

CHICHESTER DISTRICT COUNCIL (TANGMERE) (NO 2) COMPULSORY PURCHASE ORDER 2023

The Town & Country Planning Act 1990 and The Acquisition of Land Act 1981

COMPULSORY PURCHASE OF LAND IN TANGMERE

1. Chichester District Council made on 30 March 2023 the “Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023” under section 226(1)(a) of the Town and Country Planning Act 1990. It is about to submit this order to the Secretary of State for Levelling Up, Housing and Communities for confirmation and if confirmed, the order will authorise Chichester District Council to purchase compulsorily the land described below for the purpose of carrying out the development of the Tangmere Strategic Development Location to deliver at least 1,000 homes and up to 1,300 homes, an expanded village centre, school, open space, community facilities, associated infrastructure and other associated works.
2. An online copy of the order and the accompanying map has been made available on the Council’s website at the following link:
<https://www.chichester.gov.uk/article/31554/Tangmere-strategic-development-location>. For anyone who is unable to view the documents online, electronic or hard copies can be provided upon request (by e-mailing tangmeresdl@chichester.gov.uk) and the Council has made hard copies of the documents available for inspection at the Council's offices at East Pallant House, Chichester, West Sussex, PO19 1TY by prior appointment between the hours of 9am and 4pm Monday to Friday. Please contact Customer Services on contact@chichester.gov.uk to make an appointment.
3. If no relevant objection as defined in section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the confirming authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order the confirming authority may confirm the order with or without modifications.
4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the confirming authority is required before confirming the order either:
 - (i) to cause a public local inquiry to be held; or
 - (ii) to afford to the objector an opportunity of appearing before and being heard by a person appointed by the confirming authority for the purpose; or
 - (iii) with the consent of the objector to follow a written representation procedure.
5. The confirming authority may then, after considering the objection and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the confirming authority may in certain circumstances permit the acquiring authority to determine confirmation of the order.

6. Any objection to the order must be made in writing to the Secretary of State for Levelling Up, Housing and Communities, Planning Casework Unit, 23 Stephenson Street, Birmingham, B2 4BH before **5 May 2023** or by email to: PCU@communities.gov.uk and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

DESCRIPTION OF THE LAND

1. Plots 1, 2, 3, and 4 - Grass verge and Agricultural arable land used in crop production adjacent to the Tangmere Road, Tangmere.
2. Plot 5 – Agricultural arable land used in crop production adjacent to the Tangmere Road, Tangmere.
3. Plot 6 - Agricultural arable land used in crop production and access road off Church Lane, Tangmere.
4. Plot 7 – Land in use as an access road and parking lot to premises known as Saxon Meadow.
5. Plots 8, 9, 9A, 9B – Open land adjacent to the premises known as Saxon Meadow.
6. Plots 10, 11, 12 – Agricultural arable land used in crop production to the north of Tangmere Road, Tangmere.
7. Plots 13 and 14 – Agricultural arable land used in crop and grass production to the west of Campbell Road and Mannock Road, Tangmere.
8. Plots 15, 16 and 17 – Agricultural arable land used in crop production and hedgerow south of the A27 Westhampnett Bypass.
9. Plot 18 – Scrubland adjacent to the south of the A27 Westhampnett Bypass.
10. Plots 19A, 19C and 19F - Highway adjacent to the south of the A27 Westhampnett Bypass
11. Plots 19B and 19D – Land held for highway maintenance purposes
12. Plot 19E – An access track adjacent to the south of the A27 Westhampnett Bypass



Nicholas Bennett
Divisional Manager, Legal and Democratic Services
Chichester District Council

6 April 2023