

From: [REDACTED] <[REDACTED]@aol.com>

Sent: 24 May 2023 21:36

To: PCU <PCU@levellingup.gov.uk>

Subject: Chichester District Council (Access track off Crooked Lane, Birdham) Compulsory Purchase Order 2023 - OBJECTION LETTER

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To Secretary of State for Levelling Up, Housing and Communities

My address is [REDACTED]
The track runs alongside our property.

Our interest is as follows:

1. By virtue of the conveyancing presumption, the ad medium filum rule, we are entitled to half of the track long the length of our boundary
2. Our driveway goes across the track (see photos) which has been maintained by the occupants of Copperfields since 1994 when the house was built
3. We have ownership of the subsoil beneath the surface of Crooked Lane up to the mid point
4. Verge off Crooked Lane

GROUNDNS FOR OBJECTION

LOCATION

The track is opposite a busy primary school with a nursery on the premises. The school serves a wide catchment area and numerous cars are parked all along Crooked Lane throughout the day making Crooked Lane a one lane road (see photos showing cars meeting head on outside the school gates). Any further traffic along the road would be significantly increasing the risk of an accident. Parents also cycle with their children along Crooked Lane to school and have to cycle on the wrong side of the road due to parked cars. The Headteacher has also objected to Chichester District Council citing that never in his career has a junction been created for houses outside a school. Building a road opposite the school with potentially up to 30 cars using this road from the 15 houses, together with refuse trucks and delivery vans would create a very dangerous junction outside a school, significantly increasing the risk of an accident. The track is very narrow and not wide enough for vehicles to pass. Cars would be reversing onto Crooked Lane opposite the Birdham Primary School. There would be no footpath for residents. The proposed development is in an isolated field.

The Government's Air Quality Factsheet (April 22) identifies transport as creating the single greatest environmental risk to human health. The factsheet goes on to say that short term exposure to elevated levels of air pollution can cause a range of health effects and is a particular threat to the very young. Long term exposure is known to shorten lifespans. Councils all over UK are working with local schools to reduce the impact around schools. It would be against the Government's policy to facilitate the building of a road outside a school.

FLOODING

The track is known to flood (see photos). This is a big issue on the whole of the Manhood Peninsula. A recent housing development in Bracklesham caused serious new floods on the main road outside the development this winter. We have concerns that the flood waters will have a negative and adverse impact on neighbouring properties and roads.

ENVIRONMENTAL

Mature trees would be damaged. Numerous tree preservation orders were submitted to Chichester District Council to preserve these mature trees but the Tree Preservation Officer failed in his duties to grant preservation orders even though the criteria were met. See photos of trees.

SEWERAGE

Southern Water struggles with levels of sewerage and as has been well publicised they have been fined heavily for discharging raw sewerage into the Chichester harbour and surrounding beaches. The sewerage systems on the Manhood Peninsula are at a breaking point and cannot cope with any more houses. Chichester District Council has voted for no more houses on the Peninsula.

The following is an extract from the Chichester District Council's Local Plan:

The Manhood Peninsula has a distinctive character and faces a specific set of planning challenges. These issues include significant areas at risk from coastal erosion and flooding; environmental designations; poor road accessibility; and traffic congestion.

UNLAWFUL START

'Material operations' (basically sticking some posts in the ground) were carried out in November 2016 to prevent the planning application from lapsing. In our opinion the Chichester District Council should not have granted a certificate of lawful development as there was and is no legal access to the site. I would not want to see the Government condoning such behaviour.

AFFORDABLE HOUSING NEEDS

Minerva Heights is a huge new housing development in Chichester with the plan for over 1600 houses. Affordable housing would be better suited to stay in Chichester where there are numerous facilities and jobs. Birdham is a small village with very little job opportunities. It does not have a pub and does not have a tearoom.

My question is why would someone have to be housed in Birdham?

COPPERFIELDS DRIVEWAY

The access to our house would be severely impacted as our drive goes across the track. We also have a caravan which we have to reverse in and out of our drive. We have a right to 24 hour unrestricted access to our property.

The noise from the track/road which would run along the length of our garden would also have an adverse effect on our enjoyment of our garden.

SUMMARY

FOR THE REASONS CITED ABOVE THE CPO IS NOT IN THE GREATER PUBLIC INTEREST. RESIDENTS, PUPILS AND TEACHERS WILL ALL BE ADVERSELY AFFECTED. CROOKED LANE WOULD BECOME AN ACCIDENT HOTSPOT. 15 HOUSEHOLDS ON THE SOCIAL HOUSING LIST CAN BE CATERED FOR IN CHICHESTER.

PHOTOS ATTACHED:

Flooded track

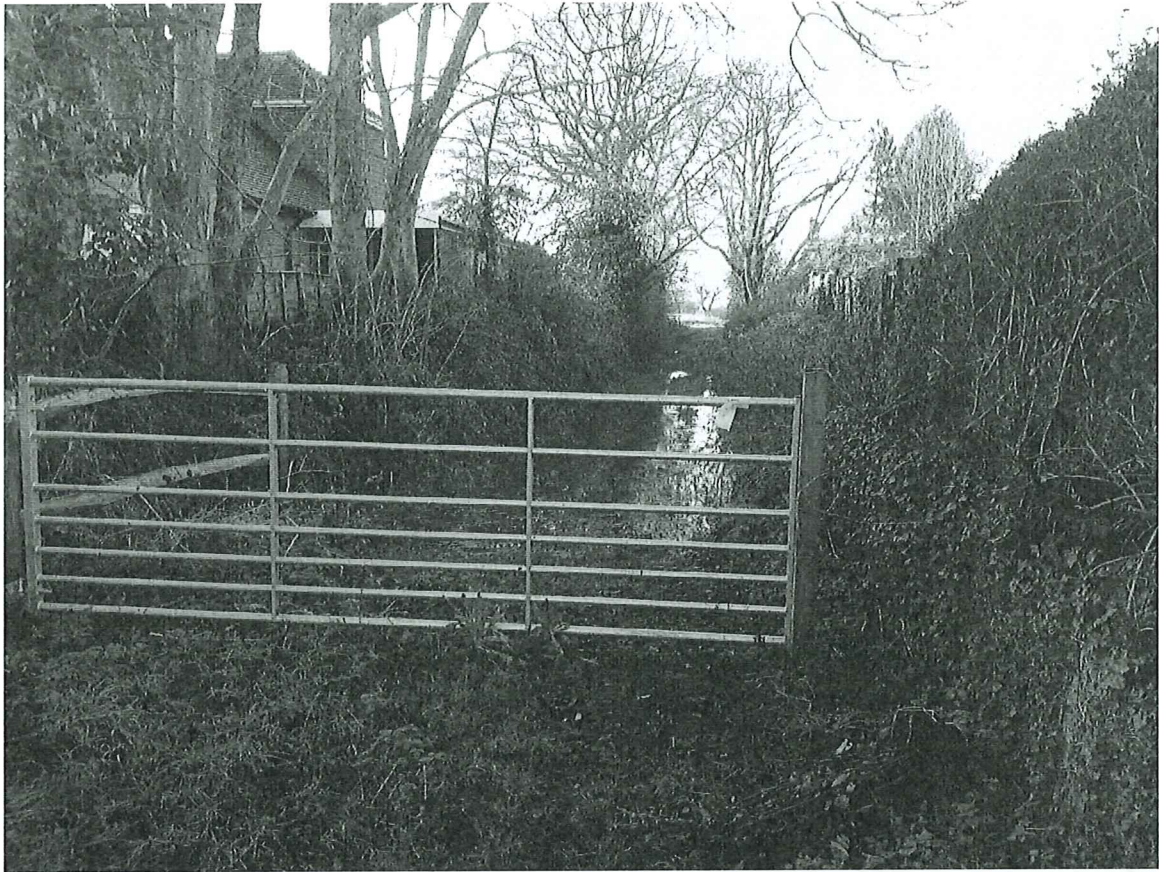
Cars along Crooked Lane on wrong side of road outside school

Copperfields driveway across track

Mature trees next to track

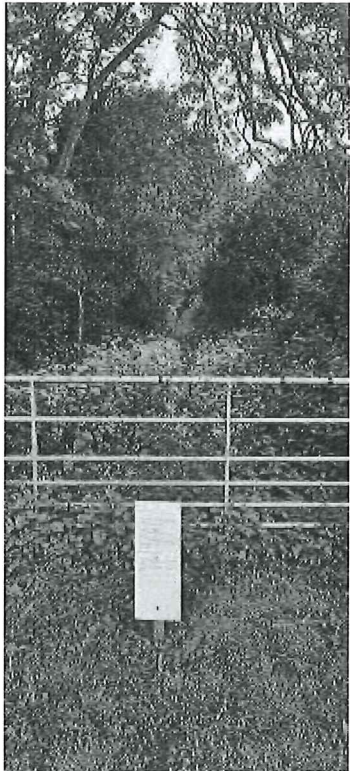
Kind regards











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