

The Site

The site is outside the existing Settlement Policy Area and well within the boundary of the Chichester Harbour Area of Outstanding Natural Beauty (AONB, soon to be called a Protected Area). The Harbour is of national and international importance for nature conservation, a site of Special Scientific Interest (SSSI), a wetland of international importance, a Special Protection Area for wild birds and a candidate Special Area of Conservation. The Harbour is of particular significance for wintering wildfowl and waders, some of which are internationally important.

Development in an AONB is covered very extensively in the National Planning Policy Framework (NPPF) and clearly states that permission should be refused except in Exceptional circumstances and where it can be demonstrated that development would be in the public interest. The NPPDF also suggests that, “meeting the need for it (the development) in some other way.’

Planning Applications and Appeals

Applications have been received for:

- up to 150 dwellings on land off the Main Road Birdham i.e. on an agricultural field opposite the Birdham Stores retail unit,
- for 73 dwellings at Kelly’s Nursery, Bell Lane Birdham
- 14 dwellings at the existing Russells Garden Centre on the West Wittering Road leaving Birdham.

Some of these sites are also in the appeal process with the Planning Inspectorate.

If successful, these sites could generate up to 71 affordable houses.

Over the recent years the need for affordable homes in Birdham has been met at other sites:

- Longmeadow Gardens off the Main Road 10 homes in July 2013
- Tawny Nursery off Bell Lane 12 homes in November 2013
- Rowan Nursery off Bell Lane 7 homes in March 2020

Affordable Homes and Housing Need Evidence

Using CDC’s Housing Needs Evidence there are only 7 on the housing list for bands A to C. In 2013 the number was 10. Only households in bands A to C are considered to be in a high priority housing need.



**RESPONSE TO THE COMPULSORY PURCHASE ORDER for
Field northwest of The Saltings, Crooked Lane, Birdham PO20**

Planning Application number : B1/13/01391/FUL (The Hyde Group)

Birdham Parish Council STRONGLY OBJECTS to the passing of the Compulsory Purchase order for building the 15 houses on the field northwest of The Saltings, in Crooked Lane, Birdham.

The Parish Council's original response was submitted in June 2013, and in the last ten years there has been additional information available, planning applications and planning appeals.

Context.

The primary school in Crooked Land has expanded with the relocation of the nursery school moving from the Village Hall.

The land to be used for the proposed housing remains an H9 Exception Site which continues to operate with its own set of rules.

Additional affordable homes have already been built in Birdham since 2013.

There are currently (May 2023) three planning applications / appeals underway in Birdham for a possible total of 247 dwellings each with a percentage dedicated to further affordable housing.

Using CDC's Housing Needs Assessment there is not such a demand for affordable housing by those with a connection to the parish or already residing in the parish.

The District Council's Local Plan has been issued for final consultation and therefore meets the requirement of Regulation 19.

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