

**From:** g.w.tremayne@chdcouncil.com  
**To:** PCU  
**Cc:** Philip Tremayne  
**Subject:** Objection to Chichester District Council (Access Track Off Crooked Lane, Birdham) Compulsory Purchase Order 2023  
**Date:** 25 May 2023 11:24:29

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You don't often get email from g.w.tremayne@chdcouncil.com. [Learn why this is important](#)

Dear Secretary of State,

We are writing to object to the Compulsory Purchase Order to own the farm track in Crooked Lane, Birdham in order to deliver affordable housing.

We were surprised to learn that an incorrect email address was given on the notice and official documents posted by Chichester District Council. As a result of this, several people have had emailed objections 'bounce back'. Whether this is a result of incompetence or otherwise, it could prevent some from having their opinions considered and is another example of lack of attention to detail by CDC.

The fact that the process has got this far is astonishing, particularly at a time of increased pressure on public funds and when there is no strong evidence that, nine years after planning permission was initially granted (albeit with no access to the proposed construction site), the proposed project is even needed in this location. For compulsory purchase powers to be used, there must be a "**compelling** case in the public interest." This has not been demonstrated in this instance. This existing government guidance also states that **if used properly**, these powers "can contribute towards effective and efficient urban and rural regeneration, essential infrastructure, the revitalisation of communities, and the promotion of business – leading to improvements in quality of life." Again, none of this is likely to happen as a result of the proposed development.

Having lived off Crooked Lane for nearly two years we have witnessed an increasing number of vehicles using the road which has become a single lane in many parts with cars parked each side. We are concerned that access to the farm track opposite Birdham Primary School will create a dangerous junction. This is an unprecedented situation which could cause congestion and potential accidents, especially at the beginning and end of the school day.

The rear of our property looks out onto the proposed site, and during periods of heavy rain we have seen large areas of standing water on and around the site of the development. With flooding predicted to increase in future, approving access to the proposed settlement could pose additional risk to new and existing property. The Chichester Harbour Trust has recently stated that "sewage discharges, flooding and traffic chaos" are causing a huge threat to the future of the Harbour. This proposal does nothing to alleviate this threat and only serves to exacerbate it. The attached images show that the proposed exception site is definitely not in an area of low flood risk, as specified in the National Planning Policy Framework.

The next step of the Levelling Up Bill has a focus on planning. In the Levelling Up and Regeneration Bill, the government has said that it will ensure 'valued landscapes' such as National Parks, AONB and green belt remain protected through 'robust' national and local planning policies. These are designated 'excluded areas'. Whilst we acknowledge that planning permission was already granted, albeit we understand without a site visit that would have flagged the lack of access, this updated guidance suggests that granting a CPO at the current time would fly in the face of attempts to protect the Chichester Harbour

AONB.

A recent appeal on a site in Church Lane, Birdham was refused because of the effect of development on the character and appearance of the area with reference to the Chichester Harbour AONB. It was stated that "Dwellings would provide a limited benefit to the council overall housing supply. These benefits are significantly and demonstrably outweighed by the significant harm I have already identified." If that was the case on the proposed Birdham site, the safety issue caused by the location of the proposed access onto Crooked Lane opposite a school significantly adds to the weight of disadvantages.

Chichester has sufficient empty homes to house those residents that Chichester District Council states are in need of affordable housing. Making use of this housing stock would avoid the need to build new homes on a green field site with unsafe access and at risk of flooding

In summary, the proposed site:

- will create a dangerous junction directly opposite a school
- will add to traffic chaos on Crooked Lane
- is not needed in this location
- will increase the risk of sewage discharges and flooding
- will lead to additional unnecessary costs for CDC

It appears that this is an attempt by Chichester District Council to save face having given planning permission ten years ago for a site without viable access, and we urge you to reject the proposed CPO.

Yours sincerely,

~~Gay and Philippa Tremayne~~  
~~5 The Sittings~~  
~~Birdham~~  
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