

The official figures from 2021 indicate there are over 3000 empty homes in Chichester with 142 being empty long term, surely existing buildings and sites such as these, should be utilised, rather than build on a green field site within the AONB which has a high flood risk and where access can only be secured with a CPO.

From the foregoing it's clear that common-sense alone would preclude any further interest in building in this location, there are so many factors against, and the only reason for, appears to be because it has the "social housing" tag hung on it.

Is it worth sacrificing the precious AONB for a such an ill-considered project, which smacks of being a "box ticking" and "face saving" exercise for Chichester District Council.

Sincerely

~~Paul Minkley, The Saltings, Ditcham PO20 7JA~~

To the Secretary of State for Levelling Up, Housing and Communities.

REF: CHICHESTER DISTRICT COUNCIL (Access Track Off Crooked Lane, Birdham)
Compulsory Purchase Order 2023

I have an interest in this CPO and the site to which it refers because I reside at **[REDACTED]**
[REDACTED] Saltings Birdham PO20 7JA which backs onto the field in question.

My Objection to the proposed CPO and the site to which it provides access is as follows:

Whilst I understand the need to provide affordable housing, I question the choice of location, this is a "Greenfield site" within the Chichester Harbour AONB and outside of the village boundary and there is no access other than via a narrow farm track (the subject of the CPO due to disputed ownership) which runs between two properties.

From the very start there has been considerable resistance from residents who very much value the beauty of the field and the resident wildlife, and I question why it is deemed necessary to build behind existing properties deep into farmland. Surely it is possible to find more suitable sites outside of the AONB, with ready access adjacent to main roads.

Regarding the choice of this location as an "Exception site", I quote from the government's NPPF which states the following:

"Applications for rural exception sites can be considered within designated areas such as Green Belt, Areas of Outstanding Natural Beauty (AONB) and National Parks, however they must have suitable and safe access and must be located in areas of low flood risk."

This site fails to meet either of these criteria.

There is no "Suitable" access because the farm track is bordered by existing properties making it too narrow without felling mature trees and encroaching on the land of the residents. There is no registered ownership, hence the need for a CPO to gain access.

There is no "Safe" access because the mouth of the track is located opposite the entrance to Birdham Primary School, where there are known issues with traffic presenting a significant hazard to children at dropping off and picking up times.

The site is in an area of "high flood risk". Birdham homes have suffered flooding in the past due to poor drainage of surface water, and during the extended periods of rainfall now becoming common, it takes days/weeks for water in the field to drain away. The removal of this area of soak away land will create greater load on the local drainage system and increase the risk of flooding to both the new and existing homes.

The infrastructure on the Manhood peninsular has also to be considered, the roads are choked, particularly in the summer, and any new build will increase traffic. Although CDC talk in terms of local employment not involving the need for transport, there is very little employment in the immediate area.

Water treatment capacity is so overloaded that raw waste is regularly pumped into the harbour and the building of more homes on the peninsular cannot possibly help this situation.

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