

Position Statement concerning the modification of Plot 8

Background

1. Saxon Meadow Tangmere Limited (“SMTL”) withdrew their objection to the Order on 22 March 2021 and a copy of their withdrawal is provided as document WD/5.
2. The withdrawal was provided by the Surveyor acting for SMTL and states the following:

“Dear Sirs

I act on behalf of Saxon Meadow Tangmere Ltd, who objected to the CPO being pursued by Chichester District Council at Tangmere and I believe your reference number is above in the subject bar.

I can confirm that the acquiring authority have agreed to my clients' request: to only acquire half of their land identified for CPO ('plot 8'). The revised drawings provided by CDC in their statement of case are acceptable. In light of this, Saxon Meadow Tangmere Ltd have agreed to formally withdraw their objection.

I hope this email will suffice but should you require further information or clarification, then please do not hesitate to contact me.

Yours faithfully

Andrew Thomas”

3. The section of the Statement of Case (CD/4) referred to within the withdrawal sets out the position concerning a modification to the Order in respect of Plot 8 on 15 March 2021 (being the submission date of the Statement of Case and therefore responding to Saxon Meadow Tangmere Limited’s original objection to the Order). The relevant sections of the Statement of Case state the following:

“11.121 In order to try to accommodate SMTL and the Saxon Meadow Residents, Countryside and the Council have reviewed the provision of a buffer zone and SMTL retaining the proportion of Plot 8 which they have requested, for use as private communal amenity space for the Saxon Meadow Residents.

11.122 This would result in a minor change to the outline planning application to reduce the planning application redline area. If the change can be accommodated in planning terms, the Council will formally request that should the Secretary of State be minded to confirm the Order, this is done with a modification to Plot 8 to remove the section of land which will be retained by SMTL. Attached at Appendix 7 is a plan of the reduced area which has been agreed by SMTL.

11.123 By making this modification, the objection of SMTL and the Saxon Meadow Residents would be overcome.

11.124 Countryside will continue to negotiate a deal to acquire the reduced area of Plot 8 voluntarily which will still be within the Order.”

4. The planning application for the Scheme was amended on 16 March 2021 by the submission of revised plans to remove the area shown within Appendix 7 of the Statement of Case. Therefore the red line of the planning application and that of the Order will reconcile should the Secretary of State modify Plot 8 as requested.

Request for Modification

5. During the course of the Inquiry, Leading Counsel for the Acquiring Authority formally requested that Plot 8 of the Order be modified.
6. The Acquiring Authority attaches as an Appendix to this document a plan which shows the section of land which it requests is removed from Plot 8 by modification. The area to be removed from the Order is hatched blue and referred to in the legend as "SMTL retained land (0.339ha)". This is the same area to be removed from the Order as indicated within Appendix 7 of the Statement of Case. The plan shown within the Appendix to this document is solely a re-scaling of the Appendix 7 Statement of Case plan and changing the colours for clarity. The key to the plan has also been re-scaled to be more legible.

Suggested wording for Inspector's Recommendation

7. The Inspector has requested suggested wording concerning the modification for the purposes of his report to the Secretary of State. The Acquiring Authority would suggest the following wording:

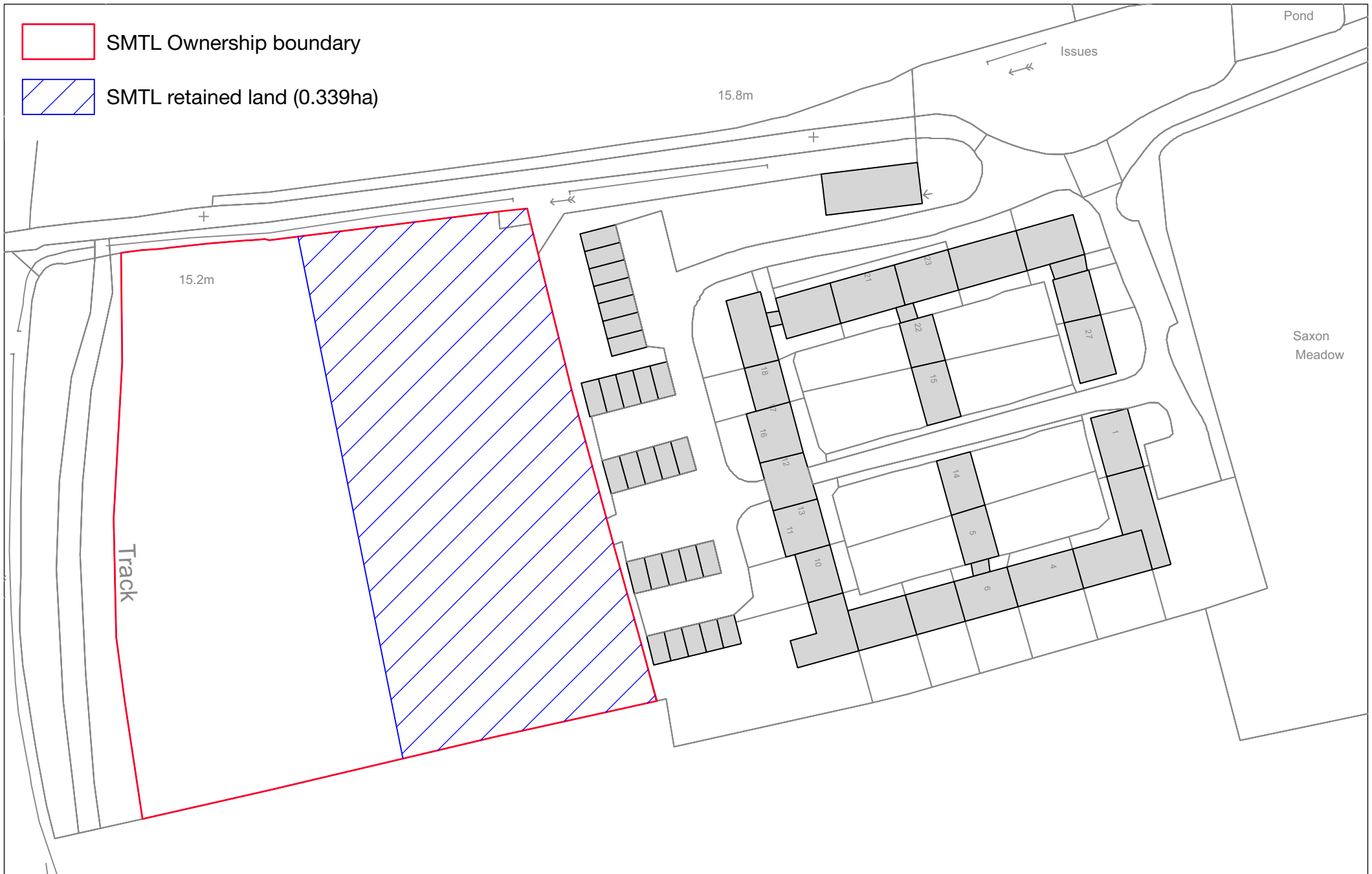
"The Acquiring Authority has requested that Plot 8 of the Order be modified by the Secretary of State to remove part of the area of Plot 8 from the Order. The land to be removed from the Order is shown hatched blue within the plan at the Appendix to Inquiry Document ID/18. This land is in the ownership of Saxon Meadow Tangmere Limited ("SMTL"), which is the property holding company for a residential development between Plots 5, 6 and 8 known as Saxon Meadow.

The Acquiring Authority has agreed with SMTL that this area can be removed from the Order to permit an area of 'buffer space' between the Scheme and the Saxon Meadow for the continued use as amenity area by Saxon Meadow residents. The planning application for the Scheme has also been amended to remove this area.

The objection of SMTL was withdrawn on the basis that this modification would be sought by the Acquiring Authority. The Acquiring Authority was prepared to consider and then accommodate this request, in accordance with Guidance so to mitigate the effects of the Scheme on landowners and neighbours. As such, the Acquiring Authority and SMTL are in agreement as to the proposed modification to the Order. It is therefore recommended that Plot 8 is modified to remove the blue hatched area as shown on the plan within the Appendix of Inquiry Document ID/18. "

Appendix

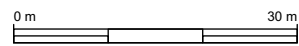
Plan showing area to be removed from Plot 8 hatched blue



Tangmere Strategic Development Location

Countryside Properties (UK) Ltd

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Scale to be used for planning purposes only

Saxon Meadow Ltd (SMTL)
Ownership
1806 20 -TOR-LEG-006
Scale @ A41:750 @A4
08/09/2021



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