destroying this area of outstanding natural beauty and it's local, historical and rural charm.

If the farm track is acquired and building goes ahead this will lead to a particularly dangerous junction outside of a Primary School. Due to the age of the children attending the school the risk of harm to a child is increased.

If the farm track is acquired and an access route to new housing is created here, the space will only allow for single road access, AND NO PAVEMENT.

I do not think that the use of a Compulsory Purchase Order is in the public interest by:

1. Permitting the building of a single access road WITHOUT A PAVEMENT outside of a primary school,
2. A Primary School that is already subject to overcrowding and danger from cars and vehicles at school drop off and collection.
3. Additional vehicles associated with the new housing estate will simply exacerbate existing problems.

4. Pedestrians will have nowhere to stand as vehicles fight and squeeze in and out of the junction putting pedestrians, especially vulnerable children at risk.

At this present time, Birdham only has 7 'in need' on the Housing list bands A-C (which is high priority). There is no great need in Birdham to build 15 houses. The use of a CPO which will cost the taxpayer huge sums of money and this is not in the public interest when weighed up against the negative impact it will have on Birdham and the surrounding area as a whole.

The local area and the peninsula does not have the infrastructure to support further growth.

I have lived in this village for 50 years+, obviously there has been development on this peninsula and we are all aware of the tremendous traffic flow and over-congestion of the A286. The A286 is the only main road serving the areas of Birdham, Bracklesham Bay down to the Witterings, East and West, and specifically the only main road that serves all of the housing in Birdham.

I would like to further comment, that any increase in traffic would be extremely dangerous and have a huge negative impact on all the roads in the small village of Birdham. There are large tractors, agricultural vehicles and agricultural trailers used for harvesting crops and transporting farm goods and produce which also use the local roads, as well as dog walkers, cyclists and young children going to school and elderly residents. There have been many serious accidents and fatalities on the Birdham main road and Church Lane.

The Chichester Plan comments 'The Local Plan strategy aims to steer major development away from the most environmentally sensitive areas and towards locations that have the widest access to employment opportunities and community facilities, or where development can contribute to addressing an under provision of such facilities. This development would not contribute positively to the area.

I would like to highlight that at present there is significant development around the Chichester area. There is no need to develop this precious piece of land in the small village.

Drainage

Birdham is a low-lying land area in relation to the sea-level. The area proposed for development is subject to flooding. After an exceptional wet winter, which we understand will be normal climate going forwards, due to climate change, ditches and drainage are very important. The existing drainage is inadequate in these very wet winters, and although extra drainage was installed in the fields just behind Walwyn Close, tremendous flooding still resulted in Crooked Lane, at the bottom of Pescotts Close, very near Birdham Village School. When the roads flood, this causes severe pot-holes, of which there were many this year. Further building will result in more traffic, on roads which are unable to cope with the existing level of traffic. There is no alternative route. Building more houses and more traffic will compound the problems associated with poor drainage.

There are also problems with the drainage system which results in flooding, and the appearance of raw sewage escaping and settling in some ditches in the area.

Traffic and Related Incidents

As there is only one main access route from the A27 (as previously mentioned) to the beaches, this road becomes severely congested, to the point where emergency vehicles struggle to use the road, in an emergency.

This road has been shut on more than 2 occasions, over the years, due to fatalities and serious accidents. This means that the residents are unable to leave their locality.

It would be unsuitable to encourage or permit further building or development that would increase the traffic volume on this road at any time.

On a congested day it can take up to 2 hours to get through a traffic jam on this road. The council supply huge traffic signs discouraging people to use this road in peak periods, and the car parks at West Wittering are now pre-bookable to discourage traffic as it simply cannot be accommodated.

Any building in the Birdham area poses a real threat to the sustainability of the Chichester Harbour and surrounding areas which are designated as An Area of Outstanding Natural Beauty

I strongly oppose any building or development of land in Birdham, which is unquestionably an area of outstanding natural beauty and it was designated as such by parliament.

“Chichester Harbour AONB was designated in 1964 under the National Parks and Access to the Countryside Act 1949. Since its formation in 1971 under the Chichester Harbour Act, Chichester Harbour Conservancy has had the primary role in managing Chichester Harbour and the surrounding land identified by Parliament as being significant to the integrated management of the land and water.”.

The general infrastructure of this area is already severely stretched and is not able to cope with any further increase in traffic or persons. The area should also be conserved as it is an area of outstanding natural beauty, which is needed to protect our future environment.

Permitting the use of a Compulsory Purchase Order under these circumstances is simply a misuse of public funds and strictly not in the interests of the public, the School, the Villagers and inhabitants of the local area.

Yours faithfully,

Mrs. Sandra Vernon