

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

Supporting documents

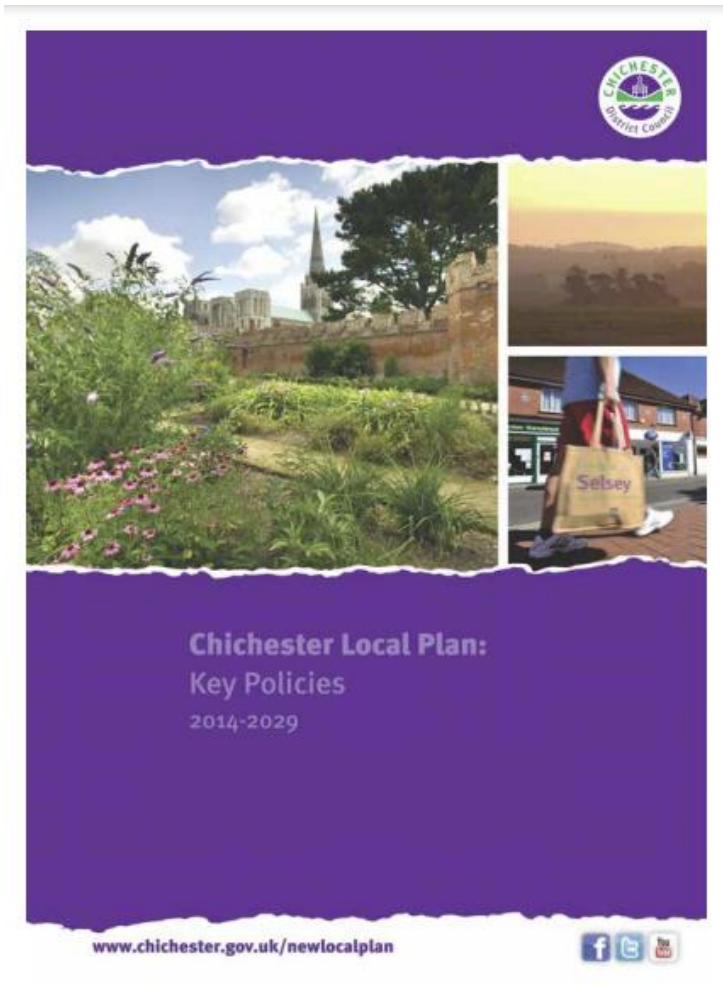
This pack contains supporting information relating to the objection of
Matthew Rees, dated 26 April 2023

Plot 6: “ponding” – surface water run-off issues must be dealt with

The land to the south of Saxon Meadow is prone to ponding, and this will become a significant problem if development proceeds in the absence of a reliable plan for dealing with this matter. This requires s106 funding and the acquiring authority should take immediate action to address this matter, in accordance with the local plan → see next page



Plot 6: “ponding” – surface water run-off issues need to be addressed in accordance with the local plan policy.
 Objection submitted pending a satisfactory response.



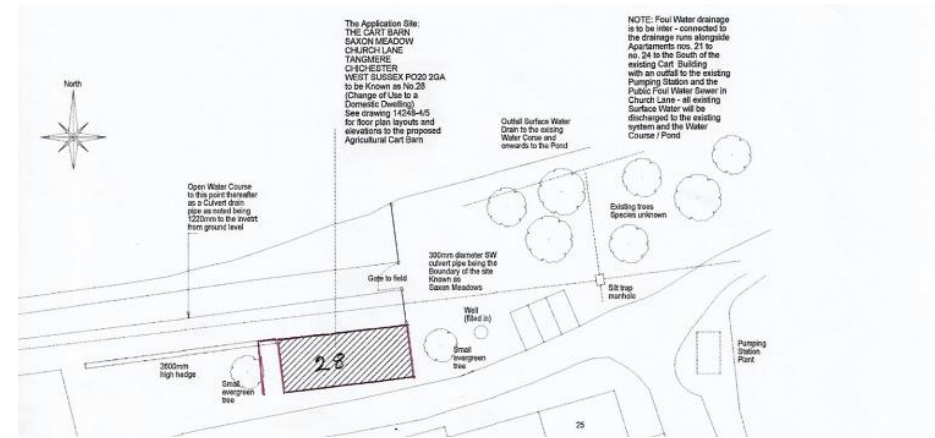
3.36	Water resource and flood risk management
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Appendix G . Monitoring Framework

	Strategic Infrastructure - strategic objectives
	Ensure that water resources are safeguarded from the potential impacts of development. Support effective management of local flood risk from ordinary watercourses, surface run-off, groundwater and sewerage problems. Promote Sustainable Drainage Systems (SuDS), which help reduce the risk of flooding from heavy rainfall.

https://www.chichester.gov.uk/media/24759/Chichester-Local-Plan---Key-Policies-2014---2029/pdf/printed_version.pdf

Plot 7/8: Plot 8 should be removed from the CPO. There is a requirement for a survey and a variety of potential responses to address Plot 7, including boundary revisions and granting of rights of way and easements. These are images of inspection hatches, drains, pumping equipment, lighting that is required for constant access and use. These are essential amenities. The location of gas, electricity and telecom ducts will also need to be identified to preserve access for these essential amenities.



Plot 7/8: Plot 8 should be removed from the CPO. It is not required for access by the current owners access has been blocked for vehicles. The gateway onto the track to the north of Saxon Meadow has not been used for vehicle access in living memory and access has been blocked with concrete.



Plot 7/8: there is an urgent requirement for a survey given that the surveyor working for the acquiring authority seems to lack familiarity with the site layout and existing infrastructure which is required at all time.

From: Ged Denning <ged.denning@dwdllp.com>

Sent: Thursday, April 20, 2023 11:42 AM

To: Peter Roberts <peter.roberts@dwdllp.com>; Olden Tom <tom@oldenproperty.com>

Subject: RE: Saxon Meadow Tangmere Limited

Tom

In our meeting you mentioned apparatus/ infrastructure on Plot 7 that SM utilise/access, could you provide specific details please. You referred to a well for example. Whilst on site I note a well (attached) but that was within the boundary of the SM development itself not Plot 7.

I am waiting to hear back on a few other points from the client team before I can respond on Plot 9 and drainage across Plot 6 (and generally).

Regards

Ged Denning

B.Eng (Hons) MSc MRICS

Partner

T 020 7332 2108



Plot 9: Plot 9 should be removed from the CPO. There is no requirement for a community orchard. If an orchard was required, then the location earmarked in the neighbourhood plan on the field next to the church should be chosen. There is plenty of space for it there, and this is a more appropriate location.

From: Ged Denning <ged.denning@dwdllp.com>
Sent: Tuesday, April 25, 2023 3:21 PM
To: Peter Roberts <peter.roberts@dwdllp.com>; Olden Tom <tom@oldenproperty.com>
Subject: RE: Saxon Meadow Tangmere Limited
Importance: High

Tom

I can now revert to you on the additional queries you raised about drainage of the development site and Plot 9.

Plot 9

As you know, Plot 9 in the CPO is required to deliver the proposed community orchard which needs to be in accordance with the Neighbourhood Plan/outline planning consent and s106. The entirety of Plot 9 is required to meet that obligation and will therefore remain within the CPO redline boundary as proposed.

I have confirmed previously that the community orchard land will be laid out and maintained as per the s106. I have been advised that once completed, it will be transferred to and managed/maintained by the Land Trust.

4.22 Secondly, the policy requires the provision of a Community Orchard/Garden/Allotment. The Concept Plan identifies land for this purpose located in the field south east of the Church, which provides for public access from the east and west and contributes to the setting of the Church.

Tangmere Neighbourhood Plan 2014-2029 Post Examination Version



Published by Tangmere Parish Council for referendum under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

MARCH 2016

<https://tangmere-pc.gov.uk/neighbourhood-plan/>

Current drawing:



New drawing – trees with a white border have been copied at the same scale and moved



Source: 20/02893/OUT (planning outline) on the Chichester District Council Website

Plot 9: The existing 'community orchard' in Tangmere, about 400m from Saxon Meadow has been vandalised and is not an accessible or inclusive space and the acquiring authority takes no responsibility for the matter.

Wed 26/04/2023 10:50

RE: [EXTERNAL] Re: Report a nuisance



Environmental Protection Work <EnvironmentalProtect@chichester.gov.uk>
To: 'Matthew Rees'

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Good Morning

I have received confirmation from our Green Spaces Team that Chichester District Council are not responsible for this land as it is not owned by CDC.

It may be advisable to contact Tangmere Parish Council as they may either own the land or know whose responsibility it is.

Many thanks, kind regards



From: Ged Denning

Sent: 19 April 2023 11:47

To: Peter Roberts <peter.roberts@dwdllp.com>; Olden Tom <tom@oldenproperty.com>

Subject: RE: Saxon Meadow Tangmere Limited

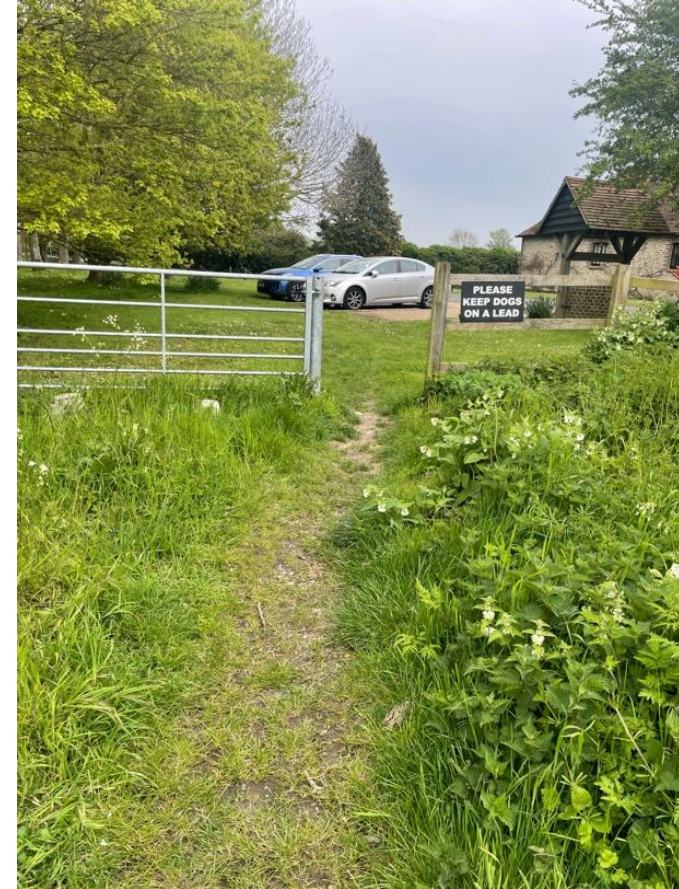
The Community Orchard – Plot 9

In terms of Plot 9, an area of 0.46 hectares is currently proposed for the community orchard. This provision is considered to be acceptable and in compliance with the Tangmere Neighbourhood Plan which was consulted on. The specific detail of the orchard will be secured through the Section 106 Agreement and reserved matters application. I have attached a 'draft' specification.

In terms of ownership/management of the orchard, the draft s106 provides that the owner/developer shall transfer the completed orchard to the Council (or its nominee agreed in writing with the Owner/Developer); the Land Trust; or the Management Company. The transferee shall thereafter be responsible for managing and maintaining the Orchard in accordance with the approved Orchard Management & Maintenance Plan. I understand that the Council will not want to be responsible for the orchard and that the Parish Council have expressed an interest.



Plot 7: resident and visitor parking spaces are located in two places. These are essential existing amenities and must not be restricted or removed.



Plot 7: the entrance access driveway provides a sense of arrival and features many amenities, including vehicle access. The natural landscape includes pond, trees, hedgerows, grass land and is a natural source of biodiversity



There are newts in the pond. Watch here:

<https://youtube.com/shorts/qbL6GCgttl?feature=share>

