

Appendix 1 to the Statement of Evidence of Andrew Frost

Glossary:

Ashurst -	who act for Shopwyke and Bosham
ATP -	Aylward Town Planning (who act for Heaver Homes Ltd/John Heaver)
BH –	Bloor Homes (who hold option over much of HV land)
BS –	Ben Simpson, Drivers Jonas Deloitte - DJD - (who act for Church Commissioners) – subsequently becoming CJ
CC –	Church Commissioners
CDC –	Chichester District Council
CJ –	Carter Jonas (who act for Church Commissioners)
CW –	Colin Wilkins, Savills (who acts for HV and CS East Ltd/CS South Ltd)
DJB -	Davitt Jones Bould (who act for CDC)
DJD –	Drivers Jonas Deloitte (who act for the Church Commissioners and the Pitts family)
HA –	Henry Adams (who acts for the Pitts family)
HV –	Herbert George Heaver
JL -	James Leaver, Knight Frank (instructed by CDC on valuation & CPO advice)
LB –	Luken Beck (who act for Seaward Properties)
NJ -	Nigel Jones, Chesters (who acted for CS South Ltd & CS East Ltd)
NLP –	Nathaniel Lichfield and Partners (who act for CC)
NP –	Neighbourhood Plan for Tangmere
OC/RC -	Osborne Clarke/Russell Cooke (who act for Countryside Properties)
OK -	Oliver King (who acts for John Heaver)
JW –	John Weir, Church Commissioners
Pitts -	The Pitts Family (Deirdre Jane Pitts, Michael Williams Pitts, Diana May Pitts, Valerie Ann Young, Andrew John Pitts)
Savills –	Savills (who act for HV and CS East Ltd/CS South Ltd and BH)
SP –	Seaward Properties (who have an option over some of Pitts land)
TPC –	Tangmere Parish Council
Consortium -	landowners (CC, HV, Pitts, owners of Tangmere Business Park) and their advisors/representatives

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No.	Date	Event	Bundle Page
1.	29 April 2010	Email from BS re attending meeting joint with HV and SH	18
2.	14 May 2010	Meeting Note (CDC, CC and SP) <ul style="list-style-type: none"> discussion of potential development at Tangmere 	19
3.	14 September 2011	Meeting Note (CDC, CC, SP, HV) <ul style="list-style-type: none"> discussion of masterplanning Tangmere, importance of Tangmere, commitment from landowners to work together 	21
4.	23 September 2011	Representations to Core Strategy – Housing Numbers and Locations Consultation (DJD obo Consortium) <ul style="list-style-type: none"> Consortium recognises importance of working together and has significant experience of planning and delivering development Submitted Vision for Tangmere Need to plan for more homes Suggest comprehensive development should be at Tangmere (circa 1500 homes) 	22
5.	2 November 2011	Notes of meeting with Consortium <ul style="list-style-type: none"> Presentation of concept plan Discussion of constraints/opportunities 	28
6.	22 October 2012	Letter from CW to CDC <ul style="list-style-type: none"> HV are supportive of allocation of land at Tangmere and wish to participate and promote land as part of a wider vision for housing 	34
7.	23 November 2012	Letter from CW to CDC <ul style="list-style-type: none"> CC and SP will not be attending Development Forum 17 Jan 2013 HV remain committed to supporting strategy for housing delivery at Tangmere and wish to attend Forum. Land can be delivered as a first phase of a wider masterplan. Would welcome opportunity to present how this can be achieved. 	35
8.	26 November 2012	Email from CDC to CW, CC and SP <ul style="list-style-type: none"> Correspondence received confirms fears Discussions held over how to get consortium back together and to resolve issues around development economics Urge you to find a resolution amongst yourselves. Be cautious about what is said as disagreement amongst consortium may be used as a basis to undermine development proposals Stress importance of united front being presented at Development Forum 	36
9.	27 November 2012	Email from CC to CDC <ul style="list-style-type: none"> Underline CC ongoing support for achieving strategic growth at Tangmere Always been open about desire to work constructively with landowners and have maintained regular communication with officers about progress 	37

		<ul style="list-style-type: none"> Continue to hold dialogue with SP and HV over how to move forward on a united front . Will attend Development Forum on 17 Jan 2013 and other meetings organised by CDC around strategic growth 	
10.	15 August 2013	<p>Email from CDC to Homes & Communities Agency</p> <ul style="list-style-type: none"> CDC seeking advice on the 'problem' of the landowners not co-operating Landowner that controls principal route into the site now states he wants a ransom payment to reflect the additional value his site controls, which the other parties do not agree to Site risks being undeliverable 	39
11.	5 September 2013	<p>Meeting Agenda (CDC, CJ)</p> <ul style="list-style-type: none"> Council's approach to pursue CPO 	43
12.	5 September 2013	<p>Meeting Note (CDC, CJ)</p> <ul style="list-style-type: none"> CJ acting on behalf of CC and not instructed by HV or SP Importance of demonstrating deliverability of Tangmere CC continue to support comprehensive growth at Tangmere but cannot work with an inequitable approach to development with a ransom strip 	44
13.	11 December 2013	<p>Letter from BH to CDC</p> <ul style="list-style-type: none"> Bloor Homes has option on land controlled by HV to north of ransom strip and therefore has no influence over discussions concerning ransom strip Not seen alternative access into the strategic site Fully supportive and welcome opportunity to engage with TPC; commitment has been made previously to fund this process however do not support approach if the NP is to prepare detailed masterplan Welcome opportunity to understand with concept statement would seek to achieve 	45
14.	11 December 2013	<p>Letter from CW to CDC</p> <ul style="list-style-type: none"> In principle they are willing to contribute towards the costs of CDC appointing an independent expert to stand between the land owners and CDC to provide advice in respect of the valuation framework that would be utilised when a CPO procedure is invoked. The Heaver family are supportive of the land owners and promoters (Seaward Homes and Bloor Homes) working together to present a comprehensive master plan. This approach could extend to engagement with Tangmere Parish Council to inform their Neighbourhood Plan and associated public consultation if deemed appropriate. 	47
15.	11 December 2013	<p>Individual letters sent from CDC to Consortium</p> <ul style="list-style-type: none"> Following from letter 24 Sept 2013 informing you of possibility of using a CPO for Tangmere SDL, writing 	49

		<p>to gather information to proceed.</p> <ul style="list-style-type: none"> Please confirm exact interests of your client and details of who owns or has interest in the land. Please provide description that corresponds with Companies House. 	
16.	13 December 2013	<p>Email from BH to CDC</p> <ul style="list-style-type: none"> Confirm Bloor Homes has an option on land under ownership of HV in northern part of SDL. Bloor do not own any of the land 	50
17.	18 December 2013	<p>NP meeting (with TPC, Consortium, CDC and NP steering group)</p> <ul style="list-style-type: none"> Discussion of role of NP in concept plan Concerns over NP Consortium confirmed meeting with HV to discuss new access; confirmed intention to work together but concerns over ransom and cost of NP and delivery Meetings to be held with consortium, CDC and NP group on regular 6 weekly basis 	51
18.	10 January 2014	<p>Email from CW to CJ</p> <ul style="list-style-type: none"> Given HE agreement to second access, requirement for inclusion of HV control strip is superfluous. Both principal land areas can be promoted at the same time forming part of an overall masterplan but as 2 separate planning applications. Any collaboration involving HV control strip is unnecessary 	55
19.	14 January 2014	<p>Email from CW to CDC</p> <ul style="list-style-type: none"> Details of land ownership – Heaver. Control strips owned by CS South Ltd and CS East Ltd. 	56
20.	23 June 2014	<p>Email from Savills to CDC, NP group and Consortium</p> <ul style="list-style-type: none"> Sets out indicative timescales for delivering large strategic projects such as this 	57
21.	18 September 2014	<p>Statement of Common Ground signed by CDC, CC, SP and Bloor Homes submitted to the Chichester Local Plan Examination in Public</p>	59
22.	27 February 2015	<p>Meeting Note (Steve Carvell, Andrew Frost, Mike Allgrove, Tracey Flitcroft, Jeremy Bushell, Anna Gillings, Ron Hatchett, Ben Simpson, Mark Luken, Steve Culpitt, Chris Rees, John Weir)</p> <ul style="list-style-type: none"> Local Plan and NP updates Masterplanning – importance for the site to be planned as whole, concerns that HV land might not be available and presence of ransom strips EIA to be a single screening Infrastructure Next meeting 20 April 2015 – did not take place as result of Local Plan unknown and no feedback from masterplanning 	65
23.	5 March 2015	<p>Chain of emails between Consortium</p> <ul style="list-style-type: none"> agree meeting at Luken Beck offices meeting to discuss masterplanning and 	67

		<p>programming</p> <ul style="list-style-type: none"> • Steve Culpitt (SP) reiterates Ben Simpson's (DJD) comments "we must be clear that this will be on the basis of preparing a masterplan that will have the council's support and sign-off, prior to submission of a single planning application for the SDL." 	
24.	9 March 2015	<p>Letter from Andrew Frost (CDC) to consortium</p> <ul style="list-style-type: none"> • need for concerted and coordinated effort of all parties to ensure timely delivery of homes • reassured that those around the table appear to have a common goal and that CDC will continue to allocate staff resources to this project • work to produce comprehensive masterplan, single EIA and a single outline planning application • Infrastructure is long-standing concern for local community – one of reasons for selecting this SDL is to ensure that the development will provide significant infrastructure to lessen proportionate infrastructure deficit. CDC will resist any attempts for the piecemeal development of the site. 	70
25.	9 March 2015	<p>Email from CDC to CW</p> <ul style="list-style-type: none"> • Would like to meet to discuss the intentions of your client in relation to the development of the site 	73
26.	7/8 April 2015	<p>Email chain between CDC and LB</p> <p>CDC:</p> <ul style="list-style-type: none"> • CDC unable to make headway in terms of resolving ransom strip • CDC resolved at Cabinet meeting on 8 Oct 2013 to consider CPO if landowners cannot come to a negotiated solution, although this is a route CDC would hope they do not have to follow <p>LB:</p> <ul style="list-style-type: none"> • hopefully the requirement for a masterplan, phasing plan, outline PA with spine road and S106 will demonstrate to reluctant landowner that there is no room for isolation and trying to create a ransom • Consortium met on 1 April 2015 and is progressing with masterplan studies 	74
27.	14 May 2015	<p>Email chain between CDC and CJ</p> <ul style="list-style-type: none"> • CDC request for news on progression of masterplan • BS confirms that in the process of procuring technical studies to inform the masterplan, and the outcome will be beyond a meeting in June/July 	75
28.	11 June 2015	<p>Tangmere NP meeting – Brian Wood (NP), Simon Oakley (CDC Cllr), Steve Culpitt (SP), Bryony Stala (not sure), Andrew Frost (CDC), Tracey Flitcroft (CDC), Andrew Irwin (NP), Ben Simpson (CJ), Ron Hatchett (BH), Steve Carvell (CDC), Mike Allgrove (CDC)</p> <ul style="list-style-type: none"> • Discussion over education provision • Update on Local Plan and NP • Developers to produce draft delivery timetable with lead in timings • Discussion over ransom strip – requirement for 1 	77

		masterplan but could have 2 applications with shared S106 agreement	
29.	16 June 2015	Letter from CDC to CS South Ltd <ul style="list-style-type: none"> • Would like to understand your intentions as a landowner in relation to development of the SDL and would be grateful if you could provide information, or are happy to meet 	81
30.	23 June 2015	Letter from Blake Morgan LLP to CDC <ul style="list-style-type: none"> • Confirmation that acts for CS South Ltd and clients are happy to cooperate with SDL delivery. Clients are represented by Colin Wilkins of Savills 	82
31.	1 July 2015	Email from CDC to CW <ul style="list-style-type: none"> • Invite to meeting on 21 July to discuss Local Plan, masterplanning obo CS South Ltd 	83
32.	1 July 2015	Email from CW' PA to CDC <ul style="list-style-type: none"> • Colin can attend meeting on 21 July. 	84
33.	Undated but follows meeting 21 July	Letter (text only) to consortium <ul style="list-style-type: none"> • Understand that ransom strip is holding up the masterplanning of the site • Believe that all parties are of opinion that need to work together towards achieving comprehensive masterplan/planning application • CDC can act as a mediator between any disputes 	86
34.	4 – 17 August 2015	Various emails between CDC and Consortium to arrange new meeting as consortium unable to meet on 21 August	87
35.	27 August 2015	Email from CDC to Consortium <ul style="list-style-type: none"> • Invite to meeting on 5 November at CDC to discuss masterplanning and timing of application • “As usual it has proved very difficult to arrange a meeting that you can all attend” 	91
36.	2 November 2015	Email from BH to CDC <ul style="list-style-type: none"> • BH and Savills unable to attend meeting on 5 November 	93
37.	2 November 2015	Email from CDC to Consortium <ul style="list-style-type: none"> • Reminder of meeting on 5 November • Received apologies from Bloor, Savills and Pitts 	94
38.	3 November 2015	Email from CW to CDC <ul style="list-style-type: none"> • Unable to attend meeting 	95
39.	3 November 2015	Email from CDC to Consortium <ul style="list-style-type: none"> • Meeting on 5 November has been cancelled given number of invitees unable to attend. Expresses disappointment given meeting was organised many weeks ago • NP is at examination and now carries significant weight • Have received assurances that development of SDL will be delivered as a comprehensive scheme and that there is no ransom strip. CDC have expected the consortium to be able to agree a landowners agreement in respect of costs and values so that work on the masterplan can commence, however it 	97

		<p>appears that no substantive progress has been made</p> <ul style="list-style-type: none"> • Officers do not have sufficient confidence that development of the scheme is being actively progressed. • Options are: 1. consortium provides reassurance and evidence that it is working together and is capable of delivering a comprehensive masterplan with indicative timescales. 2. CDC investigates CPO to facilitate development. 3. As part of the LPR, CDC considers removing the allocation as it cannot be demonstrated that it is deliverable. • CDC's preference is that development of the SDL progresses however the Council may have little option but to progress one or more of the above options • Request availability for an urgent meeting 	
40.	30 November 2015	<p>Email from CDC to Consortium</p> <ul style="list-style-type: none"> • Invite to meeting on 18 December 3-4pm at CDC • "As usual it has proved very difficult to arrange a meeting that you can all attend" 	99
41.	4 December 2015	<p>Email from CDC to Consortium</p> <ul style="list-style-type: none"> • Reminder of meeting on 18 December and request confirmation that representatives will be attending • If unable to attend, request confirmation of whether you wish to continue with meetings. Also would be useful to understand what you see the issues are in the delivery of the SDL in the short to medium term. 	100
42.	16 December 2015	<p>Email from Savills to CDC</p> <ul style="list-style-type: none"> • Unable to attend meeting • Understand that the purpose of the meeting is to focus on matters concerning control strip of which neither Bloor nor Savills have any involvement with or influence over 	101
43.	18 December 2015	<p>Meeting on SDL – Steve Carvell (CDC), Mike Allgrove (CDC), John Pitts, Simon Slatford (CC), Steve Culpitt (SP), Andrew Frost (CDC), Tracey Flitcroft (CDC), Martin Curry (HA), Alex Gillington (CC), Mark Luken (LB)</p> <ul style="list-style-type: none"> • Update into Local Plan, NP & CIL progress • Noted absence of representatives for land in 2 ownerships north of Pitts' land and south of A27 • Meeting had been set up between Consortium and CS South/CS East but cancelled by Colin Wilkins • Requirement for link road meant no landowner can proceed in isolation • More likely that a CPO will be investigated • Consideration of removing allocation 	105
44.	12 February 2016	<p>Individual emails from CDC to Consortium with letter attachment</p> <ul style="list-style-type: none"> • Attach letter to gauge progress in development of the site • Request availability for a meeting 	107

45.	12 February 2016	<p>Individual letters from CDC to Consortium</p> <ul style="list-style-type: none"> • Letter to gather information to enable investigation into a CPO • Request details of ownership/interests; willingness to work with CDC and other parties; timetable for delivery; any background work; evidence of joint working amongst the consortium • Reiterate need for masterplan, single EIA and single planning application with S106. • CDC's preference is that development of the SDL is led by consortium rather than having to resort to use of CPO powers, however if consortium unable to demonstrate delivery within reasonable timeframe the Council will look to proceed with a CPO of the whole or part of the site. 	108
46.	22 February 2016	<p>Letter from CW to CDC</p> <ul style="list-style-type: none"> • Confirm HV own land adjoining and access to A27, under option to Bloor Homes • HV and BH always been willing to bring forward land for housing. BH have sought pre-application but not met with positive response. BH are willing to prepare a single masterplan for the whole area and submit an outline application for the land under their option. • BH intent to submit a planning application has been frustrated to CDC to date • Never been any objection in principle to working with other land owners to deliver master plan area • Control strip remains valid consideration for provision of access to the A27. Your suggestion to invoke CPO powers is welcomed. 	110
47.	26 February 2016	<p>Letter from BH to CDC</p> <ul style="list-style-type: none"> • BH have option over land within northern area of SDL. Land is owned by HV family. • Savills and BH have attended numerous meetings to work to bring the SDL forward. Savills requested a meeting in August 2015 to discuss how further progress could be made but CDC declined the offer. • Need to expedite progress to achieving planning permission and construction as quickly as possible. • BH have commissioned topographical, ecology, access and FRA/Utilities studies to enable progress but is frustrated by lack of willingness for other parties to invest in sourcing similar levels of evidence. • April 2015, sought agreement with other parties to source quotations for high level land use strategy plan, but mid-2015 informed by other parties that they no longer wished to pursue this • Consider that the SDL would not be prejudiced by separate planning applications provided masterplan and IDP are single 	112
48.	29 February 2016	<p>Letter from HA to CDC (response to request for information)</p> <ul style="list-style-type: none"> • Land owned by John Pitts and is being promoted by Steve Culpitt at SP 	113

		<ul style="list-style-type: none"> • Have always maintained that the land is available for development and have agreements with SP to promote the land to that effect • Understand necessity to bring forward site with one masterplan by way of a single planning application and S106 agreement • Land continues to be available • Client is longstanding tenant of CC and has ongoing discussions to resolve outstanding matters in regard to his other interests however this does not preclude the land coming forward in the future • Significant issue in being able to bring land forward as a whole is the stance taken by the owners of the control strip and represented by Colin Wilkins. This party continue to maintain that they have a ransom position which we do not agree with. They will not engage in dialogue unless the other landowners are prepared to talk to them in regard to agreeing commercial terms. • SP have responsibility to carry out survey work and have responsibility to prepare masterplan. 	
49.	2 March 2016	<p>Letter from NLP to CDC (response to request for information)</p> <ul style="list-style-type: none"> • Landowners are CC. Tenancy with John Pitts • Consistently confirmed that are willing to work with CDC and, on an equalised basis, with other landowners. Confirm that CC are prepared to work with landowners to achieve single masterplan and single outline permission • Timetable remains for discussion and agreement. No wish to delay the preparation of a planning application and will commit resources • CC have explored how land (excepting HV land) could come forward but understand CDC' s preference for whole allocation. • Regular dialogue with SP and BH for many years. SP and CC have acknowledged CDC's desire for single scheme and support single application provided all landowners reach agreement on an equalised approach. • CC wish to continue to work with other landowners to deliver scheme. 	116
50.	3 March 2016	<p>Email from CDC to CW</p> <ul style="list-style-type: none"> • Request confirmation whether recent letter is on behalf of HV and CS South Ltd and CS East Ltd 	122
51.	8 March 2016	<p>Email from CDC to the Consortium</p> <ul style="list-style-type: none"> • Arrange a meeting on 8 April 2016 	123
52.	9 March 2016	<p>Emails between CDC and Consortium</p> <ul style="list-style-type: none"> • Unable to make 8 April, suggested other dates 15/19 April 	124
53.	6 April 2016	<p>Email from CDC to Consortium</p> <ul style="list-style-type: none"> • In absence of key responses (to CDC's letter dated 12 Feb 2016) continuing to pursue replies and 	128

		<p>investigate potential for CPO.</p> <ul style="list-style-type: none"> • Not felt there is benefit in meeting until this work has progressed and we are clearer on the scope and timescale for the CPO. Nothing appears to have changed from developers/landowners that would warrant a meeting • Meeting on 15 April (was moved from 8 April) cancelled. 	
54.	25 April 2016	<p>Letter from CDC to CW</p> <ul style="list-style-type: none"> • Have not received a response to our letter dated 12 Feb obo CS East Ltd and CS South Ltd • Are in the process of pursuing a CPO of the SDL and will be taking a report through the committee process • Request confirmation that you represent the landowners CS South and CS East and forward their response to the questions in the letter. 	129
55.	2 June 2016	<p>Letter CW to CDC</p> <ul style="list-style-type: none"> • Clients willing to work CDC subject to agreement of commercial terms • Other landowners sought to neutralise control of strips by seeking to adversely influence planning process, resulting in delay in deliving housing numbers <p>Bloor willing to prepare single masterplan for overall development and submit application for land controlled by their option.</p>	130
56.	7 June 2016	<p>Email from CDC to Consortium</p> <ul style="list-style-type: none"> • Notify of Cabinet approval to undertake further work to deliver the Tangmere SDL, potentially through a CPO • Request availability for a meeting 	131
57.	2 August 2016	<p>Meeting Note CDC, CW (Savills), John Heaver, Mike Allgrove (CDC), Tracey Flitcroft (CDC))</p> <ul style="list-style-type: none"> • CW confirmed that the reason for meeting was to confirm he represented the owners of the control strips. Whilst willing to work with other landowners, the control strip remains • CDC would prefer the site to be brought forward by consortium but no progress had been made/appeared likely • CDC confirmed that had refused pre-app meeting with Bloor to discuss site outside of landowner/developer meeting. If pre-app was requested and paid for then CDC would meet in line with that process 	132
58.	2 November 2016	<p>Meeting Note CDC – Steve Carvell (CDC), Mike Allgrove (CDC), Andrew Frost (CDC), Tracey Flitcroft (CDC), Steve Culpitt (SP), Mark Luken (Luken Beck), Alex Gillington (Gerald Eve), John Pitts, Pauline Roberts (NLP), Martin Curry (Henry Adams)</p> <ul style="list-style-type: none"> • Progress on masterplan as intention of CDC to pursue CPO had given comfort to spend money on background studies 	133

		<ul style="list-style-type: none"> • Equalisation agreement had been discussed • Masterplan produced by consortium (excluding BH, HV, CS South and CS East) • Outline planning application to be submitted June 2017 • Need to continue momentum with CPO despite progress on masterplan – but whether whole site will need to be subject to CPO or only part where there is no willing landowner 	
59.	24 November 2016	<p>Email from Martin Curry (Henry Adams)</p> <ul style="list-style-type: none"> • Commenting on draft note of meeting on November 2016, requests that the meeting note “rather than the possibility of CPO it says the intention to pursue as it will give a stronger message to those that were not present at the meeting.” 	136
60.	18 January 2017	<p>Email from JL to CDC</p> <ul style="list-style-type: none"> • Note of conversation with CW (Savills) • CW confirmed he advises HV family; no formal appointment from CS East or CS South – “clearly muddled about who he acts for” • Chris Rees advises BH – no conflict of interest because interests of respective clients are aligned • HV negotiated with Highways England to provide new access onto site • CW did deal for HV to sell option to BH for site with access of A27/A285 and connectivity to village amenities – vague about dates but about 4 years ago • Believe that BH could deliver site in isolation – JL corrected and said CDC looking for holistic solution hence pursuing CPO. CW stated that HV are willing participants provide commercial agreement is reached with other landowners to secure access over control strips • Tried to get information on KF’s instruction/timetable. • CW away week of meeting on 21 Feb but important to send someone; admitted he hadn’t been to many meetings because “the land owners go over the same ground whenever they meet” so onus on CC and SP to make an offer 	138
61.	10 February 2017	<p>Email from CW to CDC and JL (KF)</p> <ul style="list-style-type: none"> • Understanding that NJ has been appointed to represent owners of CS South Ltd and CS East Ltd. John Read will attend meeting on 21 Feb 	140
62.	21 February 2017	<p>Meeting Note CDC – Mike Allgrove (CDC), Andrew Frost (CDC), Tracey Flitcroft (CDC), Nigel Riley (Citicentric), James Leaver (Knight Frank), Mark Luken (Luken Beck), Steve Culpitt (SP), John Pitts, Martin Curry (Henry Adams), Pauline Roberts (NLP), Mark Schull (NLP), Alex Gillington (Gerald Eve), Rebecca Fenn-Tripp (BH), Chris Rees (Savills), Simon Cash (BH), Charlotte Gorst (Gerald Eve), Nigel Jones (Chesters)</p> <ul style="list-style-type: none"> • No response from TPC to masterplan proposal 	142

		<p>document prepared by CC and SP (this and technical information funded by CC and SP)</p> <ul style="list-style-type: none"> • BH had not been asked to be part of masterplan team, confirmed they were happy to engage • Importance of tripartite masterplan was stressed. Involvement of KF and CPO work had given confidence in moving forward • Work had slipped but pre-app could be achieved by June • Progress on technical studies on CC/SP land, and ecology survey had been undertaken on BH land • CDC expect comprehensive development. Although possible for comprehensive masterplan to be prepared which includes part of site with unwilling landowner, difficult to demonstrate deliverability. CDC could CPO part of the site • NJ could not confirm that his clients would be involved in the masterplan process • Consideration of CC/SP as development partner if CPO went ahead • Consideration of removal of allocation through LPR • Needs to be an indication of date/line in the sand when the CPO goes ahead or when the landowners need to reach agreement by 	
63.	21-25 November 2017	Email chain between JL, BH & NJ re meeting on 24 November 2017	145
		23 November 2017 Email from NJ to BH <ul style="list-style-type: none"> • Now unable to attend meeting 	
		24 November 2017 Email from JL to NJ <ul style="list-style-type: none"> • Request whether anyone else will be attending to represent CS South Ltd and CS East Ltd 	
		24/25 November 2017 Emails between JL and BH <ul style="list-style-type: none"> • BH had believed meeting would be planning focussed but focus was on land ownership and commercial agreements which was unexpected • HV are keen to support masterplan but cannot confirm intentions of owners of control strips • JL responded to state function of meeting was to enable consortium to present masterplan, as this was not received it was not unreasonable for CDC to use the opportunity to clarify the status of collaboration between the parties to understand the prospects of delivery • SC responded to state that there was a misunderstanding on part of BH and they intend to convene landowner meeting before Christmas 	
64.	25 April 2018	Letter from Alex Gillington (Gerald Eve) to BH <ul style="list-style-type: none"> • Letter on behalf of CC, Pitts, SP in relation to the SDL, in respect of BH's interest and of landowners. • Parties have sought to engage with landowners and extend open offer to collaborate in process on basis of equalisation on gross acreage to enable move 	152

		<p>forward to facilitate delivery</p> <ul style="list-style-type: none"> Open offer has been made on same basis to NJ who represents CS South Ltd and CS East Ltd 	
65.	25 April 2018	<p>Letter from Alex Gillington (Gerald Eve) to CDC</p> <ul style="list-style-type: none"> Letter on behalf of CC, Pitts, SP in relation to the Tangmere SDL Parties have been working closely over a number of years to bring forward the site for development through masterplan. Parties have invited owners of land within northern section of SDL (HV) to participate yet they have declined to do so Parties encouraged CDC to consider using CPO powers Since Cabinet resolution to investigate CPO powers, parties have continued to advance masterplan and remain committed to bringing forward land. Given this commitment, it is not considered necessary for landholdings to be acquired, nor in public interest Parties committed to working collaboratively with CDC to support selection process of a development partner and will share technical work and masterplanning to date; committed to working with the development partner 	154
66.	21 June 2018	<p>Letter from NJ to JL</p> <ul style="list-style-type: none"> Clients are happy to join in with the scheme however require market value for their land 	157
67.	6 March 2019	<p>Email Note of Meeting CDC – Simon Cash (BH), Colin Wilkins (Savills), John Heaver, Oliver King (King & Co), Mike Allgrove (CDC), Andrew Frost (CDC)</p> <p>Points by those representing HV:</p> <ul style="list-style-type: none"> Progress being made on land assembly including control strip which is being acquired by HV HV is willing party and has been frustrated by other parties HV want to be involved in development with Countryside – BH delivering phase 1 and Heaver Homes delivering homes in SE part HV and advisers (not BH) met with Countryside. Countryside's offer unacceptable. Considering preparing separate masterplan and outline applications with early phases Can be demonstrated that CPO not necessary <p>Points made by CDC:</p> <ul style="list-style-type: none"> CDC expect Countryside to assemble site voluntarily, or compulsorily if necessary CDC expect Countryside to develop site CDC will use CPO powers if needed and this work is in parallel with Countryside's efforts to negotiate Negotiation must be with Countryside and CDC would not comment on possible arrangements beyond noting that large sites are frequently developed by more than one developer Any separate masterplan and planning applications 	158

		would be determined objectively but given previous performance of consortium, CDC have put in place other mechanisms to deliver the scheme on a comprehensive basis Note made by CDC	
68.	25 March 2019	Meeting at CDC note made by CW (Savills) <ul style="list-style-type: none"> • HV have agreed to purchase control strips – should accelerate and facilitate delivery without recourse to CPO • HV liaising with other landowners seeking collaboration for delivery of SDL • HV in discussion with Countryside to discuss terms for inclusion of land (inc BH interest) within masterplan. BH did not attend meeting as it related to offer made by Countryside to HV to which BH are not party. HV are encouraging BH to engage with Countryside • Heaver Homes may wish to build housing on part of their land subject to BH option • Heaver Homes promoting a separation application at Tangmere Corner – CDC expressed some scepticism about submission of a pre-app. HV have many motivations including the fact they want the site to be developed as quickly as possible; which aligns with CDC's objective. HV believe this is best achieved if CDC support the pre-app as land can come forward quicker than Countryside • Tangmere Corner app has shown how Southern Water's proposed location for their new sewer is not the most efficient, which suspect neither Countryside nor other landowners have considered • In event, archaeological surveys reveal significant constraints, HV have additional land to south of Tangmere Road which would be willing to be included in allocation. 	160
69.	9 July 2019	Letter from Aylward Town Planning to Turley <ul style="list-style-type: none"> • Representations on behalf of Heaver Homes Ltd/John Heaver to TSDL framework masterplan • Masterplan fails to satisfy policy objectives • Ongoing lack of engagement with owners 	162
70.	30 July 2019	Meeting note CDC - Oliver King (King & Co), Mark Aylward (Aylward Town Planning), Andrew Frost/Hannah Chivers (CDC) Topics discussed: <ul style="list-style-type: none"> • Progress towards TSDL Masterplan and engagement with landowners • Potential changes to Southern Water scheme • Progress on local plan review • Broadbridge representations • Tangmere Airfield availability 	173
71.	3 September 2019	Letter from CW to CDC <ul style="list-style-type: none"> • Heavers maintain no need for masterplan to include their land as it can be developed separately 	175

		<ul style="list-style-type: none"> • Heavers will continue to engage to explore how development could be brought forward together • Discussions will need to include Bloor 	
72.	23 September 2019	<p>Letter CDC to Savills:</p> <ul style="list-style-type: none"> • Response to CW's letter dated 3 September 2019 to outline the Council's planning policy position subsequent to meeting on 30 July 2019. • Planning policy for TSDL is set out in Local Plan policy and emphasises the need for the TSDL to be planned through comprehensive masterplanning process meeting specific policy requirements, including those within made Tangmere NP. • CDC not in a position to prevent planning applications being submitted, however applications would be assessed against relevant development plan policy. • CDC has been seeking to engage with all principal landowners within the SDL to seek delivery of entire TSDL. • Note that HV have been working with BH to bring forward a planning application. • No planning application has been submitted for the site, nor has evidence been provided of any form of collaboration between HV, BH and other landowners/option holders. • Significance of TSDL is such that in the absence of agreement between landowners to achieve policy objectives, CDC is seeking to bring forward comprehensive development by the making of a CPO. • CPOK appointed as development partner for purposes of masterplanning, obtaining planning permission and delivering the TSDL. HV has had sight of the development agreement. • CDC remain open to continuing discussions with you concerning the development of the TSDL, including delivery of its policy objectives. 	177
73.	30 December 2019	<p>Letter from OK to CDC</p> <ul style="list-style-type: none"> • Confirm agreement and support of masterplan, subject to further refinement and minor representations (none of which impede delivery of the masterplan). • Observations include historical route for Southern Water foul sewer which reduces housing density and is too generous a buffer along southern boundary to Tangmere Road • No infrastructure provision for future growth of settlement south onto Tangmere Airfield • Clients are committed to delivery of the TSDL and their view is that their development proposals and aspirations are entirely consistent with Countryside's masterplan. Clients can bring forward own proposals which complement current thinking in a way that is mutually beneficial for all and avoids need for CPO 	179

		<ul style="list-style-type: none"> • Endorsement of the masterplan will permit the submission of a planning application by my clients for the whole TSDL or in collaboration with other landowners. Clients have secure control strips and are agreeable to their inclusion in a planning application. There is no impediment that would frustrate delivery of the TSDL. • No need or requirement for Council to utilise CPO powers and private treaty discussions are progressing well. • Awaiting further detail from Countryside on their proposals. There is a meeting on 9 January • Offered control strips to CC and Pitts family and are awaiting details of their preferred structure to equalising across development. Suggested that CC and Pitts may wish to acquire a right of way over or to acquire outright the land associated with the arterial road infrastructure to enable delivery. 	
74.	10 January 2020	<p>Letter from CDC to OK</p> <ul style="list-style-type: none"> • Requesting clarification of John Heaver's interests in TSDL • Engagement has been ongoing for 10 years with no definitive proposals submitted and no evidence that landowners have agreed collaborative alternative approach • CDC remains open to further negotiation 	181
75.	5 May 2020	WOP letter from OC to Ashurst (<i>not provided in bundle</i>)	
76.	14 May 2020	WOP letter from Ashurst to OC (<i>not provided in bundle</i>)	
77.	26 June 2020	WOP letter from OC to Ashurst (<i>not provided in bundle</i>)	
78.	3 August 2020	WOP letter from Ashurst to OC (<i>not provided in bundle</i>)	
79.	5 August 2020	WOP letter from OK to Andrew Frost (CDC) (<i>not provided in bundle</i>)	
80.	12 August 2020	<p>Email from Andrew Frost (open) to OK (WOP) letter dated 5 August 2020</p> <ul style="list-style-type: none"> • Note nature of Heaver family interest • Importance of bringing forward development of TSDL and importance in meeting housing needs and policy objectives. • Council in discussion with all landowners since 2010 – since then no definite proposals • In absence of policy compliant proposals that CDC has decided to pursue CPO powers, however CDC has all along been willing to listen to proposals that will secure comprehensive masterplanning and development of the TSDL • Request copy of MoU – although from what you have stated it appears to represent an agreement to agree and there are still number of stages to go through before landowners can progress meaningful 	183

		<ul style="list-style-type: none"> proposals CDC willing to meet all landowners, however all relevant individuals and parties would need to be present. 	
81.	20 August 2020	WOP letter from OC to Ashurst (<i>not provided in bundle</i>)	
82.	26 August 2020	WOP letter from Ashurst to OC (<i>not provided in bundle</i>)	
83.	28 August 2020	<p>Letter from OK to Andrew Frost (CDC)</p> <ul style="list-style-type: none"> Encloses MOU CDC cannot seek to wash its hands of negotiations with landowners Requests CDC intervene and meet with all landowners to be co-ordinated by OK 	187
84.	7 September 2020	<p>Letter from DJB to OK</p> <ul style="list-style-type: none"> No other masterplan has been brought forward yet CDC remains willing to meet to discuss any such proposals MOU does not preclude making the CPO 	189
85.	8 October 2020	WOP letter from Ashurst to DJB (<i>not provided in bundle</i>)	
86.	16 October 2020	WOP Letter RC to Ashurst (<i>not provided in bundle</i>)	
87.	16 October 2020	<p>Letter DJB to Ashurst</p> <ul style="list-style-type: none"> Responding to letter 8 October 2020 CDC remains willing to see any meaningful proposals for policy-compliant development of TSDL CDC has been in dialogue for a number of years but failure to produce a proposal has led to need for CPO OK has not been in contact since 28 August 2020 letter to convene all parties Other parties to MOU have instead been progressing direct HOTs with CPUK 	192
88.	16 October 2020	<p>Email from CDC to OK</p> <p>List of dates for possible meeting with all landowners</p>	197
89.	8 December 2020	<p>Letter from Ashurst to DJB</p> <ul style="list-style-type: none"> Responding to letter 16 October 2020 Maintains that responsibility has been 'ceded' to CPUK Agreement with Bloor is not necessary pre-requisite to agreeing terms with CPUK – could be conditional CPO is premature – MOU 'paves the way for a clear alternative' 	198
90.	17 August 2021	Email from CDC to M Bodley (Heaver agent) to confirm CDC position in light of recent emails with CPUK/DWD	201

From: Ben Simpson [besimpson@djdeloitte.co.uk]

Sent: 29 April 2010 09:37

To: Tracey Flitcroft

Subject: Tangmere Developers Meeting 14 May 2010 [DJ-WS_LIVEJOBS.FID500750]

Tracy,

AF1

Document 1

As you may be aware, the Church Commissioners own a substantial amount of land around the west and south of Tangmere and have acted together with the Heaver family and Seaward Homes (represented by Anthony Greenwood), to promote the expansion of the village in a comprehensive manner, through the Core Strategy.

Anthony and I met with Caroline West and Louise Gibbons last year to discuss the potential for growth at Tangmere, and I understand from Anthony that a meeting is arranged for Friday 14 May to discuss the same matter, in the context of the latest work by the Environment Agency on nitrates and phosphate discharge. Anthony suggested that it would be sensible for the Church Commissioners to attend that meeting also, given our joint approach in the past. Would this be ok, and if so, what is the time and venue for the meeting?

I look forward to hearing from you shortly,

Regards,

Ben

Ben Simpson

Assistant Director

Drivers Jonas Deloitte

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Drivers Jonas Deloitte.

Meeting Note

Present:

Karen Dower	- Planning Policy Manager, Chichester DC
Robert Davidson	- Planning Policy Officer, Chichester DC
Tracy Flitcroft	- Planning Policy Officer, Chichester DC
Barry Sampson	- Seaward Homes
David West	- Seaward Homes
Steve Melligan	- Church Commissioners
Jo Loxton	- Church Commissioners
Anthony Greenwood	- Henry Adams Planning Ltd
Robert Smith	- Drivers Jonas Deloitte
Ben Simpson	- Drivers Jonas Deloitte

From : Ben Simpson

Time: 2 p.m

Date : 14 May 2010

Tangmere, Chichester Church Commissioners and Seaward Homes Meeting with Chichester District Council

Action

1. Political Overview and LDF Timetable

- KD confirmed that the Conservative MP Andrew Tyrie was re-elected. No local elections were held this year and one-third of the district councillors will be up for re-election in May 2011.
- KD reported that a committee draft of the core strategy preferred options would be made public in July 2010 with public consultation programmed for August/September 2010.
- KD noted that the preferred options will remain RSS compliant, with a focus for growth at Chichester as the starting point but taking a contingent approach whereby should development not be deliverable at Chichester for reasons connected with the waste water treatment issues, development at the Hubs would be expected to come forward in its place.
- In this regard KD noted that developments at Tangmere could potentially form an early phase of development within the Plan period, subject to the necessary upgrading of Tangmere waste water treatment works.

2. Tangmere as Growth Location

- KD and RD confirmed that Tangmere is the least constrained of the four Hubs and that there is support in principle at officer level for a strategic allocation of housing and related facilities at Tangmere, subject to ensuring that development can be delivered in a sustainable manner.

Action

- RD asked what scale of development the landowners had previously proposed at Tangmere?
- RS and SM noted that historically the scale had varied from 750 units up to around 1500 units but that it is only when you're at the upper end of that scale that significant community benefits can be delivered and make the expanded village function as a rounded community.
- KD underlined the importance of being able to deliver youth and community facilities for the whole village not just for the new development and that public transport connections back into Chichester will be very important.
- RS noted that growth could be planned for over two Plan periods rather than just one and KD agreed that the principle of this may be acceptable.
- KD noted that delivery of affordable housing is a top priority for the District Council.
- TF noted that Tangmere Parish Council had prepared a parish plan setting out their ambitions for developments and change in the village and reported that they are currently updating that. TF to forward on any updated information to BS.
- BS questioned what approach the officers would be taking to allocations within the core strategy – i.e. whether areas of search or specific sites? KD stated a preference for allocating specific sites assuming that sufficient information is to hand to justify those sites and their deliverability.
- KD noted that nursery provision and potentially an additional nursery school is required in the village and this could be provided alongside or as part of primary school provision.
- KD requested an illustrative concept drawing for growth at Tangmere together with an indication of phasing and assurances of viability and deliverability. This material to include the necessary upgrade of the Tangmere waste water treatment works. KD requested this material by the end of May.
- KD asked whether the landowners would consider including a number of pitches for gypsies as part of the expansion of the village? SM and AG suggested that provision is not appropriate as part of the new development but that there may be other sites elsewhere in the District on land in the control of the Church Commissioners which might be more suitable for such use.

AG/DJD

3. Date of Next Meeting

- Meeting between the landowners and officers to be arranged for the second week of June.

DJD

Notes from Meeting 14th September 2011

Attendees

Keith Morgan, Robert Davidson, Tracey Flitcroft - CDC
Steve Melligan – Church Commissioners
David West, Steve Culpitt – Seaward Properties
George Heaver
Robert Smith, Ben Simpson – Drivers Jonas Deloitte

Areas of discussion

- Keith outlined the process of the Core Strategy and issues relating to Chichester Harbour, Waste Water Treatment and Highways
- Considered how much detail the comments should be for the consultation to Housing Numbers and Spatial Options
- Talked about the masterplanning of Tangmere – what is the natural boundary of the settlement, facilities needed, the social aspects of developing at Tangmere.
- We stressed the importance of allowing for expansion of horticulture and that it needed to be part of their package.
- The landowners stressed their commitment to working together to develop a planned expansion to Tangmere

Karen Dower
Head of Planning Policy
Planning Policy Team
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

23 September 2011
Our Ref: bs/0153889-02
Client Ref:

Dear Karen

Chichester Core Strategy - Housing Numbers and Locations Consultation September 2011

These representations have been prepared on behalf of the Consortium of landowners and promoters at Tangmere, including the Church Commissioners for England (CCE); the Heaver family; Seaward Properties on behalf of the Pitts family and joint owners of Tangmere Business Park (hereafter referred to as 'the Consortium'). West Sussex County Council are further landowners at Tangmere and have acknowledged the need for a holistic approach to masterplanning and wish to have full engagement with the process.

The Consortium has extensive land and property interests within the District, and has engaged with officers at Chichester District Council about the potential for the expansion of Tangmere over a number of years, including representations to the Focus on Strategic Growth Options (FoSGO) consultation in January 2010, and meetings with officers in summer 2010 and September 2011.

The Consortium recognises the importance of working together to plan and deliver sustainable growth, and has very significant experience of planning and delivering commercial and residential development on both a small and large scale.

1. Introduction to the Consortium

Church Commissioners for England

The CCE's role is to manage the Church of England's historic assets in order to help fund the ministry. Land and property comprises a large proportion of the CCE's assets and they are involved in all stages of the promotion of land for a broad range of commercial and residential land uses at locations including Ashford, Peterborough, Ely, Lincoln, Hereford and Carlisle.

The CCE are able to take a short, medium and/or long term view of their investments and so are particularly well placed to oversee the planning and delivery of growth at Tangmere over the coming years.

Seaward Properties Ltd

Seaward Properties Limited is an established Chichester based Property Company at the forefront of the design and construction of residential and commercial property in the South and South-East of England.

Since 1972 the company has grown to become a respected and award-winning developer, in 2011 Seawards were awarded the *Evening Standard Best Re-generation Site* for its Chichester “Eastgate Square” development. Seawards have built over 1800 homes of which 600 have been within Chichester District and built approx 600,000 sq ft of commercial space including business parks, retail parks, offices and light industrial units.

Over the last 39 years Seaward have proved to be one of the South’s most proactive developers and is renowned for its creative land use and successful promotion of Brownfield and Greenfield sites for residential and commercial development. Seaward Properties are land promoters on behalf of the Pitts family and joint owners of the Tangmere Business Park.

Heaver Family

The Heaver family are established landowners in West Sussex having lived and farmed around Chichester for over 300 years. Whilst agriculture remains their core business they have diversified in to commercial and residential investment and development over the last 20 years. Living and working locally they are mindful of design and the environment.

Other

West Sussex County Council (WSSC)

WSSC owns land on the southern side of Tangmere, including the former Apron and access road running east and around the glasshouses to the southeast of the settlement.

Tangmere – Sustainable Growth

The Consortium is working to prepare a comprehensive plan for the sustainable growth of the settlement, and enclose our Vision document for the future, drawing on our initial analysis of the Tangmere’s location, setting and character, and the constraints and opportunities that it and its setting present. In preparing the document, we have been driven by considering the long term needs and future of the settlement, rather than being bound by the range of housing requirements outlined in the Consultation document, or the extent of land ownerships.

The representations in this letter focus on the Consultation document and its evidence base, and answer the core questions of how much new homes should be provided in the District to 2028 and where it should be located.

We have submitted the following comments through the Limehouse Portal but also set them out here for clarity, alongside the Vision document.

2. How Many New Homes?

As is acknowledged at paragraph 4.1 of the Consultation document, the South East Plan (SEP May 2009) includes a requirement to deliver 480 homes per annum across Chichester District as a whole (including the National Park). This is sub-divided into 355 homes per annum in the South of the District (Chichester City and Coast), and 125 homes per annum in the North of the District.

The SEP remains part of the statutory Development Plan, and will do so until the Localism Bill has passed into law and the process of revoking RSS has been completed involving a Strategic Environmental Assessment (SEA) of the revocation (anticipated to be late 2012). Therefore the outcomes of the current exercise of defining a new housing requirement for the period 2006 – 2028 can only take effect following the eventual revocation of RSS.

The basis for the consultation is the work of DTZ's 'Chichester District Local Housing Requirements Study: Final Report July 2011' ('the Study'). The Study arrived at a **recommended range of 450 to 525 new homes per annum** across the District, with **between 380 and 430 in the South of the District** and 70 – 95 of these to be provided in the North of the District (including the National Park).

Our representations are concerned with the growth of Tangmere, and we are therefore particularly concerned with the proposed requirement for the South of the District.

Demographic Scenarios

The Study is based on the most recent set of population projections published by the ONS in 2008 which show a projected increase of 26,000 residents in the District over the period 2006 - 2031. In common with some other areas along the south coast, population growth is projected to grow significantly over the Plan period and beyond, but this is due almost entirely to in-migration from other parts of the country and particularly the London area.

The Study considered that the ONS projections should be regarded as an upper limit, and that net in-migration is very likely to be lower, due to the continued economic downturn and the weakened housing market. A number of variants to the ONS projections were prepared by DTZ to reflect different assumptions about the rate of population growth, with the Study recommending that a slightly lower level of net in-migration be assumed over the period to 2020, before returning to the trends reflected in the ONS projections.

The Study also tested the CLG's projections of household growth over the same period (15,500 or 620 per annum) and concluded that although a lower level of household formation was preferred over the period to 2020, it is likely that household formation rates will revert to the trend reflected in the CLG's figures post 2020.

Employment and Delivery Constraints

The Study also considered different employment scenarios and constraints on delivery of new homes, including the weak housing market which was considered likely to remain depressed over the short and medium term. Significant constraints on development were also considered, including the Chichester and Langstone Harbours Special Protection Area which affects settlements in the South of the District, as well as highway capacity constraints relating to the A27 and constraints on waste water treatment capacity, particularly at the Apuldram treatment works which serves Chichester City.

While the DTZ Study makes a number of assumptions about demographic change over the Plan period which are open to interpretation, we consider that the DTZ Study provides a robust basis on which to plan for the future growth of the District. We support the range of new homes that the Study recommends to CDC but consider that to maximise the ability of the District to provide for its growth, it should be planning for the upper part of the range (closer to 525 new homes per annum, and 430 homes per annum in the South of the District).

As explained at paragraph 9.4 of the Housing Numbers Technical Paper 1 (August 2011), the Council has in effect accepted the demographic analysis within the DTZ Study, but has then applied a further reduction to the range proposed in that Study, to define an upper limit for the South of the District of 415 new homes per annum – some 15 units pa less than DTZ recommend. Although this is a relatively small decrease, we do not see the evidence to justify it within either of the two Technical Papers submitted as part of the evidence base for the Consultation document.

We therefore object to the upper end of the range as set out in the Consultation document and consider that the upper range of the housing numbers should remain at 525 new homes per annum across the District, and 430 per annum in the South part of the District.

3. Options for Housing Numbers – South of the District

Five options are set out for the South of the District, as follows:

- A. 305 homes per annum
- B. 330 homes per annum
- C. 355 homes per annum
- D. 380 homes per annum
- E. 415 homes per annum

Of these five options, both A and B would provide very significantly fewer new homes than the most up to date government projections, and well below the bottom of the range recommended by DTZ. The only reference point for Option A appears to be the housing target proposed during the preparation of the

South East Plan, some 7 years ago. That target was of course based on data that was by then historic, thus underlining that it is completely out of date for the purposes of planning for the next 17 years of growth.

Option C (equivalent to the housing target set out in the South East Plan) is also below the level of new homes recommended by DTZ for the South of the District, and would not meet the population and household growth over the Plan period. As with options A and B, this level of development would provide for far fewer affordable homes than the District needs, and would worsen the affordability of homes within the District and would act as a further brake on the local economy, through a scarcity of affordable accommodation.

Option D represents the lower end of the range recommended by DTZ but would still not allow provision of enough affordable housing to meet the needs of the District.

Of the five presented, option E sits in the middle of the range recommended by DTZ and gets close to providing sufficient new homes for the population, assuming that the assumptions made about the higher rates of household formation and in-migration hold true. This option would support higher levels of employment equivalent to the projected UK long term trend and thus is best able to support the ambition of the Council to plan for a thriving local economy by 2028. This option gets the closest to providing for the full housing needs of the District in terms of affordable stock, and could generate considerably greater CIL revenues towards required infrastructure.

In line with our objection to the upper end of the range of housing numbers, we consider that the District should have included a higher target to match the top end of the range recommended by DTZ (430 dwellings per annum in the South of the District). It is only at this level that the District can plan for its potential housing needs, and maximise the number of affordable homes that could be delivered, as well as other supporting infrastructure. This level of development has been tested in terms of constraints and market delivery, and we see no reason why it is not included in the Consultation for comment.

The Consortium considers that the Core Strategy should be founded on provision of 430 dwellings per annum in the South of the District over the Plan period.

Housing Locations

We understand that the context for the five spatial options is set in part by the work undertaken for the FoSGO consultation in 2010, and is also driven by the constraints on development, including the waste water and recreational impacts of development to the south and west of Chichester on the SPA, and the transport constraints associated with the A27. These constraints affect further development at the city, as well as sites on its western side.

Chichester is in the very early stages of absorbing a significant amount of growth from the recently consented redevelopment of Graylingwell and the Rousillon Barracks sites. This development will take many years to fully deliver, and will alter the character and movement patterns within the City as they become established as communities.

The Consortium is able to deliver comprehensive and carefully planned growth at Tangmere. The Vision document and Concept Plan within, set out our initial analysis and the scope of what could be delivered. The Consortium is committed and ready to work with the local residents and community at Tangmere as well as other stakeholders and statutory consultees to explore how the settlement could grow alongside new supporting infrastructure, including a revitalised centre containing new employment space; retail and other community facilities; recreation and new highways and transport infrastructure.

Our work to date demonstrates that there is capacity to deliver around 1,500 new homes within the Plan period to 2028, with the ability to deliver further homes in the following Plan period.

Against this context, we suggest that the Core Strategy should pursue a spatial option that, while planning for a relatively small amount of development at Chichester, focuses the greater part of growth at settlement hubs including Tangmere, within the South of the District, and east of the City, where impacts on the SPA can be minimised and the transport and drainage infrastructure is best able to accommodate new development, assuming appropriate expansion/upgrades are made.


Of the five options presented, the Consortium considers that Option 4 is the best fit with the range of constraints identified. This option steers the focus away from the Chichester and instead provides a more balanced distribution of development at the settlement hubs and locations to the east of the City.

There is of course considerable flexibility between the various locations for growth, and our initial capacity work for Tangmere indicates that there is the ability to provide for additional new homes and supporting infrastructure to that included in the Consultation document, which can be delivered over the current and next Plan periods.

The Consortium considers that the most appropriate spatial option is one that shifts the development focus away from Chichester and onto the settlement hubs and sustainable locations to the east of the City. Option 4 is the closest to this scenario and we therefore support this as our preferred option at this stage, albeit with the application of the upper end of the housing range recommended by DTZ (430 units per annum).

As set out in the Vision document, our initial work demonstrates how Tangmere could grow to deliver new homes, a wider range of jobs, new and improved retail and community facilities, set within the established landscape. We look forward to working with officers to take forward and develop these proposals through the next stages of the LDF's preparation.

Yours sincerely



Ben Simpson
for Deloitte LLP (trading as Drivers Jonas Deloitte)

Minutes

Tangmere Consortium

Meeting with Chichester District Council

Date: 2 November 2011
 Time: 11am
 Location: Chichester District Council Offices
 Attendees: Keith Morgan – Assistant Director, Environmental & Planning Policy, CDC
 Karen Dower – Head of Planning Policy, CDC
 Lone Le Vay – Design and Implementation Manager, CDC
 Steve Melligan – Church Commissioners for England
 George Heaver – Heaver Family
 Colin Wilkins – Savills (on behalf of the Heaver Family)
 David West – Seaward Properties Ltd
 Steve Culpitt – Seaward Properties Ltd
 Robert Smith – Drivers Jonas Deloitte
 Ben Simpson – Drivers Jonas Deloitte
 Jessie Watson – Broadway Malyan

Distribution:

Minutes & Matters Arising	Action	By when
Meeting Chaired By		
1. Introduction		
1.1 RS welcomed the opportunity to present the concept plan for Tangmere following it's submission as part of the representations made to the core strategy in September.		
2. Presentation and Feedback		
2.1 JW described the process undertaken to prepare the concept plan from strategic locational analysis down to the constraints and opportunities that exist in and around Tangmere.		
Feedback - Views		
§ Feedback – KD requested that we give consideration to views from the South Downs as much of Tangmere and the surrounding area can be seen from car parks and footpaths along the Downs. She noted that a landscape sensitivity study has been carried out. This is not yet available but should be published in December. (BM and DJD to review on publication)	BM & DJD	
§ KD also emphasized that separation from Oving is critical		

Archaeology

- § LL mentioned that there is a strong likelihood of archaeology being present to the west and potentially south of Tangmere. Many Roman finds have been found in this vicinity in the past (e.g. construction of the A27 dual carriageway). LL noted that a constraints map showing areas of archaeological sensitivity is available from CDC. She also noted that the contact for archaeological matters at CDC is James Kenny.

Special Protection Area

- § JW went on to talk about the constraint proposed by the SPA and 7km drive time zone which cuts through Tangmere. KM and KD emphasized the need for close liaison with Natural England (Marian Ashdown) over this issue and the likelihood that on-site mitigation will be required (perhaps similar to that at Shopwyke).
- § KM noted that the Solent study will be published later in 2012 and this should recommend mitigation measures for development in close proximity to SPAs.
- § KD noted that the footpath links to the Downs may be important in this regard in encouraging people to walk north for recreation, rather than south towards the harbour.

Tangmere WWTW

- § JW noted the existence of the sewage works on the north eastern side of Tangmere and recognized that there will be a need for these to be upgraded at some point during the expansion of the village.
- § KD explained that the sewage works has headroom for approximately 400 additional residential units but is then reported to require expansion and upgrading in order to meet EU Water directives. KM also noted that the sewage works may well need to accommodate waste from development at Shopwyke and also potentially at and around Chichester.
- § KM noted that Southern Water are seeking the agreement of OfWat to raise prices to enable them to expand the sewage works at Tangmere and improve it.
- § Contact details for this include Cathryn Nelson at the Environment Agency and Susan Solbra at Southern Water.

Flood Zone

- § With regard to the flood zone at Tangmere, KD reported that a lot of public representations were made about ground water flooding, and this will need to be investigated and any mitigation works proposed as appropriate as the masterplanning work progresses.
- § JW noted the potential for light pollution from the horticultural glass houses to the south east of the village and asked whether this has been raised by members of the public through their representations. KD and KM did not report any such objections.

Minerals

- § With regard to minerals, KM and KD indicated that these were predominantly found further south (around Oving) and west towards Chichester, and should not affect the concept plan.

3. Opportunities

- 3.1 JW described the numerous opportunities that are presented at Tangmere for consolidating, improving, and expanding the existing facilities and community.

Feedback – Historic Core

- § LL flagged concerns about making the church the centre of the new village. Special consideration needs to be given to how to treat the area around the listed and unlisted historic buildings, representing the heart of the original medieval village, i.e. to retain the relationship with spaces around it. Closer forms of development around it may not be appropriate.
- § LL mentioned English Heritage's 'setting of Heritage assets' document which was published at the beginning of this week. (BM to review document in the light of this issue) BM

Green Infrastructure

- § KD welcomed the inclusion of green corridors running east/west and north/south, connecting the existing village through the expansion areas with surrounding countryside. They would like to see more of these where possible, particularly to the south of the village.

4. Concept Plan

- 4.1 JW talked through the objectives for the concept plan as set out in the vision document.

Feedback – Urban Design & Treatment of Historic Core

- § LL queried the formality of the treatment given around the church given that it is the Medieval core of the village and therefore has a much less formal and more organic character. JW agreed that the team would consider different ways of treating this and achieving a transition between the Medieval core and the more rectilinear character of the site further south (formed by the line of the former runway and Tangmere Road, hedgelines etc).
- § LL and KD recommended breaking the area down in to much finer grain of inter-connected character areas, with less of a rectilinear approach, reflecting more closely the character and layout of existing settlements in the area.
- § KM noted the military heritage at Tangmere and encouraged the consortium to talk with the museum and others associated with the military history of Tangmere, to gauge it's significance and to assist in finding ways of referencing that through the Masterplan.
- § SM noted that the Church Commissioners have had previous discussions with the museum, and have considered the potential for relocating the museum to a site closer to the listed watchtower and the eastern end of the former runway. KD said this should be investigated further as it would be good to create a visitors hub in order to manage visitor pressures.

Education

- § KD indicated that additional nursery provision may be required as part of the expanded community.

- § A primary school will also be required and recommended that the consortium speak to the relevant officer at West Sussex County Council (contact Peter Proudly). There was some discussion about the indicated location of the primary school and KD and LL expressed the view that it might be better located closer to the new village hub to encourage walking between facilities.

Recreation Area

- § KM and KD gave a broad welcome to the concept of consolidating and expanding the existing recreation area at Tangmere. It was also noted that additional recreational space could be provided on the southern and/or western edges of the expansion area if required.

Local Hub

- § LL expressed the view that it may be preferable to try and consolidate and expand the existing facilities on Malcolm Road, rather than trying to create a new centre further south. It was agreed that these ideas need to be tested through further masterplanning work and engagement with the local community in due course.
- § KD expressed the view that the concept plan should be softened to make the appearance of the development blocks less urban and more rural/organic in character.
- § KD and KM both recognize the desirability of placing some form of destination or development at the eastern end of the former runway. This could perhaps take the form of a relocated museum and/or larger visitor centre.

Land Ownerships

- § KD noted that the concept plan omits land on the corner of Meadow Way and Cityfields Way at the existing entrance to Tangmere. DW explained that this land is owned by the Brooks family. KD noted that Brooks have approached CDC about developing part of their land under the facilitating appropriate development process. She expressed the preference that before further expansion beyond the 1,500 units is contemplated especially to the west of Tangmere, the growth of the village should embrace potential on the Brooks land as well as the county council's ownership on the concrete apron.
- § RS explained that we have had discussions with Graham Glen and Marcus Ball at the county council about their land ownership and that they expressed the view that they were happy to have their land shown as part of the concept plan, although they do not wish to be part of the consortium at the current time, given their wider responsibilities and ownerships across the district.

Employment

- § KM acknowledged the success of the Chichester Business Park at Tangmere, given its high quality and specific locational characteristics. He noted that the Coastal West Sussex Partnership are preparing a report on employment needs and opportunities in the Coastal West Sussex area (under the auspices of the Capital to Coast Local Enterprise Partnership). Their report is due to be published in early 2012 and he encouraged the consortium to make contact with the partnership with regard to the Business Park and potential expansion.
- § KD noted the aspiration to try and meet local employment needs within the village as well as those who may commute to the Business Park from further afield. In this regard she noted the “pathways to employment” scheme that is being proposed as part of the Shopwyke development. This is understood to refer to employment training initiatives, but DJD will make contact with the promoters at shop white to investigate further.

Social Housing

- § KD identified that some of the former Council owned social housing stock within Tangmere would benefit from investment to improve this physical environment (garage courts and other areas of semi private open space). KM noted that Hyde Martlett is the RSL that owns these properties. In his view there may be some opportunities to improve the existing environment and it may be worth the consortium making contact with them to discuss this.
- § KD raised the question of public transport connections and cycling and pedestrian links between Tangmere and surrounding settlements and Chichester. It was agreed that opportunities are presented for improvements to bus services by the proposals at Shopwyke. The consortium will investigate this potential in more detail as the master planning progresses. KD also suggested that the consortium talk to the County Council’s infrastructure coordinator (Lucy Seymour-Bowdery).

General

- § KD requested that thought be given to the potential phasing of the development at Tangmere especially regarding the delivery of employment uses and KM noted that the council would wish to see early delivery where possible.
- § KD stated that a high quality of urban design and masterplanning will be critical to the success of the scheme.
- § KM emphasised the importance to the district of the horticulture industry and encouraged the consortium to make suitable provision for this as part of the concept plan. He welcomed the indication of an expansion area on the south east of the concept plan and encouraged the consortium to talk to the existing occupiers of the glasshouses about their expansion requirement.
- § KM indicated that there is broad political support for Tangmere at the moment.

5. LDF Programme

- 5.1 SM asked what the Council's programme is for the progression of the core strategy following consultation in the summer of 2011.
- 5.2 KD explained that there is continuing uncertainty over the timing of the publication of the NPPF, the new Bill, as well as the proposed revocation of RSS.
- In these circumstances the Council proposes to prepare a preferred option for the core strategy for publication in August/September 2012 by which time it is anticipated that most if not all of these issues will have been resolved.
- 5.3 In the meantime the Council will be working with its statutory partners to undertake various pieces of technical work including some strategic highways modelling work. In this regard there is to be a meeting with the County Council and the Highways Agency in week commencing 7 November to discuss the scope and content of that work. It is however anticipated that the Council will invite those proposing major development schemes within the district to become involved and contribute to the costs in order that the high level impacts of those proposals can be modelled.
- 5.4 KM noted that the overall objective is for the core strategy to be submitted to the Secretary of State in June 2013 with adoption by the end of that year.

6. Programme

- 6.1 KM stated that much of the Council's work between now and summer 2012 will be focused on the preparation of Statements of Common Ground with relevant statutory consultees, including Southern Water, Environment Agency, Natural England, the County Council and the Highways Agency. The purpose of these is to ensure that there is some degree of certainty over the delivery of the preferred options core strategy when that is published in late summer 2012. It is anticipated that there will be a need for the consortium to be involved in some of these discussions in order to ensure that the emerging proposals are considered deliverable, albeit at a strategic level at this stage.
- 6.2 It was agreed that DJD would prepare a note of this meeting to be circulated to the consortium and council officers present. DJD
- 6.3 The consortium is meeting on Friday 4 November and following this meeting it is proposed that a list of agreed actions over the period to summer 2012 be prepared with officers at the Council in order to guide progress over the period. DJD

22 October 2012
Letter to Amanda Jobling.docx

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored in a reddish-pink hue, set against a solid yellow rectangular background.

Amanda Jobling
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Dear Amanda

Heaver Land West of Tangmere Location for Delivery of Strategic Housing

I was pleased to meet with you, Robert Davidson and Yvonne Thompson last Friday 19th October 2012. We had a helpful discussion around the issues and opportunities to allocate land at Tangmere to meet your aspirations for strategic land delivery for the district.

So that there is no misunderstanding I do wish to confirm the position of the Heaver family in respect of their land located at Tangmere. To this end they are fully supportive of this proposal and wish to participate and promote their land as part of a wider vision for housing to the west of the settlement.

Yours sincerely

A handwritten signature in black ink, appearing to read "Colin Wilkins", with a horizontal line underneath the name.

Colin Wilkins MRICS
Director
Savills (L+P) Limited

23 November 2012

Letter to Yvonne Thomson - city development forum - 23.11.12.docx

savills

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Dear Yvonne

Chichester City Development Forum

You will receive communication from Carter Jonas on behalf of the Church Commissioners and Seaward Properties (representing the Pitts family) confirming that they will not be attending the Development Forum on the 17th January 2013.

The Heaver Family remain committed to supporting your strategy for Housing Delivery at Tangmere and wish to continue to attend this meeting. Their land can be delivered as a significant first phase of a wider master plan to deliver housing through the Plan period. We welcome the opportunity to present how this can be achieved to the Forum and answer any questions that may raised.

Yours sincerely



Colin Wilkins
Director
Savills (L+P) Limited

Kate Mackintosh

From: Janet Wiles
Sent: 26 November 2012 11:34
To: cwilkins@savills.com; john.weir@churchofengland.org;
SteveCulpitt@seawardproperties.co.uk; Robert.Smith@carterjonas.co.uk
Cc: Yvonne Thomson; David Twigg
Subject: Tangmere consortium - email from Amanda Jobling

Dear All

Thank you all for your correspondence last week confirming the current position in terms of the consortium. Your correspondence confirmed my worst fears.

We have met this morning as a team to discuss options around how to get the consortium back together and to resolve the issues around development economics, and there are a number of proposals that I am going to follow up this week that may help us with this. Whilst that takes place, I would continue to urge you to find a resolution amongst yourselves, as any solution that the local authority may identify may not be comfortable to either yourselves or to your clients. I would ask that while we are in this period of uncertainty, that all parties are cautious about what is said as disagreement amongst the consortium will, I am sure, be used as a basis to undermine development proposals both here and elsewhere in the district, and it goes without saying this would be highly undesirable.

I understand that individuals have come back to confirm their attendance at the City Forum in January, and it is important that the consortium is represented there by the individual interested or overall, but I would stress the importance of a united front being presented at that forum.

If any of you have suggestions about option for moving the situation on, I would be grateful to hear them.

Regards

Amanda

(Dictated by Amanda Jobling and sent on her behalf)

Janet Wiles

PA to Director of Home & Community

Home & Community

Chichester District Council

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Kate Mackintosh

From: John Weir <john.weir@churchofengland.org>
Sent: 27 November 2012 12:54
To: Janet Wiles; cwilkins@savills.com; SteveCulpitt@seawardproperties.co.uk; Robert.Smith@carterjonas.co.uk
Cc: Yvonne Thomson; David Twigg; ben.simpson@carterjonas.co.uk
Subject: RE: Tangmere consortium

Dear Amanda,

Thank you for your email. I welcome your interest in taking forward strategic growth at Tangmere and would underline the Church Commissioners' on-going and continued support for this objective. We have always been open about our desire to work constructively with the principal landowners to deliver comprehensive growth at Tangmere, and have maintained regular communication with Officers about our collective progress.

We will continue to hold a dialogue with both Seaward Properties and the Heaver family over how we can move forward on a united front and on an equal basis, and also with Officers at the District Council. I confirm that we will attend the meeting on the 17th January 2013 as well as other meetings organised by the Council around strategic growth.

In the meantime, we recognise the sensitivities around the position and will not discuss the position beyond the principal parties.

Regards

John Weir MRICS MRTPI
Head of Strategic Land Investment
Property Investment Department
Church Commissioners for England
Church House
Great Smith Street
London
SW1P 3AZ

Direct line: 020 7898 1024
Mobile: 07917 529112

From: Janet Wiles [<mailto:jwiles@chichester.gov.uk>]
Sent: 26 November 2012 11:34
To: cwilkins@savills.com; John Weir; SteveCulpitt@seawardproperties.co.uk; Robert.Smith@carterjonas.co.uk
Cc: Yvonne Thomson; David Twigg
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Amanda

(Dictated by Amanda Jobling and sent on her behalf)

Janet Wiles

PA to Director of Home & Community

Home & Community

Chichester District Council

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Kate Mackintosh

From: Amanda Jobling
Sent: 30 September 2013 08:56
To: Mike Allgrove; Tracey Flitcroft
Subject: FW: Tangmere

Jane Polden

PA to Chief Executive, Leader & District Treasurer
 PA to Director of Home and Community
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From: Fionnuala Lennon [<mailto:Fionnuala.Lennon@hca.gsi.gov.uk>]
Sent: 27 September 2013 18:33
To: Amanda Jobling
Subject: FW: Tangmere

Amanda

Further to our conversation about the issues around partnership working and delivery on the Tangmere proposal, I've jotted some thoughts below:

- Understanding the drivers for each of the landowners / development promoters is important – particularly in terms of how soon they might want to realise their asset.
- We're currently involved with a project in East Anglia where the Church Commissioners own a substantial portion of a large urban extension. They have been rather unwilling participants in an informal working partnership set up by the local council to try and create a comprehensive masterplan for the whole of the urban extension. Key points in getting them to participate have been around ensuring clarity on the outputs required (e.g. masterplan content), a clear timetable for achieving the outputs, and acknowledging that individual landowners may be able to take their parcels of land forward for development independently, albeit within the masterplan and infrastructure framework. In this, and indeed other projects where the aspiration is to get landowners / development promoters to work together, the leadership role of the council is critical in terms of signalling an intention to start the masterplan process, identifying the advantages of all parties being involved in the process – and the risks to them of not being involved - and taking it forward within an agreed timescale.
- In terms of masterplanning, scoping a framework that proportionate to the scale and complexity of development and that is reasonably flexible in terms of delivery is a positive move – although I recognise that with Tangmere there may be some fundamental issues around the access that would be difficult to address. Identifying the critical areas where some element of joint working between the landowners will be necessary is useful, rather than adopting a blanket approach of them needing to collaborate on every aspect. With a project we're involved with in Ipswich the landowners have worked reasonably closely with the council on a draft SPD for a large urban extension (and paid for most of the work) – in terms of infrastructure and phasing, identifying the critical elements of strategic infrastructure they would need to collaborate on in terms of delivery plus enabling multiple starts within agreed criteria have been important aspects in keeping the partners at the table.
- Infrastructure requirements, costs & delivery in addition to phasing of development parcels are usually the key concern of landowners, and signalling that this will be a key aspect of the masterplan process can often be a useful hook to get landowners to participate – particularly if it is made clear that viability testing will be part of the masterplan process to ensure its deliverability.
- Given the stage your Development Plan is at, ensure that all the landowners are aware of the risks to the allocation should the inspector become aware of uncertainty around deliverability issues at the examination. A united front including an informal agreement to work together to produce an updated masterplan, etc can be useful evidence to draw to the inspector's attention. We've done some work recently around deliverability of large scale sites at the plan making stage for another authority, which I can forward relevant extracts from if you're interested.
- You mentioned the possibility of CPOing the site as a last resort. You may be aware that Wellingborough BC issued a CPO last year in respect of bringing forward their large urban extension at Stanton Cross as a last

resort after 5 years of failed negotiations. The order was confirmed at the end of last year and a link to the relevant pages on the council's website is here. [Borough Council of Wellingborough - Stanton Cross Compulsory Purchase Order](#).

- In terms of various agreements between landowners around delivering development, the one most relevant to your situation that I have found and that can be shared is the Infrastructure Delivery Plan put together by the consortium of developers involved in the North Wokingham urban extension. It sets out how the three parties intend to work to deliver the key elements of infrastructure and was tabled at an appeal as an alternative to the council's approach set out in an infrastructure SPD. Section 3 is most relevant. If I locate any more that are relevant and can be shared, I'll send them through.

I hope the above is of help. Please get in touch if you wish to discuss any of the points further.

If you decide to continue to try and get the developers to come together to explore how they might work together, ATLAS could perhaps facilitate a meeting as an impartial body and drawing on experience elsewhere. If you wanted to discuss what value there might be in ATLAS getting more directly involved, we could set up an exploratory meeting with you.

Regards

Fionnuala

Fionnuala Lennon
Co-ordinator East & South East
HCA – Advisory Team for Large Applications (ATLAS)
M: 07785 275134
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ATLAS provides independent and impartial advice on large scale planning & regeneration projects. The service is part of the Homes & Communities Agency.

The ATLAS Guide:Planning for Large Scale Development is available at: <http://www.atlasplanning.com>

From: Karl FitzGerald
Sent: 05 September 2013 14:17
To: Amanda Jobling; j.polden@chichester.gov.uk
Cc: Fionnuala Lennon
Subject: RE: Tangmere

Hello Amanda

I'm sorry it's taken so long to get back to you but it's taken a while to get organised after my getting back from leave. We would like to explore the issues on Tangmere a bit further, to see if there is scope for ATLAS to assist. I have discussed this with my colleague, Fionnuala Lennon who coordinates our activity in the east and south of England. And who will give you a call to talk through the planning aspects.

From talking to Jane Polden this morning, I understand your diary is full at the moment, but If there is a convenient space for Fionnuala to speak to you tomorrow, please let her know.

Regards

Karl

Karl FitzGerald MSt BEng CEng MICE
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From: Amanda Jobling [<mailto:Ajobling@chichester.gov.uk>]
Sent: 15 August 2013 08:41
To: Karl FitzGerald
Subject: Tangmere

Karl

Hope the summer is progressing well for you. Unlike last year which was mad all the way through there does seem to be a bit of a lull which is good in terms of catching up.

I wonder whether I could seek your advice and possibly seek some input from Atlas if I can't move this problem on. A short description of the problem is that we are looking to allocate a strategic site for 1000 homes at Tangmere to a development consortium of 3 land owners. Previously they have cooperated and work to produce a masterplan for the site which is now out of date and needs refreshing. In the intervening period the landowner that controls the principle route into the site has stepped outside of the cooperative arrangements and is now stating that he wants a ransom payment to reflect the additional value his site controls. The other parties are not prepared to agree and the site risks being undeliverable.

I have so far suggested the following:

- The matter is for them to agree amongst themselves and resolve
- Alternative access should be sought to overcome the ransom position
- Infrastructure provision for the development will occur on different parts of the site and as a result they each act as a ransom to development as they will be required to enable the scheme to go forward
- CPO
- Withdrawing the site from the Plan.

None of these seem to have had the desired effect. We are being criticised by one of the development partners for not taking a hard line and compelling access up to the boundary but this in truth will not make the site come forward as the owner will just sit on the site.

I have taken advice from colleagues across neighbouring authorities to pick their brains without much success. Is it something you can help with. I think there is an absence of expertise in this area within the authority and time is now of a premium. Without this site the Local Plan could not progress.

Look forward to hearing from and hoping you might be able to help.

Regards

Amanda Jobling

Director of Home & Community

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Tangmere Strategic Site
Meeting on Thursday 5th September 2013

10:30am

East Pallant House, 1 East Pallant,
Chichester, West Sussex, PO19 1TY

AGENDA

1. Update on Local Plan timetable and timescales
2. Position of Church Commissioners and links to the consortium
3. Willingness of the consortium to proceed with the site and the need to demonstrate deliverability
4. Possible CPO of land at strategic sites – explanation of the District Councils proposed approach
5. Neighbourhood Planning Update
6. AOB

Tangmere Strategic Site

Notes of Meeting - 5 September 2013

Attendees:

Amanda Jobling	CDC
Yvonne Thompson	CDC
Mike Allgrove	CDC
Tracey Flitcroft	CDC

Ben Simpson	Carter Jonas
Robert Smith	Carter Jonas

Ben confirmed that Carter Jonas were acting on behalf of the Church Commissioners (CC) and not instructed by Heaver or Seawards

Mike updated the group on the position of the timetable for the Local Plan. As part of the Housing Implementation Strategy we need to demonstrate that Tangmere is deliverable. He outlined the importance of demonstrating the deliverability of the site by the end of September in order to go to DPP (17 October) and Cabinet etc.

Ben confirmed that the CC continued to support the comprehensive growth at Tangmere but can't work with an inequitable approach to development with a ransom strip



11 December 2013

Ms A Jobling
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Dear Amanda,

LAND WEST OF TANGMERE

Further to your letter of 27th November, I have now had the opportunity to discuss with Ron Hatchett at Bloor Homes. There are a number of items covered in your letter, which I have addressed in turn within this response.

In respect of the ransom strip, as you are aware Bloor Homes has an Option on the land controlled by the Heaver Family to the north of the ransom strip, and therefore is not party to discussions concerning the ransom strip and has no influence over how this will be progressed between the relevant parties. I thank you though for setting out the suggested route for instructing an independent person to assess the site and provide advice on the apportionment methodology.

You reference within your letter an alternative access to the strategic site. To date, neither Bloor Homes nor Savills Planning have seen an alternative route. If this is to be progressed, then it would be helpful to see details to ensure that our highway assessment work for the purposes of the Examination in Public references such a route. I can speak directly to Ben Simpson at Carter Jonas regarding this if necessary.

Turning to the matter of community consultation, I would reiterate that we are fully supportive and would welcome the opportunity to engage with the Parish Council over its aspirations for the strategic location. Indeed, a commitment has been made previously to fund in part this process with the other members of the consortium, drawing on our collective experience in delivering strategic developments, while taking on board the views of the Parish and wider community. This position has not changed, however, it is evident that there is a difference of opinion over the role and function of a Neighbourhood Plan.

You will appreciate that what is being asked in the case of Tangmere is not akin to the traditional Neighbourhood Planning route, where within a specific geographical area, land is assessed and identified at the local level to deliver a specific quantum of development set within the Local Plan.

The location of this Strategic Site will already be defined within the Local Plan, and if the location is already defined, what remains is the detailed master planning of the site. If the Parish and District Council consider that the role of the Neighbourhood Plan is to prepare a detailed masterplan, then we would not be able to support such an approach.

I am not aware of any other example, where the remit of the Neighbourhood Plan concerned a single Strategic Site that had previously been defined in the Local Plan. That said, we remain of the view that the Parish and the community can achieve everything it would aspire to achieve via a Neighbourhood Plan, without needing to take this formal route.

The alternative approach is for the Parish Council, District Council, aided by the development interests, to engage with the community to assess the objectives and aspirations, while identifying the key land uses/ facilities to be delivered. This process does not require a Neighbourhood Plan, but can equally be delivered thorough and collaborative process and as you reference, via a Concept Statement approach informed by a Steering Group.

Bloor Homes was not party to the letter sent by Carter Jones to the Parish, a copy of which was received on 9th December 2013, and therefore by return, you have asked we confirm our position.

Firstly, we would welcome the opportunity to understand what the Concept Statement/ Framework will seek to achieve. If the Concept Statement is informed by a community led consultation exercise to define a list of aspirations/ new facilities/ reconfiguration of existing facilities to inform a future masterplan, then we would of course welcome the opportunity to be involved and would also be happy in part to finance this approach. Through input from a Steering Group, this has the potential to be a well informed approach to identify in full the aspirations of the community and would mirror the approach taken successfully elsewhere.

There is a commitment from Bloor Homes to aid in financing this consultation process, however, where this support would cease is if having undertaken that extensive level of consultation and assessment, the Parish and the District would then require Bloor Homes to finance the production of a Neighbourhood Plan, which we do not believe is necessary in order to deliver what the Parish is seeking to achieve.

There is agreement over wanting to realise a Strategic Development that has been fully informed by the aspirations of the existing community, and hopefully we can discuss how we might achieve this further when we meet on 18th December.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Chris Rees", written over a light grey, textured rectangular background.

Chris Rees
Savills Planning

COPY Mr R Hatchett (Bloor Homes)

11th December 2013

2013 12 11 Letter of response to Amanda Jobling

Amanda Jobling
Executive Director of Home & Community
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY

Colin Wilkins MRICS
E: cwilkins@savills.com
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2 Charlotte Place
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savills.com

Dear Amanda

Proposed Development West of Tangmere

Thank you for your letter dated 27th November 2013. In response to the points that you raise I am able to respond as follows:

1. Compulsory Purchase

I have not yet to date received any communication from Carter Jonas on behalf of the Church Commissioners, or Seaward Homes, with regard to the proposed alternative access to facilitate the Church and Pitts land ownership.

In principle my clients are willing to contribute towards the costs of CDC appointing an independent expert to stand between the land owners and CDC to provide advice in respect of the valuation framework that would be utilised when a CPO procedure is invoked.

2. Planning Promotion

The Heaver family are supportive of the land owners and promoters (Seaward Homes and Bloor Homes) working together to present a comprehensive master plan. This approach could extend to engagement with Tangmere Parish Council to inform their Neighbourhood Plan and associated public consultation if deemed appropriate.

Ben Simpson is sending me a copy of the letter from Carter Jonas to which you refer written on behalf of the consortium with regard to the Parish undertaking the necessary work to inform the Neighbourhood Plan at their cost.

I have also made contact with Carter Jonas, the Church Commissioners and Seaward Homes to arrange an around the table meeting early in the New Year.

With kind regards

Yours sincerely



Colin Wilkins MRICS
Head of South Coast Development
Savills (UK) Limited

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Cc John Heaver, Ben Simpson, Robert Smith, John Weir, Steve Culpitt, Chris Rees, Ron Hatchett

Eleanor Roberts/Planning Policy
01243 534571
or e-mail:
eroberts@chichester.gov.uk

ER/11.4.4

11 December 2013

Dear Colin,

Following on from Amanda Jobling's letter dated 24 September 2013 informing you of the possibility of using a compulsory purchase order for the Tangmere strategic development location, I am writing to all parties to gather the necessary information in order to proceed with this approach.

Please can you confirm the exact interests of your client, and the precise details of who owns or has an interest in the land. For the companies involved, please provide their full description that corresponds with the Companies House registration.

Please return this information to me at the above email address by 18 December 2013.

Yours sincerely,



Eleanor Roberts
Planning Policy Officer

Mr Colin Wilkins
Savills
2 Charlotte Place
Southampton
SO14 0TB

Kate Mackintosh

From: Chris Rees <CRees@savills.com>
Sent: 13 December 2013 13:59
To: Eleanor Roberts
Cc: Amanda Jobling; Ron Hatchett
Subject: Tangmere
Attachments: LAJ11 12 13.pdf; ATT3136379.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Eleanor,

Thank you for your letter. By return, I attach my response to Amanda's letter on behalf of Bloor Homes.

I'm very grateful to be kept in the loop on this matter, and as set out confirm my client has an Option on land under the ownership of Heaver Family in the northern part of the strategic development location.

Bloor Homes do not own any of the land in question.

Best regards,

Chris

Chris Rees
Director
Planning

Savills, 2 Charlotte Place, Southampton, SO14 0TB



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Tangmere Neighbourhood Plan Meeting 18/12/13 Chichester District Council Offices.

Attendees

Mike Allgrove - CDC

Tom Bell -CDC

Amanda Jobling - CDC

Tracey Flitcroft - CDC

Steve Culpitt – Swards

Mark Lucken - Swards

Ben Simpson – Church Commissioners

Simon Oakley CDC /WSCC/ Tangmere PC

Ron Hatchett - Bloor Homes Southern

Neil Homer – RCOH

Brian Wood – Tangmere Parish Council

Summary

The meeting was constructive in trying to reconcile the competing views of the parties. These are best summarised as the desire for the Parish to undertake a NP which will enable them to ensure new growth in the village meets current and future needs, is well designed and is well integrated, from the developers perspective that they have certainty and a realistic programme and from the District Council's perspective a mechanism that moves us from a high level statement of intent to a process that bring together the needs above in a realistic programme. Although the meeting started with parties at counter points this did seem to change towards the end and a process of agreement started to emerge.

The Plan has stated the need for master planning and now at a stage where we can set out what this means. It will be different in each case and in the case of Tangmere we have tried to think of a way that doesn't duplicate effort or process - so what we call a concept statement can be instead reflected in the NP. With all parties round the table this should be easier to flesh out once work starts.

Many of the concerns from the developers were addressed by the end of the meeting. They would rather not have a Neighbourhood Plan to contend with and their correspondence in the summer stated this however all parties are willing to work together, and the tripartite working arrangement will form a solid basis for the delivery of a successful Neighbourhood Plan and Master plan.

General Discussion

Mike Allgrove introduced the session and set out the prospect of having a concept plan that was envisaged to sit between the Neighbourhood Plan and Masterplan for the Strategic Sites.

Amanda Jobling set out the intention of the concept plan to set out the principles of the site development which the masterplan would then follow.

Neil Homer stated that he felt that this was the role of the Neighbourhood Plan and that the Neighbourhood Plan would cover the following: spatial preferences (preferences for the location of some land uses) , Specification (including the type and tenure of new housing) as well as key delivery principles.

It was felt that the vision and objectives section of the Neighbourhood Plan could incorporate the concept statement.

The question was asked if the parish was doing a Neighbourhood Plan to receive money from the Community Infrastructure Levy.

Brian Wood stated that this was not the case and that the Neighbourhood Plan was intended to ensure that the community were thoroughly involved in the future planning of the village.

Amanda Jobling raised the issue of the difficulties that could be had in implementing a masterplan if a Neighbourhood Plan with the same proposals had been refused through a Neighbourhood Plan referendum. It was felt it was important for the Neighbourhood Plan process to consider the wider issues in the community and for there to be on going public consultation throughout the Neighbourhood Plan process to ensure that there is public support for the Neighbourhood Plan.

Simon Oakley raised the need to have concert between landowners.

The point was raised that the site was fixed through the Local Plan and that the developers will consult the community through the application process. The question of asked what added value the Neighbourhood Plan brought.

The developers were asked to highlight what they felt the issues were with the Neighbourhood Plan process.

Specific concerns and timetables

The concerns raised were as follows:

- The timescale that the plan would take.
- The impact of the plan on development in the Strategic Development Area.
- The possibility of a no vote a referendum
- The cost involved in the Neighbourhood Plan process.

The Parish was asked to set out its process so far, this is as follows:

- The parish resolved to have a Neighbourhood plan in June
- The Neighbourhood Plan was approved by CDC in July

- In September Action in Rural Sussex were appointed as a consultant.
- In October £7000 of funding was received from Locality
- Action in Rural Sussex submitted a schedule of work to the Parish Council ? in November
- The first public open meeting is due in January – this meeting will set out the stages of the Neighbourhood plan.
- The 9th of January Steering Group meeting is intended to look to fill spare slots on the steering group and to look at the membership of the topic groups.
- The intention is to carry out initial consultation work in spring with the initial survey to be published by Easter in the State of the Parish Report.
- The pre submission consultation is currently anticipated in September with the Plan submitted by Christmas next year.

The developers were then asked what their approach to the Neighbourhood Plan will be.

They stated that they were to meet with Heaver in January to discuss a new access concept.

All parties stated that they were intending to work together to deliver a comprehensive plan for the development. There were a number of potential concerns including the cost of the Neighbourhood plan and its delivery. There were also concerns that land outside of their ownership could be used as a ransom.

The developers were pleased that the Neighbourhood Plan process will set out the infrastructure that is desired within the community though highlighted the importance of the Neighbourhood Plan carrying out a reality check on this to avoid raising false expectations of what can be delivered.

The issue of affordable housing was raised, with the potential of delivering less than 30% on the strategic site to address perceived imbalances in tenure in the community. It was suggested that shared ownership accommodation might be encouraged rather than benefit dependent to help balance the community. It was agreed that the Neighbourhood Plan would need to be in conformity with the policy in the Emerging Local Plan.

The timetable for the Community Infrastructure Levy was set out, it is currently:

- Public consultation on the Preliminary draft charging Schedule and draft regulation 123 list in April 2014.
- Draft Charging Schedule and Regulation 123 consultation in September 2014
- Estimated date of adoption: April 2015.

Roles of the parties in the Neighbourhood Plan

The role of the developers in the Neighbourhood Plan process was discussed. It was felt that the best way forward would be for the consortium, CDC and the Neighbourhood Plan group to hold tripartite membership meetings on a regular 6 weekly basis.

Brian Wood invited the developers to become members of the Neighbourhood Plan Steering group and raised the possibility of a £7000 contribution towards the Neighbourhood Plan. The developers felt that they would need to have further discussion before any agreement was reached.

Amanda Jobling then discussed CDC's involvement in the Neighbourhood Plan.

It was highlighted that Simon Oakley was likely to be CDC's representative on the Neighbourhood Plan steering group though this is still to be officially confirmed. In addition to Simon officers from Development Management and Planning policy will also be involved in the Neighbourhood Plan process to provide advice where necessary with Tracey Flitcroft acting as the link officer.

The presence of the developers at the Public meeting in January / February was discussed. There were conflicting opinions on the involvement. It was agreed that attendance of the consortium as members of the audience may be a possible approach.

The initial launch event is looking to recruit additional people onto the work groups / steering groups, it was felt that once this had been done then these groups could invite the attendance of the consortium.

A question was raised as to the best way to engage the County Council most notably for issues around highways and education. It was highlighted that Simon Oakley was also a member for WSCC and could be a conduit to officers at the County Council.

Next Steps

The next meeting was agreed to take place before the 15th of February.

Action in Rural Sussex is to provide the scope of their work to the Consortium by early January.

Kate Mackintosh

From: Andrea Strong <AStrong@savills.com> on behalf of Colin Wilkins <CWilkins@savills.com>
Sent: 10 January 2014 17:04
To: 'richard.smith@carterjonas.co.uk'
Cc: ben.simpson@carterjonas.co.uk; 'John Weir'; 'BarrySampson@seawardproperties.co.uk'; 'Steve Culpitt (steveculpitt@seawardproperties.co.uk)'; Amanda Jobling; John Heaver
Subject: Tangmere
Attachments: image001.gif; ATT4275579.txt; ATT4275580.htm

Dear Robert

Further to our meeting this morning I have reported back to my clients on the matters discussed. It is clear from what you have said that the Highway Agency is in agreement to a second access from the A27 to service the Pitts and Church Commissioners land holdings. The requirement for the inclusion of the Heaver control strip is now superfluous, not only to your promotion but also the wider vision and master plan. Both principal land areas can be promoted at the same time forming part of an overall master plan but as two separate planning applications.

To this end any collaboration involving the Heaver control strip is unnecessary.


Looking ahead I note that it is your intention to liaise with Bloor in respect of the neighbourhood consultation process and to evolve the master plan.

I have copied this email to Amanda Jobling so that she is aware of the outcome of our meeting and the way in which the strategic housing delivery can now be delivered at Tangmere.

Kind regards

Andrea Strong
PA to Colin Wilkins
South Coast Development Team

Savills, 2 Charlotte Place, Southampton, SO14 0TB

 Tel :+44 (0) 23 8071 3999
Email :AStrong@savills.com
Website :www.savills.co.uk

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Kate Mackintosh

From: Tracey Flitcroft
Sent: 20 March 2015 11:20
To: Mike Allgrove (mallgrove@chichester.gov.uk)
Subject: FW: Land Ownership, Tangmere
Attachments: image001.gif; ATT4352386.txt; ATT4352387.htm

Hi

I found this email – which shows the owners of the strips – I don't know why Mr Wilkins couldn't say in the meeting?

Do we want to write to them or just bring it up at the next meeting we have with the developers – 20th April

Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

Tel: 01243 53 4683 | Fax: 01243 776766 | tfilitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Colin Wilkins [<mailto:CWilkins@savills.com>]
Sent: 14 January 2014 19:21
To: Amanda Jobling
Subject: Land Ownership, Tangmere

Dear Amanda

You requested details of land ownership at Tangmere:

Under Title Number WSX217492 the proprietor is stated to be Herbert George Heaver and Shelagh Heaver of West Stoke Farm, West Stoke, Chichester, West Sussex, PO18 9BQ.

For the control strips (Title WSX355209) the proprietor is stated to be CS South Limited, (Co. Regn. No. 08333692), of New Kings Court, Tollgate, Chandlers Ford, Eastleigh, Hampshire, SO53 3LG and on Title WSX355210 the proprietor is stated to be CS East Limited, (Co. Regn. No. 08333699) of New Kings Court, Tollgate, Chandlers Ford, Eastleigh, Hampshire, SO53 3LG.

Please let me know if there is any further information that you require.

Kind regards

Colin Wilkins MRICS
Director
Head of South Coast Development

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Mobile : +44 (0) 7967 555 689
Email : cwilkins@savills.com
Website : www.savills.co.uk

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Kate Mackintosh

From: Chris Rees <CRees@savills.com>
Sent: 23 June 2014 08:29
To: 'neil.homer@rcoh.co.uk'; Tracey Flitcroft; Mike Allgrove; Simon Oakley; 'maltings@bcjwood.fsnet.co.uk'; 'Andrew.Irwin@jamieathome.com'
Cc: 'Ron Hatchett'; Simpson, Ben; 'Steve Culpitt'; Andrew Frost
Subject: Strategic Land Lead in times
Attachments: ATT1168514.txt; ATT1168515.htm

Neil,

When we last met it was agreed that I would set out the estimated lead in times for a Strategic Site of this nature. The purpose of this timeline is to explain in more detail the length of time needed regarding preliminary works and approvals prior to work commencing on site and housing being delivered.

As per the Local Plan, CDC expect to see housing completions starting at the Tangmere Strategic Location in 2019, with 100 houses completed and occupied by March 2020 (the monitoring year runs from 1st April to 31st March).

The following is indicative, based upon our experience of gaining approval for such large sites and the time needed for preliminary works to be completed. It also assumes all applications are approved by CDC, with no Appeal required.

- March 2015 Submission of an Outline Planning Application
- July 2015 Determination by CDC and Resolution to Grant
- October 2015 Sign S.106 Agreement
- February 2016 Submit Reserved Matter Application
- May 2016 Approval of Reserved Matter Application
- October 2016 Completion of Discharge of Conditions
- Spring 2017 Preliminary works start on site
- Winter 2017/ Spring 2018 Housing construction commences
- Winter 2018/ Spring 2019 First Housing completions and occupations, with a view to complete 100 by March 2020 in line with Local Plan.

While the Local Plan sets a date of 2019 for the first completions to occur based upon the improvements to the Waste Water Treatment Works, it would be helpful as part of the neighbourhood plan process that when speaking to the community it is conveyed that for this to occur the Planning Application process must have started much earlier.

I trust this is helpful in providing more detail on the lead in times for strategic sites such as this, however, if you or the Parish Council need any further information please do contact me at any time.

Best regards

Chris

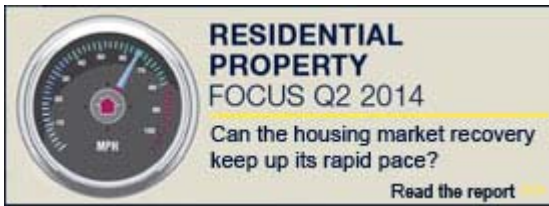
Chris Rees
Director
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Chichester Local Plan Examination in Public

Matter 7 - Strategic Development Locations (SDLs)


Policies 7/15/16/17/18

~~Draft~~ Statement of Common Ground between

The Church Commissioners for England

Signed:  FOR AND ON BEHALF OF THE CHURCH
Position: PARTNER, CARTER JONAS, 1 CHAPEL PLACE, COMMISSIONERS FOR ENGLAND LONDON W1F 0BG
Date:

Seaward Properties Ltd

Signed:  Position: Land & Planning Director Seaward Properties Ltd.
Date:

Bloor Homes

Signed:  Position: STRATEGIC LAND DIRECTOR

Chichester District Council

Signed:  Position: Planning Policy Conservation and Design Service Manager
Date: 18th September 2014

1. Introduction

1.1 The parties to this Statement of Common Ground (SoCG) are:

- The Church Commissioners for England.
- Seaward Properties Ltd.
- Bloor Homes Ltd.
- Chichester District Council.

1.2 The SoCG covers the Issues raised by the Inspector in her list of Matters and Issues under Matter 7 – Strategic Development Locations.

2. Scale, Location and Quantum of Development

Issue: Are the locations and boundaries of the four SDLs justified by robust evidence, taking account of all environmental and infrastructure constraints?

2.1 The parties to this SOCG have been in close dialogue over the location and boundaries of the Tangmere SDL and CDC has submitted a Statement dealing with this issue (CDC/07/Matter 7).. The Local Plan evidence base sets out the environmental features and constraints around the edge of Tangmere as well as the infrastructure constraints, and these are referred to in the Sustainability Assessment (SA) (CD-03 Page 125).

2.2 With regard to infrastructure, there has been significant work on the capacity of the A27 strategic highway route, and the definition of a strategy to increase capacity on the route at the various pinch point junctions around Chichester (CD18a and b – Transport Study of Strategic Development Options and Sustainable Transport Measures, Jacobs, March 2013).

2.3 The landowners and promoters of the Tangmere SDL were part of the commissioning body for that Study which was prepared with the Highways Agency's input, and defined a set of targeted, costed measures to be taken to increase capacity at certain junctions around Chichester.

2.4 There has been close working with Southern Water to understand foul drainage capacities across the southern part of the District in relation to the planned growth at the SDLs and elsewhere. This issue is dealt with in CD15 – Position Statement on Wastewater and Delivering Development in the Local Plan (Jan 2014).

Issue: Is the scale and mix of development proposed in each of the SDLs (in Policies 15, 16, 17 and 18) based on a rigorous assessment of capacity?

- 2.5 The scale of development proposed at Tangmere SDL includes 1,000 new homes plus community facilities and infrastructure including a primary school, recreation and open space. The landowners and promoters at Tangmere have worked closely with officers to define the nature and scale of development and have carefully considered capacity within the allocated area (please see page 8 of CDC's Statement on Matter 7, Document CDC/07/Matter 7).
- 2.6 All three of the consortium organisations are members of the Neighbourhood Plan Steering Group and are fully involved in the production of the Tangmere Neighbourhood Plan. The Neighbourhood Plan and masterplanning for the SDL site (in accordance with Local Plan policy 7) will add detail to the site specific requirements of Local Plan policy 18 concerning the Tangmere Strategic Development Location which proposes that the SDL will accommodate;
- 1000 homes
 - Community facilities, possibly including a new village centre and enhanced recreation, primary education and healthcare facilities and small scale business uses.
 - Open space and green infrastructure.
- 2.7 Therefore, there is in place a formal planning process, acting on the provisions of the proposed policy 18, which will deliver appropriate development for the future of Tangmere. However, until such detailed work on community needs is completed the exact type, scale and mix of development is not finalised. We believe that policy 18 provides the required flexibility for the Neighbourhood Plan and masterplan to define and address local needs in the development of the Tangmere SDL. This is a normal sequence of events in the planning process.
- 2.8 Based on the experience of each of the consortium members in delivering large mixed use neighbourhood schemes, it is the view of the consortium that there is sufficient land defined within the proposed Tangmere SDL to deliver the requirements of policy 18.
- 2.9 Depending on the complexity of any Strategic Site and associated infrastructure, a Gross to Net Ratio of between 65% to 50% can be used to assess the capacity and deliverability of the residential element. The Gross Development Area (GDA) is 77 Ha / 190 acres. Taking the greatest reduction of 50% Gross to Net would leave circa 38.5 Ha / 95 Acres, or an average density of 26 dwellings per hectare/ 10.5 dwellings per acre in the delivery of 1,000 dwellings across the SDL .
- 2.10 Discussions are ongoing between the Parish Council, District Council and the consortium over the opportunities of combining the proposed new 1FE Primary School, with the existing Primary School within Tangmere to form a new build 2FE within the Strategic Development Location.
- 2.11 Staying with the 50% reduction from Gross to Net and allowing for circa 2ha of land to serve a new 2FE, would leave circa 36.5 ha / 90 acres, which allows sufficient space for the infrastructure requirements including roads, surface water drainage and the contingent proposals for on-site treatment of foul drainage in the eventuality that planned increases in the capacity of the Tangmere WWTW are not delivered by the target date of 2019 (as included within Southern Water's investment programme). The exact Settlement Boundary for the west of the site will be defined through the Neighbourhood Plan or Site Allocations Document.

Issue: Does the evidence demonstrate that the timing and phasing of development in each of the SDLs is viable and deliverable as set out in the housing trajectory?

- 2.12 As noted, the SDL at Tangmere is being promoted by three partners of the Consortium and their respective consultancy teams in conjunction with the District Council and Parish Council. To inform this section of the Statement of Common Ground, an indicative timeline has been set out charting the projected delivery of the SDL through the planning process, implementation and construction.
- 2.13 As per Appendix 4 of the submitted Local Plan, CDC expect to see housing completions starting at the Tangmere Strategic Location in 2019, with 100 houses completed and occupied by March 2020.
- 2.14 The following timetable is indicative and assumes that planning permission is granted by CDC, with no Appeal required.

Time Period	Activity
Summer 2014 – Winter 2015	Ongoing pre-application discussions with Parish Council/ Neighbourhood planning process, service providers and stakeholders.
Spring 2015	Completion of background studies and formation and submission of an Outline Planning Application post adoption of Local Plan.
Summer 2015	Determination by CDC and Resolution to Grant
Autumn 2015	S.106 Agreement Completed
Winter 2015	Submission of Reserved Matters Application
Spring / Summer 2016	Approval of Reserved Matter Application(s)
Autumn 2016	Completion of Discharge of Conditions
Spring 2017	Preliminary works start on site
Winter 2017 / Spring 2018	Housing construction commences
Winter 2018 / Spring 2019	First Housing completions and occupations

- 2.15 In respect of build-out rates, with the SDL controlled by three separate members of the consortium it is highly probable that there will be more than one outlet / developer on site at any one time. Excluding affordable housing completions, the delivery of the trajectory set out within Appendix 4 of the Submitted Local Plan, would require the completion and sale of on average 50 dwellings per outlet with two developers, and of course fewer should there be three outlets at any one time.

- 2.16 While it is recognised that throughout the course of the build out of the SDL there will be fluctuations within the completion rates, with some years yielding higher and some potentially lower than the average 100 dwellings depending on market conditions and the number of outlets, to average 100 completions where there is three active parties within the consortium is considered to be realistic
- 2.17 Precise trigger points for social and physical infrastructure delivery will be agreed as part of the planning application process, with the inputs received from the neighbourhood planning process that is ongoing.

Issue: Do the masterplanning requirements set out a robust framework for taking development forward, including provision for public engagement?

- 2.18 The Consortium members have been working closely with officers of the District Council as well as Tangmere Parish Council in the progression of the allocation and its translation into the emerging Neighbourhood Plan for Tangmere.
- 2.19 The members of the Consortium are engaged in the preparation of the Neighbourhood Plan as members of the Neighbourhood Plan Steering Group and also take part in the series of Workshops that the Steering Group has established in order to progress the different elements of the Neighbourhood Plan (for example, Workshops on Housing, Employment, Recreation and Open Space, Historic Environment etc).
- 2.20 This consultation process is ongoing, with a series of events programmed to take place in the coming months. As part of this consultation process, the Steering Group will be refining the proposals concerning future education provision, formal recreation space and community facilities with the community and principal stakeholders in advance of detailed master planning. The Neighbourhood Plan will incorporate a 'Concept Statement' that will set out the framework principles for subsequent masterplanning work.

3. Highways Infrastructure

Issue: Does the evidence demonstrate that issues of funding, viability and timing of A27 junction improvements have been satisfactorily addressed?

- 3.1 The Council has commissioned and prepared reports on the planning and delivery of the A27 junction improvements including the Jacobs Study (CD18a and b – Transport Study of Strategic Development Options and Sustainable Transport Measures, Jacobs, March 2013). The Council has prepared a separate Statement on this issue, and more detail is provided at pages 14 and 15 of CDC's Statement on Matter 7 (CDC/07/Matter 7).

Issue: Have risks to delivery been rigorously examined and are contingencies in place to avoid any potential "showstoppers"?

- 3.2 The Council has worked closely with the Highways Authority and Highways Agency in assessing the risks to delivery and is satisfied that highways access to the SDL is achievable and that there are no insurmountable barriers to delivery.

4. Wastewater Treatment Facilities

Issue: Have risks to delivery been rigorously examined and are contingencies in place to avoid any potential "showstoppers"?

- 4.1 The Consortium and Council have worked with the statutory provider (Southern Water) to identify risks to delivery and are satisfied that there are no insurmountable barriers to delivery.
- 4.2 The Council understands that the Consortium has investigated the principle of on-site treatment of waste water in the eventuality that programmed improvements to the Tangmere WWTW are not capable of delivery. In this regard the Council states that it will be guided by the requirements of the statutory provider and confirms that as long as the statutory provider is satisfied that an adequate strategy for wastewater treatment is in place, the Council will in turn be satisfied.
- 4.3 The Consortium has submitted a separate Statement to Matter 7 to inform the Examination, appended to which is a Report that summarises the advice received to date in respect of the upgrade of the WWTW and the contingencies that could be brought forward if this upgrade does not come forward as envisaged.

Tangmere Developers Meeting – 27th February

Notes of Meeting

Attendance:

Steve Carvell	Ron Hackett
Andrew Frost	Ben Simpson
Mike Allgrove	Mark Luken
Tracey Flitcroft	Steve Culpitt
Jeremy Bushell	Chris Rees
Anna Gillings	John Weir

Local Plan Update:

MA updated the group on the Local Plan Examination, CDC are still waiting to hear from the Inspector. It was acknowledged that the household projections were to be published (27/2) but their impact was not known.

There was some discussion about whether an increase in numbers would mean that the Plan would need to be revised what the impact might be. It was difficult to comment how CDC would proceed but it was likely that a paper/document similar to FAD would be required to bridge the gap.

It was confirmed that Ofwat had no issues with Southern Water's business plan and the Tangmere upgrade

CIL – will be submitted for examination 12 May. It is expected that the Examination will be in May with adoption of the charging schedule July. There is a revised payment by instalment policy.

Neighbourhood Plan Update:

TF updated the group that it was expected the Submission Plan would be submitted to the Council by the end of March. There was a Steering Group meeting on the 4th March to discuss the Submission.

There was some discussion about the existing school site. It was agreed that the meeting with education would be open to anyone.

It was confirmed that the neighbourhood plan is the concept statement for masterplanning the site. Although the neighbourhood plan goes through an examination it has weight at Submission stage.

It was acknowledged that a lot of what was being asked for in the Plan wasn't unreasonable. However, there are concerns about the contents of the neighbourhood plan, which would be discussed at the steering group meeting and if not resolved then comments would be forwarded to the examiner at submission stage.

Action: TF to send invites to the group re the education meeting on 19th March.

Masterplanning

There was some discussion about the way forward with the masterplanning of the site. Developers are carrying out surveys where possible i.e. ecology.

SC stressed the importance of masterplanning the site as a whole. The masterplan will be drawn up by developers with CDC it will then be discussed/endorsed by planning committee. This should be ahead of an application.

There was some discussion about phasing the development. CDC's position is that there should be one application for the whole site. There is a need for a high level Infrastructure Delivery Plan (IDP) alongside the masterplan. It was agreed by all parties that there would need to be one masterplan, IDP and EIA.

There was some discussion that the corner site (Mr Heaven) may not be ready. However CDC stressed that the site should be developed as a whole with 'no bits' being picked off first.

Mention was made to the 'ransom strip' which is now owned by S Richardson (CS South Ltd).

Action: CDC to write/meet Savills (agents) and S Richardson to gauge their intentions.

Environmental Impact Assessment (EIA)

The EIA will be a single screening, however the developers are waiting for the neighbourhood plan in order to get an idea of what to assess. Scoping will inform the content of the application with the masterplanning.

Infrastructure

Work has taken place on ecology assessment; more information is being sought on surface water and foul drainage. The developers are speaking to highways.

MA updated the group that there have been meetings with the Highways Agency (HA) to discuss funding of the Chichester bypass. They are looking at a bigger scheme compared to the Plan scheme which may need developer contributions. The HA preferred option will be known by the end of the year.

AOB

It was confirmed that an Appropriate Assessment of the neighbourhood plan was not required.

The next meeting is set for **the 20th April at 10am**

(Note the meeting did not take place as the result of the Local Plan was not known and nothing to feedback from the masterplan process)

Kate Mackintosh

From: Mike Allgrove
Sent: 05 March 2015 11:34
To: Tracey Flitcroft
Subject: FW: Tangmere Master Plan

For information.

Mike Allgrove

Planning Policy Conservation and Design Service Manager
Planning Policy
Chichester District Council
Tel: 01243 521044 | Fax: | mallgrove@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Steve Culpitt [mailto:SteveCulpitt@seawardproperties.co.uk]
Sent: 05 March 2015 11:22
To: Ron Hatchett
Cc: crees@savills.com; Mike Allgrove; 'kxaysted@Savills.com'; John Weir; Smith, Robert; Simpson, Ben; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); Barry Sampson
Subject: RE: Tangmere Master Plan

Dear Ron

We are available to discuss the master planning and programming however I reiterate Ben Simpsons comments below:

we must be clear that this will be on the basis of preparing a masterplan that will have the Council's support and sign-off, prior to submission of a single planning application for the SDL.

Our preference is meet at Luke Becks offices.

I will revert back with availability shortly

KR

Steve

Steve Culpitt
Land & Planning Director
Tel : 01243 755404
Mobile : 07584 078584



Seaward Properties Limited
Metro House
Northgate
CHICHESTER
West Sussex PO19 1BE

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From: Simpson, Ben [mailto:Ben.Simpson@carterjonas.co.uk]
Sent: 05 March 2015 08:38
To: Ron Hatchett; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); Steve Culpitt
Cc: crees@savills.com; mallgrove@chichester.gov.uk; 'khaysted@Savills.com'; John Weir; Smith, Robert
Subject: RE: Tangmere Master Plan

Ron,

The Commissioners are happy to meet to discuss the work programme. As discussed at the meeting with Chichester DC last Friday, we must be clear that this will be on the basis of preparing a masterplan that will have the Council's support and sign-off, prior to submission of a single planning application for the SDL.

Our availability includes 18th, 24th or 27th March.

Regards,

Ben

Ben Simpson MA MRTPI
Partner, Planning and Development

For and on behalf of Carter Jonas LLP

T: 0207 016 0732

M: 07827 851807

W: carterjonas.co.uk



Carter Jonas LLP
One Chapel Place
London
W1G 0BG



Please consider the environment - do you really need to print this email?

From: Ron Hatchett [mailto:Ron.Hatchett@bloorhomes.com]
Sent: 03 March 2015 16:37
To: 'markluken@lukenbeck.com' (markluken@lukenbeck.com); Steve Culpitt (SteveCulpitt@seawardproperties.co.uk); Simpson, Ben
Cc: crees@savills.com; mallgrove@chichester.gov.uk; 'khaysted@Savills.com'
Subject: Tangmere Master Plan

Gents,

With the Inspector's report hopefully not too far away, it is important in my view, that we progress the master plan as soon as possible.

Savills have done a considerable amount of work on the Bloor land and we really need to get to at least the same level on the rest of the allocation, this will also assist in preparing an infrastructure programme and a cost plan.

Could I suggest that we agree a meeting date to consider our work programme and the consultant team, and then arrange a regular meeting timetable to progress matters.

Chris's secretary Kerry Haysted has been volunteered to co-ordinate a meeting, her e-mail address is above.

I suggest the meetings are held at Savills or Luken Beck in Southampton

I am available

March 16th am

March 17th all day

March 18th am

March 24th am

March 27th am

Kerry and I look forward to hearing from you.

Thanks

Ron

Ron Hatchett
Strategic Planning Director

Bloor Homes Southern
River View House, First Avenue, Newbury Business Park, London Road, Newbury, Berkshire, RG14 2PS

Tel: **01635 39240**
Fax: **01635 521384**
Email: Ron.Hatchett@bloorhomes.com



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Kate Mackintosh

From: Tracey Flitcroft
Sent: 09 March 2015 15:46
To: Simpson, Ben (Ben.Simpson@carterjonas.co.uk); ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk; crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk)
Cc: Mike Allgrove (mallgrove@chichester.gov.uk); Andrew Frost (afrost@chichester.gov.uk); Steve Carvell (scarvell@chichester.gov.uk)
Subject: Tangmere Strategic Location

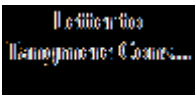
Dear All

Following last week's meeting I have attached a letter which outlines the importance of planning for the site in a comprehensive manner.

I will be sending out the notes of last week's meeting later this week, however one of the actions is for me to arrange a meeting after the 19th March. Could you let me know your availability for the week beginning 23rd March.

If you have any queries please get back to me.

Kind regards
Tracey



Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council

Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

If calling please ask for: Andrew Frost
01243 534892
afrost@chichester.gov.uk

Our ref:

Your ref:

9 March 2015

Dear Tangmere consortium members,

I am writing following the meeting in Chichester last week. I found the meeting extremely useful in terms of updating progress on the local and neighbourhood plans and discussing the way forward to ensure the timely delivery of the strategic development location, subject to no adverse comments being received from the Local Plan Inspector on the principle of the allocation of the site as proposed.

Whilst the need to overcome existing wastewater treatment constraints means that it is unlikely that houses can be occupied until 2019, given the size of the site and the need to provide infrastructure, there is a need for a concerted and coordinated effort on behalf of all relevant parties to ensure the timely delivery of new homes. I was reassured at the meeting that those around the table appeared to have a common goal and a willingness to work together. I can confirm that the Council will continue to allocate staff resources to this project to ensure the successful development of the site.

At the meeting, I believe that it was agreed that all parties would work together to facilitate the provision of housing in accordance with the local plan proposals. As discussed, this will involve the production of a comprehensive masterplan which addresses the objectives and policies of the Neighbourhood Plan, a single environmental impact assessment and a single outline planning application with an associated S106 agreement to which all landowners within the allocation area are signatories.

Submission of a single outline planning application is a very important part of the process of securing the comprehensive delivery of infrastructure, including all of the required land use elements and appropriate access arrangements and ensuring that the benefits of the Strategic Development Location can be maximised. This approach would also help demonstrate that the scheme is well planned and designed to a high standard and will integrate well into the existing settlement.

As you will no doubt be aware, infrastructure is a long standing point of concern for the local community where there is a strong belief that Tangmere has suffered from a significant amount of development but without the necessary infrastructure provision. One of the reasons for selecting this strategic development location for 1,000 homes is to ensure that the development will provide significant infrastructure to lessen the proportionate infrastructure deficit. Can I confirm that the Council will resist any attempts for the piecemeal development of the strategic site and you should all be aware that the local community will hold us to account on the matters of comprehensive development and infrastructure provision.

I am pleased that the consortium is now making arrangements to start the masterplanning process. If there are any elements of the suggested coordinated approach that concern you I would be grateful if you could advise me so that I can seek to overcome your concerns. I look forward to continuing to work with you to deliver a high quality development for the benefit of existing and new residents alike.

Yours sincerely

A handwritten signature in black ink that reads "Andrew Frost". The signature is written in a cursive style with a horizontal line under the name.

Andrew Frost
Head of Planning Services

Kate Mackintosh

From: Tracey Flitcroft
Sent: 09 March 2015 15:09
To: 'cwilkins@savills.com'
Subject: Chichester District Council - Tangmere Strategic Development Location

Dear Mr Wilkins

I have been given your contact details as a representative of S Richardson who I understand may have an interest in land at Tangmere. I hope you are the right contact.

As you may know we are producing the Chichester Local Plan which identifies a site to the west of Tangmere for the development of 1000 homes. The aspiration of the Local Plan is to develop the site as a whole through a master planning process.

We have met with the majority of those who have an interest in the site, it would therefore be very useful to meet with you to discuss what the intentions of your client may be in relation to the development of the site. If you feel you are able to meet with us could you let us know your availability, if this is inconvenient it would be helpful if you would provide some information by email / letter.

If you have any queries please get back to me

Many thanks
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council

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Kate Mackintosh

From: Mark Luken <markluken@lukenbeck.com>
Sent: 08 April 2015 08:30
To: Mike Allgrove
Cc: Andrew Frost; Tracey Flitcroft
Subject: RE: Tangmere

Thanks Mike,

I was just checking on possible progress following our initial meeting on 27th Feb when this attempted ransom device was discussed and Steve Carvell agreed to make contact with the owner. Hopefully this landowner will fall into line and I am pretty confident that the requirement for a masterplan, phasing plan, outline pa with 'spine' road through the SDL and overarching S106 should demonstrate to them that there is no room for isolation and trying to create a ransom situation. The CPO resolution simply strengthens that stance.

FYI the consortium met on 1st April and is progressing with masterplan studies which we can share with you when we meet next.

Best,
M

From: Mike Allgrove [<mailto:mallgrove@chichester.gov.uk>]
Sent: 07 April 2015 18:00
To: Luke (markluken@lukenbeck.com)
Cc: Andrew Frost; Tracey Flitcroft
Subject: Tangmere

Dear Mark,

I refer to your email of the 23rd March to which Andrew Frost has asked me to respond.

The Council has been unable to make any headway in terms of resolving the ransom strip issue, however, I am not sure what it is you are expecting from the Council in the short term. The Council's Cabinet resolved (at its meeting on 8 October 2013) to consider a compulsory purchase order if the private land owners cannot come to a negotiated solution on site assembly and valuation of land. This is a route that I sincerely hope we do not have to follow as it is complex with the potential for undesirable cost and delay to the development of the site. Can you advise me as to whether the landowners represented at the recent meeting are attempting to resolve the situation without recourse to the Council using its compulsory purchase powers?

Regards,

Mike

Mike Allgrove

Planning Policy Conservation and Design Service Manager
Planning Policy
Chichester District Council

Tel: 01243 521044 | Fax: | mallgrove@chichester.gov.uk | <http://www.chichester.gov.uk>
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Kate Mackintosh

From: Simpson, Ben <Ben.Simpson@carterjonas.co.uk>
Sent: 14 May 2015 15:46
To: Tracey Flitcroft
Subject: RE: Tangmere Strategic Strategic Development Location

Tracey,

We are currently in the process of procuring technical studies to inform the masterplanning process. The outcome of the masterplanning process will be beyond the next meeting with you, which should be in mid-June, assuming of course that we have seen the Inspector's Report by then.

Regards,

Ben

Ben Simpson MA MRTPI
Partner, Planning and Development

For and on behalf of Carter Jonas LLP
T: 0207 016 0732
M: 07827 851807
W: carterjonas.co.uk



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W1G 0BG



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From: Tracey Flitcroft [<mailto:tflitcroft@chichester.gov.uk>]
Sent: 14 May 2015 14:12
To: Simpson, Ben
Subject: Tangmere Strategic Strategic Development Location

Ben

I hope you don't mind me contacting you directly. I've not heard anything from the Tangmere Developers for a bit, is there any news on how the masterplan is progressing. My managers were under the impression that we would have something before our next meeting. As im trying to get a meeting date in June or July do you know when we might expect something or is the masterplan timetable longer than that?

Thanks
Tracey

Tracey Flitcroft
Principal Planning Officer
Planning Policy
Chichester District Council
Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
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Tangmere Neighbourhood Plan Meeting – 11 June

Notes of Meeting

Attendance:

Brian Wood	Andrew Irwin
Simon Oakley (part)	Ben Simpson
Steve Culpitt	Ron Hatchett
Bryony Stala	Steve Carvell
Andrew Frost	Mike Allgrove
Tracey Flitcroft	

Item 3 taken first

Discussions have taken place with the education department in relation to 1 or 2 form entries. The Academy should be dealt with directly although WSCC issue a specification of interest and the Education Minister decides who builds/runs the school.

The Parish Questionnaire indicated that people preferred one school to unite the village.

It was suggested that a conversation should be held with the Academy governors to find out what their intentions may be

It was concluded that a way forward was to safeguard an area of land within the proposed development and leave the detail of who runs the school etc. to a later date.

Support was given by the community to build on the footprint of the existing primary school but to retain the open space as there is a deficiency in open space in that area. There was concern by the consortium that there may not be enough viability to develop the site.

It was agreed that the issue would not prevent the local plan going forward but may become critical in the next 6 months or so.

Secondary school – WSCC Education had indicated that the Chichester Academies were not oversubscribed and were looking to reduce the numbers.

WSCC said there is no capacity at Westergate / Barnham however when CDC met with Arun DC who have spoken to the heads it was indicated that there was space.

There may be a requirement for a secondary school in the eastern part of the the district (or Arun) towards the end of the Plan period but it is not firmer than that.

There is no consensus from developers or Parish for a secondary school to be located on the site. It would be down to developer contributions; although it is still not clear whether this will be CIL or S106.

The meeting went on to discuss the Local Plan Examination Matters and Issues. The deadline for responding is the 1st September. It might be useful for Tangmere Parish Council to provide information

Item 2 and 4 taken together:

Item 2: Update from the Parish and Item 4: Update from CDC on Local Plan Examination

Steering Group meeting was on 22nd May the next meeting is the 23rd June. AiRS have worked with the Parish to shape the report with sub groups working on different bits. The meeting on the 23rd June is where it is intended to look at the draft comments and feed into the state of the parish report. The work dovetails into the timetable prepared by Neil Homer.

A meeting of the education subcommittee was to be held on 11 June with the headmaster being invited.

An invitation has been sent to stakeholders inviting to a stakeholder workshop – this will lead to a sketch of the draft plan which includes a list of policies and key principles of the Plan but not fully drafted.

There was some debate about the timetable originally it was proposed that the State of the Parish report would be presented to a meeting on 14th July. However it was agreed that the date should be used for the stakeholder meeting in order for the views to be fed into the neighbourhood plan rather than a separate concept statement.

The neighbourhood plan will cover the whole of Tangmere not just the strategic site. It is anticipated that the Plan will subject to parish consultation in September, be submitted to the Council for consultation at the end of March 2015, with Examination end of May 2015 and Referendum September 2015.

The Local Plan has been submitted for examination and the Inspector is Sue Turner. A list of questions is expected from the inspector 16th July. The Local Plan Inspectors report is expected Nov/Dec 2014 with adoption Spring 2015.

The question was raised relating to when a planning application can be submitted could it be before the neighbourhood plan. Often applications are used in tandem with the local plan to demonstrate deliverability of the site to the inspector. This approach was discussed if an application were to be submitted it would need to take account of the principles/policies in the neighbourhood plan, although it would not have been through referendum etc.

However in September the developers will be aware of the contents of the Plan, and as they are on the Steering Group too so will be aware through that process. There was discussion about the lead in times for a planning application and building the first house. It was agreed that the developers would produce an outline of timings that a planning application would follow in order to clarify to the public that although a planning application could be submitted next year it was unlikely that houses would be built before 2019 as outlined in the local plan due to reserved matters etc.

It was agreed that the community needs to be clear about the process in order not to jeopardise the referendum.

Action: Developers to produce a draft delivery timetable with 'lead in' timings to inform the parish/community how development works (this has been completed and circulated).

Discussion took place about the ransom strip; it could be that there is 1 masterplan for the whole site although 2 applications could be submitted with a shared S106 agreement.

CDC is still going through the process of advice on CPO. It may not be needed with the second access breaking the ransom.

Item 3: SEA of the strategic site / neighbourhood plan

The Council will screen the neighbourhood plan and issue an opinion. If a screening opinion is needed it was agreed that Mike will call Neil and the Parish to let them know.

No HRA is required this will be referred to in the SEA letter.

Item 6: Update on developers progress on Strategic Site – including masterplanning

The developers with those from West of Chichester have commissioned Savilles to object to the CIL charging schedule consultation. As a result the Council is asking their consultants for an opinion on the comments.

If delivery of the infrastructure of the site is through S106 it is important that the community does not have false hope over what can be delivered. The challenge for the NP is to decide what is priority and what is desirable for delivery.

There was debate about Tangmere not getting infrastructure in the past. It was agreed that a lot of S106 delivery will be physical and on the ground so will be delivered.

Item 7: Actions arising

- Developers to produce a draft delivery timetable with 'lead in' timings to inform the parish/community how development works (this has been completed and circulated).
- Evidence to feed into the State of the Parish report should be forwarded to Rowena (AiRS) by 7th July
- Council to screen the proposal / NP and issue a letter

AOB

Officers from the policy section were meeting with WSCC education department to discuss the school at Tangmere

Item 9: Future proposed meetings

Next meeting 29th July



CS South Ltd
New Kings Court
Tollgate
Chandlers Ford
Eastleigh
Hampshire
SO53 3LG

If calling please ask for: Tracey Flitcroft
01243 534683
tflitcroft@chichester.gov.uk

Our ref:

Your ref:

16 June 2015

Dear Sir or Madam

**Tangmere Strategic Development Location - Chichester District
Land Registry No: Wsx 355209 and Wsx 355210**

I have been given your contact details through Land Registry as you have an interest in the above site.

As you may know we are producing the Chichester Local Plan which has now been found sound by the Planning Inspector. The Local Plan identifies a site to the west of Tangmere for the development of 1000 homes. The aspiration of the Local Plan is to develop the site as a whole through a master planning process in conjunction with the Tangmere Neighbourhood Plan.

We have met with the majority of those who have an interest in the site; it would therefore be very useful to get an understanding of your intentions as a landowner in relation to the development of the strategic development site. If you feel you are able to provide some information by email / letter that would be very helpful. We would of course be happy to meet with you for a discussion if you feel that would be useful.

I look forward to hearing from you in the near future.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T. Flitcroft'.

Tracey Flitcroft
Principal Planning Officer

FAO Andrew FROSE
planning

BLAKE 
MORGAN

AF1
Document 30

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DDI: 023 8085 7459
T: 023 8090 8090
F: 0844 620 3401
E: andy.peck@blakemorgan.co.uk
www.blakemorgan.co.uk

23 June 2015

Our ref: ADP.wb.29315.6

Your ref:

Dear Sirs

**Tangmere Strategic Development Location - Chichester District
Land Registry No WSX355209 and WSX355210**

We confirm that we act for the registered proprietors of the above land. We confirm that our clients are happy to co-operate with the Tangmere Strategic Development Proposals. Our clients are represented by Mr Colin Wilkins of Messrs Savills in Southampton. He would be willing to come and discuss matters with the Council in more detail if that would be of assistance.

Yours faithfully


Blake Morgan LLP

*TF - pl acknowledge /
include the
rev AF 1/7
ntg.*

Kate Mackintosh

From: Tracey Flitcroft
Sent: 01 July 2015 10:22
To: cwilkins@savills.com
Cc: Sue Payne
Subject: Tangmere Strategic Development Site

Colin

Sorry for the email I left a message on your answerphone but thought it might be easier to email. We met recently to discuss development at Tangmere Strategic Development Location.

I recently wrote to CS South landholdings to ask whether they are happy to cooperate with the Tangmere proposals. I have now received a letter from Blake Morgan informing me that you are the clients representative and that you would be willing to discuss matters.

We are holding a meeting with all interested parties (not the parish council) on 21st July at 10 at the Council offices. Meeting are usually every few months to discuss progress of the Local Plan, masterplanning etc. I would like to invite you to that meeting it would be very useful if you can come along.

Can you let me know if you are able to attend. I am on leave from the 6th July if you have any queries over the next two weeks please contact my colleague Sue Payne (spayne@chichester.gov.uk)

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

Kate Mackintosh

From: Jo Horstead <JHorstead@savills.com>
Sent: 01 July 2015 11:18
To: Tracey Flitcroft
Cc: Colin Wilkins
Subject: FW: Tangmere Strategic Development Site

Good Morning Tracey

Thank you for your email. Colin would like to confirm that he can attend the meeting on 21 July at 10am. Could you confirm the address to me when you get a minute.

Kindest regards

Jo Horstead
PA to Colin Wilkins
Development



South Coast Development Services Update

Savills Development Services
Department continues its
success into 2015 ▶

From: Tracey Flitcroft [<mailto:tflitcroft@chichester.gov.uk>]
Sent: 01 July 2015 10:22
To: Colin Wilkins
Cc: Sue Payne
Subject: Tangmere Strategic Development Site

Colin

Sorry for the email I left a message on your answerphone but thought it might be easier to email. We met recently to discuss development at Tangmere Strategic Development Location.

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Kind regards
Tracey

Tracey Flitcroft
Principal Planning Officer
Planning Policy
Chichester District Council

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Dear Tangmere consortium members

I am writing following our meeting on the 21st July. While the meeting was useful the question of development of the whole site and the 'ransom strip' was raised again. There remains the perception that the existence this strip is holding up to the masterplanning of the whole site.

I am of the understanding that some members of the consortium are meeting on the 2 October to discuss various ways to move the discussions forward. At our recent meeting various options were discussed i.e. using MOUs, gentleman's agreements etc.

I still believe that all parties are of the opinion that we need to work towards the common goal of achieving a good comprehensive masterplan and planning application in order to provide the necessary homes and infrastructure at Tangmere. It was acknowledged at the recent meeting that the Council could act as a mediator in any disputes. If you feel that this is a useful proposal I would be grateful if you can advise me at our next meeting on the 5th November.

I look forward to continuing to work with you to deliver a high quality development for the benefit of existing and new residents alike.

Yours Sincerely

Kate Mackintosh

From: Tracey Flitcroft
Sent: 17 August 2015 11:24
To: 'Steve Culpitt'
Subject: RE: Tangmere Strategic Site Meeting - 21 August

Thanks
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council
Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Steve Culpitt [<mailto:SteveCulpitt@seawardproperties.co.uk>]
Sent: 17 August 2015 11:22
To: Tracey Flitcroft
Cc: john.weir@churchofengland.org; ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); cwilkins@savills.com; John Pitts
Subject: Re: Tangmere Strategic Site Meeting - 21 August

Ok with me

Steve

Sent from my iPhone

On 17 Aug 2015, at 10:04, Tracey Flitcroft <tflitcroft@chichester.gov.uk> wrote:

Dear All

It is proving very difficult to get everyone to a meeting in October mainly due to half term.

Can you let me know your availability for the dates below:

2 November – am

5 November – am

Many thanks

Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council
Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Tracey Flitcroft
Sent: 06 August 2015 12:21
To: john.weir@churchofengland.org; SteveCulpitt@seawardproperties.co.uk
Cc: Simpson, Ben (Ben.Simpson@carterjonas.co.uk); ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); cwilkins@savills.com; John Pitts; Mike Allgrove (mallgrove@chichester.gov.uk); Steve Carvell (scarvell@chichester.gov.uk); Andrew Frost

(afrost@chichester.gov.uk)

Subject: FW: Tangmere Strategic Site Meeting - 21 August

Dear All

It appears not everyone can see the voting buttons – so back to the old fashioned way.

The dates we can make are below – please email me and let me know which ones you can make.

7 October am
20 October am
26 October pm
29 October am

Many thanks
Tracey

Tracey Flitcroft

Principal Planning Officer

Planning Policy

Chichester District Council

Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Tracey Flitcroft

Sent: 06 August 2015 11:41

To: 'John Weir'; Steve Culpitt

Cc: Simpson, Ben (Ben.Simpson@carterjonas.co.uk); ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); cwilkins@savills.com; John Pitts; Mike Allgrove (mallgrove@chichester.gov.uk); Steve Carvell (scarvell@chichester.gov.uk); Andrew Frost (afrost@chichester.gov.uk)

Subject: RE: Tangmere Strategic Site Meeting - 21 August

Dear Everyone

Thank you John for updating me on the meeting.

Given the meeting in October I think its sensible to cancel the September meeting and meet after the 2nd October.

The dates that the officers at CDC can make are above on the voting buttons, it would be useful to know if any of these are suitable for the group.

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer

Planning Policy

Chichester District Council

Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: John Weir [<mailto:john.weir@churchofengland.org>]

Sent: 05 August 2015 07:32

To: Steve Culpitt

Cc: Tracey Flitcroft; Simpson, Ben (Ben.Simpson@carterjonas.co.uk); ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); cwilkins@savills.com; John Pitts

Subject: Re: Tangmere Strategic Site Meeting - 21 August

Tracey,

Following our last meeting we have been working pretty hard to find a date when all landowners and/or their agents could meet. Due to holiday and other commitments, that will not be until 2 October.

It would probably be worth us setting a new date for a meeting with CDC after that date. To meet beforehand may not achieve much more than we achieved at the last meeting. Would you therefore like to suggest some dates in early October to the group?

Kind regards,

John

John Weir MRICS MRTPI
Head of Strategic Land Investment
Property Investment Department
Church Commissioners for England
Church House
Great Smith Street
London
SW1P 3AZ

DDI: 0207 898 1024
Mobile: 07917 529112

On 4 Aug 2015, at 15:00, Steve Culpitt <SteveCulpitt@seawardproperties.co.uk> wrote:

Sorry Tracy

Away that week

Steve

Steve Culpitt
Land & Planning Director
Tel : 01243 755404
Mobile : 07584 078584

<image001.jpg>
Seaward Properties Limited
Metro House
Northgate
CHICHESTER
West Sussex PO19 1BE
www.seawardproperties.co.uk
Company Registration No. 02595439 Cardiff

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From: Tracey Flitcroft [<mailto:tflitcroft@chichester.gov.uk>]
Sent: 04 August 2015 14:59

To: Simpson, Ben (Ben.Simpson@carterjonas.co.uk); ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); Steve Culpitt; crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); john.weir@churchofengland.org; cwilkins@savills.com; John Pitts
Subject: Tangmere Strategic Site Meeting - 21 August

Dear All

At the last meeting it was agreed to hold the next meeting in a months' time, this takes us to the 21st August.

Can I therefore invite you to a meeting on the **21st August from 11 to 1pm in Committee Room 1 at the District Council Offices.**

As it's in the Committee Room you don't need to sign in – its downstairs by the reception / lift.

Please let me know if you can make the meeting and if there is anything you would like me to add to the agenda.

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council

Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
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Kate Mackintosh

From: Tracey Flitcroft
Sent: 27 August 2015 16:01
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com'
(markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk;
crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk);
john.weir@churchofengland.org; john.weir@churchofengland.org; John Pitts;
cwilkins@savills.com; Pauline Roberts; Mark Schull
Subject: Tangmere Strategic Development Location Meeting

Dear All

Can I invite you to a meeting on the **5th November from 10 to 12 at the Chichester District Council Offices** (Training Room 2). Hopefully we shall have a lot to discuss on masterplanning and the timing of an application.

As usual it has proved very difficult to arrange a meeting that you can all attend, and I apologise if you cannot make the meeting, however I have gone with a date that the majority can attend.

Please let me know if you would like to add anything to the agenda.

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

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Kate Mackintosh

From: Ron Hatchett <Ron.Hatchett@bloorhomes.com>
Sent: 02 November 2015 12:24
To: Tracey Flitcroft
Subject: Tangmere meeting

Hi Tracey
I am afraid that neither bloor or Savills will be attending the meeting
Regards
Ron

Sent from my Windows Phone

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Kate Mackintosh

From: Tracey Flitcroft
Sent: 02 November 2015 14:02
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com'
(markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk;
crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk);
john.weir@churchofengland.org; John Pitts; cwilkins@savills.com; Mark Schnull;
'Martin Curry'; Pauline Roberts
Cc: Andrew Frost (afrost@chichester.gov.uk); Steve Carvell (scarvell@chichester.gov.uk)
Subject: Tangmere Strategic Development Location - Meeting 5 November

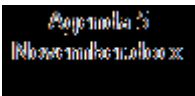
Dear All

Just to remind you that we have a meeting this week on the **5th November from 10 to 12 at the Chichester District Council Offices.**

Please find the agenda attached.

I have already received apologies from Ron (Bloor), Chris (Savills) and John Pitts, please let me know if you cannot attend

Many thanks
Tracey



Agenda

Tangmere Strategic Development Location Meeting

10am – 12 pm Thursday 5 November 2015

East Pallant House, Chichester District Council Offices

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council

Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/C

Items:

1. Introductions
2. Local Plan Update / Neighbourhood Plan Update
3. Masterplanning:
 - Progress on developers/landowners land agreement/MOU
 - Progress on masterplanning process
 - Pre-application work
4. Update on CPO
5. AOB
6. Date of next meeting

Kate Mackintosh

From: Colin Wilkins <CWilkins@savills.com>
Sent: 03 November 2015 11:06
To: Tracey Flitcroft
Subject: RE: Tangmere Strategic Development Location - Meeting 5 November

Tracey

My apologies, I am no longer able to attend this meeting.

Kind regards

Colin Wilkins MRICS
Director
Head of South Coast Development

Savills, 2 Charlotte Place, Southampton SO14 0TB



Tel : +44 (0) 23 8071 3929
Mobile : +44 (0) 7967 555 689
Email : cwilkins@savills.com
Website : www.savills.co.uk

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From: Tracey Flitcroft [mailto:tflitcroft@chichester.gov.uk]
Sent: 02 November 2015 14:02
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk; Chris Rees; Anna Gillings (anna.gillings@turley.co.uk); john.weir@churchofengland.org; John Pitts; Colin Wilkins; Mark Schmuell; Martin Curry; Pauline Roberts
Cc: Andrew Frost; Steve Carvell
Subject: Tangmere Strategic Development Location - Meeting 5 November

Dear All

Just to remind you that we have a meeting this week on the **5th November from 10 to 12 at the Chichester District Council Offices.**

Please find the agenda attached.

I have already received apologies from Ron (Bloor), Chris (Savills) and John Pitts, please let me know if you cannot attend

Many thanks
Tracey

Tracey Flitcroft
Principal Planning Officer
Planning Policy
Chichester District Council

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Kate Mackintosh

From: Tracey Flitcroft
Sent: 03 November 2015 16:56
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com'
(markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk;
crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk);
john.weir@churchofengland.org; John Pitts; cwilkins@savills.com; Mark Schnull;
Martin Curry (martin.curry@henryadams.co.uk); Pauline Roberts
Cc: Mike Allgrove (mallgrove@chichester.gov.uk); Steve Carvell
(scarvell@chichester.gov.uk); Andrew Frost (afrost@chichester.gov.uk)
Subject: Tangmere Strategic Development Location - Meeting 5th November

Dear All

I am writing to advise that I am cancelling the meeting scheduled on Thursday due to a number of you indicating that you are unable to attend. This is very disappointing given that the meeting was scheduled many weeks ago. These meetings are, as you know, a key element of the early engagement process and are from the local planning authority's perspective vitally important.

We have been working on delivering the Tangmere Strategic Development Location (SDL) since 2010 and it is of course now identified in the adopted Local Plan with a requirement that the site is comprehensively masterplanned. Over the last year, the Council has on occasion been informed that it is the neighbourhood plan (NP) process which has held up progress. However most of you have been involved in the neighbourhood plan steering group, and have been aware therefore of key milestones and timescales. The NP has now completed its examination and so is at an advanced stage of preparation. It therefore carries significant weight as an emerging development plan and sets out the key parameters for development of the SDL.

We have on a number of occasions received assurances that development of the site will be delivered as a comprehensive scheme and that there is no ransom strip. This was indeed included in our comments at the Local Plan examination. On this basis, we have expected that the developers consortium would be able to conclude a landowners agreement in respect of costs and values associated with the development so that the necessary work on the masterplan in response to relevant development plan policies (including the emerging neighbourhood plan) can commence. Contrary to this belief, it appears in fact that no substantive progress has been made on the masterplanning and delivery of the scheme.

At this stage and in light of this lack of progress, I have to advise you therefore that we do not have sufficient confidence that development of the scheme is being actively progressed. The options as I see them at this point are set out below:

- That the consortium as a group provides the Council with reassurance and evidence that it is working together and is capable of delivering a comprehensive masterplan of the site with indicative timelines;
- That the Council investigates compulsory purchase to facilitate comprehensive development. You may recall that work was commenced and then ceased on this option some time ago;

- That as part of the review of the Local Plan, the Council gives consideration to removing the SDL allocation as it cannot be demonstrated that it is deliverable.

Clearly, the LPA's preference is that development of the SDL progresses as envisaged in the adopted Local Plan. However, given my comments above, it presently appears that the Council may have little option but to progress one or more of these options at the same time.

In light of the above, I consider that there is a great deal for us to discuss. Please therefore let me know your availability for an urgent meeting during the first week in December which I anticipate will need to be a full and frank discussion in order to find a way forward.

Kind regards

Tracey

Tracey Flitcroft

Principal Planning Officer

Planning Policy

Chichester District Council

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Kate Mackintosh

From: Tracey Flitcroft
Sent: 30 November 2015 14:33
To: ron.hatchett@bloorhomes.com; crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); John Pitts; cwilkins@savills.com
Subject: Tangmere Strategic Development Location Meeting - 18 December

Dear All

Can I invite you to a meeting on the **18th December from 3 to 4 pm at the Chichester District Council Offices**

Hopefully we will have a lot to discuss in how we can progress the site forward. As usual it has proved very difficult to arrange a meeting that you can all attend, I apologise that it is so close to Christmas and I do hope you can make it.

Please let me know if you would like to discuss anything specifically and I will add it to the agenda.

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

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Kate Mackintosh

From: Tracey Flitcroft
Sent: 04 December 2015 12:08
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com'
(markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk;
crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); John Pitts;
john.weir@churchofengland.org; cwilkins@savills.com; Pauline Roberts; Mark
Schmull; Martin Curry (martin.curry@henryadams.co.uk)
Cc: Mike Allgrove (mallgrove@chichester.gov.uk); Andrew Frost
(afrost@chichester.gov.uk); Steve Carvell (scarvell@chichester.gov.uk)
Subject: Tangmere Strategic Development Location Meeting - 18 December

Dear All

As you know we have arranged a meeting on the **18th December from 3 to 4 pm at the Chichester District Council Offices**. It has proved very difficult to arrange a date that you can all attend and I apologise that this meeting is very near Christmas.

Can you confirm whether you or a representative will be attending on the 18th.

If you cannot attend the meeting can you confirm whether you would wish to continue with the meetings. It would also be very useful to understand, by email or letter, what you see the issues are in the delivery of the Tangmere SDL in the short to medium term.

I look forward to hearing from you

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council

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www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

Kate Mackintosh

From: Mike Allgrove
Sent: 16 December 2015 11:59
To: Tracey Flitcroft
Subject: FW: Land west of Tangmere

Follow Up Flag: Follow up
Flag Status: Flagged

For information.

Mike Allgrove

Planning Policy Conservation and Design Service Manager
Planning Policy
Chichester District Council
Tel: 01243 521044 | Fax: | mallgrove@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Chris Rees [<mailto:CRees@savills.com>]
Sent: 16 December 2015 11:43
To: Mike Allgrove
Subject: Land west of Tangmere

Dear Mike,

Further to Ron's telephone conversation with Tracey, I can confirm that neither Ron nor I are available to attend the forthcoming meeting concerning land west of Tangmere on Friday, due to leave commitments.

That said, I understand that the purpose of the meeting is focus on matters concerning the control strip between the relevant parties, of which neither Bloors nor Savills Planning have any involvement with or influence over.

I look forward hearing how the meeting went, and hopefully progressing the delivery of the site to a planning application in 2016.

Best regards,

Chris

Chris Rees
Director
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

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Mobile :+44 (0) 7812 965 396
Email :CRees@savills.com
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Tangmere Strategic Development Location Meeting – 18 December 2015

Notes of meeting

Attendees:

Steve Carvell	Andrew Frost
Mike Allgrove	Tracey Flitcroft
John Pitts	Martin Curry
Simon Slatford	Alexander Gillington
Steve Culpitt	Mark Luken

Apologies:

Ron Hackett	Chris Rees
-------------	------------

2. Local Plan / Neighbourhood Plans and CIL Update

MA confirmed that the neighbourhood plan examiners report had been received. The Examiner considered that the CDC land at Malcolm Road should be developed as part of the consortium. Peter Legood (CDC estates) should be invited to subsequent meetings.

CIL - the Examiners report has been received. The Charging Schedule has not been amended. CIL is anticipated to be adopted on the 26 January 2016 (Council) and in use from 1 February.

A27 Contributions – a report is going to 5 January Cabinet. It will outline proposed contribution rates for consultation.

A27 Consultation – Mott MacDonald will be consulting on options for improving the A27 in spring 2016.

3. Update:

General discussion:

- The absence of representatives for land in the two separate ownerships north of John Pitts' land and south of the A27 was noted. It was also noted that this was the first meeting that Bloor had not attended, but also that there had been no representation at any consortium meetings from the landowner of the strip of land between the Heaver and Pitts land.
- A meeting had been set up with the consortium and Colin Wilkins (who represents CS East Limited and CS South Limited) however it was cancelled by Mr Wilkins the night before. SS confirmed that the Church Commissioners were keen to move forward with the site, but confirmed no progression of any landowner's agreement.
- It was considered that the requirement for a link road connecting the Tangmere straight with the A27, as indicated in the Local Plan, alongside the comprehensive infrastructure requirements for the site meant that no land owner could proceed in isolation. As the link road would pass over 4

landowners they all rely on cooperation and the need to bring the site forward as a single entity.

- Some consortium members thought that work may be being undertaken by one party to produce a single masterplan for the whole site without any other involvement in order to progress their site in line with the CDC requirement.
- While it may be feasible for one party to prepare a draft masterplan for the whole site, in practice this would not be possible due to the need to access others' land to carry out survey work. In addition it is unlikely that through this approach it would be possible to demonstrate that the masterplan was deliverable due to the reliance on other parties for infrastructure provision.
- SC advised that it appeared more likely that CPO is an option that will have to be investigated. The LPA has the authority to move forward with a CPO. It is important to understand who willing or unwilling landowners are.
 - It is important to be able to demonstrate that CPO is necessary.
 - There needs to be more information from the landowners / developers that they are unable or unwilling to proceed.
 - It was suggested that there could be shell documents for all to sign in order to prove that the majority are working together.
- Discussion took place in relation to the alternative access onto the site from the A27 slip road. It was considered that this was good background evidence.
- It was confirmed that no work had taken place in order to work out how much development could be accommodated with access from Tangmere Road only, i.e. without relying on an access from the north. This was unlikely to be acceptable however as CDC would expect the scheme to be delivered as outlined in the Local Plan however it would be useful background information.

MA pointed out that if the site did not come forward then consideration may need to be given to the removal of the allocation within the Local Plan Review. There may be other developers who would object to the allocation remaining on deliverability grounds as they have sites which might be delivered quicker. Whether CDC wishes to remove the site or not, this would be tested at the Local Plan Examination which would be expected to take place in 2018.

- Work will commence on commissioning work for the review of the Local Plan over the next 12 months.

Action:

TF – write to landowners / interested parties to gauge intentions about moving forward.

Date of next meeting:

Next meeting update on CPO and any more work from landowners – date to be confirmed

Kate Mackintosh

From: Tracey Flitcroft
Sent: 12 February 2016 17:18
To: cwilkins@savills.com
Subject: Tangmere Strategic Development Location

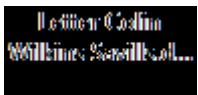
Dear Colin

Following on from our meeting on 18 December one of the actions was to write to all those with an interest in the Tangmere Strategic Development Location to gauge progress in development of the site.

Please find attached a letter from Andrew Frost requesting information by the 16th February.

I am looking to arrange a further meeting at towards the end of February, can you let me know your availability.

Many thanks
Tracey



Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

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www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

Mr C Wilkins
Savills
2 Charlotte Place
Southampton
SO14 0TB

If calling please ask
for: Andrew Frost
01243 53 4892

12 February 2016

Dear Mr Wilkins

Tangmere Strategic Development Location

At the Tangmere Consortium meeting on 18 December 2015 discussion took place around the Council's intention to proceed with seeking further advice on making a Compulsory Purchase Order to ensure delivery of the Tangmere Strategic Development Location (SDL). This follows the email to you from Tracey Flitcroft (3 November 2015) and the apparent lack of any progress on the proposed landowners agreement between members of the consortium and preparation of a single comprehensive master plan for the land to enable delivery of the development. As agreed at that meeting, I am now writing to all parties to gather the necessary information to enable further investigation into a CPO to take place.

Please can you confirm or provide details concerning:

- The exact interests of your client, and the precise details of who owns or has an interest in the land;
- Whether you are willing to work with CDC and other parties in bringing the site forward through the preparation of a single masterplan and single outline planning application covering the whole site;
- Any timetable your client has for delivery of the site, including milestones;
- If you are not able to work as a consortium, the precise nature of how your client intends to bring your site forward in line with Chichester Local Plan: Key Policies 18 (Tangmere SDL) and 7 (Masterplanning Strategic Development);
- Any evidence of background survey work to inform the masterplan and planning application;
- Any evidence, documentation etc. of joint working or efforts to work together between members of the consortium.

I should reiterate that development of the site should involve the production of a comprehensive masterplan which addresses the objectives and policies of the Neighbourhood Plan, a single environmental impact assessment and a single outline

planning application with an associated Section 106 agreement to secure the associated infrastructure provision and affordable housing to which all landowners within the allocated site are signatories.

Submission of a single outline planning application is a very important part of the process of securing the comprehensive delivery of infrastructure, including all of the required land use elements and appropriate access arrangements and ensuring that the benefits of the Strategic Development Location can be maximised. This approach would also help demonstrate that the scheme is well planned and designed to a high standard and will integrate well into the existing settlement.

Clearly, the Council's preference is that the development of the SDL is led by the consortium of existing landowners, rather than having to resort to the use of CPO powers. However, if the consortium is unable to demonstrate that the site can be brought forward in accordance with Local Plan policy within a reasonable timeframe the Council will look to proceed with a CPO of the whole or part of the site, depending on the outcome of further investigation and legal advice.

I look forward to receiving your comments by the 26 February. Following which we will organise a meeting to discuss options.

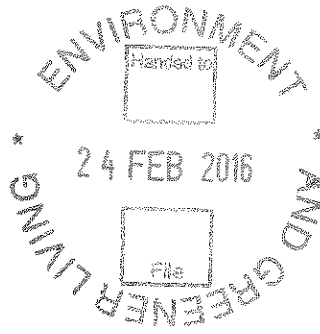
Yours sincerely

A handwritten signature in black ink that reads "Andrew Frost". The signature is written in a cursive style with a horizontal line under the name.

Andrew Frost
Head of Planning Services

C.C. CS South Limited and CS East Limited

22nd February 2016
(Dictated 15th February 2016)



AF1
Document 46

savills

Andrew Frost
Head of Planning Services
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY

Colin Wilkins
E: cwilkins@savills.com
DL: +44 (0) 23 8071 3929
F: +44 (0) 23 8071 3901

2 Charlotte Place
Southampton SO14 0TB
T: +44 (0) 238 071 3900
savills.com

Dear Mr Frost

Tangmere Strategic Development Location

I write in response to your letter of the 12th February 2016. In respect of the specific questions you raised, I reply as follows:

1. My client Mr & Mrs HG Heaver own the parcel of land registered under title number WSX217492. This is the parcel that adjoins and has access from the A27 to the north; and adjoins the existing settlement east. This land is under option to Bloor Homes Ltd.
2. My client and Bloor Homes have always been willing to work with Chichester District Council (CDC) to bring forward this land for housing development. Bloor Homes have sought a pre-application meeting with CDC to accelerate this process. To-date this request has not been met with a positive response. Bloor Homes are willing to prepare a single master-plan for the overall development area and submit an outline planning application for the land controlled by their option.
3. As the promoter Bloor Homes are under an obligation to pursue a planning application and in light of my comments above, their intent to submit a planning application has been frustrated by CDC to-date.
4. There has never been any objection in principle to working with other land owners to deliver the master-plan area.

Bloor Homes confirm that a comprehensive master-plan will address the delivery of the overall promotion area.

You will be aware of a control strip that runs along southern boundary to my clients land. Whilst the other principal land owners have sought to neutralise this by seeking to influence the planning process it remains a valid consideration for the provision of access to the A27. Your suggestion to invoke CPO Powers is welcomed. This will have regard to the value of each land owner's interest in respect of the development area and also the control strip.



With kind regards

A handwritten signature in black ink, appearing to read "Colin Wilkins". The signature is fluid and cursive, with a large initial "C" and "W".

Colin Wilkins MRICS
Director
Head of South Coast Development
Savills (UK) Limited

Kate Mackintosh

From: Chris Rees <CRees@savills.com>
Sent: 26 February 2016 16:28
To: Tracey Flitcroft
Subject: L26.02.16AF
Attachments: L26.02.16AF.pdf

Dear Tracey

Please find attached a response to the letter received from Andrew Frost.

I trust all is well and speak soon

Best regards,

Chris

Chris Rees
Director
Planning

Savills, 2 Charlotte Place, Southampton SO14 0TB

 Tel :+44 (0) 23 8071 3944
Mobile :+44 (0) 7812 965 396
Email :CRees@savills.com
Website :www.savills.co.uk

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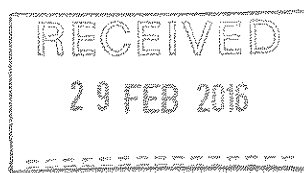
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A Frost Esq
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex PO19 1TY

Our Ref: MRC/lc/DevOpt14

29 February 2016

Dear Andrew

Tangmere Strategic Development Location

Thank you for hosting the meeting on 18 December 2015 and for your subsequent letter dated 12 February 2016. Within this letter we will endeavour to address your questions and to give you some context as to how we fit in with the overall strategic development allocation. Henry Adams represent one of the landowners and provide ongoing consultancy advice as to the progression of the land.

The land holdings are illustrated on the enclosed plan and is owned by my client, Mr John Pitts and his siblings. The land is being promoted on our behalf by Seaward Properties and attended to on a daily basis by Mr Steve Culpitt.

We have always maintained that the land is available for residential development and indeed we have agreements with Seaward Properties to promote the land to that effect. We understand the necessity to bring forward the site as a whole pursuant to one masterplan by way of a single outline planning permission and one Section 106 agreement to secure the associated infrastructure provision and affordable housing.

The land continues to be available and we wish to work with Chichester District Council in achieving delivery of the site but there are presently a number of hurdles to overcome in order to deliver a united planning application.

My client is a long standing tenant of the Church Commissioners and has ongoing discussions in order to resolve some outstanding matters in regard to his other interests on their land in the locality. However this would not preclude the land coming forward in the future.

The significant issue in being able to bring forward the land as a whole has always been, and continues to be, the stance taken by the owners of the control strip and represented by Colin Wilkins at Savills. This party continues to maintain that they have a 'ransom position' in regard to

Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA
01243 533633 chichester@henryadams.co.uk henryadams.co.uk

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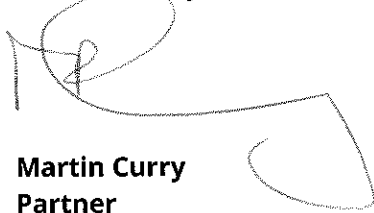
the delivery of the site as a whole, which we do not agree with. They will not engage in dialogue unless the other landowners are prepared to talk to them in regard to agreeing commercial terms.

If Chichester District Council were able to facilitate the discussions between the land owners then I am sure faster progress would be made.

As I referred to earlier, the land is being promoted by Seaward Properties and as such they have been responsible for carrying out survey work which included drainage and ecological survey work and they have the responsibility under the agreements to prepare the masterplan and of course the planning application in due course. Therefore I would refer you to Steve Culpitt at Seaward Properties and I am sure he will be able to produce the evidence and documentation that will demonstrate their efforts in trying to engage with the other landowners in order to maintain a cohesive approach.

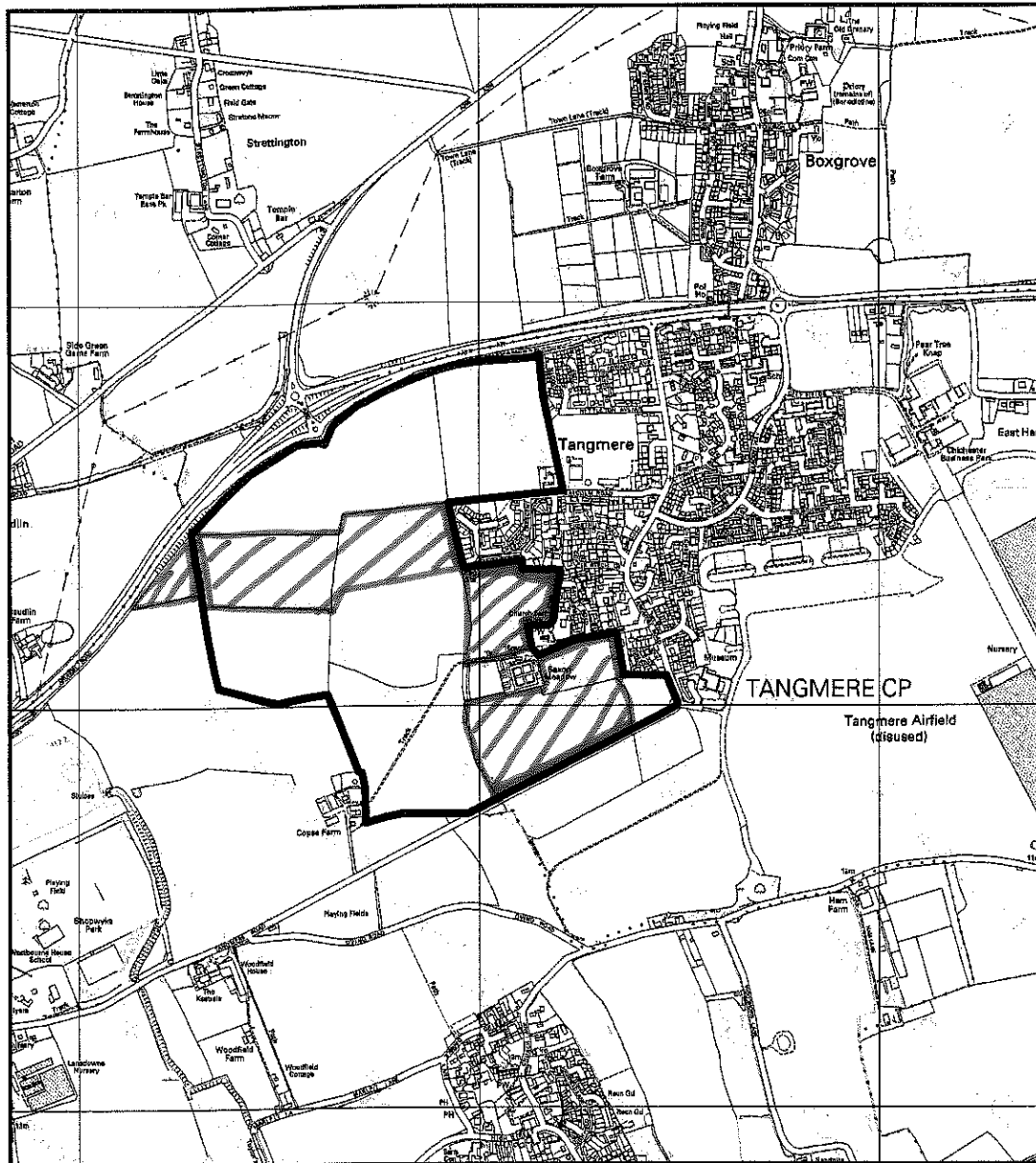
I trust that this letter has provided greater background of our involvement and how we fit in with the whole and please do contact me should you have any further queries.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M Curry', written over a faint, large, stylized outline of a signature.

Martin Curry
Partner
Henry Adams LLP

Map 12.8 Tangmere Strategic Development Location



CHICHESTER DISTRICT COUNCIL



Location: Tangmere Strategic Development Location

Description

Scale: 1:13,000

Date: 04/10/2013

Author: Local Planning and Delivery



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= PITTS FAMILY LAND

Kate Mackintosh

From: Pauline Roberts <proberts@nlplanning.com>
Sent: 02 March 2016 18:32
To: Tracey Flitcroft
Cc: 'agillington@geraldev.com'; Mark Schull; 'John Weir';
'simon.ricketts@eu.kwm.com'
Subject: RE: Tangmere Strategic Development Location CHI3 [NLP-DMS.FID337990]
Attachments: 14678 Tangmere Development Land Ownership Plan 02-03-16.pdf; WSX323472 - Register.pdf; WSX323495 - Register.pdf; WSX323459 - Register.pdf; 14678 Letter to CDC ref SDL 01-03-16.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tracey

Further to Andrew Frost's letter dated 12 February 2016, we are pleased to enclose our response on behalf of the Church Commissioners.

We look forward to hearing from you and hope that you will be agreeable to a meeting in due course with the other landowners.

Kind regards

Pauline

Pauline Roberts
Planning Director
Nathaniel Lichfield & Partners, 14 Regent's Wharf, All Saints Street, London N1 9RL T 020 7837 4477 / M 07800 667 716 / E proberts@nlplanning.com

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-----Original Message-----

From: John Weir [mailto:john.weir@churchofengland.org]
Sent: 23 February 2016 09:16
To: 'Tracey Flitcroft'
Cc: Pauline Roberts; 'agillington@geraldev.com'
Subject: RE: Tangmere Strategic Development Location CHI3

Thanks Tracey - much appreciated.

You will have our letter by 4th March.

Kind regards

John

-----Original Message-----

From: Tracey Flitcroft [mailto:tflitcroft@chichester.gov.uk]

Sent: 23 February 2016 09:15
To: John Weir <john.weir@churchofengland.org>
Subject: RE: Tangmere Strategic Development Location CHI3

Hello

It must have been a week of illness - I did my back in which was really annoying.

Yes an extension of a week is fine - I'll make a note that we will receive your comments by the 4th March

Kind regards
Tracey

Tracey Flitcroft
Principal Planning Officer
Planning Policy
Chichester District Council
Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

-----Original Message-----

From: John Weir [mailto:john.weir@churchofengland.org]
Sent: 22 February 2016 17:49
To: Tracey Flitcroft
Subject: RE: Tangmere Strategic Development Location CHI3

Tracey

Many thanks. I was off all last week but ended up with the flu, so catching up a bit.

We have started to respond to Andrew's queries but will need a little more time if you can give it to us? This will help us to make the response as comprehensive as possible.

Would it be acceptable to ask for a week's extension - so that we get it to you not later than 4th March?

Wait to hear.

Kind regards

John

-----Original Message-----

From: Tracey Flitcroft [mailto:tflitcroft@chichester.gov.uk]
Sent: 22 February 2016 12:47
To: John Weir <john.weir@churchofengland.org>; Pauline Roberts <proberts@nlplanning.com>; Sam Gornall <sam.gornall@churchofengland.org>; Alexander Gillington <AGillington@geraldev.com>
Cc: mschmull@nlplanning.com
Subject: RE: Tangmere Strategic Development Location

Hello John

Im sorry not to have got back to you previously I was unexpectantly off work last week.

Just to confirm that the date is the 26th February as per the letter. However if you would like a bit more time do let me know Tracey

Tracey Flitcroft
Principal Planning Officer
Planning Policy
Chichester District Council
Tel: 01243 53 4683 | Fax: 01243 776766 | tflitcroft@chichester.gov.uk | <http://www.chichester.gov.uk>
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-----Original Message-----

From: John Weir [mailto:john.weir@churchofengland.org]
Sent: 12 February 2016 17:45
To: Tracey Flitcroft; Pauline Roberts; Sam Gornall; Alexander Gillington
Cc: mschmull@nlpplanning.com
Subject: RE: Tangmere Strategic Development Location

Tracey,

Thank you. We will respond in full.

Can I just check that your deadline is in fact 26th Feb, per the letter and not 16th per your email?

By copy, if NLP could liaise with Sam re meeting dates, next week, that would help. I do know that the rest of this month is very busy but we will of course endeavour.

Kind regards,

John

John Weir
Head of Strategic Land Investment
Church Commissioners for England
07917 529112

-----Original Message-----

From: "Tracey Flitcroft" <tflitcroft@chichester.gov.uk>
Sent: 12/02/2016 17:18
To: "Pauline Roberts" <proberts@nlpplanning.com>
Cc: "mschmull@nlpplanning.com" <mschmull@nlpplanning.com>; "John Weir" <john.weir@churchofengland.org>
Subject: Tangmere Strategic Development Location

Dear Pauline

Following on from our meeting on 18 December one of the actions was to write to all those with an interest in the Tangmere Strategic Development Location to gauge progress in development of the site.

Please find attached a letter from Andrew Frost requesting information by the 16th February.

I am looking to arrange a further meeting at towards the end of February, can you let me know your availability.

Many thanks
Tracey

Tracey Flitcroft
Principal Planning Officer
Planning Policy
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Mr Andrew Frost
Head of Planning Services
Chichester District Council
East Pallant House
1 East Pallant
Chichester
West Sussex
PO19 1TY

14 Regent's Wharf
All Saints Street
London N1 9RL

020 7837 4477
london@nlplanning.com

nlplanning.com

Date 2 March 2016
Our ref 14678/SSL/MSh/10856800v3
Your ref Tangmere SDL

Commercially Confidential - Not for onward transmission by CDC

Dear Andrew

Tangmere Strategic Development Location

Thank you for your letter dated 12th February. On behalf of our client, The Church Commissioners for England (the Commissioners) you have asked us to confirm or provide details concerning the following issues. For ease of reference we provide our responses below to each of the questions raised in your letter, in the order raised.

The exact interests of your client, and the precise details of who owns or has an interest in the land

Our client is the Church Commissioners for England. We enclose with this letter Land Registry information confirming the extent of the Commissioners' ownership within Policy 18 (Tangmere SDL). We also enclose a plan which the Commissioners' mapping team has produced and which shows the Commissioners' current understanding of other ownerships within the allocation area. This plan should be checked by CDC should they seek to place any reliance upon it. A tenancy agreement made between the Commissioners and Mr Andrew John Pitts dated 22 October 1990 affects the Commissioners' interest within the allocation.

You will be aware that the Commissioners also own land outside of the Tangmere SDL, to the west of Copse Farm and, more extensively, south towards Oving and the borough boundary with Arun District at Colworth and Elbridge.

Whether you are willing to work with CDC and other parties in bringing the site forward through the preparation of a single masterplan and single outline planning application covering the whole site



The Commissioners have consistently confirmed that they remain willing to work with CDC, and, on an equalised basis, with the other landowners who hold interests in the allocation area. We note the Council's preference for a single masterplan and single outline planning application and re-confirm that the Commissioners are willing to work with the other landowners on the basis of this approach.

Any timetable your client has for delivery of the site, including milestones

Given our comments above and the fact that, so far as our client is currently aware, all other landowning parties are not yet in a position to agree to an equalised approach or prepare a single masterplan/outline planning application, our client's timetable for the delivery of the site remains one for discussion and agreement with those party to the allocation, including CDC. Needless to say that, assuming an equalised approach can be agreed upon between all parties, our client has no wish to delay the preparation of a planning application and will commit the resources necessary to achieve the same without delay.

If you are not able to work as a consortium, the precise nature of how your client intends to bring your site forward in line with Chichester Local Plan: Key Policies 18 (Tangmere SDL) and 7 (Masterplanning Strategic Development)

The Commissioners have previously explored a means by which land other than that owned by the Heaver family, at the northern end of the overall allocation, could come forward for development. Our client understands that it is, however, the Council's stated preference that development within the allocation area come forward in accordance with adopted policy. Again we re-confirm that the Commissioners' preference would be to work with the other landowners concerned on the basis of the equalised approach previously outlined. Notwithstanding, and again acknowledging that adopted policy indicates otherwise, should CDC wish to explore options other than a comprehensive equalised approach to the development of the allocation, the Commissioners will naturally assist CDC with that exploration exercise.

Any evidence of background survey work to inform the masterplan and planning application

CDC is aware of background work including the studies and reports which formed the Commissioners' participation throughout the various stages of the Chichester Local Plan. In 2015 ecological studies were undertaken together with work to understand flood risk and utility services. This work and these studies would underpin the masterplan and planning application and would need to be updated and supplemented by additional technical studies.

Any evidence, documentation etc. of joint working or efforts to work together between members of the consortium

The Commissioners have been in regular dialogue with Seaward Properties (who have an option over land owned by the Pitts family) and Bloor Homes (who have an option over the majority of the land owned by the Heaver family at the northern end of the site) for many years. Seaward and the Church Commissioners have acknowledged CDC's desire for a single comprehensive scheme to come forward and have all expressed support to CDC that a single outline planning application should be prepared, all of the landowners having reached agreement on an equalised approach to delivery. The Commissioners have made their land available for development.



The Commissioners wish to continue to work with the other landowners with an interest in the allocation to deliver a single, comprehensive masterplan and planning application on the basis of all parties working on an equalised basis to deliver the allocation.

I trust that the information above provides the comfort you seek that the Church Commissioners are able to deliver their part of the SDL without delay, assuming the co-operation of others on the basis outlined.

We look forward to hearing from you in response to this letter. We think it would be appropriate to meet with you and the other landowners, your having collated and digested the responses requested and hope you will agree to that.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pauline Roberts'.

Pauline Roberts
Planning Director

Encl.

Tangmere Development: Land Ownership Plan
Land Registry Information for Title WSX323459
Land Registry Information for Title WSX323472
Land Registry Information for Title WSX323495

Copy

J Weir - Church Commissioners for England
S Ricketts - King & Wood Mallesons

Kate Mackintosh

From: Tracey Flitcroft
Sent: 03 March 2016 11:59
To: cwilkins@savills.com
Subject: Tangmere Strategic Development Location

Dear Mr Wilkins

Thank you for your letter addressed to Andrew Frost dated 22 February outlining your response to questions raised in our letter to you of the 12 February 2016.

We have previously received confirmation from Blake Morgan LLP (23 June 2015) that you represent their clients CS South Limited and CS East Limited. Can you confirm whether your recent letter is on behalf of Mr Heaver and CS South Limited and CS East Limited.

Many thanks
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

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Kate Mackintosh

From: Tracey Flitcroft
Sent: 08 March 2016 10:09
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com'
(markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk;
crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); John Pitts;
john.weir@churchofengland.org; cwilkins@savills.com; Pauline Roberts; Martin
Curry (martin.curry@henryadams.co.uk)
Subject: Tangmere Strategic Development Location Meeting

Dear All

Thank you all for replying to the recent letter from Andrew Frost. In light of the information provided I am now trying to organise a meeting to discuss the way forward in developing the Tangmere SDL.

Due to Easter I am looking to meet the week of 4th April - the favoured date for CDC officers is **8th April - 10am**. Please confirm whether this is acceptable for you.

I look forward to hearing from you.

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer

Planning Policy

Chichester District Council

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Kate Mackintosh

From: Steve Culpitt <SteveCulpitt@seawardproperties.co.uk>
Sent: 09 March 2016 11:36
To: Martin Curry; John Weir; Tracey Flitcroft; ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); crees@savills.com; Anna Gillings; John Pitts; cwilkins@savills.com; Pauline Roberts; Richard Potts; 'agillington@geraldev.com'; Sam Gornall
Subject: RE: Tangmere Strategic Development Location Meeting CHI3

19th ok for me

Steve

Steve Culpitt
Land & Planning Director
Tel : 01243 755404
Mobile : 07584 078584



Seaward Properties Limited
Metro House
Northgate
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www.seawardproperties.co.uk
Company Registration No. 02595439 Cardiff

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From: Martin Curry [mailto:martin.curry@henryadams.co.uk]
Sent: 09 March 2016 11:35
To: John Weir; Steve Culpitt; Tracey Flitcroft; ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); crees@savills.com; Anna Gillings; John Pitts; cwilkins@savills.com; Pauline Roberts; Richard Potts; 'agillington@geraldev.com'; Sam Gornall
Subject: RE: Tangmere Strategic Development Location Meeting CHI3

Tracey

10.00am on 19th April is fine with me too. Unfortunately I can't make 15th April either.

Kind regards

Martin

Sent from my Windows Phone

From: [John Weir](#)
Sent: 09/03/2016 10:09
To: '[Steve Culpitt](#)'; [Tracey Flitcroft](#); [ron.hatchett@bloorhomes.com](#); '[markluken@lukenbeck.com](#)' ([markluken@lukenbeck.com](#)); [crees@savills.com](#); [Anna Gillings](#); [John Pitts](#); [cwilkins@savills.com](#); [Pauline Roberts](#);

[Martin Curry](#); [Richard Potts](#); ['agillington@geraldeve.com'](mailto:agillington@geraldeve.com); [Sam Gornall](#)

Subject: RE: Tangmere Strategic Development Location Meeting CHI3

Tracey,

Many thanks. My apologies but, of these options, we could only do the morning (say 10.00am) of 19th April.

Wait to hear further.

Regards,

John



Martin Curry

Partner

01243 521819

martin.curry@henryadams.co.uk

Henry Adams LLP

Rowan House, Baffins Lane,

Chichester, West Sussex, PO19 1UA

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From: Steve Culpitt [<mailto:SteveCulpitt@seawardproperties.co.uk>]

Sent: 09 March 2016 09:10

To: Tracey Flitcroft <tflitcroft@chichester.gov.uk>; ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com) <markluken@lukenbeck.com>; crees@savills.com; Anna Gillings <anna.gillings@turley.co.uk>; John Pitts <jp@woodhorngroup.co.uk>; John Weir <john.weir@churchofengland.org>; cwilkins@savills.com; Pauline Roberts <proberts@nlppanning.com>; Martin Curry <martin.curry@henryadams.co.uk>; Richard Potts <RichardPotts@seawardproperties.co.uk>

Subject: RE: Tangmere Strategic Development Location Meeting

Tracey

Ok with me, I have include Richard Potts our new MD on the circulation list

KR

Steve

Steve Culpitt
Land & Planning Director
Tel : 01243 755404
Mobile : 07584 078584



Residential & Commercial Development, Land Investment

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Company Registration No. 02595439 Cardiff

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From: Tracey Flitcroft [<mailto:tflitcroft@chichester.gov.uk>]
Sent: 09 March 2016 09:09
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); Steve Culpitt; crees@savills.com; Anna Gillings; John Pitts; john.weir@churchofengland.org; cwilkins@savills.com; Pauline Roberts; Martin Curry
Subject: FW: Tangmere Strategic Development Location Meeting

Dear All

It seems most of you cannot make the 8th April.

I don't have many options the week of 11th however can you let me know if the **10am on the 15th April** is better.

Failing that the **19th April** – am or pm

Many thanks
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council
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www.facebook.com/ChichesterDistrictCouncil | www.twitter.com/ChichesterDC

From: Tracey Flitcroft
Sent: 08 March 2016 10:09
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com' (markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk; crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); John Pitts; john.weir@churchofengland.org; cwilkins@savills.com; Pauline Roberts; Martin Curry (martin.curry@henryadams.co.uk)
Subject: Tangmere Strategic Development Location Meeting

Dear All

Thank you all for replying to the recent letter from Andrew Frost. In light of the information provided I am now trying to organise a meeting to discuss the way forward in developing the Tangmere SDL.

Due to Easter I am looking to meet the week of 4th April - the favoured date for CDC officers is **8th April - 10am**. Please confirm whether this is acceptable for you.

I look forward to hearing from you.

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

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Kate Mackintosh

From: Tracey Flitcroft
Sent: 06 April 2016 11:09
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com'
(markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk;
crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); John Pitts;
john.weir@churchofengland.org; cwilkins@savills.com; Pauline Roberts; Martin
Curry (martin.curry@henryadams.co.uk)
Cc: Steve Carvell (scarvell@chichester.gov.uk); Andrew Frost (afrost@chichester.gov.uk);
Mike Allgrove (mallgrove@chichester.gov.uk)
Subject: Tangmere Strategic Site Allocation Meeting

Dear All

In the absence of some key responses we are continuing to pursue replies and to investigate the potential for the CPO of the site. It is not felt that there is benefit in meeting until this work has progressed and we are clearer on the scope and timescale for CPO. I don't think anything appears to have changed from the landowner/developers point of view that would warrant a meeting.

I am therefore writing to confirm that the meeting on the 15th April which was moved from the 8th April has now been cancelled.

Please contact me if you have any further queries.

Many thanks
Tracey

Tracey Flitcroft

Principal Planning Officer

Planning Policy

Chichester District Council

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Mr C Wilkins
Savills
2 Charlotte Place
Southampton
SO14 0TB

If calling please ask
for: Andrew Frost
01243 53 4892

25 April 2016

Dear Mr Wilkins

Tangmere Strategic Development Location

We understand from Blake Morgan (letter 23 June 2015) that you act for the owners of the land - CS South Limited and CS East Limited (WSX355209 and WSX355210). To date we do not appear to have a response from you on their behalf to our letter of the 12 February 2016 (see attached).

As you are aware we are in the process of pursuing a CPO of the Strategic Development Location, and in this respect we will be taking a report through the committee process in near future. I would therefore ask you to confirm that you are representing the landowners and forward their response to the questions in the attached letter.

I look forward to receiving your comments by the 9 May.
Yours Sincerely

Yours sincerely



Andrew Frost
Head of Planning Services

C.C. CS South Limited and CS East Limited
Blake Morgan – reference ADP.wb.29315.6

2nd June 2016

savills

Andrew Frost
Head of Planning Services
Chichester District Council
East Pallant House
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Colin Wilkins
E: cwilkins@savills.com
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2 Charlotte Place
Southampton SO14 0TB
T: +44 (0) 238 071 3900
savills.com

Dear Mr Frost

Tangmere Strategic Development Location

I write in response to your letter of the 25th April 2016. In respect of the specific questions you raised, I reply as follows:

1. My client CS South Limited owns the parcel of land registered WSX355209 and my client CS East Limited owns the parcel of land registered WSX355210.
2. My clients have always been willing to work with Chichester District Council (CDC) to enable the delivery of the proposed strategic housing development at Tangmere subject to commercial terms being agreed for the inclusion of these two land parcels within the master-plan. This has been previously communicated to your Principle Planning Officer, Tracey Flitcroft.
3. As you are aware the other principal land owners have sought to neutralise the control these two strips of land provide for access to and from the A27 road junction; and east into the village, by seeking to adversely influence the planning process. This has resulted in the delay in delivering housing numbers.
4. Bloor Homes, who have the benefit of an option on land to the north, are willing to prepare a single master-plan for the overall development area and submit an outline planning application for the land controlled by their option.
5. This will bring roads and services to the boundaries of my clients land.
6. There has never been any objection in principle to working with other land owners to deliver the master-plan area, subject to commercial terms being agreed, as indicated.
7. The proposed CPO process will recognise the value of the component parts of the master-plan including the value of the control my client land enjoys.

With kind regards



Colin Wilkins MRICS
Director
Head of South Coast Development
Savills (UK) Limited

Kate Mackintosh

From: Tracey Flitcroft
Sent: 07 June 2016 14:29
To: ron.hatchett@bloorhomes.com; 'markluken@lukenbeck.com'
(markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk;
crees@savills.com; Anna Gillings (anna.gillings@turley.co.uk); John Pitts;
john.weir@churchofengland.org; cwilkins@savills.com; Pauline Roberts; Martin
Curry (martin.curry@henryadams.co.uk)
Cc: Andrew Frost (afrost@chichester.gov.uk); Mike Allgrove
(mallgrove@chichester.gov.uk)
Subject: Tangmere SDL - Cabinet Report

Dear All

I apologise for not being in touch earlier.

At Cabinet today it was agreed that officers can undertake further work in order to deliver the Tangmere SDL, this may include the potential for a CPO. For information I have attached a link to the Cabinet report – agenda item 7.

<http://chichester.moderngov.co.uk/ieListDocuments.aspx?CIId=135&MIId=744&Ver=4>

I am currently preparing a project plan / timetable for the work we are looking to undertake. It would be timely therefore to have a meeting to update each other on progress of delivering the site. Can you let me know your availability towards the end of June / beginning of July.

Many thanks
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy
Chichester District Council

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Tangmere Meeting – 2 August 2016

Colin Wilkins – Savills
John Heaver - landowner
Tracey Flitcroft
Mike Allgrove

Due to a diary mix up Andrew Frost couldn't attend. TF met with the visitors for 20 mins before MA joined.

CW confirmed that the reason he had request the meeting was to confirm that he represented the owners of the control strips, following articles in the local press. There is a control strip to the east of the Heaver land which is not a constraint to development. There is also a control strip to the south of the Heaver land which is the subject of the meeting. Control strips are common place within large development areas. While they were willing to work with the other landowners and developers the control strip remains. There is not an objection to CPO by the Council.

MA stated that the Council would prefer the site to be brought forward by the consortium of private landowners but no progress had been made, or appeared likely, since the site had been allocated in the Local Plan.

CW mentioned that Bloor had been refused a pre-app meeting. It was confirmed that CDC had refused a meeting with Bloor to discuss the site outside the landowner/developers meeting. However if a pre-app meeting was requested and paid for then we would meet in line with that process.

Tangmere Strategic Development Location

Notes of meeting – 2 November 2016

Attendees:

Steve Carvell	Andrew Frost
Mike Allgrove	Tracey Flitcroft
Mark Luken	Steve Culpitt (SCu)
Alexander Gillington	Pauline Roberts
John Pitts	Martin Curry

Apologies:

Colin Wilkins	Rebecca Fenn-Tripp
Chris Rees	John Weir
Ron Hatchett	Andrew Turner

Masterplan / Consortium Update

SCu/AG explained that the masterplanning process was progressing:

- The intention of the Council to pursue a CPO had given the consortium the comfort to spend money on background work, promoting the site and the masterplan;
- Technical studies to support the emerging masterplan were either underway or being commissioned;
- An Equalisation agreement had been discussed amongst the consortium members. It was recognised that if all parties were prepared to sign up there may be no need for a CPO.

The Tangmere masterplan proposals – Initial Thoughts document was circulated

- Produced by the Consortium (excluding Bloor, G Heaver and CS South and East Limited land interests) it builds on the Local Plan and Neighbourhood Plan policies;
- A copy of the masterplan document is to be forwarded to Bloor for information;
- The Parish Council had fed into the document and a further meeting would be set up with them to discuss the content;
- It was expected that the masterplan will evolve, the densities / open space may require amending;
- Discussion about SUDs to the south of the site, depending on the size and nature it may be considered open space and/or SUDs;
- Acknowledged that there needs to be archaeological investigation. There was some discussion if trenches could be dug on land not owned by the Consortium. It was suggested that there may be rights to enter land if CPO is made.

Timing:

- It was explained by Alexander Gillington that it is expected that an outline planning application will be submitted for whole site in June 2017;
- It was agreed that a draft timetable would be submitted to CDC to comment and agreed that that the masterplan should be endorsed by planning committee ahead of an application;
- It was confirmed that there is a monthly planning committee meeting. CDC would need to consider any draft timetable, however, at the meeting it was considered that an initial timetable is likely to be:
 - Draft Masterplan available – January 2017
 - Consult CDC/ Parish for comment – February
 - Public Consultation / exhibition – March
 - Planning Committee formal request for endorsement – May
 - Outline planning application submitted – June
- Depending when the meeting with the PC took place then masterplan could be drawn up in 4 to 5 weeks;
- Public consultation - The Neighbourhood Plan was consulted on, however, it is expected that the draft masterplan will follow the design / development principles that form part of the NP. There will be public consultation before the masterplan is formally submitted, which is hoped that CDC will help publicise.

Phasing Plan:

- It was confirmed that a phasing plan and infrastructure delivery schedule should be included in the masterplan which would feed into the S106 agreement outlining the delivery of infrastructure;
- It was agreed that the road should be provided first – as there needed to be access to the site.

CPO Update

- A detailed response from the Council's legal adviser has been received;
- A procurement process for site valuation advice has been followed and a valuation specialist is about to be appointed – Knight Frank;
- It was discussed whether the whole site will need to be subject to the CPO or only any part where there is no willing landowner. As the Consortium is producing a masterplan, it was thought that as it progresses the need for a CPO on some parts of the site might be removed;
- CDC stressed that they are continuing with the CPO process despite the 'initial thoughts masterplan' being produced. There is a need to keep momentum up to ensure the site is delivered;
- It was explained that the Council's legal adviser had confirmed that as the Consortium are progressing a masterplan it was unlikely to be necessary for CDC to duplicate the work.

Action:

- Consortium to continue masterplan preparation process involving CDC/TPC.
- Consortium to circulate draft planning application timeline.
- CDC – to prepare a project plan to take account of the indicative masterplan timetable, committee deadlines, CPO process etc.
- CDC to consider appointment of a specialist CPO surveyor to advise on the detailed CPO process and to share the draft project brief with the group.

Date of Next Meeting

To be agreed after meeting with the Parish Council.

Kate Mackintosh

From: Martin Curry <martin.curry@henryadams.co.uk>
Sent: 24 November 2016 12:03
To: Tracey Flitcroft
Subject: RE: Tangmere SDL Draft Notes of Meeting 2 November

Tracey

I think they look fine, but would be more comfortable if rather than the possibility of CPO it says the intention to pursue as it will give a stronger message to those that were not present at the meeting.

Kind regards

Martin

From: Tracey Flitcroft [<mailto:tflitcroft@chichester.gov.uk>]
Sent: 22 November 2016 10:36
To: 'markluken@lukenbeck.com' (markluken@lukenbeck.com); SteveCulpitt@seawardproperties.co.uk; Alexander Gillington (AGillington@geraldeve.com); Pauline Roberts; John Pitts; Martin Curry
Subject: Tangmere SDL Draft Notes of Meeting 2 November

Dear All

As agreed at the last meeting I'm circulating the draft notes of the meeting. Can you let me have any amendments you might have by 29th November.

The date of the next meeting was to be arranged after the parish council meeting – as this has now been held would a meeting towards the end of January be helpful?

I will circulate a timeline when I circulate the final notes of meeting as I am still finalising them.

Kind regards
Tracey

Tracey Flitcroft

Principal Planning Officer
Planning Policy

Chichester District Council

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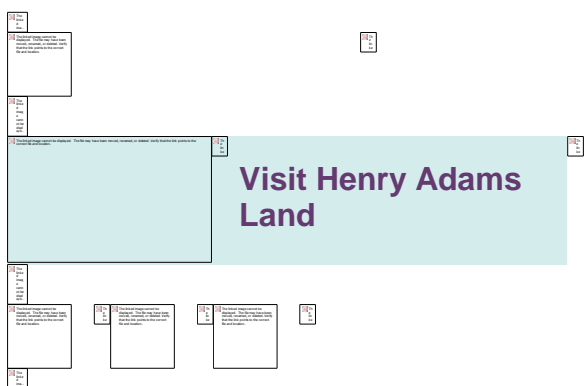
Martin Curry

Partner

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Kate Mackintosh

From: James Leaver <James.Leaver@knightfrank.com>
Sent: 18 January 2017 18:05
To: Nigel Riley; David Jones; Katherine Harris
Cc: Tracey Flitcroft
Subject: Tangmere Strategic Development - Note of conversation with Colin Wilkins of Savills

Good afternoon all

I spoke with Colin Wilkins of Savills this morning.

He had not yet registered that KF were appointed as he hadn't opened the appointment for the meeting on 21 February and said he hadn't attended any meetings for a while. He was pleased to hear that KF has been appointed as he told me that he has been encouraging the Council to get valuation and CPO advice

1. I asked him who he and his colleague, Chris Rees, were advising. He confirmed that he advises the Heavers. I clarified which Heavers and he confirmed HG (George) and S (Sheila) Heaver. He said that he has no formal appointment from CS East or CS South for what he calls the "control strips" and, when drawn, "could not comment" on the ownership/ whether it was held in trust or who for. [Gerald Eve and Seaward had thought that it might be held in Trust by George and Sheila for their children but this is not right].
2. Colin confirmed that Chris Rees advises Bloors on planning matters. I asked whether he thought there was a conflict of interest and a Chinese Wall was needed. He said there was no conflict because the interests of the respective clients are aligned and he has confirmation of this from them. I will check this point with Bloors when I speak with them.
3. He explained that George Heaver had had the foresight to negotiate with the Highways Agency to provide a new access onto the land at the time that they acquired a slice at the northern end of the large field [in title WSX 217492] for the A27 improvement and the new raised junction with the A285. Lots of chat about moving cattle across the A27! There is a small retained part of the large field which is now to the north of the A27 [WSX 349227].
4. He did the deal for Heaver to sell the option to Bloor for the site with access off the A27/ A285 with connectivity to the village amenities. He thought this was about 4 years ago. He mentioned the retained "Control Strips". (At this stage of the conversation he got increasingly vague about dates).
5. He confirmed that he thought that Bloors could still deliver their part of the site in isolation of the remainder. I corrected him on this and said that the Council are looking for a holistic solution. Hence pursuing the CPO. He impressed upon me that the Heavers were nevertheless willing participants in the scheme subject to commercial agreement being reached with the other landowners to secure access over the control strips.
6. He then tried to extract from me what KF was instructed to do and on what timetable. I explained that we were providing valuation and CPO advice to the Council and expected to complete this before the meeting on 21st February, by which time it is hoped that CDC will have a preferred course of action and a timetable for it. I made a point of stressing that in extremis this includes going through with a CPO bank-rolled by an infrastructure developer that KF would identify.
7. He said that he is away the week of the meeting on 21 February but thinks it is important to send someone instead of him. He admitted that he hadn't been to many meetings lately because "the land owners go over the same ground whenever they meet" and the onus is on Church Commissioners and Seaward to make an offer.

In summary

Colin Wilkins is clearly muddled about who he acts for. As he has told me that he doesn't have a formal appointment from CS South or East I wonder who has the authority to discuss matters on their behalf? I suggest that we may need to write to CS South and East direct to make sure that they have the minutes of the meeting on 2 November 2016, to send some literature on what a CPO process involves, advising them to appoint advisers and to invite them to attend the meeting on 21 February.

So how do we do this and who are CS South and CS East?

- Looking at the titles WSX 355210 and WSX255209 they are registered at New Kings Court, Tollgate, Chandler's Ford, Eastleigh, SO53 3LG. This would appear to be the offices of Blake Morgan.
- CS South Ltd is a Private Company Limited by Shares (Reg Co. 08333692) incorporated on 17 December 2012 with one Director and one shareholder of one ordinary share. She is Shelagh Claire Richardson. She is the daughter of George and Sheila Heaver. The company has a net asset value of £1.
- CS East Ltd is also a Private Company Limited by Shares (Reg Co. 08333699) with one Director and one shareholder of one ordinary share. Again this is Shelagh Claire Richardson and the company has a net asset value of £1.

If Nigel agrees that it makes sense to do so, it looks like we should write to CS South and CS East at their Registered address (and Shelagh Richardson's home address as well?) It will be interesting if they come back saying that their adviser is Colin Wilkins!

I am copying Tracey for information.

Kind regards

James

James Leaver

Partner - Head of Public Sector

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Kate Mackintosh

From: Colin Wilkins <CWilkins@savills.com>
Sent: 10 February 2017 16:02
To: Tracey Flitcroft; James Leaver (james.leaver@knightfrank.com)
Subject: Tangmere - 21st February, Landowners meeting

Dear Tracey and James

It is my understanding that Nigel Jones at Chesters has been appointed to represent the owners of CSS Ltd and CSE Ltd. John Read will attend at the forthcoming land owners meeting on the 21st February on his behalf.

Chris Rees (Savills) is attending on behalf of Bloor who are promoting the Heaver land.

I am unable to attend as you are aware however I would be grateful if you would include me on the circulation of the minutes of the meeting and for the valuation and CPO guidance given.

With kind regards

Colin Wilkins MRICS
Director
Head of South Coast Development

Savills, 2 Charlotte Place, Southampton SO14 0TB

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Tangmere Strategic Development Location

Notes of Meeting - 21 February 2017

Attendees:

Mike Allgrove - CDC	Andrew Frost - CDC
Tracey Flitcroft - CDC	James Leaver - Knight Frank
Nigel Rielly - Citicentric	Mark Luken – Luken Beck
Steve Culpit – Seaward	John Pitts
Martin Curry – Henry Adams	Pauline Roberts – NLP
Mark Schmull – NLP	Alexander Gillington – Gerald Eve
Rebecca Fenn-Tripp – Bloor Homes	Chris Reese – Savills
Simon Cash – Bloor Homes	Charlotte Gorst – Gerald Eve
Nigel Jones - Chesters	

1 Introductions

2 Update on the masterplan and planning application

There had been no formal response from Tangmere Parish Council to the Masterplan Proposals document. Although this has led to a minor delay Seawards and the Church Commissioners (CC) are ready to move forward. The document and further technical information is funded by Seawards and CC.

Although Bloor had seen the document they had not been asked to be part of the team. They confirmed they were happy to engage in the masterplan work.

It was stressed that a tripartite masterplan was required and that the site should be developed as a whole as previously stated. The involvement of Knight Frank and the CPO work had given everyone confidence in moving forward in developing the site.

Previously it had been suggested that there would be a draft masterplan produced by January with consultation in February. It was confirmed that work had slipped by 6-8 weeks but that there was confidence that a pre-app could be achieved by June.

It was agreed that CDC will be given a copy of any draft masterplan for comment.

There was discussion around the process of the pre-app. There has been progress on evidence gathering with an ecology and archaeology surveys completed on the Seawards/CC land. An ecology survey has been undertaken on the Bloor site.

The wish of the parish council for an east/west multi-link road along Malcolm Road is more difficult. This was discussed at the Local Plan Inquiry however it would be necessary to discuss this with highways.

Action: Steve Culpitt and Tracey Flitcroft would contact Tangmere Parish Council independently to request any comments on the Masterplan Proposal document.

3 Update on CPO advice – valuation and legal update

The presentation attached was presented to the group.



Tangmere SDL
Presentation.pdf

It was confirmed that CDC would expect comprehensive development of the whole site.

Although it was possible for a comprehensive masterplan to be drafted which includes part of the site which is not owned by those preparing a masterplan, in reality it was difficult to demonstrate how the site would be delivered as a whole. It was outlined that CDC could CPO part of the site if for example the two thirds of the sites was masterplanned.

Nigel (control strip) could not confirm that his clients would be involved in the masterplan process as he had just been instructed and was getting an understanding of the process/scheme.

It is acknowledged that until a collaboration / equalisation agreement has been agreed, for a holistic scheme, has been undertaken that it is difficult to move forward.

There was discussion relating to whether landowners / developers involved with the Tangmere SDL could become the developer partner if the whole site is subject to CPO. Seawards and the Church Commissioners would be interesting in being the developer partner and fund the purchase / indemnity. If Seawards / Church Commissioners were the developer partners then their land would not need to be subject to a CPO.

The question was asked whether market value equates to an equalisation agreement. However it was agreed that it did not.

It was reiterated that the CDC are embarking on the Local Plan Review. If it remains that the Tangmere SDL is not deliverable in the timescale consideration will be given

to the removal of the site. Although the Council wishes to keep the site in the Local Plan it could be challenged by other site developers that Tangmere is not deliverable and possibly other site(s) are.

Knight Frank - The valuation exercise established that all those involved with the site needed each other and there was not a control strip.

It was agreed that there needed to be an indication of a date / line in the sand when the CPO goes ahead or when the landowners needed to reach an agreement by.

4 Next Steps

Knight Frank – CDC / CPO advisor needs to see evidence of progress by the landowners / developers for the CPO to disappear.

Action: CDC to provide some dates of next stages.

5 AOB

None

6 Date of Next Meeting

It was agreed that it would be a positive move if the Consortium takes the lead and call the next meeting and invite CDC.

Update following the Meeting

Draft Timescale:

- Referencing Agency employed and work completed by August 2017
- CPO resolution to be taken to Members:
 - Cabinet – 11 July
 - Council – 25 July

Kate Mackintosh

From: Simon Cash <Simon.Cash@bloorhomes.com>
Sent: 25 November 2017 06:58
To: James Leaver
Cc: Steve Culpitt; Nigel Jones; Rebecca Fenn-Tripp; Tracey Flitcroft; Mike Allgrove; Sarah Beuden; Alexander Gillington; Charlotte E. Gorst; David Jones; Charles Dugdale; 'Nigel Riley' (nigel.riley@citicentric.co.uk); Colin Wilkins; Barry Sampson; Richard Potts; dadams@henryadams.co.uk
Subject: Re: Tangmere agenda

James

Many thanks for responding.

There was clearly a misunderstanding on our part.

As promised, we will convene a landowners/agents meeting before Christmas, so that progress can be made.

Yours,

Simon Cash BSc MRICS
Group Acquisitions Director
Bloor Homes
07789 797569

On 24 Nov 2017, at 19:23, James Leaver <James.Leaver@knightfrank.com> wrote:

Dear Simon

To clarify.

Today's meeting was called by Rebecca a few weeks ago on behalf of the landowners/ option holders in order to enable OSP to present the master plan to the Council. We did not receive this presentation today as anticipated.

It was not unreasonable for the Council and their advisers to use this opportunity to clarify the status of collaboration between the parties in order to understand the prospects of delivery, if a master plan is submitted for endorsement.

Regards

James

Sent from my iPhone

On 24 Nov 2017, at 17:44, Steve Culpitt <SteveCulpitt@seawardproperties.co.uk> wrote:

Simon

We welcome a meeting before Christmas to discuss the commercial terms with all landowners and/or their representatives

Kr

Steve

Sent from my iPhone

On 24 Nov 2017, at 16:35, Simon Cash <Simon.Cash@bloorhomes.com> wrote:

James

I trust you won't mind me emailing you on behalf of the Council.

As we discussed this morning, I was not able to make the meeting today; I have just spoken to Rebecca Fenn-Tripp who attended for Bloor and she has relayed to me the various conversations.

I understand that what we thought was a mainly planning focused meeting, did in fact focus on land ownership and commercial arrangements, which we were not expecting.

Our landowners are extremely keen to support the joint masterplan as you know. What we cannot do is confirm the intentions of the Control Strip owners, as we have no relationship (contractual or otherwise) with them.

I have spoken to Colin Wilkins, our landowners agent, and he has agreed to convene a landowners/agents meeting (all parties) at the earliest opportunity to focus on the matters raised today, as opposed to the planning matters we expected were the reason for meeting.

Yours,

Simon Cash BSc MRICS
Group Acquisitions Director
Bloor Homes
07789 797569

On 24 Nov 2017, at 07:29, James Leaver
<James.Leaver@knightfrank.com> wrote:

Thank you for confirming this Nigel and it is a shame you are unable to attend. Will someone else be attending instead of you to represent the CS South and East landholdings?

I do think this would be desirable.

Whilst emailing I would suggest that everyone allows extra time to get into Chichester and parked given the enthusiasm by some for Black Friday.

Thank you

James

Sent from my iPhone



James Leaver, Dip VEM MRICS
Partner, Department Head

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M: +44 7771 885989

PA: +44 20 7861 1136 - Emma Baxter

james.leaver@knightfrank.com

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On 23 Nov 2017, at 18:05, Nigel Jones
<nigel.jones@chesterscommercial.com> wrote:

Dear Rebecca

Unfortunately I am stuck in
Liverpool at a hearing which was
supposed to finish today but is
now dragging on into tomorrow .
I will therefore not be able to
attend the meeting .

Regards

Nigel Jones

From: Rebecca Fenn-Tripp
<<mailto:Rebecca.Fenn-Tripp@bloorhomes.com>>
Sent: 23 November 2017 18:01
To: James Leaver
<James.Leaver@knightfrank.com>
Cc: Steve Culpitt
<SteveCulpitt@seawardproperties.co.uk>; Simon Cash
<Simon.Cash@bloorhomes.com>;
Nigel Jones
<nigel.jones@chesterscommercial.com>; Tracey Flitcroft
<tflitcroft@chichester.gov.uk>;
Mike Allgrove
<mallgrove@chichester.gov.uk>;
Sarah Beuden
<SBeuden@savills.com>; Alexander
Gillington
<AGillington@geraldeve.com>;
'Charlotte E. Gorst'
<CGorst@geraldeve.com>; David

Jones
<David.DJones@knightfrank.com>;
Charles Dugdale
<Charles.Dugdale@knightfrank.com
>; 'Nigel Riley'
(nigel.riley@citicentric.co.uk)
<nigel.riley@citicentric.co.uk>;
Colin Wilkins
<CWilkins@savills.com>
Subject: RE: Tangmere agenda

Thank you James,

I attach an updated agenda to reflect the attendees you have referenced and apologies. I also confirm that we will not be giving a formal presentation on the masterplan, more of an informal update.

I look forward to the meeting and note the points you will raise tomorrow.

Kind regards
Rebecca

Rebecca Fenn-Tripp
Planning Director Designate

Bloor Homes Southern
River View House, First Avenue,
Newbury Business Park, London Road,
Newbury, Berkshire, RG14 2PS

Tel: **01635 31555**
Email: Rebecca.Fenn-Tripp@bloorhomes.com

<image001.jpg>

From: James Leaver
[<mailto:James.Leaver@knightfrank.com>]
Sent: 23 November 2017 16:28
To: Rebecca Fenn-Tripp
<Rebecca.Fenn-Tripp@bloorhomes.com>
Cc: Steve Culpitt
<SteveCulpitt@seawardproperties.co.uk>; Simon Cash
<Simon.Cash@bloorhomes.com>;
Nigel Jones
<nigel.jones@chesterscommercial.com>; Quentin Andrews
<quentin.andrews@osparchitecture.com>; Tracey Flitcroft
<tflitcroft@chichester.gov.uk>;
Mike Allgrove
<mallgrove@chichester.gov.uk>;
Sarah Beuden
<SBeuden@savills.com>; Alexander
Gillington
<AGillington@geraldeve.com>;

'Charlotte E. Gorst'
<CGorst@geraldeve.com>; David
Jones
<David.DJones@knightfrank.com>;
Charles Dugdale
<Charles.Dugdale@knightfrank.com
>; 'Nigel Riley'
(nigel.riley@citicentric.co.uk)
<nigel.riley@citicentric.co.uk>
Subject: RE: Tangmere agenda

Dear Rebecca

Thank you for your draft agenda.

I can confirm that Knight Frank and the Council's CPO advisers met with the Council today and we suggest the following additions to the agenda:-

1. Add David Jones, Partner, Knight Frank, SE Residential Development as an attendee
2. Add Cllr Susan Taylor, Cabinet Member Planning
3. Andrew Frost is attending (not apologies)
4. Apologies from Charlie Dugdale, Knight Frank Residential Development and Nigel Riley, Citicentric
5. Under the item "Masterplan endorsement process" we will be asking "Would the landowners want to enter into a PPA for formal submission and endorsement of the masterplan?" and we will also be keen to understand your proposed timeline for making a planning application.
6. Under "CPO Update" the Council will be sharing its timeline with everyone tomorrow.

I hope helpful and look forward to seeing everyone tomorrow.

Regards

James



James Leaver, Dip VEM MRICS
Partner, Department Head

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<image003.jpg>

<image004.jpg> <image004.jpg> <image004.jpg>

<image005.jpg>

From: Rebecca Fenn-Tripp
[<mailto:Rebecca.Fenn-Tripp@bloorhomes.com>]
Sent: 21 November 2017 15:38
To: James Leaver
<James.Leaver@knightfrank.com>
Cc: Steve Culpitt
<SteveCulpitt@seawardproperties.co.uk>; Simon Cash
<Simon.Cash@bloorhomes.com>;
Nigel Jones
<nigel.jones@chesterscommercial.com>; Quentin Andrews
<quentin.andrews@osparchitecture.com>; Tracey Flitcroft
<tflitcroft@chichester.gov.uk>;
Mike Allgrove
<mallgrove@chichester.gov.uk>;
Sarah Beuden
<SBeuden@savills.com>; Alexander
Gillington
<AGillington@geraldeve.com>;
'Charlotte E. Gorst'
<CGorst@geraldeve.com>
Subject: Tangmere agenda

Dear James, please find attached a
draft agenda as requested. Please let
me know if you would like to add any
items.

I look forward to meeting on Friday.

Kind regards

Rebecca

Rebecca Fenn-Tripp
Planning Director Designate

Bloor Homes Southern
River View House, First Avenue,
Newbury Business Park, London Road,
Newbury, Berkshire, RG14 2PS

Tel: **01635 31555**
Email: Rebecca.Fenn-Tripp@bloorhomes.com

<image001.jpg>

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www.geraldeve.com

25 April 2018

Our ref: G6475/AFG/CEG

By email and post

Dear Simon

Land at Tangmere, Chichester

I write on behalf of the Church Commissioners, the Pitts family and Seaward Properties ("the Parties") in relation to the Strategic Development Location (SDL) identified in the adopted Chichester Local Plan: Key Policies 2014-2029 to deliver 1,000 homes and also within the Tangmere Neighborhood Plan (2016). We write in respect of your interest and that of your landowners in land which also falls within the SDL. The wording of the policy requires the land to be developed comprehensively and requires an access route through the site from north (A27 junction) to south (Tangmere Road) across all our respective landholdings.

The Parties have sought to engage with your landowners and we extend an open offer to them to collaborate in the process on the basis of equalisation on the gross acreage, which would enable us to move forward accordingly to facilitate the delivery of the homes required. An open offer has also been made on the same basis to Nigel Jones, who represents CS South Limited and CS East Limited; I enclose a copy for your reference.

I would be grateful if you could confirm receipt of this letter and look forward to hearing from you further.

Yours sincerely

J Alexander F Gillington
Partner

agillington@geraldeve.com
Direct tel. +44 (0)20 7333 6268
Mobile +44 (0)7771 834116

Encl – Letter to Nigel Jones dated 17 April 2018

cc Tracey Flitcroft Principal Planning Officer
cc James Lever Knight Frank

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www.geraldeve.com

25 April 2018

Our ref: G6475/AFG/CEG

By email and post

Dear Nigel

Land at Tangmere, Chichester

I write on behalf of the Church Commissioners, the Pitts family and Seaward Properties ("the Parties") in relation to the Strategic Development Location (SDL) identified in the adopted Chichester Local Plan: Key Policies 2014-2029 to deliver 1,000 homes and also within the Tangmere Neighborhood Plan (2016). Your clients (CS South Limited and CS East Limited) landholdings also fall within the SDL. The wording of the policy requires the land to be developed comprehensively and requires an access route through the site from north (A27 junction) to south (Tangmere Road) across all our respective landholdings.

As you are aware, the Parties have been working together closely over a number of years to bring forward the site for comprehensive residential development through the production of a Masterplan and liaising with the local authority and Tangmere Parish Council. The Parties have sought to engage with your client and invited them to collaborate in the process on the basis of equalisation on the gross acreage; the Parties wish to reiterate this offer and hope that we could move forward accordingly to facilitate the delivery of the homes required.

I would be grateful if you could confirm receipt of this letter and look forward to hearing from you further.

Yours sincerely

J Alexander F Gillington
Partner

agillington@geraldeve.com
Direct tel. +44 (0)20 7333 6268
Mobile +44 (0)7771 834116

cc Tracey Flitcroft
cc James Lever

Principal Planning Officer
Knight Frank



Ms Diane Shepherd
Chief Executive
Chichester District Council
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1 East Pallant
Chichester
West Sussex
PO19 1TY

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25 April 2018

By email and post

Dear Ms Shepherd

This letter is sent on behalf of the Church Commissioners, the Pitts family and Seaward Properties (“the Parties”) in relation to their combined landholdings in Tangmere, which comprises the majority of the Strategic Development Location (SDL) identified in the adopted Chichester Local Plan: Key Policies 2014-2029 to deliver 1,000 homes and also within the Tangmere Neighborhood Plan (2016). The combined landholdings are identified on the attached plan.

The parties have been working closely over a number of years to bring forward the site for residential development through the production of a Masterplan and liaising with the local authority and Tangmere Parish Council. The Parties have invited the owners of the land, which falls within the northern section of the SDL, to participate in the process yet they have declined to do so on reasonable terms. In order to ensure the required homes are delivered the Parties encouraged the local authority to consider using its compulsory purchase powers.

As you may recall, on 11 July 2017 the Cabinet resolved:

- (1) *That the use of Chichester District Council’s compulsory purchase and associated powers (which at this stage are anticipated as likely to include but not be limited to those under the Town and Country Planning Act 1990 and the Local Government Act 1972) to facilitate comprehensive development at Tangmere SDL be supported in principle, subject to Chichester District Council being satisfied that the acquisition of each interest or right to be acquired is justified in the public interest.*
- (2) *That in conjunction with the appointed CPO advisors, work shall commence on the selection process to identify a suitable development partner (master developer) to deliver a masterplan for the Tangmere SDL and a subsequent scheme that delivers the comprehensive development of the Tangmere SDL in accordance with the adopted Chichester Local Plan and ‘made’ Tangmere Neighbourhood Development Plan.*
- (3) *That it be approved that Knight Frank (CPO Advisor), Citicentric (CPO Surveyor/non-legal advice) and Davitt Jones Bould (legal advice) be retained to assist Chichester District Council in carrying out the above steps subject to remaining within the overall approved budget provision for the project.*

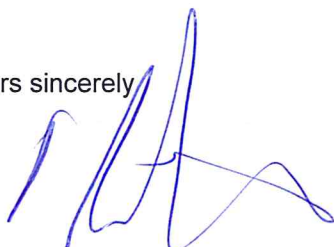
(4) That the officers be authorised to undertake the next steps as set out in section 6 of the agenda report.

Since the Cabinet resolution the Parties have continued to advance the masterplan and remain committed to bringing their respective landholdings forward for development. Given the Parties collective commitment to facilitating the comprehensive development of the Tangmere SDL it is not considered necessary for their landholdings to be acquired nor would this be justified in the public interest.

We understand the Council is currently seeking a development partner. The Parties are committed to working collaboratively with the Council to support the selection process and in order to facilitate this the Parties will share all technical and master planning work undertaken to date. Following the appointment of the selected development partner the Parties are also committed to working collaboratively with the Council's partner to ensure the comprehensive delivery of the development avoiding the need to acquire the Parties respective landholdings.

An index of all documentation the Parties can provide to assist the process is enclosed. We would recommend this documentation along with this letter are made available to prospective development partners through the bidding process.

Yours sincerely



J Alexander F Gillington
Partner

agillington@geraldev.com
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Mobile +44 (0)7771 834116

Encl Index of documentation available to prospective development partners

cc	Councillor Dignum	Leader of the Council
	Andrew Frost	Head of Planning Services
	Tracey Flitcroft	Principal Planning Officer
	James Leaver	Knight Frank



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 - LM/DevOpt37
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3. Ecological Appraisal Land West of Tangmere, Chichester, West Sussex
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 - Ecological Appraisal and Phase 2 Surveys
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4. Flood Risk Assessment, Proposed Residential Development on Strategic Development Site, Tangmere, West Sussex
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5. Utilities Statement Proposed Residential Development on Strategic Development Site, Tangmere, West Sussex
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6. A Phase I Archaeological Desk Based Study for Proposed Development on Lands in the Parishes of Oving And Tangmere, West Sussex.
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7. Colour Sketch Masterplan Tangmere
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8. Extension of Tangmere Village, Masterplan Proposals
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 - 08 September 2016

Our ref: NLJ/lmb.LandTangmere

Contact: Nigel Jones BSc FRICS ACI Arb
E-mail: nigel.jones@chesterscommercial.com

AF1
Document 66

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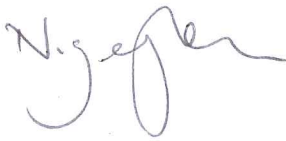
21st June 2018

Dear Mr Leaver,

LAND AT TANGMERE

I refer to previous correspondence in relation to my clients land which is held as part of the proposed larger development at Tangmere. As I explained before, my clients are happy to join in with the scheme but quite understandably do require market value for their land. My clients are happy for the proposed development to proceed but I re-iterate again, they do expect an appropriate market value for their interest.

Yours sincerely,



N L Jones BSc FRICS ACI Arb
RICS Accredited Mediator

CC – Ms T Flitcroft, Chichester District Council

Kate Mackintosh

From: Andrew Frost
Sent: 25 July 2019 14:43
To: Hannah Chivers
Subject: FW: Meeting with Bloor etc 6.3.19

Follow Up Flag: Follow up
Flag Status: Completed

Hannah – for info for the meeting with Oliver King next week.

Andrew

Andrew Frost
Director Planning and Environment
Executive Office
Chichester District Council

Ext: 34892 | Tel: 01243534892 | afrost@chichester.gov.uk | Fax: 01243 776766
<http://www.chichester.gov.uk>

From: Mike Allgrove
Sent: 12 March 2019 17:20
To: Ellen Timmins (ellen.timmins@cpplc.com); Nicholle Phillips (Nicholle.Phillips@cpplc.com); Robin de Wreede (Robin.deWreede@djblaw.co.uk); Daniel Hagger (Daniel.Hagger@cpplc.com); john.webster@osborneclarke.com; ged.denning@dwdlp.com; Nigel Riley (nigel.riley@citicentric.co.uk)
Cc: Tracey Flitcroft; Andrew Frost
Subject: FW: Meeting with Bloor etc 6.3.19

Dear all,

In advance of our conference call tomorrow, please see below a short note of meeting with Bloor etc., last week.

Mike



Mike Allgrove
Planning Policy Manager
Planning Policy
Chichester District Council

Ext: 21044 | Tel: 01243521044 | mallgrove@chichester.gov.uk | Fax: 01243776766
<http://www.chichester.gov.uk>



Meeting - Simon Cash (Bloor Homes); Colin Wilkins Savills for Heaver Family Bloor land, John Heaver (landowner); Oliver King (King & Co) for Heaver Family all land (not control strip); MA/AF.

Key points made by those representing the landowners above:

1. Progress now being on land assembly including control strip. Control strip being secured by Heaver.
2. Hever is a willing party to development, has been frustrated by other parties.
3. Want to be involved in development of the site with Countryside.
 - a. Bloor Homes delivering a phase 1 on Hever land;
 - b. Heaver Homes delivering a phase in south-eastern part of site.
4. Heaver and advisers (but not Bloor) have met Countryside. Offer from Countryside not acceptable.
5. They are considering preparing a separate masterplan and outline applications with early phases as above.
6. They consider it could be demonstrated that a CPO is not necessary.

Key points made by AF/MA:

1. Council has entered into an agreement with Countryside and expect Countryside to assemble site – voluntarily or, if necessary compulsory.
2. Council expects Countryside to develop the site.
3. Council will use CPO powers if needed and this work is in parallel with Countryside's efforts to negotiate with the landowners.
4. Negotiation of terms must be with Countryside and we would not comment on possible arrangements beyond noting that large sites are frequently developed by more than one developer.
5. Any separate masterplan and applications submitted would be determined objectively but given previous 'performance' of consortium, we have now put in place other mechanisms to deliver the scheme on a comprehensive basis.

Andrew

Andrew Frost

Director Planning and Environment
Executive Office
Chichester District Council

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25 March 2019

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Dear Andrew and Mike,

Thank you for time on Wednesday 06 March to discuss the TDSL. This is appreciated.

In essence we wished to communicate in person the Heaver Family's support for the development of TDSL and in particular, the points that I have set out below:

1. The Heaver Family have agreed to purchase the control strips from CSS Ltd and CSE Ltd. This should now facilitate and accelerate the delivery of the overall scheme without the recourse to CPO.
2. The Heaver Family are again liaising with the other landowners, seeking collaboration for the delivery of the TDSL.
3. The Heaver Family are also in discussion with Countryside Plc to discuss terms for the inclusion of their land within the masterplan for the delivery of TDSL. This includes the Bloor Homes interest. Bloor Homes did not attend the March meeting with Countryside, as it related to the offer made by Countryside to the Heaver Family to which Bloor are not a party. The Heaver family are encouraging Bloor Homes to engage with Countryside.
4. A hybrid planning application is anticipated for the masterplan in outline; and a detailed first phase.
5. Heaver Homes may want to build housing on part of their land subject to the Bloor option as part of the delivery strategy.
6. In addition, Heaver Homes is promoting a separate application in respect of Tangmere Corner (south east corner of the allocated site). You expressed some scepticism about the submission of a pre-app by the Heaver Family. They have a number of motivations including; i) demonstrating their support for development of the allocated site (including their offer to acquire the control strips entirely at their cost); ii) that Tangmere Corner can be developed in isolation as it is not dependent upon any new infrastructure (please see attached a copy of the pre-app submission); and iii) they want the allocated site to be developed out as quickly as possible. You mentioned at the meeting that the latter is also your objective. I suspect this may best be achieved at Tangmere Corner if CDC support the Heaver's pre-app and encourage them to submit a full planning application. With the right support they believe they can be on site in 2019, which will be quicker than Countryside who do not envisage submitting a planning application until late November. Although we would not be surprised if this is delayed further and into 2020 due to the archaeological discoveries.

7. The Heaver's efforts at Tangmere Corner have also shown how Southern Water's proposed location for their new sewer is not the most efficient solution in respect of the master plan for the TSDL. We suspect neither Countryside or any of the other landowners or promoters have considered it in detail. The Heaver's have had constructive discussions with Southern Water concerning the relocation of their pipe at Tangmere Corner. The Heaver's believe someone urgently needs to speak to Southern Water about the proposed location of their pipe on the remainder of the allocated site. This is particularly relevant in the event the archaeological discoveries on the site limit development.
8. In the event the archaeological surveys reveal a significant constraint, the Heaver family have additional land ownerships to the south of Tangmere Road (part of the old airfield). They are willing for this to be included within an extended allocation. The attached submission to the HELLA shows the land in question and its potential. They are also in contact with the intervening landowner.

We would like to request further meetings with you to keep you informed of progress.

With kind regards,



Colin Wilkins MRICS
Head of South Coast Development Services
Savills (UK) Limited

CC: John Heaver
Oliver King

Our ref: MA/HHL/001-4/L001m
Your ref: ATP TANGMERE SDL MASTERPLAN CONSULTATION

AF1
Document 69



Date: 09 July 2019

Emily Baldwin
Strategic Communications
Turley
40 Queen Square
Bristol
BS1 4QP

Dear Emily

REPRESENTATIONS RE TANGMERE SDL MASTERPLAN CONSULTATION MATERIAL (JUNE 2019)

I am pleased to confirm that these representations are submitted on behalf of our client (Heaver Homes Ltd) in relation to this consultation material, which is of interest to them given their range of land interests in the immediate area.

These land interests (within the identified SDL area) comprise a larger 22.3 hectare parcel to the north bounding the A27, as well as a smaller circa 1 hectare parcel in the south-eastern corner of the SDL area.

Scope of Instructions

ATP is instructed to provide detailed representations which pertain to the parcel in the south-eastern corner and more general commentary in terms of specific matters which would impact upon the larger parcel to the north. The larger parcel to the north is owned by the Heaver family (which also owns Heaver Homes Ltd) and we understand that detailed representations are being provided in this respect by Savills.

The Context

The SDL is subject of a Development Plan policy and this requires the completion of a Masterplan at an early stage. The Council has decided to appoint a development partner (Countryside Properties) in order to improve the prospects of accelerated delivery. Countryside is now working towards the preparation of the Masterplan at the same time as it is building up the evidence base material which would be necessary for a planning application in due course.

The adopted Plan policy (Policy 18) provides for 1000 dwellings as part of a masterplanned mixed use development comprising community facilities and open space and green infrastructure. The community facilities should include primary education and health facilities; local centre; small scale business uses; cycle routes and walking routes; highways Improvements; and green Infrastructure.

The emerging Local Plan Review includes a draft Policy SA14 which would increase the yield to 1300 dwellings.

This policy is extracted overleaf:

"Approximately 73 hectares of land to the west of Tangmere is allocated for residential led development of a minimum of 1,300 dwellings. Development in this location will be expected to address the following site-specific requirements:

- *Be planned as an extension to Tangmere village, that is well integrated with the village and provides good access to existing facilities;*
- *A range of types, sizes and tenures of residential accommodation to include specific provision to meet specialised housing needs including accommodation for older people;*
- *Incorporate new or expanded community facilities (including a new village centre) providing local convenience shopping. Opportunities will be sought to deliver enhanced recreation, open space, primary education and healthcare facilities;*
- *Make provision for green links to the National Park and Chichester City. Opportunities should be explored for provision of integrated green infrastructure in conjunction with the other strategic sites to the east of the city;*
- *Protect existing views of Chichester Cathedral spire and reduce any impact on views from within the National Park;*
- *Subject to detailed transport assessment, provide primary road access to the site from the slip-road roundabout at the A27/A285 junction to the west of Tangmere providing a link with Tangmere Road. Development will be required to provide or fund mitigation for potential off-site traffic impacts through a package of measures in conformity with the Chichester City Transport Strategy (see Policy S14);*
- *Make provision for improved more direct and frequent bus services between Tangmere and Chichester City, and improved and additional cycle routes linking Tangmere with Chichester City, Shopwhyke and Westhampnett. Opportunities should also be explored for improving transport links with the 'Five Villages' area and Barnham rail station in Arun District; and*
- *Conserve and enhance the heritage and potential archaeological interest of the village, surrounding areas and World War II airfield, including the expansion or relocation of the Tangmere Military Aviation Museum.*

Development will be dependent on the provision of infrastructure for adequate wastewater conveyance and treatment to meet strict environmental standards.

Proposals for development should have special regard to the defined County Minerals Safeguarding Area. Preparation of site plans will require liaison with West Sussex County Council at an early stage to ensure that potential mineral interests are fully considered in planning development."

As such, the emerging Plan is considering an increase to the yield to 1300 dwellings. It is also being more specific in terms of aspirations to deliver open space and enhance opportunities for travel by non-car modes to now include bus services, as well as maintaining the detailed set of objectives in regard to highway improvements. The express requirement in terms of small scale business uses has been omitted.

To an extent therefore, the emerging Plan is seeking a greater housing yield and a greater breadth of infrastructure and facilities from the same land parcel, which could be assisted in part by the omission of employment uses on the SDL itself.

Your Key Questions

The website suggests a number of specific questions for response which we will address below. We will also separately make comments on other matters arising from the consultation material. These key questions are:

- What new community facilities would you like to see provided within the Tangmere SDL?
- There is potential for a new community building to be provided. How should this space be used? What facilities would you like to see within the building?
- What outdoor sports facilities should be provided?
- What new shops or village centre services would you most value if they could be provided?

What new community facilities would you like to see provided within the Tangmere SDL?

Facilities should be provided which reflect what is genuinely required to meet the needs of the new development, rather than to address any existing deficiencies in local provision. Where these facilities would be unlikely to be capable of being self-financing, then in effect any such facility is effectively a cost item to the development which would need to be borne in mind as part of any wider scheme viability analysis.

Any resultant cost implications for the developer (and any resultant effects on transactions with landowners) should be understood at an early stage to mitigate any prospect of impact to deliverability in line with the Council's housing trajectory.

We would envisage that the community facilities to be provided should reflect the ambitions of draft Policy SA14, subject to the completion of viability testing for those requirements to ensure that scheme deliverability is not impeded unnecessarily.

It has been understood that the SDL would include provision for a primary school and local centre, but the scale and timing of their delivery does need to be considered in line with the wider development trajectory. The revised policy also identifies the requirement to consider the delivery of primary healthcare facilities and open space.

We would generally agree with the above subject to viability assessment, but we would expect that any proposed primary healthcare facilities would be subject of an impact assessment to ensure that it was appropriate in scale and would not conflict with existing or otherwise planned healthcare facilities. There is an existing Medical Centre and neighbouring Dental Practice in the centre of Tangmere.

We also note that the emerging Plan identifies a requirement for bus services. It will be important to agree at an early stage what would be necessary in terms of physical infrastructure and service frequency in order to establish the extent of any cost impact to the development, especially if it was deemed that these services needed to be available prior to full occupation. This should be subject to the completion of viability testing for those requirements to ensure that scheme deliverability is not impeded unnecessarily.

It would also be anticipated that the SDL should include play areas and open space in accord with standards.

In general terms, we think it is important that the SDL provides appropriately considered community facilities which genuinely reflect what will be required.

We feel it would be unwise to deliver facilities which exceed anticipated requirements (which may also therefore require consideration of the phasing of community facility delivery relative to housing) as this would otherwise impede the sustainability of these new facilities and indeed the existing facilities in the village centre. This would be a particular concern as it could undermine the vitality and viability of the village centre.

There is potential for a new community building to be provided. How should this space be used? What facilities would you like to see within the building?

If a community facility is to be provided, it should be capable of hosting a broad range of events/uses that would have a latent demand for such a facility and could not be reasonably accommodated in existing local buildings.

It will be important to agree at the outset how any such community building would be funded and managed, both to ensure that it would meet an identified need and also so that it would be sustainable and would not impede the ongoing sustainability of existing local buildings, such as the Community Hall on Malcolm Road.

What outdoor sports facilities should be provided?

We would note that the Malcolm Road sports facility already provides the following:

- Cricket pitch
- Full size grass football pitch
- 2 x all weather tennis courts
- Cricket practice nets
- Changing rooms

The developer should engage with the Council's Sports Development officers to ascertain whether the intended yield would be capable of being supported by the existing facilities at Malcolm Road or others further afield.

We would envisage that there is potential that any primary school facility could have a shared outdoor sports facility which is available for the use of community groups on a managed basis. In addition, there may be merit in a MUGA facility in line with wider Council protocols to provide more informal facilities which can be used by the wider community. Again, the sustainability of facilities is crucial.

What new shops or village centre services would you most value if they could be provided?

Tangmere has a Co-Operative foodstore off Malcolm Road (which occupies a former public house).

We note the conclusions of the Lichfields Study (2018) re Tangmere which states:

"Tangmere lies to the east of Chichester city centre and has a local role. It has a few dispersed community facilities. The provision comprises a petrol filling station, a Co-Op convenience store, village hall/centre, dental centre, medical centre, One Stop with post office, a playground and playing fields, nursery school and a salvage yard.

Tangmere is a strategic development location and its role should develop over the next few years with the ambition to provide a small parade of shops."

It does appear that the existing mix of services is limited but does include opportunities for top-up food shopping, Post Office and primary medical/dental services as well as a Post Office. In addition, the village provides a primary school and a nursery school.

However, it is notable that the centre does not appear to provide other typical uses (such as a pub or cafe) which would be an improvement but their inclusion would need to be market tested. This might be best served by the provision of:

- Flexible small format commercial unit suitable for occupation of A1 non-food or A1 services;
- Potential for village public house which could provide facilities for evening dining and coffees (day); and
- Subject to evidence-based need assessment, consideration of a mid-format food store to provide for main food shopping needs of local population.

It will be important to agree at the outset what scale of new local centre facilities would be appropriate but not excessive. This would have to ensure that it would meet an identified need and also so that it would be sustainable. This may also need to have consideration of a range of scenarios if it was proposed to deliver those new facilities at an early stage prior to the SDL being in full occupation.

Other Considerations

The Consultation Material

The consultation material available at the event and online is limited in scope and extent, and of course we recognise that this is a very early stage in the consultative process and that more detail and dialogue will follow in due course. We take the opportunity to respond to a number of key points which we would hope to develop further through dialogue, and in that vein we thank Countryside and Council officers for the discussion had to date which has been helpful.

Engagement Process

We do note that the Council has appointed Countryside to be their development partner to accelerate delivery of the strategic allocation, with a role that would encompass the completion of the following matters as soon as might be practicable:

- Local Engagement;
- Completion of a Masterplan capable of adoption by Council;
- Progress through towards site assembly with landowners;
- Preparation and submission of a planning application capable of being approved by the LPA; and
- Work towards CPO in the event that site assembly is not secured.

We have to set out our client's disappointment that the level of engagement with landowners in respect of the emerging Masterplan has been extremely limited. Whilst we accept that there is a complexity in terms of a

detailed engagement whilst negotiations on site assembly are unresolved, it is not acceptable that landowners receive no more information than the general public despite their very different level of stakeholding.

We are formally requesting that design workshops should be had with landowners and also that they should be invited to attend any future design workshops with the Parish Council.

Placemaking

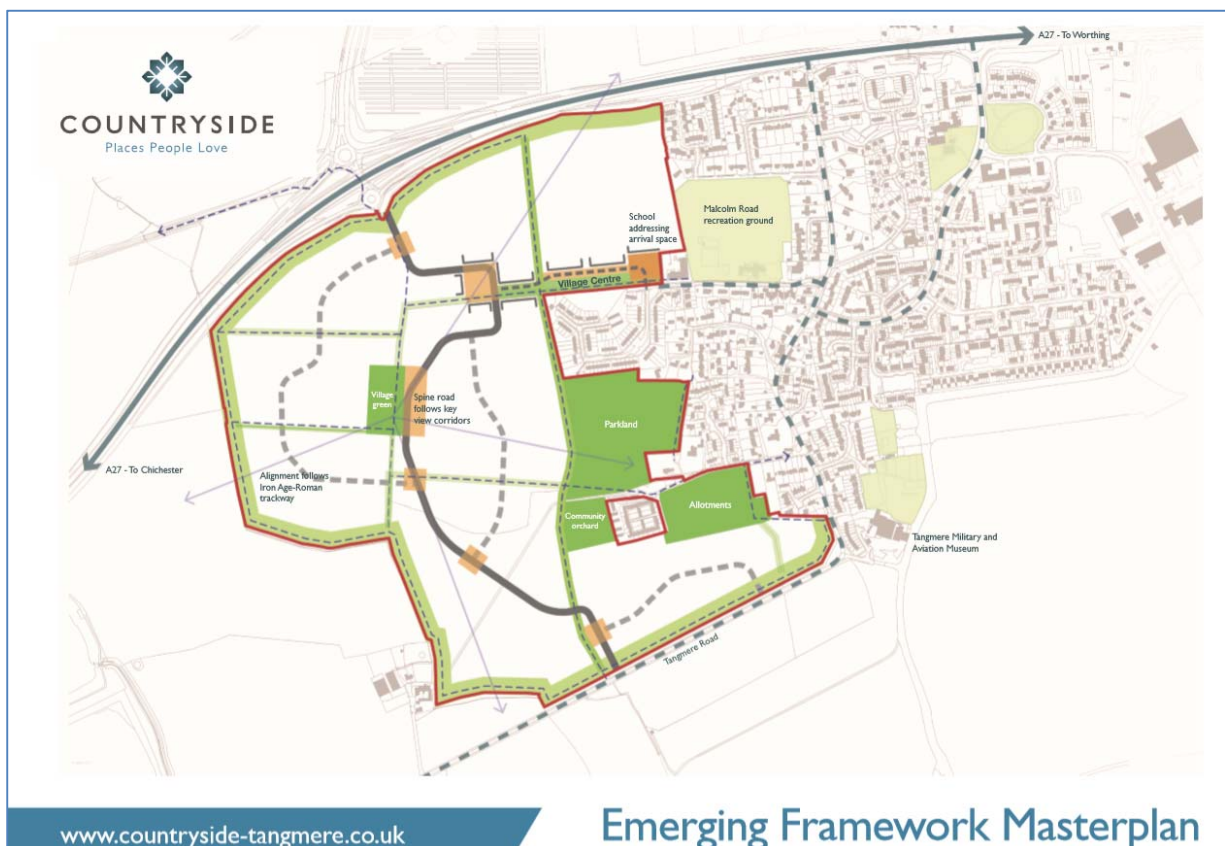
We are aware that the framework masterplan has largely built upon the schematic layouts contained within the Neighbourhood Plan. However, we would challenge the proposed location and configuration of the proposed local centre.

Consideration should be given to the opportunity to locate the local centre and the new school facilities closer to the proposed parkland, which would also therefore occupy a more central position within the SDL. We note the suggested alignment of the spine road but we are unclear as to the basis of any analysis had in terms of whether this is an optimal arrangement. In general terms, we recommend that the Masterplan be subject of landscape and visual impact assessment and to establish and take forward any improvements which can be made.

The Framework Masterplan

The Masterplan area is understood to be comprised of the SDL area within the redlined boundary on the Emerging Framework Masterplan as hyperlinked below.

<https://www.countryside-tangmere.co.uk/downloads/emerging-framework-masterplan.pdf>



We note that the Masterplan is not fixed but nevertheless a number of themes emerge to suggest that the design evolution is advanced and moving towards a frozen scheme. The key elements of this would appear to be:

- Spine road with access from the A27 down to Tangmere Road;
- Local centre and primary school to be located close to Malcolm Road recreation ground;
- Village green close to identified heritage landscape asset;
- Green space provided around the listed church to protect its heritage setting and to provide a focal point;
- Green space area to include allotments and orchard;
- Secondary access roads shown;
- Assumes inclusion of Southern Water's proposed wastewater scheme; and
- Substantial buffer zones shown to A27 boundary (45m) and to other boundaries (25m).

Constraints and Opportunities

This is a singular plan which includes a level of detail which would appear to have informed the framework masterplan. However, there is no clear information in the consultation material which would explain how those constraints have been interpreted to inform the framework masterplan. Greater analysis and justification is needed and must inform future consultation exercises.

We have not seen any plans as part of this consultation exercise which would seek to identify where new housing would be located and any consideration of whether the proposed yield is likely to be achievable given these proposed constraints without creating concerns as a consequence of increased density.

Yield and Density

Taken as a whole, the SDL would deliver 1300 homes in 73 hectares generating a density of 17.8 homes/hectare which is comfortable. However, given that this has no regard for land given over to other purposes (including local centre, highways works and other routeways, green infrastructure, allotments and orchard, various buffer zones and archaeological interest zone) then the effective density levels are going to increase considerably.

It is our view that an analysis is urgently required to demonstrate that the extent of buffer zones being provided will not result in an effective density being required that becomes uncomfortable and starts to impede the acceptability of the proposed SDL development in planning terms.

Wastewater Infrastructure

We would note here in the first instance that the Constraints and Opportunities plan makes reference to Southern Water's proposed scheme for a new pumping station and wastewater piping that runs close to the southern boundary of the SDL. This aligns with the planning approved position of those works which is therefore understandable as an approach. We would however confirm our understanding that Southern Water is amenable to re-route both the wastewater piping and the pumping station which would mean that the piping would not

run within the SDL land closest to the south-eastern corner. Full details will be agreed in due course, but in essence this represents a reduced constraint to development within the SDL.

Buffer Zones

We would note that the Constraints and Opportunities Plan identifies a 45m buffer zone close to the A27 to mitigate air quality concerns, and that the Framework Masterplan would otherwise adopt a 25m buffer zone around the site boundary for a Structural Landscape Belt. We understand from our discussions at the recent Exhibition that this has been adopted to accord with the adopted Neighbourhood Plan.

This is noted and we extract below paragraph 4.23 from the Neighbourhood Plan:

"...Thirdly, the policy requires the provision of a Structural Landscape Belt within the TSDL to separate the closest housing areas from the A27 to the north, north-east and the open countryside to the west and south. The buffer, at least 25m in width, will provide sufficient noise and pollution attenuation in respect of the A27 trunk road and will enable to TSDL to transition into the surrounding countryside. At this scale, it will also allow for the integration of the cycleways/footpaths of the 'Sustainable Movement Network'."

We would accept that there is benefit in providing a landscaped edge to the SDL to soften its impact and to allow for the integration of shared surface routeways to promote the use of non-car modes. We can also agree that there is merit in providing a corridor to mitigate the potential for any air quality or noise impacts resultant from proximity to the A27. However, we see no evidence in the made Neighbourhood Plan as to why the 25m distance was selected and concluded to be the minimum necessary buffer to provide for a Structural Landscape Belt. In similar vein, we are not aware of any evidence within the Neighbourhood Plan or presented in the exhibition to explain the derivation of the 45m buffer to the A27.

Our very strong view is that the extent of these buffer zones has not been justified. In the context of the air quality buffer, successful examples are typically a product of a separating buffer with reference to topographical features. As such, a 45m buffer may not be appropriate or effective if it is not coupled with a more cohesive engineering strategy. This needs further evidence and consideration to be demonstrable that this buffer is both necessary and effective.

In respect of the proposed Structural Landscape Belt, we do not think that a well-designed landscaped buffer needs to be 25m wide. Such a buffer (approaching the dimensions of a motorway) would go well beyond what would be necessary to create an effective linear park including shared surface routeways as may be needed. In reality a buffer considerably smaller than this (perhaps 8-10m) can provide a comfortable shared surface route as well as landscaped edges including hedged boundaries with specimen trees as appropriate. We would accept that the 25m buffer is identified in the Neighbourhood Plan but we would challenge the evidential basis for why that has been arrived at and demonstrated to represent an appropriate minimum standard below which the buffer would be ineffective in mitigating a planning harm sufficient to warrant refusal.

Through both of the above, we are effectively challenging the rationale for such an extensive buffer zone which is putting increasing pressure upon achieving the minimum 1300 yield which is sought by draft policy SA14.

Archaeological Interest

We would also note that the constraints and opportunities diagram identifies an area of archaeological interest as well as key views arising. We would welcome clarification in terms of how the proposal will respond to that constraint, as we note that the spine road options in some instances appear to run directly through the area of archaeological interest to the south-western part of the site. If that archaeological asset is identified to be of importance, it may thus be the case that any such highway options would not be achievable and therefore do not represent a credible option at all.

Neighbourhood Plans

3 plans were tabled, all of which were sourced from the Neighbourhood Plan. We make no specific comments in that respect, other than to say that there is nothing within these plans which would provide an obligation or an aspiration to provide very significant buffer zones around the SDL periphery when the intended yield was 1000 homes, and had not entertained a larger yield of 1300 homes as is now proposed.

Spine Road Options

4 options have been tabled, all of which would have a principal access/egress to the A27 and then a link to Tangmere Road at what appears to be the same point. The route through the site does vary, but all seek to reach a node close to the proposed local centre to the north-east of the SDL.

It is noted that option 4 does not provide a substantive access link through to Malcolm Road which would appear to be an oversight. We note that all four options provide a secondary link to Tangmere Road further towards the south-eastern corner. The additional point of access is welcomed, but we would note that there may be potential to consider other options for providing that access to the south-east corner of the SDL which should be explored more fully.

We would also note that the infrastructure costs to be associated with the delivery of the spine road and creation of development platforms will no doubt be significant. It might well be the case that a phased delivery of infrastructure would be welcomed by the developer which would be understood, but it will of course be necessary to ensure that any such phased delivery of infrastructure can result in impacts which can reasonably be found acceptable in planning terms and properly reviewed in terms of the relative viability implications of comprehensive rather than phased delivery.

Village Centre Options

In this context six options have been tabled, all of which have the local centre in broadly the same location to the west of the existing village hall and playing fields at Malcolm Road. As such, this could be interpreted as providing an extension to an existing agglomeration of facilities (which includes a Co-Op) rather than creating a new focal

point. Saying that, this approach may provide a better opportunity to deliver a cohesive range of services at an early stage well prior to the full occupation of the proposed development.

Each option provides:

- Community hall
- Primary School
- Local Centre parking
- Array of Non-Specific Buildings

The consultation is at an early stage but it is difficult to provide any meaningful comment in terms of these facilities as there is no reference point as to the scale of the non-specific buildings or to identify which types of use or commercial trading formats they are seeking to attract.

The Heaver family owns the land where the proposed local centre will be cited. There is a concern that the presentational format for the local centre (which is generic and provides for flexibility) might fail to be sufficiently geared towards what commercial operators and/or end users of primary healthcare/education facilities would want. The Heaver family would be keen to understand what engagement has occurred with primary healthcare/education facility providers and commercial agents to ensure that the local centre has reasonable prospects for a sustainable and viable future.

As a general point, we do think that consideration should be given to the inclusion of a mid-format foodstore (not a superstore) to provide an offer which can begin to meet main food shopping requirements, as otherwise there will be a dependence on foodstores closer to Chichester which will impact upon travel patterns and the reliance on the private car. We would also encourage consideration of a food and beverage offer, perhaps through a public house or other offer which can serve the planned population as well as the existing Tangmere residents.

Summary

Heaver Homes Ltd is keen to enter constructive and detailed dialogue with Countryside and the Council so that we can contribute to both the construction of the Masterplan's key objectives and outputs, and to optimise the opportunity for their realisation. This should include for the opportunity for an understanding of development phasing or other mechanisms to accelerate delivery in line with the Council's housing trajectory.

Clearly the scheme is predicated by the completion of site access solutions and the delivery of facilities such as the local centre. It is crucial that the proposed way forward for the delivery of these components is rigorously tested so that there is confidence of deliverability at the earliest point. It might well be the case that a phased delivery of infrastructure would be welcomed by the developer which would be understood, but it will of course be necessary to ensure that any such phased delivery of infrastructure can result in impacts which can reasonably be found acceptable in planning terms and properly reviewed in terms of the relative viability implications of comprehensive rather than phased delivery.

We would also note and challenge some of the assumptions in terms of constraints, which we feel have "set aside" too much land close to the site boundaries without proper consideration of what is genuinely necessary to mitigate any evidence-based planning harm that would otherwise be so significant as to warrant refusal.

This would inevitably put pressure on density in other zones which could then result in a residential layout which is uncomfortable and in conflict with broader Development Plan objectives and stated requirements.

We would welcome clearer option analysis to demonstrate why the layout included within the Framework Masterplan has been arrived at. We would conclude that through this work it would be likely that there may be some scheme development which would adjust a scheme to render a proposal which is more deliverable and better able to meet the minimum yield and reflect Council ambitions in terms of the timing of housing delivery.

The adoption of a Masterplan in due course should then allow applications to be submitted and subsequently built out- it is vital that the Masterplan process engages landowners and is market tested to give confidence in terms of deliverability. It will of course be open to the respective landowners to progress their own proposals to develop their land which can be carried out alongside the rest of Countryside's masterplan.

Do feel free to contact us directly for further clarification or to arrange meetings to move this onward. We look forward to hearing from you at your earliest convenience.

Yours sincerely



Mark Aylward

mark@aylwardplanning.co.uk

cc	John Heaver	-	Heaver Homes Ltd
	Hannah Chivers	-	Chichester DC
	Ellen Timmins	-	Countryside Properties

Note of meeting 30/07/2019 – Oliver King (King & Co), Mark Aylward (Aylward Town Planning), Andrew Frost/Hannah Chivers (CDC)

1. Introductions:

OK and MA obo J Heaver, with specific instruction on Tangmere Corner but generally to give Heaver an update as to the entirety of the SDL

2. Progress towards Tangmere SDL Masterplan

MA – following preparation and adoption of the masterplan, would be submitting an application for Tangmere Corner. Interpreted pre-app advice that this would be appropriate

CDC – stressed requirement for comprehensive development of the site, including single outline application. Would not look upon separate applications e.g. for Tangmere Corner positively.

OK had initially been out of the room and returned – he stated that they had no intention of submitting planning applications for single pieces of land within the SDL, and that they completely understood the Council's desire for comprehensive development.

MA – concerned over Countryside and Turley's engagement with landowners through preparation of masterplan.

CDC – engagement with certain landowners has not been as forthcoming as with others

OK – questioned which landowners and suggested he provide evidence of engagement. Suggested that letter from Colin Wilkins (Savills) would be forthcoming imminently.

3. Potential changes to the Southern Water scheme

MA/OK – proposed route of pipeline through SDL may impact on capacity of site; made reps to non-material amendment application to suggest that pipeline is rerouted along Tangmere Road. Suggested that CPUK were aware of this, but that discussions with Southern Water were not as advanced as he had expected.

4. Timetable for application activity

Masterplan intended to be taken to planning committee in November, anticipate planning application in November.

5. Progress on Local Plan Review

Local Development Scheme going to Cabinet in September – sets out indicative timetable for LPR. Work on evidence base continues.

6. Broadbridge representations

MA/OK reiterated availability of land north of Broadbridge for longer term growth potential

7. Tangmere Airfield

MA/OK highlighted availability of Tangmere Airfield for future development.

Council advised that most appropriate procedure is to promote land through the HELAA.

3 September 2019

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For the attention of the Director of Planning and the Environment

Dear Sir/Madam

Tangmere Strategic Development Location

As you are aware from our previous discussions, we represent Herbert George Heaver and Shelagh Heaver, who own land at Tangmere registered under title number WSX217492. We are writing to follow up on the meeting held on 30 July 2019 between the Council's Hannah Chivers and Andrew Frost and my clients' agent Oliver King and planning consultant Mark Aylward.

The Heavers have been, for some years now, seeking to promote the redevelopment of their land. To that end, they entered into a promotion and option agreement with Bloor Homes (the "**Option Agreement**") on 21 December 2012 which affords Bloor the option to promote a planning application for the Heavers' land. Since the Option Agreement was entered into, the Heavers have been working with Bloor to bring forward a planning application.

We understand that the Council has appointed Countryside Properties (UK) Limited as its development partner to promote a masterplan for the Tangmere Strategic Development Location (the "**TSDL**"). The TSDL includes the Heavers' land.

The Heavers acknowledge the Council's stated preference that no planning applications should be lodged in respect of any land within the TSDL until a masterplan has been adopted and that no planning application should prejudice the comprehensive delivery of the TSDL as a whole.

Notwithstanding this, the Heavers maintain that there is no need for the TSDL masterplan to include their land, as their land can be developed separately alongside the rest of the TSDL without prejudicing delivery of the masterplan. However, to the extent that Countryside's masterplan would align with the Heavers' plans in terms of scale and quantum of appropriate development, the Heavers would be willing to continue engaging with the Council and Countryside with the aim of agreeing mutually acceptable terms which could include the Heavers' land being developed as an early phase of the TSDL either by Heavers/Bloor or in conjunction with Countryside. The Heavers are already in discussion with Countryside.

We note that there was a potential concern relating to ownership of the future access points. We are pleased to note that the Heavers now have control of the access points and are able to deliver a development on their land as well as ensure that access is provided for a wider development in the TSDL.

As the Council will appreciate, the Heavers are required to comply with their contractual obligations to Bloor under the Option Agreement. There will therefore need to be a wider discussion that includes Bloor.

Yours faithfully

A handwritten signature in black ink, appearing to read "Colin Wilkins". The signature is written in a cursive style with a horizontal line underneath the name.

Colin Wilkins MRICS
Director
Southern Development Services
Savills (UK) Limited

Colin Wilkins
Savills
2 Charlotte Place
Southampton
SO14 0TB

If calling please ask for: Andrew Frost

Our ref: Tangmere SDL

Your ref:

23 September 2019

Dear Colin,

Tangmere Strategic Development Location

Hannah Chivers and I met with Oliver King and Mark Aylward of Aylward Town Planning in their capacity as representatives of Mr and Mrs Heaver at the Council's offices on 30 July 2019. The purpose of the meeting was, amongst other things including the Local Plan Review and the land they are promoting at Broadbridge, to discuss the Council's policy position for the Tangmere Strategic Development Location ("TSDL"), part of which is within the ownership of Mr and Mrs Heaver. This letter seeks to outline the Council's planning policy position subsequent to the meeting on 30 July 2019 and following your letter of 3 September 2019.

The Council's position concerning the planning policy for the TSDL is established in Local Plan policy. It was explained in the meeting that the adopted Local Plan (Policies 7 and 18 in particular) emphasise the need for the TSDL to be planned in a coordinated way through a comprehensive masterplanning process, meeting the specific policy requirements for the entire TSDL, including those set out within the made Tangmere Neighbourhood Plan.

The Council is not in a position to prevent planning applications being submitted (whether in respect of the TSDL or any other land) at any time, however, clearly any application would have to be assessed against the relevant development plan policies which anticipates that the TSDL will be masterplanned, and delivered, comprehensively as one Strategic Development.

The Council has been seeking to engage with all the principal landowners within the TSDL and their representatives over a number of years to seek delivery of the entire TSDL in a timely manner. This has included engagement with your clients, the Pitts family and the Church Commissioners for England.

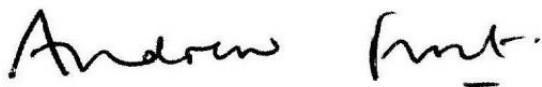
We note your comments stating that Mr & Mrs Heaver have been working with Bloor Homes to bring forward a planning application. Although Bloor Homes entered into an option agreement with Mr & Mrs Heaver in 2012, it is the case that no planning application or masterplan has been submitted to date. It is also the case that no evidence has been provided to the Council of any form of collaboration forthcoming between your clients, Bloor Homes and other landowners or option holders within the TSDL in the preparation of a masterplan for the entire TSDL.

The significance of the TSDL to the Council's long term planning is such that, in the absence of agreement between the landowners to achieve the policy objectives of the TSDL, the Council is seeking to bring forward the comprehensive development of the TSDL by the making of a Compulsory Purchase Order.

As you are aware, following a public tendering process, Countryside Properties (UK) Limited ("CPUK") was appointed by the Council for the purposes of masterplanning, obtaining planning permission and delivering the TSDL. Your client has had sight of the development agreement between the Council and CPUK agreed for this purpose.

We trust this outlines the policy position regarding the TSDL. The Council remains open to continuing discussions with you concerning the development of the TSDL including delivery of its policy objectives.

Kind regards,

A handwritten signature in black ink that reads "Andrew Frost". The signature is written in a cursive style with a horizontal line under the name.

Andrew Frost
Director of Planning and the Environment

Marquis House | 68 Great North Road
Hatfield | Hertfordshire | AL9 5ER
info@kingandcompany.co.uk
www.kingandcompany.co.uk

Mr Andrew Frost
Chichester District Council
1 E Pallant
Chichester
PO19 1TY

30 December 2019

Subject to Contract

Dear Andrew,

Tangmere SDL (TSDL) – Progress Update

During our meeting in July 2019 at your offices I promised to keep you posted on John Heaver's interest and the progress being made to assist the delivery of TSDL. This brief update, which we would be delighted to expand on should you require, covers the following;

1. Progress towards Tangmere SDL Masterplan

Messrs ATP and King & Co have attended various public exhibitions, undertaken a comprehensive examination of published documentation relating to the TSDL masterplan. In addition, I have received an email from Daniel Hagger of Countryside dated the 20th November 2019, confirming the submission of the masterplan Document (180602_Masterplan_DOC_Extrect.pdf and 180620_Masterplan_DOC_Final.pdf) to Chichester District Council Planning Department seeking an endorsement by your Planning Committee at a forthcoming committee meeting on the 8th January 2020.

On behalf of my client, John Heaver, I write to confirm their broad agreement and support of the Masterplan as proposed, subject to further refinement and a number of minor representations which we will be making shortly, none of which would impede delivery of the masterplan. Our main observation is there is still a historical route for the new Southern Water Foul Sewer on the Masterplan reducing housing density, which has been superseded and partially implemented/installed by the new sewer through the TDSL masterplan and neighbouring lands. The impact of this old sewer route decreases the housing efficiency and results in a too generous buffer zone along the southern boundary to Tangmere Road.

In a similar vein, there does not appear to be any infrastructure provision for future growth of the settlement to the south onto Tangmere Airfield; for example, including a roundabout on Tangmere Road could more easily facilitate any future need.

My clients are committed to the delivery of the TSDL and their view is that their development proposals and aspirations are entirely consistent with Countryside's indicative masterplan. My clients can bring forward their own proposals, which complement current thinking in a way that is mutually beneficial to all those engaged in its delivery and avoids the need for CPO.

Endorsement of the masterplan will permit the submission of a planning application by my clients for the whole TSDL either on a standalone basis or in collaboration with the other landowners. My clients have secured the control strips and are agreeable to their inclusion within a planning application. To this end there is no impediment of which we are aware that would frustrate delivery of the TSDL.

2. TSDL Private Treaty Discussions with Landowners

We maintain there is no need or requirement for the Council to utilise its CPO powers and that private treaty discussions in relation to the land assembly to deliver the TSDL are progressing well.


- Countryside have acknowledged that they are due to provide us with further detail on their proposals which we are awaiting. We are in positive negotiations, meeting again on 9th January 2020 and expecting to instruct solicitors soon.
- In turn we have offered the Control Strips to The Church Commissioners and The Pitts Family and are awaiting details of their preferred structure to equalising across the development viability. We have also suggested that The Church Commissioners and Pitts may wish to acquire a right of way over, or to acquire outright, the land associated with the arterial road infrastructure to enable construction / delivery of the scheme.

3. Broadbridge & Tangmere Airfield

Finally, in respect of our representations to Chichester District Council on Broadbridge and Tangmere Airfield, we will be in touch with Hannah Chivers to understand if there is any more information we can provide that would fully enable the Council to give these strategic options every possible opportunity for consideration.

In the meantime, if you have any questions please do not hesitate to contact us.

Yours sincerely



Oliver King MRICS
Managing Director

cc John Heaver
Colin Wilkins
Ashurst LLP

Mr Oliver King
Managing Director
King and Co

If calling please ask for:

Our ref: AF/AJT

Via email:
oliver@kingandcompany.co.uk

10 January 2020

Your ref:

Dear Oliver,

Thank you for your letter of 30th December 2019. Having reviewed the information contained within it, I do have a number of queries and would appreciate it if you could provide further information, as set out below.

In the first instance, please can you confirm for the avoidance of doubt what the nature of your client John Heaver's interest is in the TSDL. We had understood from our previous meetings that he is acting as a representative of the Heaver family's land interests in the TSDL – is this correct? Separate reference has also been made by your client's planning team in relation to Heaver Homes. Please can you also confirm what interest, if any, Heaver Homes has in the TSDL.

Thank you for your comments regarding the draft Masterplan submitted by Countryside Properties (UK) Limited ("CPUK"). As you will no doubt be aware, the Council's planning policy position for the TSDL emphasises the need for the site to be planned in a coordinated way through a comprehensive masterplanning process and this is the first step in that process. I note that your client is in broad agreement with and support for this document and the Council has received specific planning representations from your client's planning team. These have, of course, been considered as part of the appropriate planning process.

You make a number of references within your letter to your client's own development proposals and the potential for the submission of a planning application for the whole TSDL, either on a standalone basis or in collaboration with the other landowners. Further, you suggest that this would avoid the need for a CPO. The Council has been engaging with your client and all principal landowners within the TSDL for a period of some 10 years with a view to securing the timely delivery of the entire TSDL. However, to date, no definitive proposals have been submitted by any landowner and we have not been informed that terms have been reached that would allow all landowners to proceed on a collaborative basis. If this position has changed, then can you please provide some indication of when your client might expect to submit such an application and the position in terms of any collaboration agreement with the landowners? In particular, if there is to be a collaboration agreement between the landowners, can you confirm that terms have been settled for such a document – your letter suggests that initial discussions have been had (reference to the control strips being offered to the

other landowners), but there is little to indicate that all landowners have agreed terms for a collaborative approach to bringing forward development of the TSDL.

Your letter states that your clients have secured the control strips and are agreeable to their inclusion within a planning application. Please can you provide evidence to the Council that the control strips are within your client's control.

I note your comment that there is no impediment to development of the TSDL and that your client considers that no CPO is required. However, it remains the case that, despite the Council's engagement with your client and all landowners over a period of many years, no planning application or masterplan has been submitted to date, except for the Masterplan recently submitted by CPUK and endorsed by the Council's Planning Committee on 8 January 2020. It is also the case that no definitive evidence has been provided to the Council of any form of collaboration forthcoming between your client, landowners or option holders within the TSDL. On that basis and due to the significance of the TSDL for the Council's long term planning, in the absence of agreement between the landowners to achieve the policy objectives of the TSDL, the Council remains of the view that seeking to bring forward the comprehensive development of the TSDL by the making of a Compulsory Purchase Order remains a reasonable and proportionate means of delivering the development of the TSDL.

I look forward to hearing from you. The Council is and remains open to continuing discussions with you concerning the development of the TSDL in line with its policy objectives.

Yours sincerely

A handwritten signature in black ink that reads "Andrew Frost". The signature is written in a cursive style with a horizontal line under the name.

Andrew Frost
Director of Planning & Environment

Kate Mackintosh

From: Andrew Frost
Sent: 12 August 2020 16:53
To: Oliver King
Subject: RE: Tangmere Strategic Development Land

Dear Oliver

Thank you for your letter of 5 August 2020 and also for the copy legal documents enclosed with it. I have now considered the points raised in your letter of 5 August 2020 and respond below.

Nature of the Heaver family interest in the TSDL

I note the details as to the position and role of John Heaver and the Heaver family in terms of their interest in the TSDL and Tangmere Corner. Thank you for the additional information as to the ownership of the control strips and the background to the corporate entities Bosham Limited, Shopwyke Limited, CS South Limited and CS East Limited, details of which had already been provided to Countryside Properties (UK) Limited ("**Countryside**").

The Council is, of course, aware of Heaver Homes Limited and has engaged in pre-application advice in connection with the proposed development of Tangmere Corner. Your letter makes reference to Countryside being "*willing to allow Heaver Homes to progress its detailed application...in accordance with Countryside TSDL objectives...*". I should point out that Heaver Homes Limited are entitled to submit a planning application to the Council at any time and the planning process would duly take its course in respect of any such application, the same as for any other applicant. That said, your comments as to engagement by Heaver Homes Limited with Countryside in respect of the development of the land at Tangmere Corner are noted and of course, I welcome constructive approaches to bringing forward appropriate development.

Masterplan

Thank you for your comments on the current endorsed Masterplan and your comments as to your client's proposals being capable of being implemented in a manner that is consistent with both this Masterplan and the Council's adopted planning policy. As with any other landowner, the Council is willing to discuss such proposals and your client would of course, be entitled to submit an application that would be assessed against the relevant local and national policy.

TSDL Comprehensive Redevelopment

As you are aware, bringing forward the development of the TSDL is of fundamental importance to the Council, in both its current and emerging Local Plans. The TSDL plays a significant role in addressing the need for new housing across the Local Plan area and makes a significant contribution to a number of other objectives within the Local Plan. You mention in your letter that the TSDL was allocated by the Local Plan in 2015. However, as you are aware, the Council was in discussions with all owners of land within the TSDL long before this, from the earliest stages of the current adopted Local Plan in 2010. As such, the Council has been in discussion with your client and other landowners with a view to seeing meaningful proposals for the development of the TSDL for a considerable period of time.

Despite continued assurances from your client and other landowners that there was a commitment to jointly deliver the TSDL and the requisite infrastructure in a co-ordinated way, no definite proposals have been received and even the MoU you refer to (and which is referred to further below), appears to represent an agreement for the principal landowners to have further discussion with a view to presenting an eventual "Joint Strategy".

I would remind you that Policy 7 of the Local Plan states:-

"Development of the strategic locations identified in the Local Plan will be planned through a comprehensive master-planning process. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the Council, landowners, developers,

the local community, service providers and other interested parties. Masterplans will be developed in consultation with the Council prior to the submission of a planning application.”

It is this approach that the Council has long been seeking from your client and the other landowners, without substantive proposals having been received. The Council remains willing to meet with your client to discuss meaningful and definitive policy compliant proposals.

It is only in the absence of the said meaningful and definitive policy compliant proposals that the Council has decided to pursue a delivery strategy using CPO powers and engaged Countryside as its delivery partner in this regard. It is therefore inaccurate to say that the Council considers that the “*only way in which the TSDL policy objectives can be delivered is through the Council taking control of all the land and appointing a third party developer to take responsibility for delivering the development*”. The Council has always been willing to listen to proposals that will secure the comprehensive master-planning and development of the TSDL, it is the case that to date, the landowners have been unable to present any such proposals.

Piecemeal Development

As set out above, there is clear policy support for a comprehensive master-planning and delivery strategy in respect of the TSDL. I note your view that your client should be able to come forward with its own scheme for development of the land within its control. As referred to elsewhere in this response, your client is entitled to submit an application for such a scheme and the planning process would be applied to it in the usual way. The Council cannot and would not be able to prevent your client taking such a step. However, as you are aware, any such application would be considered against relevant national and local policy, including that referred to above.

MoU and Process

I note that your letter refers to a recently completed MoU, stated to have been entered into by “all parties”. I have asked for a copy of this document to fully assess your comments in context, but have not received this. Please let me have a copy, since it is impossible to respond to your comments without sight of this.

I do note that the MoU referred to provides that the landowners will:-

- either work up a more detailed scheme based on the current endorsed Masterplan or formulate an alternative, policy compliant masterplan and submit proposals;
- put in place a framework agreement/collaboration agreement (including terms having been agreed for infrastructure delivery);
- agree a “Joint Strategy” aimed at meeting certain objectives, including a masterplan, land equalisation and delivery strategy.

As set out, the MoU at present represents an agreement to agree and clearly there are a number of stages that need to be gone through before the landowners are in a position to progress with the meaningful development of the TSDL. You state the next step will be to enter further direct dialogue with the Council to formulate an agreed strategy and timetable. The Council is, of course, willing to meet with all landowners, but as stated above, would need to have sight of the MoU and confirmation of the parties who would be attending. On previous occasions, not all landowners (or their representatives) have been present at meetings which has made reaching common consensus difficult. Therefore the Council would need to be confident that all relevant individuals were present and represented so as to ensure meaningful progress could be achieved.

Negotiations with Countryside

I note your comments as to your client’s discussions with Countryside. The Council has a clear and defined relationship with Countryside. The Council is aware that your client’s solicitor and other representatives are in direct communication with Countryside as to commercial terms and I do not consider it appropriate to comment further.

Conclusion

I note the comments within the conclusion to your letter and the three numbered points. I would respond to each (using the same numbering as within your letter):-

1. The Council cannot and would not be in a position to prevent your client from submitting an application for development of the land it owns within the TSDL and as with any other application, it

would be assessed against relevant national and local planning policy. Your client will naturally make its own assessment as to the chances of any such application being successful in the context of that policy framework.

2. As set out above (under the heading "MoU and Process"), the Council is prepared to meet with your client and other landowners, but does need confirmation of the points raised above and a copy of the MoU please.
3. I refer you to the comments above (under the heading "Negotiations with Countryside").

I hope that the above points provide further clarity and look forward to hearing from you.

Andrew

Andrew Frost

Director Planning and Environment
Executive Office
Chichester District Council

Ext: 34892 | Tel: 01243534892 | afrost@chichester.gov.uk | Fax: 01243 776766
<http://www.chichester.gov.uk>

From: Andrew Frost
Sent: 10 August 2020 17:00
To: Oliver King
Subject: RE: Tangmere Strategic Development Land

Dear Oliver

I refer to your email of 5 August 2020 with attached letter of the same date and other documents.

Firstly, I can advise that the Council is considering the points raised in your letter and will respond substantively in due course.

I note however that your letter makes several references to an "MoU" being completed recently. I presume that "MoU" is intended to refer to a Memorandum of Understanding or similar document, but without sight of the document, it is not possible for the Council to fully consider and respond to many of the points within your letter.

Can you please, as soon as possible, confirm the date that this MoU was entered into, the parties to it and provide a copy (even if commercially sensitive information is redacted)?

Andrew

Andrew Frost

Director Planning and Environment
Executive Office
Chichester District Council

Ext: 34892 | Tel: 01243534892 | afrost@chichester.gov.uk | Fax: 01243 776766
<http://www.chichester.gov.uk>

From: Oliver King [<mailto:oliver@kingandcompany.co.uk>]
Sent: 05 August 2020 12:55
To: Andrew Frost
Subject: Tangmere Strategic Development Land
Importance: High

Dear Andrew,

Please find attached correspondence for your kind consideration together with related documents.

I look forward to hearing from you.

Warm regards,
Oliver

Oliver King
Managing Director

King & Co
Marquis House | 68 Great North Road
Hatfield | Hertfordshire | AL9 5ER

07872 377883
oliver@kingandcompany.co.uk
www.kingandcompany.co.uk

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Mr Andrew Frost
Director, Planning and Environment
Executive Office
Chichester District Council

Via email to afrost@chichester.gov.uk

28 August 2020

Subject to Contract

Dear Andrew,

Thank you for your email dated 12 August in response to my letter dated 5 August 2020.

Nature of the Heaver family interest in the TSDL

Your change in position concerning an application for Tangmere Corner is very welcomed. As you will no doubt recall there has been an historical reluctance on the part of the Council to entering into pre-application discussions for this site. There is no point in my client wasting time and money in pre-application discussions if it is clear that there will be resistance from the Council.

My client is of the view that it is feasible for Tangmere Corner to come forward as a freestanding proposal in advance of Countryside's planning application. The scheme would seek to complement rather than undermine the Countryside Masterplan but there would be some departures. The important point to note is that if the Council would be willing to support a freestanding planning application for Tangmere Corner it would enable housing to come forward at a much earlier than stage than is currently envisaged. Can we please look to schedule a meeting to discuss my client's proposals in further detail?

Masterplan

Your comments are noted and it is hoped that the Council will, indeed, be receptive to receiving and potentially supporting other policy compliant masterplan proposals and would not feel contractually obligated to Countryside to resist alternative schemes.

TSDL Comprehensive Redevelopment

You will note that Policy 7 makes reference to the word "masterplans". The adopted Masterplan is one example of how the Council's policy aspirations could be delivered.

It is clear to me that there has been a reluctance on the part of the Council to enter into meaningful negotiations with my client and the other landowners to see how alternative proposals for achieving the Council's policy aspirations can be achieved. I am pleased to see that your position appears to be

changing and that you have indicated a willingness to listen to proposals that will secure comprehensive masterplanning and development of the TSDL. My client, and the other landowners, will be seeking to set up a meeting with you to discuss the alternative proposals.

Piecemeal Development

Noted. The Council's policy position is clear. The MoU is designed to facilitate a framework to enable the landowners to retain control over the redevelopment of their respective landholdings but at the same time ensure that the infrastructure required for the TSDL is funded and delivered in a timely manner.

MoU and Process

Please find enclosed a copy of the MoU. It provides a clear framework for the landowners to work together to achieve the Council's policy aspirations for the TSDL. All of the landowners who are signatories to the MoU would be keen to meet with you (and other Council officers) in the very near future to discuss the alternative proposals. It would clearly be prudent for the Council to delay making its CPO until there has been a proper opportunity for these discussions to take place.

Negotiations with Countryside

Your comments are rather alarming; the Council cannot seek to wash its hands of any responsibility for negotiations with affected landowners.

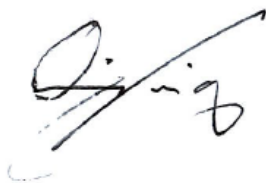
I appreciate that the Council has a contractual relationship with Countryside. However, the Council has a far more important role as an acquiring authority. Countryside is effectively acting as the agent for the Council. Notwithstanding the contractual relationship, the Council should ensure that Countryside (its agent) acts appropriately and fairly and complies with the CPO Guidance, otherwise, the Council's position will be undermined and the CPO will fail.

Can I request that you revisit your response to my client's request for you to intervene.

Conclusion

1. Noted.
2. The MoU is enclosed and we would now like to arrange a date for a meeting which will be attending by all landowners to the MoU. Can you please provide me with some suggested dates and I will coordinate with the landowners.
3. Please reconsider the Council's position – my client is seeking to reach agreement with Countryside but the significant issue of costs remains unresolved.

Yours sincerely



Oliver King MRICS
Managing Director

Oliver King
King & Co

Our Ref: 10898.0001/RDW

Your Ref:

By email only - oliver@kingandcompany.co.uk

Date: 7 September 2020

Dear Oliver,

Tangmere Strategic Development Location ("TSDL")

We confirm that we are instructed to advise Chichester District Council ("**the Council**") in connection with the proposed Compulsory Purchase Order ("**CPO**") over the TSDL.

We have been passed copies of your recent correspondence with Andrew Frost and in particular, your letter of 28th August 2020. We are copying Ashurst LLP into this response by email as your client's solicitors.

On behalf of the Council, we would respond to your letter as follows (using the same headings as within that letter for ease of reference).

As a general point, on a number of occasions within your letter of 28th August 2020, you make reference to the Council "changing its position" (or words to similar effect). The Council does not accept that there has been any change in its position in respect of the TSDL, or its interaction with your client and the other landowners of the TSDL. The Council has, since the formative stages of the current Local Plan, sought meaningful proposals for the policy compliant development of the TSDL. It has encouraged discussion with all landowners and has (and remains) willing to discuss proposals with all interested parties. The Council has progressed proposals for the Compulsory Purchase of land within the TSDL in accordance with Government Guidance, as a consequence of no such meaningful policy compliant proposals coming forward.

Nature of the Heaver Family interest in the TSDL

Please see above as to the Council position with regard to discussions on proposed development, which apply equally to the land at Tangmere Corner. We understand that Andrew Frost will be in contact with you to arrange a mutually convenient time to meet to discuss this.

Masterplan

Please see above as a general point. As previously asserted in Andrew's response to you by email on 12th August 2020, the Council is and remains willing to discuss such proposals and your client would of course, be entitled to submit an application that would be assessed against the relevant local and national policy framework.

LONDON

MANCHESTER

BIRMINGHAM

TAUNTON

Main switchboard: 0344 880 8000 • Website: www.djblaw.co.uk

All correspondence to be directed to: 12-14 The Crescent, Taunton, TA1 4EB • DX 32129 Taunton

CONTINUED...

TSDL Comprehensive Redevelopment

You are, of course, correct that the endorsed Masterplan represents one example of how the Council's policy aspirations could be delivered.

The Council does not accept that it has been reluctant to engage in dialogue with other landowners. At the current time, no other Masterplan, or meaningful proposals for the policy compliant development of the TSDL have been presented to the Council. As set out above, the Council is and remains willing to discuss such proposals; it is simply that none have been made. As above, Andrew Frost will be in contact to arrange a suitable date for any proposed meeting.

Piecemeal Development

Thank you for the confirmation as to the policy position in respect of the development of the TSDL and for the copy of the Memorandum of Understanding ("**MoU**") now received.

MoU and Process

We have reviewed the terms of the MoU. Whilst it notes the intentions stated in that document, at this stage the Council does not consider the MoU to provide sufficient reason for delaying the making of the CPO. In so stating, the Council notes in particular the protracted history of this matter, and the failure of the parties involved previously to reach substantive agreement. However, the Council will of course continue to engage with you and your clients as and when they have proposals for consideration.

Negotiations with Countryside

The Council does not accept any suggestion that it has "washed its hands" of responsibility for negotiations with landowners that may be impacted by the proposed CPO. The Council has been willing to engage with landowners throughout and this was made clear by the initial letter sent to your client in connection with the proposed CPO. A copy of the form of letter issued to all relevant parties (and to your client on 8th November 2019) accompanies this email and you will note that it clearly states:

*As you will be aware, the Council has entered into a development agreement with Countryside Properties (UK) Limited ("**CPUK**") to bring forward comprehensive development of the Tangmere SDL, and we understand that ongoing negotiations are taking place between yourselves and CPUK. The Council remains committed to the delivery of the Tangmere SDL and the appointment of CPUK does not, of course, preclude you from making contact with the Council direct at any stage.*

Your client and its representatives have been negotiating with Countryside Properties (UK) Limited ("**Countryside**") throughout and the Council is fully aware of the current position with regard to such negotiations. The Council is satisfied that Countryside is acting appropriately and in accordance with relevant CPO guidance. Accordingly, the previous response issued by Andrew Frost in his email of 12th August 2020 is re-stated.

CONTINUED...

The Council is aware of the different voluntary agreement deal structures which have been proposed by Countryside and your client. It would seem appropriate for the Council to respond to 2 specific points, as follows:-

- (a) Deal Structure – The Council is aware of discussions as to the structure of any negotiated agreement with the Heaver family (or more properly its corporate holdings) and Bloor Homes Limited (“**Bloor**”).

The Acquiring Authority is of the opinion, as supported by the view of Leading Counsel, that a tripartite agreement (between your client, Countryside and Bloor) or simultaneous exchange of separate agreements between (i) Countryside and your client and (ii) Bloor and your client is entirely appropriate and in accordance with CPO Guidance. The proposal advanced by your client is considered by the Acquiring Authority to be unduly complex to deliver and more importantly, provides no assurance to the Acquiring Authority that both your client’s interests and those of Bloor will be secured. Your client’s proposal also assumes that it is acceptable for Bloor’s interests to remain, subject to CPO. This is unacceptable to the Acquiring Authority. Further it is our understanding that Bloor are willing to proceed on the basis outlined by Countryside, namely a tripartite agreement or simultaneous exchange. Clearly two of the three parties are willing to proceed on this basis and given the points outlined above, the Council considers this a reasonable and justified approach. We also understand that financial terms have progressed to such a stage that insistence on your client’s proposed deal structure would appear to be causing delay.

- (b) We understand that your client is seeking an undertaking from the Acquiring Authority not to execute a confirmed CPO or compulsorily acquire land within the TSDL (owned by your client) and Tangmere Corner.

The Council does not accept that it needs to be brought into the commercial Heads of Terms in this manner. The Council is, however, prepared to enter into a stand-alone undertaking. However, any such undertaking would be conditional upon: (1) your client and Bloor complying with the terms of any tripartite agreement; (2) should any unknown interests arise the Council can exercise the CPO powers; and (3) it will not otherwise prejudice or fetter the Council’s discretion in exercise of its functions as a local authority.

Yours faithfully,


Davitt Jones Bould

Tel: 0203 026 8294

Email: robin.dewreede@djblaw.co.uk

Cc. T Goode - Trevor.Goode@ashurst.com

For the attention of: Trevor Goode
Ashurst LLP

Our Ref: 10898.0001/RDW

Your Ref: TLG/30009001.1000-037-808

By email only - Trevor.Goode@ashurst.com

Date: 16 October 2020

Dear Sirs,

Tangmere Strategic Development Location ("TSDL")

We refer to your letter of 8th October 2020.

Although a very minor point, we feel that we should clarify who our client is. In the heading to your letter, you list our client as Countryside Properties (UK) Limited ("**Countryside**"). Please note that we act for Chichester District Council ("**Council**") and not Countryside. As we are sure you are aware, Countryside are represented by Russell Cooke LLP and Osborne Clarke LLP.

We have responded to your letter using the headings adopted within it. However, the first page of your letter sets out various comments and assertions as to the Council's approach to progressing the policy compliant development of the TSDL. With all due respect, we do not agree with the inferences you are seeking to draw from those comments and assertions.

Council's approach and messaging

The Council does not accept that there has been an inconsistency of approach and messaging, nor that it has adopted some sort of fixed 'mindset' as to the delivery method for the TSDL. The Council has been consistent throughout - it wishes to see meaningful proposals for the policy compliant development of the TSDL within a reasonable timescale, whether through individual landowners co-operating to bring forward joint proposals or any other mechanism. This is consistent with the principal policy of the current local plan relating to the Council's Strategic Development Locations, including the TSDL. Policy 7 of the local plan states:-

"Development of the strategic locations identified in the Local Plan will be planned through a comprehensive master planning process. Preparation of masterplans will involve the active participation and input of all relevant stakeholders, including the Council, landowners, developers, the local community, service providers and other interested parties. Masterplans will be developed in consultation with the Council prior to the submission of a planning application."

The Council has been in dialogue with your client's representatives (and those of the other landowners of the TSDL) for a number of years and it is still the case that no substantive policy compliant proposals have been submitted for consideration and no policy compliant masterplan has

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been produced to the Council, except for that recently submitted by Countryside and endorsed by the Council. The Council has, on a number of occasions, sought to arrange meetings with all relevant landowners to ensure that there is a consistent message and that, should individual landowners propose freestanding planning applications for their own land within the TSDL, this was done as part of a wider comprehensive approach. To date, while individual landowners have set out aspirations for their own land, none have done so within the context of the overall TSDL in such a way as to address the relevant planning policy. The Council would, of course, consider proposals that address the relevant planning policy for the TSDL and this is a position that the Council have adopted throughout the formulation of the local plan and in the years since its adoption.

The pressing need for delivering the Council's policy aspirations for the TSDL combined with a lack of policy compliant proposals being made by relevant landowners is what has resulted in the Council considering the use of compulsory purchase powers and entering a development agreement with Countryside to progress the TSDL. To that end, the Council has been progressing proposals with Countryside with a view to achieving its policy objectives for the TSDL. However, the Council has at no stage ruled out other policy compliant proposals. It is simply that none have been forthcoming.

We note your comment that the meeting envisaged in recent correspondence has not taken place and we have informed our client. Mr Frost of the Council will, if he has not already done so, make contact with Mr King to arrange the requested meeting. We would stress that any meeting should involve all parties to the MoU, since it is important that the Council hears from all landowners. This is something that has proven difficult to achieve previously, resulting in the Council receiving inconsistent messages as to the overall approach of landowners for the delivery of the TSDL. So far, the Council has not heard from either of the other landowners to support your assertions regarding the development of the TSDL by a consortium of the current landowners. In fact, the Council is aware that contrary to your assertions of collaboration between the TSDL landowners, since the signing of the MoU, the Pitts family have signed Heads of Terms with Countryside and the Church Commissioners are currently in the process of signing Heads of Terms with Countryside and have instructed their solicitors to progress the legal agreements.

It is incorrect to suggest that the Council has rebuffed attempts to engage with your client or their professional advisers. The Council has a documented record of engagement over a number of years with all landowners and their professional advisers (including your client) and the Council has made repeated requests for policy compliant proposals for the TSDL. To date, none have been received. It is noted that, since Mr King's letter of 28th August 2020, Mr King has not been in further contact with Mr Frost to seek to confirm dates for a meeting and neither have any of the other landowners or their representatives. Instead, the other landowners and representatives have been progressing Heads of Terms for the voluntary acquisition of their land with Countryside.

Nature of the Heaver Family interest in the TSDL

Thank you for your comments. Please see above comments as to any proposed meeting.

Masterplan

We are a little surprised at your request for a copy of the development agreement between the Council and Countryside. This was provided to Colin Wilkins of Savills by Countryside on 20th June 2019, over 16 months ago when he was leading on discussions concerning the Bloor Option. Accordingly, your client has had this document for well over a year and we would assume you have had sight of it. However, accompanying this letter is a further copy of the development agreement. We confirm that the Council is not obligated to Countryside to resist alternative proposals for the TSDL. In fact, achieving the Council's policy aspirations for the TSDL is set out as an Overriding Objective within the development agreement.

TSDL Comprehensive Redevelopment

We note your comments, but entirely disagree. As set out above, while the Council has been engaging with Countryside in terms of progressing the delivery of the TSDL, it has not refused to engage with your client, nor any of the other landowners. It is simply that no policy compliant proposals for the development of the TSDL have been made by your client or the other landowners.

Piecemeal Development

We have provided a copy of the development agreement well over a year ago and a further copy accompanies this letter.

MoU and Process

We note your reference to the MoU and the Council does, of course, welcome any move towards the landowners progressing proposals for the delivery of the TSDL in a policy compliant fashion. The Council would be pleased to receive further details on these points at the meeting to be arranged and as referenced above and would naturally take these details into account when considering the CPO.

We would note that when reviewing and assessing the MoU, the Council also has to bear in mind the wider context, particularly negotiations between Countryside and the other landowners of the TSDL which have taken place and continued since the MoU was signed. To that end, and as stated above, since the signing of the MoU the Council understands that Countryside have now substantially agreed terms for the voluntary acquisition of those parts of the TSDL owned by the Pitts Family and the Church Commissioners. This was reported at the Cabinet and Council meetings to which you have referred. Countryside's discussions with both the Church Commissioners and the Pitts family representatives now indicate that they are fully behind the voluntary agreements for their land with Countryside. Therefore the Council is uncertain of the statement within your letter that there is a 'willingness, desire and ability' to facilitate the delivery of a landowner led development of the TSDL as matters currently stands. It would certainly appear that in any event, negotiations are considerably more advanced with Countryside and the other landowners than the landowners between themselves.

Negotiations with Countryside

Again, we respectfully disagree with your comments. The Council has made it clear that the landowners may seek to engage with it direct, or with Countryside.

Your client has chosen to engage a range of property professionals to act on its behalf throughout this process. Since entering into the development agreement with Countryside, those property professionals have negotiated with Countryside and the Council has been kept informed of the progress of those negotiations. The Council has made it clear that landowners may negotiate directly with it should they so wish. Other than seeking Council input in the question of the reimbursement of your client's legal fees, no landowner has expressed a desire to negotiate directly with the Council.

We note your comments as to the contractual documentation. Your client has had these for over 16 months and we are providing further copies with this letter. We do not intend to comment further.

Turning to the specific issue you have raised, that of legal fees. Throughout this process the Council has only sought to bring forward the policy compliant development of the TSDL and the Council strongly rejects any suggestion that it is trying to force your client to compromise the nature and/or quality of its legal and commercial advice. The reason for asserting that the Council considers that Countryside is acting appropriately and in accordance with guidance, is that we cannot see any justification for your client's claim that its professional fees are "reasonable and proper", nor that the approach to the timing of such payment is justified.

We understand that your client is seeking £140,000 (exclusive of VAT) for legal and professional costs, with £80,000 of those fees payable upon agreeing heads of terms, but before the documentation envisaged by the heads of terms is entered into. It is understood that you have previously reduced your fees substantially when these were queried by Countryside. Your letter is inferring that no undertaking has ever been offered. In fact, Countryside has consistently offered an undertaking for your client's reasonable costs subject to their heads of terms being agreed. We understand that Countryside has previously offered a sum of £110,000 (exclusive of VAT) to be paid on simultaneous exchange of agreements. In light of the work undertaken by your client's agents and Countryside to date, Countryside has now offered the sum of £140,000 (exclusive of VAT) to meet your client's reasonable legal and surveyor fees. In respect of your client's request for sums to be paid on the signing of heads of terms, we are not aware of any commercial land transaction where it would be reasonable to ask for such significant professional costs to be paid on agreeing heads of terms. In our view, it is reasonable for the timing of such payment to be upon exchange of the relevant legal documentation. Therefore the Council considers Countryside to be acting entirely reasonably in respect of these costs.

Deal Structure

Your client appears to be accepting the position that the exchange of agreements simultaneously is now acceptable. Within your letter, you state that the intention is to effect "simultaneous exchange of separate agreements" between:-

- (1) Countryside and your client ("**Principal Agreement**"); and
- (2) Bloor and your client (possibly with Countryside a party) ("**Bloor Agreement**")

CONTINUED...

Countryside has consistently been seeking that completion of the Principal Agreement is conditional on the simultaneous completion of the Bloor Agreement (or alternatively a tripartite agreement). Can you confirm that this is what is being accepted? The most recent heads of terms that we have seen appeared to allow for the possibility of the Bloor Agreement being unresolved at the point that the Principal Agreement was entered into, which as has been repeatedly explained to you, is not acceptable to the Acquiring Authority.

Undertaking from the Acquiring Authority

We note your comments.

The intention in setting out the proviso was, of course, intended to relate to the "other" functions of the Council as a local authority. For the avoidance of doubt, the proviso would be that *"except for the Council not exercising CPO powers, the undertaking is subject to the proviso that it does not otherwise prejudice or fetter the Council's discretion in exercise of its functions as a local authority"*

Conclusion

We note your comments and have responded within this letter. A copy of the development agreement has previously been provided and a further copy accompanies this letter.

The Council has considered the making of a CPO on two occasions. The first, on 3rd March 2020 (before the COVID 19 lockdown) and more recently, the report considered by Full Council on 22nd September 2020. Both reports were, in our view, fair and balanced documents. The recently completed MoU was disclosed very shortly before the September meeting after some delay in its disclosure following the first indication it had been entered into, resulting in an update document having to be circulated to Councillors and a verbal update at the meeting itself. All Council meetings containing an agenda item relating to the proposed CPO for the TSDL have been publicised in accordance with the Council's Constitution. Your client or their representatives have had the opportunity to speak at both Full Council meetings and did not do so, including the meeting you are referring to now. The Council strongly rejects any allegation of impropriety and would ask you to set out in full your concerns if any remain.

Yours faithfully,


Davitt Jones Bould

Tel: 0203 026 8294

Email: robin.dewreede@djblaw.co.uk

Cc. Oliver King, King & Co.

Kate Mackintosh

From: Alison Thompson <athompson@chichester.gov.uk>
Sent: 16 October 2020 12:20
To: 'oliver@kingandcompany.co.uk'
Subject: Meeting - Tangmere Strategic Development Land

Dear Oliver

I have been asked by Andrew Frost, to follow up on the request in your letter of 28 August for some possible dates for a meeting to discuss your proposals for development of the Tangmere SDL. As you know the reply sent to you by Davitt Jones Bould dated 7 September confirmed that the Council is happy to meet you to discuss policy compliant proposals and we understand from your letter that you will coordinate with the other landowners to ensure that all landowners can be present at the meeting.

I can offer you the following dates by Zoom, please let me know which would be convenient and advise who will be attending. From CDC, the meeting would be attended by Andrew Frost, Tony Whitty (Manager for Development Management) and Hannah Chivers (Principal Planning Policy Officer).

- 26 October 3-5pm
- 30 October 2-5pm
- 3 November 2-5pm
- 6 November 9:30am

Kind regards
Ali



Alison Thompson
PA to the Leader & Executive Officers
Executive Office
Chichester District Council

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08 December 2020

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BY EMAIL

Robin de Wreede
Davitt Jones Bould
12-14 The Crescent
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TA1 4EB



Dear Sirs

**Tangmere Strategic Development Location ("TSDL")
Our Client: Bosham Limited and Shopwyke Limited**

We refer to your letter dated 16 October 2020.

Using the same headings as your letter:

Council's approach and messaging

There is clearly a difference of opinion between the parties concerning the extent to which the Council has afforded our client (and the other principal landowners) a reasonable opportunity to bring forward a planning application for a policy compliant scheme. There is little merit in debating matters with you as it is clear that the Council is wedded to the promotion of the compulsory purchase order. The fact that Countryside appears to be making progress with the Pitts and the Church Commissioners does not detract from our client's main contention that it is possible for our client's land to come forward for policy compliant development without the need for compulsory acquisition of its interests in the TSDL.

Nature of the Heaver Family interests in the TSDL

Noted.

Masterplan

Thank you for providing us with a copy of the development agreement between the Council and Countryside.

We note that clause 5.3 of the development agreement provides that:

"In the event that the Council unilaterally decides not to proceed with the CPO and provided that the Developer has complied with the material terms of this Agreement, the Developer shall be entitled to terminate this Agreement and at any time thereafter by notice in writing to the Council and the Council shall pay the Developer on an indemnity basis the Developer's reasonable and proper planning (including planning application costs), valuation and legal costs and the Council shall repay to the Developer any Relevant Expenses that have been paid by the Developer to the Council".

A provision of this nature is clearly inconsistent with your contention that the Council is not obligated to Countryside to resist alternative proposals for the TSDL. Clause 5.3 is a clear deterrent to the Council deciding not to proceed with the CPO. This is a point which will be explained and explored in more detail in any evidence submitted on behalf of our client in support of its objection to the compulsory purchase order.

TSLD Comprehensive Redevelopment

We have set out our client's position and have nothing further to add.

Piecemeal Development

Noted. The development agreement serves only to reinforce the view that the Council is obliged to resist any free standing planning applications for development within the TSDL irrespective as to whether or not they align with the Countryside masterplan or, more importantly, Policy 18 of the local plan.

MoU and Process

Your comments are noted.

The MoU was negotiated within the context of enabling each party to engage with the Council/Countryside on a solus basis. It is our understanding that the Council/Countryside has not yet entered into a legally binding agreement with either the Pitts or the Church Commissioners.

If and when such agreements are entered into, it will serve only to strengthen our client's case that the compulsory acquisition of its interests in the TSDL is unnecessary in order to deliver a policy compliant scheme.

Our client is willing to agree reasonable commercial terms for the acquisition or, alternatively, of its interests in the TSDL or alternatively, work alongside the Council/Countryside to deliver a policy compliant scheme.

Negotiations with Countryside

We are at a loss as to the reason why you "respectfully disagree with [our] comments". Mr Frost's email of 12 April 2020 and your letter to Mr King dated 7 September 2020 are very clear examples of the Council ceding responsibility to Countryside to negotiate with our client. The Council has been unwilling to intervene and seek to assist in the negotiations between the parties. We do, however, note that the Council has been willing to express a view concerning the payment of legal fees and professional costs associated with negotiations relating to the acquisition of its interests in the TSDL.

Our client is willing to make concessions to try and reach an agreement with Countryside in respect of the quantum of fees and timing for payment. There are, however, other more significant commercial issues to resolve which Countryside continue to resist.

Deal Structure

The deal structure (1) between Countryside and our client; and (2) between Bloor our client and possibly Countryside, is agreed.

Our client's position remains that it is not essential for it to reach agreement with Bloor for variation of the Bloor Option Agreement as pre-requisite to agreeing terms with Countryside for the acquisition

of Countryside. It would be possible for the agreement between our client and Countryside to be conditional upon a variation of the Bloor Option Agreement. This could be achieved either through negotiation or by use of the powers contained within the compulsory purchase order or section 203 of the Housing & Planning Act 2016.

Undertaking from the Acquiring Authority

Noted and agreed.

Conclusion

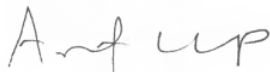
Our contention remains that the Council is wedded to its contractual commitments to Countryside and has failed to afford our client a fair and reasonable opportunity to promote alternative proposals for development of the TSDL.

The completion of the MoU was and is an important material consideration. The MoU paves the way for a clear alternative to the compulsory purchase order.

As you will appreciate, the compulsory purchase powers should only be exercised as a last resort. Our client will demonstrate that the promotion of a compulsory purchaser order at this moment in time is premature. There are clearly other means by which the Council's policy objectives for the TSDL can be achieved – our client is of the view that these alternatives should be properly considered and explored in advance of either the making and/or confirmation of the compulsory purchase order.

Our client's concerns about the process adopted by the Council and the decision to make a compulsory purchase order will be explained, in detail, to the Secretary of State as part of its objection to the compulsory purchase order.

Yours faithfully



Ashurst LLP

CC Mr Oliver King, King & Co

Kate Mackintosh

From: Andrew Frost <afrost@chichester.gov.uk>
Sent: 17 August 2021 09:20
To: 'Matthew@matthewbodleyconsulting.com'
Cc: Yohanna Weber; 'Peter Roberts'; 'Ged Denning'; 'Jon Callcutt'; 'john@jhfarming.co.uk'; 'Trevor.Goode@ashurst.com'
Subject: FW: Chichester District Council (Tangmere) Compulsory Purchase Order 2020 [IWOV-DJB-DMS.FID124927]
Importance: High

Dear Mr Bodley

I refer to your recent emails with DWD, and most recently Peter Roberts' email dated 10 August and your reply (below).

The District Council and its representatives have been in ongoing dialogue with Countryside as to this chain of correspondence, and also in relation to an appropriate response to your most recent email below. To the extent that the Council might take a different view to that of Countryside, we will advise you; however the Council has nothing further to add to the emails of Peter Roberts and Ged Denning at this stage.



Andrew Frost
Director Planning and Environment
Executive Office
Chichester District Council

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From: Matthew Bodley <Matthew@matthewbodleyconsulting.com>
Sent: 12 August 2021 15:43
To: Peter Roberts <peter.roberts@dwdllp.com>; Ged Denning <ged.denning@dwdllp.com>
Cc: Jon Callcutt <Jon.Callcutt@cpplc.com>; afrost@chichester.gov.uk; john@jhfarming.co.uk; Trevor.Goode@ashurst.com
Subject: [EXTERNAL] RE: Chichester District Council (Tangmere) Compulsory Purchase Order 2020

This message originated from outside Countryside Properties

Hi Peter

Thanks for your email.

With regard to fees I think you have misunderstood the point I was trying to make. I was not referring to fees for objecting. I was referring to my clients' statutory entitlement to recover fees incurred as a direct consequence of the compulsory acquisition. In the event that the CPO is confirmed and my clients' interests are compulsorily acquired they will have a statutory entitlement to recover their reasonable fees for assessing their compensation entitlement and negotiating a settlement. I would agree with you that there is no automatic statutory entitlement to recover fees for objecting, unless the objection is successful. The point I was really trying to make was that my

clients are willing to reach an agreement which would enable the withdrawal of their objection and that given the limited time available before the commencement of the inquiry I would prefer that we focus our attention on that rather than spend a disproportionate amount of time arguing about fee undertakings which are relatively insignificant in the scheme of things. We can continue our discussion about fees at a later date but I think there are more pressing matters to discuss over the next couple of weeks.

Similarly, I think you have misunderstood the point I was making in respect of paragraph 2 of the CPO Guidance. Of course, I am aware that negotiations have taken place between Countryside and my clients, and I have acknowledged this. However, the offers which have been put forward by Countryside do not reflect the compensation entitlement as is required by paragraph 2. As you point out, my involvement in this case is relatively recent so I can't speak with first-hand experience of the original negotiations between Countryside and the Heavers. However, I have been advised by my clients that there was a willingness on their part to negotiate an agreement with Countryside at the outset but my clients became increasingly frustrated at the lack of progress over a protracted period and ultimately lost confidence in Countryside's desire to reach an agreement. This was due, in part, to the consistent pattern of points being agreed in meetings but subsequently retracted at a later stage. The negotiations with Countryside were undertaken with the threat of the CPO in the background. Countryside sought to use this threat to their advantage and it was clear to my clients that the Council had no real interest in intervening and was content to leave matters to Countryside.

The Council and Countryside had a clear timetable in place for progressing the making of the CPO. The Heavers felt threatened by the making of the CPO and in the absence of positive progress with Countryside they decided to take specialist compulsory purchase and compensation advice. Following that advice it is evident that the Countryside offer is not a fair reflection of their compensation entitlement in terms of both the quantum of compensation and the structure of the agreement proposed by Countryside.

As I have stated in a previous email to Ged, in reality the Countryside offer amounts to no more than an option in Countryside's favour to draw down up to 50% of the net developable area over undefined parts of my clients' land, exercisable over a period of up to seven years, at 90% of market value with 50% of the payments being deferred for a further year. I can see why this would be attractive to Countryside as it would provide them with full control but no responsibility. However, from my clients' perspective it would not provide them with any certainty. It would simply prolong the uncertainty which they have already been experiencing ever since the Council decided to go down its current path.

There is no recognition of the significant value attached to my clients' land in unlocking access to the remainder of the site and instead an equalisation approach is proposed. Whilst I can see why this would be attractive to Countryside and the other landowners it is entirely unfair on my clients and is seeking to deprive them of the value they are entitled to.

I note that you are of the opinion that the deal proposed in the Countryside offer is more generous than my clients' compensation entitlement. I disagree. You appear to have come to your opinion based on your (and the Council's) view that my clients' property is not capable of independent development. I take the contrary view and my clients have taken independent planning and legal advice on this which supports my view. In the no scheme world with an objective decision maker, planning permission would be granted for a housing led scheme on my client's land provided it complied with the relevant policies in the adopted and emerging Local Plan and the Neighbourhood Plan. Whilst the policies require development to come forward in a comprehensive way in accordance with a masterplan approach, there is no requirement for this to be undertaken in a single phase or by a single developer. It is common for strategic development sites to be delivered in several phases and by different developers.

My clients have the good fortune that the land they own directly adjoins the A27/A285 junction which is identified in policy as the primary access into the TSDL. The requirement for an East-West Corridor as an extension to Malcolm Road can also be met within my clients' land ownership, as can the Village Main Street and the commercial and community uses that would form part of it. The preferred location for the new primary school is also within my clients' ownership and my clients would be willing to make their land available for this use and pay a fair contribution towards the costs of site wide infrastructure via section 106. Accordingly, my clients are able to meet all of the policy requirements for a development of their land ownership independent from the remainder of the TSDL but in a way which does not prejudice the delivery of the remainder of the TSDL.

My clients also control access from the A27/A285 primary access point to the remaining land ownerships within the TSDL and therefore they hold the key to unlocking the development potential to the remainder of the TSDL and would have the ability to command a ransom based on a share of the value uplift to the land to the south owned by the Pitts and the Church Commissioners. Ransom is well established in compensation law.

On this basis I am very firmly of the opinion that my clients will be significantly better off under an agreement that reflects the compensation code, and therefore this is the only basis upon which we are willing to reach an agreement.

Your client (and the Council) will simply need to accept this. Things have moved on and I have prepared a fresh set of Heads of Terms aimed at simplifying the deal structure and ensuring that my clients' entitlement to proper and full compensation is protected.

I'm not aware of the archaeological finds that you have referred to and the extent to which they would restrict development of my clients' land. I raised this matter with my clients who informed me that they have repeatedly asked Countryside for disclosure of survey data in respect of surveys undertaken on their land but Countryside have refused to share this information beyond what is already in the public domain, which is an example of why the Heavers became so frustrated with trying to deal with Countryside. If this data is relevant to the valuation of my clients' land then please could you share it with me.

With regard the Bloor Promotion and Option Agreement, I apologise but I assumed that you would have already have had sight of this on the basis that I understood your client had reached an agreement with Bloor. Presumably, your client must have seen this in order to reach an agreement with Bloor. If this is not the case and you have reached an agreement with Bloor it seems odd that you don't need to see it to reach agreement with them but you do with the Heavers. Notwithstanding this, I went back to my clients and asked if I could send you a copy, but unfortunately an unredacted copy can't be shared without Bloor's agreement. Apparently, it was at Bloor's requirement that the previous version provided was redacted. Therefore, I can't say anything further about that at this time, but the absence of the full copy of the Bloor agreement does not prevent you from responding to my proposed Heads of Terms.

On a slightly separate note, are you able to confirm whether Countryside has reached an agreement with Bloor and, if so, what the terms are? I assume that you will be willing to disclose the terms of any agreement with Bloor at some point either voluntarily or through disclosure as part of any Tribunal proceedings.

As stated in my previous email to Ged, I'm keen that we use the limited time available to try and agree the structure of an agreement that will enable our clients to agree terms and for my clients to withdraw their objection. Neither you nor Ged have made any comments at all on the structure of the agreement proposed in my Heads of Terms. You both appear to be fixated on fees and the Minimum Land Price without giving any consideration to the agreement structure I have proposed.

Please could you let me have your comments on the proposed agreement structure so that we can see whether there is any reasonable prospect that we will be able to reach an agreement on terms, subject to agreeing a mutually acceptable Minimum Land Price, in the knowledge that there is a strong likelihood that the actual quantum of compensation will need to be determined by the Tribunal.

I look forward to hearing from you.

Regards
Matt

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From: Peter Roberts <peter.roberts@dwdllp.com>

Sent: 10 August 2021 19:44

To: Matthew Bodley <Matthew@matthewbodleyconsulting.com>; Ged Denning <ged.denning@dwdllp.com>

Cc: Jon.Callcutt@cpplc.com; afrost@chichester.gov.uk; john@jhfarming.co.uk; Trevor.Goode@ashurst.com

Subject: RE: Chichester District Council (Tangmere) Compulsory Purchase Order 2020

Dear Matthew

I trust you are well.

I refer to your email to my colleague Ged Denning of 4 August 2021. Ged is currently on annual leave but, in order not to lose momentum, I have taken the opportunity of responding on his behalf.

I note that you are arguing that your client has a statutory entitlement to recover reasonable fees. I accept that claimants have certain rights in this regard but am unaware of objectors benefiting from any statutory entitlement to costs. Whilst I note that Ged has offered your client a fee undertaking in any event I would be obliged if you would assist me by referring me to the relevant provisions.

I note your reference to paragraph 2 of the MHCLG CPO Guidance and your assertion that this has not been complied with. However, I also note that you confirmed in your email dated 30 July 2021 that *"I am aware of the previous negotiations between Countryside and Savills which pre-date the making of the CPO."* You will therefore be fully aware from your review of the correspondence that detailed negotiations with your client have been ongoing since September 2018 and your client was fully engaged with the proposed structure of the agreement. It is therefore undeniably the case that there has been extensive, detailed and sustained engagement and that terms had been substantially agreed. It is only since you made contact in June 2021 that we have been made aware that your client wishes to depart from the direction of travel and adopt a fundamentally different approach.

For absolute clarity on this point, we are fully aware of the MHCLG Guidance to which you refer and are more than satisfied that the proposals discussed with your client's previous advisors offered your client a significant incentive to complete terms. Those proposals were directly influenced by and took regard of your client's preferences as expressed at that point in time. However, I note that you have advised that your *"...instructions are to try and reach agreement which fairly reflects my client's entitlement to compensation.."* As such, if your client now prefers to adopt a pure compensation code approach, we would be more than happy to revisit this although it is plain to me that such an approach would be detrimental to your client comparative to the terms previously under discussion.

In this context I am sure that I do not need to remind you that, in extremely simplistic terms, the compensation code assumes a single payment on the date of valuation assessed by reference to the Market Value of the site as it actually exists in physical and legal terms subject to the "no scheme" world assumption. However, whilst you have referred to *"...the compensation that would be payable if the land was compulsorily acquired"* your new proposal adopts a somewhat different approach.

You state that *"The Minimum Land Price put forward in the Heads of Terms is based upon and takes into account the Promotion and Option Agreement between my client and Bloor Homes which was entered into following a marketing exercise. This is probably the best evidence available in respect of the property..."* I am unclear as to how a minimum land price as defined within a promotion and option agreement could, as a fundamental principle, be considered to be evidence of Market Value as defined by Rule 2 and you need to set out a clear explanation as to why you consider this to be the case.

Notwithstanding this you will be aware that your client has provided a heavily redacted copy of the Promotion and Option agreement. Unless and until your client provides a full unredacted copy I am unable to place any weight on it in any case. The point is that such an agreement has to be understood in its entirety.

Whilst you have stated an overall “Minimum Land Price” of £30M you have not provided any breakdown as to your assessment of Rule 2 compensation in respect of each plot. In other words, what is your valuation for each of the plots the sum of which gives you £30M? As I am sure you will be aware, each plot is to be valued separately for the purposes of Rule 2 and whilst the ownership of other land is factual as at the valuation date, the willing seller of the actual plot to be valued is hypothetical. There is no basis to assume that the willing seller of the plot being valued and the actual owner of the other plots are one and the same. As such, we need to be provided with a full breakdown and explanation as to how each individual plot has been valued rather than your current approach which appears to be to assume that all the plots are valued as if they are all in the same ownership.

I note that your Heads of Terms state that *“In no circumstances will the Land Consideration be less than the Minimum Land Price.”* In effect, if the UTLC agree with the acquiring authority that compensation should be significantly less than £30M, the acquiring authority would be left in the unacceptable position of being unable to recover the balance. This does not indicate to me that your client is serious about accepting a payment calculated in accordance with the compensation code.

Whilst I acknowledge that you have only recently become involved in this matter I trust that you are aware that your client’s land is only capable of coming forward for residential development as part of a comprehensive scheme incorporating land and interests outside of your client’s control. As such, a purchaser of each of your client’s plots can only implement development if they subsequently acquire all the other plots, land and interests required to secure and satisfy planning matters. A purchaser of each plot would therefore not only need to acquire all the other plots currently owned by your client but would also need to acquire all the other plots as well. You have not explained how, in a Rule 2 scenario, a purchaser of each of your client’s plots would address this in the “no scheme” world.

You are also overlooking that, as you are clearly aware, there is a Promotion and Option Agreement enforceable against part/all of your client’s land such that any purchaser of that land in the “no scheme” world would be constrained by that agreement. In essence, you are arguing that the purchaser would pay £30M in the hope that a third party might exercise the option on the land and, if they did, the price paid under the option would exceed £30M whilst accepting the risk that the option might not be exercised, planning could be refused and/or development could not proceed due to the need to acquire other land such that the highest value use to which the land may be put is agricultural. In my view, such an approach would be misguided at best but if you have transactional evidence to support your argument that a purchaser would match a developer’s minimum land price please do provide this together with full copies of the relevant Option Agreements.

The Promotion and Option Agreement you are relying upon is dated 21 December 2012. However, we understand that, since then, further information has come to light including archaeological finds which will restrict the extent of development achievable. In addition, there are certain drainage infrastructure and other issues whereby development of your client’s land is dependent upon access through adjoining land. We therefore need to understand the extent to which that agreement takes account of the reduced development potential. In this regard, we doubt that Bloor would be prepared to pay the same minimum total land price as originally envisaged now that the development potential has reduced albeit we do not accept, at present, that the minimum land price is evidence of Rule 2 Market Value in any event.

You argue that your client has a ransom position by virtue of access points and that development would not require adjoining land. However, you have not addressed the fundamental point that, in the “no scheme” world, none of your client’s land can be developed other than as part of a comprehensive scheme hence your ransom is worthless in the “no scheme” world. You have also not explained which plots benefit from the alleged ransom position and how each plot has been valued in this regard taking into account the relationship between the willing seller/hypothetical purchaser of each plot and the actual owners of each plot as at your assumed valuation date.

You will appreciate from these comments that I am of the view that there are fundamental flaws in your approach and you have not presented anything to persuade me that the terms progressed with your predecessor are unreasonable. However, we are very happy to consider reverting to a pure compensation code approach notwithstanding that we remain of the view that such an approach would be detrimental to your client and look forward to receipt of your proposals in this regard.

In any event, we would be grateful for a full unredacted copy of the Promotion and Option Agreement dated 21 December 2012 at your client's earliest convenience.

I understand that Ged returns from holiday later this week but if you wish to discuss anything in the meantime please do not hesitate to contact me.

Kind regards

Peter

Peter Roberts
FRICS CEnv
Partner

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From: Matthew@matthewbodleyconsulting.com <Matthew@matthewbodleyconsulting.com>
Sent: 04 August 2021 14:27
To: Ged Denning <ged.denning@dwdllp.com>
Cc: Jon.Callcutt@cpplc.com; afrost@chichester.gov.uk; john@jhffarming.co.uk; Trevor.Goode@ashurst.com
Subject: RE: Chichester District Council (Tangmere) Compulsory Purchase Order 2020

Hi Ged

Thanks for your email.

As you say, your earlier email of 14 June set out the terms upon which your client would be prepared to provide a fee undertaking which included a requirement to submit a detailed claim for compensation. The request included a requirement to submit detailed evidence and the input of other professional advisors.

I was under the impression that your request for detailed supporting evidence was in return for you providing a fee undertaking. I'm not pressing you for the undertaking now as there are more important things to try to resolve in the time available.

My client has a statutory entitlement to recover their reasonable fees and we can deal with that at a later date as part of the bigger negotiation.

In fact, it wasn't entirely clear to me what your offer in respect of the fee undertaking actually amounted to. You seemed to be saying that your client was prepared to offer an undertaking of up to £10,000 but that this would be in exchange for the withdrawal of an undertaking for fees which have already been incurred by my client in the order of £140,000. This didn't seem particularly fair to me and I didn't see the benefit of getting involved in a drawn out discussion on fee undertakings given the limited time available before the commencement of the inquiry.

My instructions are to try to reach an agreement which fairly reflects my client's entitlement to compensation. The previous terms offered by Countryside clearly fall short of this, hence the offer set out in the Heads of Terms I issued to you last Friday.

As you know, the requirements set out in paragraph 2 of the MHCLG CPO Guidance are very clear that acquiring authorities should take reasonable steps to acquire land by agreement and that these negotiations should be based on the compensation that would be payable if the land was compulsorily acquired. As stated above, the offer put forward by Countryside clearly doesn't meet this requirement.

My client has assembled a professional team and we will be able to provide evidence to support a claim in due course. However, for the purposes of trying to come to an agreement quickly, I have taken a very simple approach. The Minimum Land Price put forward in the Heads of Terms is based upon and takes into account the Promotion and Option Agreement between my client and Bloor Homes which was entered into following a marketing exercise. This is probably the best evidence available in respect of the property as it reflects the bid put forward by a reputable property developer in the no scheme world. It is worth noting that other parties also bid for the opportunity. The Bloor Agreement takes no account of the ransom value attached to my client's land, which will also form part of any compensation settlement.

I anticipate that the total Land Consideration / statutory compensation will exceed the proposed MLP on the basis of the significant ransom value due for providing access to the land to the south. My client's land would not require the assembly of any third party land in order to come forward for development as it already connects directly to the primary access from the A27/A285 junction and a secondary access to Malcolm Road to the east.

I'm keen that we try to reach agreement on the structure of an agreement between our clients prior to 17 August so that we can avoid the need to submit evidence in support of our objection. On this basis please could you provide me with a timescale for a full response to the offer set out in my Heads of Terms of 30 July.

I look forward to hearing from you.

Regards
Matt

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From: Ged Denning <ged.denning@dwdllp.com>
Sent: 03 August 2021 12:54
To: Matthew Bodley <Matthew@matthewbodleyconsulting.com>
Cc: Jon Callcutt <Jon.Callcutt@cpplc.com>; afrost@chichester.gov.uk; john@jhfarming.co.uk; Trevor.Goode@ashurst.com
Subject: RE: Chichester District Council (Tangmere) Compulsory Purchase Order 2020

Matt

Thank you for this.

This is obviously quite a significant departure from the negotiations between the parties to date, but an agreement that would see your client receive a capital sum as part of a package of its potential statutory entitlement is something that my client is considering and we will revert in due course.

In my email dated 14th July I offered an undertaking for professional fees and as part of that offer, requested that you set out a detailed claim for compensation including supporting evidence and professional opinions from the required disciplines relied on in reaching your conclusions.

Given the level of value you have set out, it is a reasonable expectation for the Acquiring Authority and Countryside to understand the basis/methodology and supporting evidence relied on by your client. It goes without saying that as an experienced CPO professional you will understand the present HOTs document provided by you falls short of the expectations of a claim for compensation. To be compliant with the compensation code there are statutory rules/assumptions that need to be accounted for in your valuation approach, therefore in addition to the usual detail one would expect as valuers, I would specifically like to understand how your valuation approach has accounted for the existence of the Bloor interest in your client's land and any wider requirement for land assembly of third party interests in order that the development of the TSDL can be successfully delivered.

A considerable amount of endeavour on the part of Countryside in progressing the previous HOTs has, in effect, been wasted and therefore understanding your client's proposal on valuation at the earliest stage possible is essential and will assist the formulation of an early response/proposal from the Acquiring Authority/Countryside.

I look forward to hearing from you at your earliest convenience.

Regards

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From: Matthew Bodley <Matthew@matthewbodleyconsulting.com>

Sent: 30 July 2021 09:44

To: Ged Denning <ged.denning@dwdllp.com>

Cc: Jon Callcutt <Jon.Callcutt@cpplc.com>; afrost@chichester.gov.uk; john@jhfarming.co.uk;

Trevor.Goode@ashurst.com

Subject: Chichester District Council (Tangmere) Compulsory Purchase Order 2020

Subject to Contract

Dear Ged

I refer to your recent emails on the above matter.

As you know I have been instructed to advise the various Heaver companies which own land at Tangmere which has been included in the abovementioned CPO. I am aware of the previous negotiations between Countryside and Savills which pre-dated the making of the CPO. I was instructed in January of this year which was after the CPO had been made. The purpose of my instruction was to advise my clients on their entitlement to compensation in the event that their interests were compulsorily acquired pursuant to the CPO. This has then been used as a basis for comparison against the offer from Countryside as set out in the latest draft Heads of Terms dated 28 May 2021.

It is clear to me that the Countryside offer is less favourable to my clients than the compensation entitlement, both in terms of the financial consideration and the structure of the proposed agreement. The Countryside offer is in the form of a hybrid option in Countryside's favour to draw down up to 50% of the Property (including the Control Strips) over an as yet undefined area, exercisable over a period of up to seven years, at 90% of market value with 50% of the payments being deferred for a further year. The proposed agreement seeks to place an obligation on my clients to vary their existing agreement with Bloor Homes.

By contrast a compulsory acquisition of the land would crystallise my clients' full entitlement to compensation as a capital sum, primarily based on 100% of market value, within three years of confirmation without the requirement to deal with any of the complexities or uncertainties of the hybrid option, nor to negotiate with Bloor to vary their agreement.

I note that the Council's Statement of Case commits to acquiring all of the Order Land within six months of confirmation. On this basis my client should receive 90% of its full compensation entitlement at some point next year, assuming the CPO is confirmed, and would receive the balance on agreement or determination.

Significantly, there does not appear to be any recognition within the draft Heads of Terms of the strategic value of my clients' property in providing the primary access into the wider Strategic Development Location from the A27/A285 junction. I consider the value of this to be significant and it should be reflected in any agreement between our clients.

As you will be aware, my clients have objected to the CPO on a numbers of grounds. Notwithstanding the objections, my clients would be willing to agree to a sale of their respective interests, subject to receiving compensation in line with the compensation code, reflecting the fact that the sale is effectively through compulsion rather than choice.

On this basis I have prepared Heads of Terms which reflect my clients' entitlement under the compensation code and upon which my client would be prepared to reach an agreement and withdraw their objection to the CPO.

I should be grateful if you would seek your client's instructions on the attached Heads of Terms and revert to me.

Should you wish to discuss the matter please do not hesitate to contact me.

I look forward to hearing from you.

Regards

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