

The Planning Inspectorate
3A Eagle Wing
Temple Quay House
2 The Square
Bristol BS1 6PN

By Email:

rachel.newman@planninginspectorate.gov.uk

Our Ref: 10898.10/YPW
PINS Ref: APP/PCU/CPOP/L3815/3321240
Date: 28 November 2023

Dear Sir

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

COMPLIANCE WITH STATUTORY REQUIREMENTS FOR NOTIFICATION AND PUBLICATION

Please see below a summary of the steps taken by the Acquiring Authority to comply with the statutory requirements as set out in the Acquisition of Land Act 1981 ("the 1981 Act"), the Compulsory Purchase of Land (Prescribed Forms) (Ministers) Regulations 2004 (S.I. 2004 No.2595) ("the 2004 Regulations") and the Compulsory Purchase (Inquiries Procedure) Rules 2007 ("the 2007 Rules").

1. Notice of the Making of the CPO in the form prescribed by the 2004 Regulations was published in two issues of the Chichester Observer dated 6 April 2023 and 13 April 2023 and a copy of the notice has been submitted as Core Document **CD/4**. The time allowed for objections was in excess of 21 days from the first date of the first publication of the Notice, i.e. until 5 May 2023.
2. Site Notices of the Making of the CPO in the Form numbered 7 in the 2004 Regulations and addressed to "Persons occupying or having an interest in the land described below" were posted at conspicuous places on the Order Land.
3. Notices of the Making of the CPO in the Form numbered 8 in the 2004 Regulations together with a copy of the Statement of Reasons were duly served on every owner, tenant, occupier and qualifying person in relation to all land compromised within the CPO, in accordance with section 6(1) of the 1981 Act. The time allowed for objections was in excess of 21 days, i.e. until 5 May 2023.
4. In relation to the plot of land where the identity of an owner, lessee, tenant or occupier, or qualifying persons pursuant to sections 12(12A)(b) of the 1981 Act was unknown, a Notice of the Making of the CPO was posted on or near the plot in question in a conspicuous place on the Order Land.

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All correspondence to be directed to: 12-14 The Crescent, Taunton, TA1 4EB • DX 32129 Taunton

CONTINUED...

5. A General Certificate in Form 9 of the 2004 Regulations was submitted to the Ministry of Housing, Communities and Local Government with the Order on 4 May 2023.
6. Copies of the CPO, the Map and Statement of Reasons and documents referred to therein were deposited at East Pallant House, Chichester, West Sussex, PO19 1TY, where they will remain available for inspection, until the close of the Public Inquiry.
7. A copy of the Acquiring Authority's Statement of Case was sent to PINS and each remaining objector on 24 August 2023.
8. The Acquiring Authority's statements and summary statements of evidence were served on each remaining objector on 21 November 2023, 3 weeks in advance of the start of the inquiry in accordance with Rule 15 of the 2007 Rules.
9. In accordance with Rule 11 of the 2007 Rules, notices confirming the holding of an Inquiry into the CPO were posted on site within the Order Land on 28 November 2023. A copy of the Inquiry Notice is Inquiry Document **ID/3**.
10. The notices were placed in conspicuous locations where notices about the Order as usually displayed. A copy of the Inquiry Notice was also posted in the reception at East Pallant House, Chichester, West Sussex, PO19 1TY being a place in the locality in which the land is situated where notices are usually posted. Attached to this letter is the Form 7 Certificate and photos of the notices as posted.
11. A copy of the same Inquiry Notice was published in the Chichester Observer on 23 November 2023, being at least 2 weeks prior to the opening of the inquiry. A copy of the notice as it appeared is attached to this letter.

Yours faithfully

A handwritten signature in black ink that reads "Davitt Jones Bould". The signature is written in a cursive style and is positioned to the left of a vertical line.

Davitt Jones Bould

FRM-7

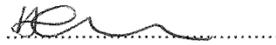
To: Rachel.newman@planninginspectorate.gov.uk

Rachel Newman
Case Officer

FRM 7 - CERTIFICATE OF BILLPOSTING

I hereby certify that, on the 28 day of November 2023, I duly posted a notice of which a copy is attached at places where public notices are usually posted in and about the locality in which the land referred to in the notice is situated.

As witness my hand this
28 day of November 2023.

) 
) (Signature)
)
) MANNAH CHIVERS
) (Name in BLOCK letters)

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PUBLIC NOTICES

PLANNING NOTICES

PUBLIC NOTICE OF INQUIRY

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

Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023

WHEREAS Chichester District Council have submitted to the Secretary of State for Levelling Up, Housing and Communities for confirmation of an Order made by them under Section 226(1)(a) of the Town and Country Planning Act 1990, which would authorise them to acquire compulsorily the land referred to in the Schedule hereto for the purpose(s) 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 to contribute to the promotion and improvement of the economic, social and environmental wellbeing of the acquiring authority's area.

NOTICE IS HEREBY GIVEN that a public local inquiry into this matter will be held by H Heward MRTPI BSc (Hons) at the Arundel Park Hotel, Yaxton Lane, Walberton, West Sussex BN18 0LS on Tuesday 12th December at 10:00am. The inquiry is estimated to last 9 days. A copy of the Order and of the map referred to therein are on deposit at Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY and may be seen there, on application at all reasonable hours. Contact: Tony Whitty on tel: 01243 534875. Email: tangmeresdi@chichester.gov.uk

The documents can also be viewed online at: <https://www.chichester.gov.uk/article/31554/Tangmere-strategic-development-location>

SCHEDULE

Plot no.	Extent, description and situation of the land
1	All interests in 250 square metres, or thereabouts, of grass verge and part width of highway known as Tangmere Road, Tangmere, Chichester, PO20 2EU
2	All interests in 100 square metres, or thereabouts, of grass verge and part width of highway known as Tangmere Road, Tangmere, Chichester, PO20 2EU
3	All interests in 9053 square metres, or thereabouts, of arable land north and west of highway known as Tangmere Road, Tangmere, Chichester, PO20 2EU
4	All interests in 246 square metres, or thereabouts, of arable land north of highway known as Tangmere Road, Tangmere, Chichester, PO20 2EU
5	All interests in 2408 square metres, or thereabouts, of arable land north of highway known as Tangmere Road, Tangmere, Chichester, PO20 2EU
6	All interests in 72041 square metres, or thereabouts, of arable land north of highway known as Tangmere Road, Tangmere, Chichester, PO20 2EU
7	All interests in 72786 square metres, or thereabouts, of field access track, pond and culvert to drain, footpath numbered 282 and arable land north west and south of highway known as Church Lane, access road and visitors parking to residential premises known as Lane, Tangmere, Chichester, PO20 2HA
8	All interests in 80 square metres, or thereabouts, of grounds to residential premises known as 1 to 27 (inclusive) Saxon Meadow, Church Lane, Tangmere, Chichester, PO20 2GA
9	All interests in 3342 square metres, or thereabouts, of meadow and orchard to the west of residential premises known as 1 to 27 (inclusive) Saxon Meadow, Tangmere, PO20 2GA
9A	All interests in 26 square metres, or thereabouts, of meadow and orchard to the west of residential premises known as 1 to 27 (inclusive) Saxon Meadow, Tangmere, PO20 2GA
9B	All interests in 39 square metres, or thereabouts, of meadow and orchard to the west of residential premises known as 1 to 27 (inclusive) Saxon Meadow, Tangmere, PO20 2GA
10	All interests in 1138 square metres, or thereabouts, of arable land known as Copse Farm, Tangmere Road, Tangmere, Chichester, PO20 2EU
11	All interests in 37088 square metres, or thereabouts, of arable land and farm track known as Copse Farm, Tangmere Road, Tangmere, Chichester, PO20 2EU
12	All interests in 74047 square metres, or thereabouts, of arable land and farm track known as Copse Farm, Tangmere, Chichester, PO20 2EU
13	All interests in 145004 square metres, or thereabouts, of arable land known as Copse Farm, Tangmere, Chichester, PO20 2EU
14	All interests in 94252 square metres, or thereabouts, of arable land, copse, bank and ditch on east boundary, south of highway known as A27 Arundel Road, Tangmere, Chichester, PO20 2EU
15	All interests in 22289 square metres, or thereabouts, of arable land south east of highway known as A27 Arundel Road, Tangmere, Chichester, PO20 2EU
16	All interests in 1028 square metres, or thereabouts, of grassland and hedgerow south of highway known as A27 Arundel Road, Tangmere, Chichester, PO20 2EU
17	All interests in 223479 square metres, or thereabouts, of septic tank, electricity transmitter, landscaping to car park to the north of Tangmere Medical Centre, to the south of A27 Arundel Road, farm access road, arable land known as Copse and Church Farms and part width of highway known as A27 Arundel Road, Chichester, PO20 2HS
18	All interests in 252 square metres, or thereabouts, of grassland and hedgerow 1 metre in width south of highway known as A27 Arundel Road, Tangmere, Chichester, PO20 2HA
19A	All interests in 775 square metres, or thereabouts, of part width of highway known as A27 Arundel Road, Tangmere, Chichester, PO20 2HS
19B	All interests in 1028 square metres, or thereabouts, of scrubland to the south of A27 Arundel Road, Tangmere, Chichester, PO20 2HS
19C	All interests in 40 square metres, or thereabouts, of part width of highway known as A27 Arundel Road, Tangmere, Chichester, PO20 2HS
19D	All interests in 63 square metres, or thereabouts, of grassland and hedgerow to the south of A27 Arundel Road, Tangmere, Chichester, PO20 2HS
19E	All interests in 39 square metres, or thereabouts, of access track to the south of A27 Arundel Road, Tangmere, Chichester, PO20 2HS
19F	All interests in 1483 square metres, or thereabouts, of part width of highway known as A27 Arundel Road, Tangmere, Chichester, PO20 2HS

Signed by authority of the Secretary of State for the Department for Levelling Up, Housing and Communities
Rachel Newman
Case Officer

Date 23 October 2023

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