

OBS/5/POE/1

Paula Riches
25 Saxon Meadow
Tangmere
Chichester PO20 2GA

THE TOWN AND COUNTRY PLANNING ACT 1990

AND

THE ACQUISITION OF LAND ACT 1981

CHICHESTER DISTRICT COUNCIL (TANGMERE) (No.2)

COMPULSORY PURCHASE ORDER 2023

STATEMENT OF EVIDENCE OF PAULA RICHES

Summary of statement

1. I purchased the residential lease of 25 Saxon Meadow Tangmere on 17th April 2023 and became a shareholder of Saxon Meadow Tangmere Ltd (SMTL) on that date. SMTL is the management company and owns the freehold of this quiet residential estate of 28 homes.
2. I submitted my objection * to Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023" (CPO) on 15th July 2023 because I do not believe that Chichester District Council, the Acquiring Authority (AA), has made a compelling case in the public interest for acquisition of the land relevant to my objection (Plot 7) and would therefore like to see the acquisition to include the entrance to Saxon Meadow to be removed total from CPO2
3. I attached the email correspondence submitted to Chichester District Council relating to my complaint at the lack of understand relating to the Entrance to Saxon Meadow following an indication at a Parish Council Meeting on the 6th July 2023 that a 'more than 2 meter' cycle land will be required at the entrance of the Saxon Meadow..as mentioned at a I also attach the email relating to my attempt to get members of Chichester District Council to visit the site in order to see for themselves the area to which the CPO will be part of. **
4. I do not understand why the AA has sought to pressurise me (and other individual objectors at Saxon Meadow) into withdrawing objections prior to the existence of a legally binding agreement which address the objection, and I do not understand how this could be considered consistent with published government guidance for CPO matters which refer to 'principles of natural justice'³ and I do not understand why it should appear that other parties that have made objections to the CPO have been treated differently, and afforded the opportunity that legal agreements are confirmed before their objections are withdrawn.
5. I have attached an emails sent to Council) Member (21/06/2023) requesting a visit to the site and his response. 5.1
6. Attached an email to dcplanning dated 7th July2023 - but have never received a reply. 6.1
7. I emailed the Chief Executive of Chichester District Council dated (11/11/2023 7.1 that includes my official complaint to Chichester District Council ref: **Complaint Portal**. (Ref. 3376-3574-6624-4536) pointing out my concerns that my Human Rights have been compromised due to the documents sent to me by officers and advisors of CDC. I include all these documents as I strongly believe they are relevant to the Inquiry and felt it important to inform the Inspectorate of the continued harassment I and other member of Saxon Meadow have been subjected to. Attachment Ref: (7.2 7.3 7.4) . Original Inquiry Objection 7.5

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Attachment Ref: (7.2 7.3 7.4) . Original Inquiry Objection 7.5

*Attachments:

5.1

email to tjohnson@chichester.gov.uk

21st June 2023

Dear Timothy

I have recently moved into Saxon Meadow and become aware that there is a CPO(1&2) on the site.

Personally I am struggling to understand why the meadow and entrance are included in the CPO's as Saxon Meadow became a Conservation area in 2019.

As someone who represents the Green and Local Alliance Group I imagine you will be concerned that precious Meadow land has been included in the CPO's.

For that reason I will be pleased if you can arrange to visit the site and see for yourself the reason for my concern.

Can you let me have some time and dates for such a visit to suit your agenda.

I look forward to meeting you.

Kind regards

Paula Riches

25 Saxon Meadow

Tangmere PO20 2 GA

reply from tjohnson@chichester.gov.uk

21st June 2023

Good morning, Ms Riches

Thanks for getting in touch.

I have checked the position on Compulsory Purchase Orders with CDC's Monitoring Officer and understand that once the decision is made the process is established through the relevant statutes and Councillors are essentially no longer involved. The officers (and developer) continue to have discussions but as the decision to seek an order has been taken all comments have to be made through the confirming authority (the Secretary of State).

I hope this helps

Tim

Timothy Johnson

Leader of the Opposition

Green & Local Alliance Group Leader

Local Alliance

District Councillor for Selsey South Ward

Chichester District Council

1 East Pallant

Chichester

PO19 1TY email:tjohnson@chichester.gov.uk

Dear Timothy

Firstly thank you for responding to my email.

I am genuinely concerned having been a Councillor in the past when I read that the Monitoring Officer has advised you (and probably other Councillors) that the elected members "are essentially no longer involved" in the CPO once it has been agreed.

I believe there is a possible conflict of interest on Mr Bennett the Monitoring Officer behalf as he is also the monitoring officer and the contact to approve Saxon Meadows advisors's fees. So he can't provide independent monitoring of the CPO if he's directly overseeing it. However, the idea that councillors should be discouraged to understand local issues is absurd.

For the reasons mentioned above can I request that the issues of the advice given is put on the Agenda of the next Scrutiny Panel in order to find out if the CPO2 process was carried out correctly considering the lack of time for local residents to receive the plan and inform CDC of their objections to the CPO2 and the untimely decision to agree the CPO2 after The Cabinet and Council meetings on the 20/21 March, and the order issued later in the month, all timed for Easter, may bank holidays, purdah and the election.

When I was a Councillor I would expect to receive accurate and legal advice from the monitoring officer and will investigate any uncertainties brought to my attention.

Once again thank you for taking the time to respond to my initial email and I look forward to hearing from you regarding my comments above.

Paula Riches

p.s. I have included Cllr Donna Johnson to this email as she is Chair of the Scrutiny Panel

6.1

From: Paula Riches <[REDACTED]>
Sent: 07 July 2023 22:08
To: dcplanning shared <dcplanningshared@chichester.gov.uk>
Subject: [EXTERNAL] 20/02893/OUT

This Message originated outside your organization.

To whom it may concern

I attended the Tangmere Parish Council meeting last evening.

I was staggered to hear that they had not been kept in the loop regarding the progress of the CPO2 or Planning Application for Saxon Meadow. However there was one Councillor who knew everything about the situation because he had been on the Planning Committee at Chichester District Council for some years and approved both CPOs when they were agreed yet he did not inform his Parish Councillor colleges of the situation.

I refer to Mr. Oakley who for some inexplicable reason did not share all the relevant information on the Saxon Meadows CPO2. This is beyond my comprehension and this needs to be investigated.

At the meeting the said Councillor appeared to have a negative attitude to the views of the representatives from the Saxon Meadow Community and this continues to be a threat to the interests of Saxon Meadow. I wish to ask the Planning Department to consider the retention of the Meadow, the relocation of the orchard, the present boundary which outlines the conservation area and the need to guarantee our access.

I wish for my views to be register and request confirmation of this email.

Regards

Paula Riches
25 Saxon Meado Tangmere PO20 2GA

Never received a reply

7.1

email Chief Executive Officer, dshepherd@chichester.gov.uk

Dear Ms Shepherd
Complaint Portal. (Ref. 3376-3574-6624-4536)

Having been a City Council for 8 years I feel it is important that every Chief Executive Officer is kept up to speed on what is happening in their area. I also know how busy you will be on a daily basis - juggling numerous balls in the air at one time hence this email to you.

The Complaint submission below is my personal concern at the way i have been treated by a member of your staff and an advisor to the Council. There are 10 other resident who reside at Saxon Meadow who have received the same documents from Andrew Frost and Ged Denning. A number of these residents are in their mid to late 80's to early 90's. These residents do not have access to modern technology and are therefore confused and deeply upset and feel excluded and discriminated against which is against the Equality Act 2010.

CDC has a duty under the Equality Act 2010 to have due regard to the need to eliminate discrimination, harassment and victimisation and to advance Equality of Opportunities and foster good relations. I am concerned that this has not been applied not only to the elderly mentioned above but to all residents at Saxon Meadow who have received the two correspondence included below.

To be completely open and honest I attach the 3 documents relating to my complaint. The second withdrawal form highlighted in red is beyond unprofessional and I wonder if this is acceptable to yourself as Chief Executive Officer of CDC as it was it produced and circulated by Andrew Frost your Director of Planning and Environment??

Finally I would like to invite you to visit Saxon Meadow in order for you to understand the importance of preserving the access to 28 barns. Saxon Meadow is in a Conservation Area approved by CDC on the 19th December 2014 but I wonder if this has been considered when the CPO was introduced?

Regards
Paula Riches
25 Saxon Meadow

SUBMITTED TO CDC 8th November 2023

My complaint relates to Chichester District Council (CDC) CPO1 CPO2 20/02893/OUT Saxon Meadow.

Since moving to my Barn in April, I have had access to numerous documents relating to the above. More recently I have received a document from Andrew Frost Director of Planning and Environment CDC to sign my individual agreement to withdraw in its entirety my objections to the CPO2 or the Planning Application referenced above (unless it deviates from the Scheme or Development).

This is harassment, bullying and due to my age affected my health and well being. CDC has a duty under the Equality Act 2010 to have due regard to the need to eliminate discrimination, to advance Equality of Opportunities and foster good relations.

More recently I and a number of Saxon Meadow residents have received an email from Ged Denning of DWD stating the CPO relating to the entrance to Saxon Meadow states "the proposed agreement with SMTL satisfactory deals with that issue". This is untrue as a HoTs agreement has not been signed which will ensure SMTL will be reimbursed the fees to date and any further fees in order to come to a satisfactory agreement. I have a further concerns regarding Mr Denning as he

states that he writes on behalf of CDC but I gather is not employed by CDC in any way is this true? The pressure from his correspondence is tantamount to harassment.

Regarding the general equality duty CDC must have due regard to the need to eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

Finally, I have struggled to access documents relating to the CPO via the internet and found that some of the website information was not correct. I found this out when sending my objection to the Secretary of State regarding the CPO as it was returned to me.

I look forward to your response at your earliest convenience.

Paula Riches 25 Saxon Meadow, Tangmere, PO20 2GA

Response (still awaiting).

Dear Ms Riches

Please accept this email as confirmation of receipt of your complaint received by Mrs Shepherd today Monday 13 November. Your complaint will be dealt with under Stage 1 of the Council's official complaints procedure

Your complaint will be investigated by John Ward, Director of Corporate Services. He will respond to you with a full reply within 10 working days. If however details of the investigation are likely to take longer than 10 working days, you will be contacted within 7 working days to advise when a full response should be received.

In the meantime if you would like to add any further comments or need to make further contact, please do not hesitate to contact us.

Many thanks

Zofia



Zofia Howe
Executive Support
Officer
Executives
Chichester District
Council

Tel: 01243521063 | zhowe@chichester.gov.uk | Fax: 01243776766 | <https://>

East Pallant House opening hours: 9am-4pm Monday to Friday



That ~~withdrawing my objection on 10/11/2023 and its conclusion is withdrawn in~~
entirety;

That I will not submit any further objections to CPD 2 from this date nor seek to
make any representations at or to the public local inquiry for CPD2 ~~unless they~~
~~deviate from the scheme as proposed in this date;~~

That I will not object to the planning application reference 20/02891/OUT (odge
with the Council as Local Planning Authority) or any related applications unless I
deviate from the proposed development as submitted at this date; ~~and~~

That I will not procure any person to object on my behalf in respect of (2) (a - c)
above;

7.2

DRAFT

CHICHESTER DISTRICT COUNCIL (TANGMERE) (No.2) COMPULSORY PURCHASE ORDER 2023

WITHDRAWAL OF OBJECTION/INDIVIDUAL AGREEMENT

DATED 2023

BETWEEN

- (1) [NAME] of [NUMBER] Saxon Meadow, Tangmere PO20 2GA, and;
- (2) Chichester District Council of East Pallant House, Chichester, West Sussex, PO19 1TY ("the Council").

AGREEMENT

- (1) I have submitted an objection to the Chichester District Council (Tangmere) (No.2) Compulsory Purchase Order 2023 ("CPO 2")
- (2) I hereby agree with the Council:
 - a. That I withdraw my objection on [DATE] 2023 and my objection is withdrawn in its entirety;
 - b. That I will not submit any further objections to CPO 2 from this date nor seek to make any representations at or to the public local inquiry for CPO2 *unless they deviate from the Scheme as proposed at this date;*
 - c. That I will not object to the planning application reference 20/02893/OUT (lodged with the Council as Local Planning Authority) or any related applications unless they deviate from the proposed development as submitted at this date; *and*
 - d. That I will not procure any person to object on my behalf in respect of (2) a - c) above;
 - e. That I will within 2 working days of the date hereof confirm to the Inspector appointed to determine CPO 2 that my objection has been withdrawn on this date.

Signed as an Agreement on this date:

[NAME]
[Address]

Andrew Frost
Director for Planning and Environment
On behalf of Chichester District Council

WHS/ALC/T

7.3

1 November 2021
The Hon. TSOA

Paula Roche
24 Louis Pasteur
Langston
New South
Wales 2120

My name [REDACTED]

Dear Paula,

I am pleased to inform you that your application for a position on the NSW Electoral Commission (EC) has been successful. You are invited to attend an interview on 23 November 2021. The interview will be held at the NSW Electoral Commission, 24 Louis Pasteur, Langston, New South Wales 2120.

The interview will be held in person at the NSW Electoral Commission, 24 Louis Pasteur, Langston, New South Wales 2120. The interview will be held at 10:00 am on 23 November 2021. The interview will be held in person at the NSW Electoral Commission, 24 Louis Pasteur, Langston, New South Wales 2120.

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A copy of the interview schedule is attached to this email. Please refer to the interview schedule for more information. The interview will be held at 10:00 am on 23 November 2021. The interview will be held in person at the NSW Electoral Commission, 24 Louis Pasteur, Langston, New South Wales 2120.

Please do not hesitate to contact me if you have any questions. I will be happy to assist you. The interview will be held at 10:00 am on 23 November 2021. The interview will be held in person at the NSW Electoral Commission, 24 Louis Pasteur, Langston, New South Wales 2120.

Yours faithfully,
[REDACTED]

400 CAMDEN
Parkway
DOWNS
New South Wales 2110

DWD

111 Cammeraymer
Road
Cammeraymer
New South Wales 1585

10/21

7.4

CHICHESTER DISTRICT COUNCIL (TANGMERE) (No.2) COMPULSORY PURCHASE
ORDER 2023

WITHDRAWAL OF OBJECTION

DATED 2023

BETWEEN

(1) [NAME]

[NUMBER] Sixon Meadow, Tangmere PO20 2JA, and

(2) Chichester District Council of East Pallant House, Chichester, West Sussex, PO19 1TY ("the Council").

AGREEMENT

(1) I have submitted an objection to the Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023 ("CPO 2")

(2) I hereby agree with the Council

- a. That my objection is withdrawn in its entirety;
- b. That I will not submit any further objections to CPO 2 from this date nor seek to make any representations at or to the public local inquiry for CPO2;
- c. That I will not object to the planning application reference 2002893/01/1 (lodged with the Council as Local Planning Authority) or any related applications unless they deviate from the proposed development as submitted at this date;
- d. That I will not procure any person to object on my behalf in respect of (2) (a) - (c) above;
- e. That I will within 2 working days of the date hereof confirm to the Inspector appointed to determine CPO 2 that my objection has been withdrawn on this date.

Signed as an Agreement on this date:

.....
[PRINT NAME]

.....
Andrew Frost
Director for Planning and Environment
On behalf of Chichester District Council

7-5.

To: Mr M Gove, Secretary of State of Levelling Up, Housing and Communities

re: Chichester District Council (Tangmere) (No2) Compulsory Purchase Order 2023

On the 4th February 2023 I made an offer to purchase 25 Saxon Meadow. Shortly after I became aware that Chichester City Council were to debate a 2nd Compulsory Purchase Order (CPO2) regarding the land in and around Saxon Meadow (SM) in Tangmere at a Cabinet Meeting.

After enquiring further I was informed that the local residents of SM had received notice of this Cabinet Meeting to discuss the CPO2 on the 20th March 2023 this being 2 full working days and a weekend prior to the meeting. Of more concern (having been a City Councillor myself) the Cabinet Members only had 2 days to read the 17 objections from residents of SM. It certainly did not give them much time to read and understand residents views or most importantly visit the site and discuss any objections from residents prior to this meeting. If they had they would have observed that the land mentioned on the CPO2 is the only right of access to SM and the Meadow mentioned in the CPO2 is an amenity for the residents to enjoy and share. The Meadow has been used by the local farmer to graze his sheep and the residents have bee hives on the Meadow. I feel that local residents can work together to improve the Meadow to benefit the plants and wild creatures that have been encouraged over time.

I believe very strongly that the Meadow referred to in the CPO2 should be 'rewilded' which will reverse the extinction of certain species and help to tackle climate change which ultimately will improve the overall health and wellbeing not only for the benefit of the residents of SM but the wider community who are experiencing large housing developments south of Chichester City centre.

I was also interested to find how much notice CDC give to residents with regard to Planning/CPO's matters be they objections or approvals. However I could not find any reference on Chichester District Councils (CDC) website. I would question the legality of the CPO2 mentioned above?

On searching CDC's website I found an interesting Document attached:

A document written on behalf of Chichester District Council by:

The Conservation Studio,

1 Querns Lane, Cirencester,

Glos GL7 1RL

Tel: 01285 642428

Email: conservation@chichester.gov.uk

'Proposed new Conservation Area boundaries that included St Andrews Church and the barns at Saxon Meadow including the Meadow to the West of the Barns.'
It was reviewed by Chichester District Council and the revised document was approved on 19th December 2014

In 2014 Saxon Meadow and St Andrews Church are granted Conservation area status within 9 years it is a proposed Compulsory Purchase Order.

I am of the understanding that in 2015 CDC engaged with local residents to inform them that the Meadow would be Compulsorily purchased. Objections were raised and an agreement with the then Management Company and local residents stated that CDC would only take 1/2 the Meadow. At the time many of the residents were elder (which is also the case at the present time) and felt intimidated by CDC but felt keeping half the Meadow was better than loosing all of it.

However, 8 years later CDC have included in a second CPO2 that this areas to be develop, but as yet have not informed residents their intentions for this land.

It cannot be a legitimate course of action for a local district council to be using CPO powers to advance the interests of developers in direct violation of the interests of a small resident population. This matter is nothing to do with the house building - it is about access / rights of way and amenity value and there has to be a better approach to reassess the situation.

Finally the CPO2 has included the only entrance to Saxon Meadow. The road leading to the development of 28 barns. It is used by all residents on a regular basis. It leads to be garages and visitors car parking spaces. All amenities use it to carry out their work such as CDC refuse collection/waste management vehicles, delivery vehicles, removal vehicles, and service vehicles that carry out maintenance to this road.

The road butts onto the grounds of St Andrews Church originally built after the Norman conquest with alterations being made during the 12th and 13th centuries. Today the Church has many War Graves of not only RAF airmen from the World war II but also Luftwaffe graves all attended by the Commonwealth War Graves Commission.

Alongside the Church wall there a pond to the right of the entrance gate to SM. Various species have been found in the pond including newts, snails, frogs, worms and other small water creatures not to mention the plant life which is thriving. It goes without saying that such ponds are a unique biodiverse source for these creatures to thrive and something that we humans should treasure and not destroy.

Finally the entrance to Saxon Meadow has 11 large trees and a very large weeping willow which compliment the Yew tree in the Church Grounds. There are indications that the size of the yew tree suggest an ancient sacred site.

Mr Gove I would request that you take into consideration everything I have mentioned to refuse the application by Chichester City Council to proceed with the CPO's on this land in Tangmere. As citizens of the United Kingdom we must do our best to improve the environment we live in and not destroy the local habitat. We must improve not destroy the present eco-system or the bio-diversity of the land not only at Saxon Meadow but throughout the country as our new King suggests.

Paula Riches
25 Saxon Meadow
Tangmere,
Chichester P02 2GA