**response to CPO2**

From: Kathy Ternan

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Date: sent Wednesday 4th May 2023

**Ref. Objection to Chichester District Council (CDC)- (Tangmere) No.2 Compulsory Purchase Order 2023 – in support of the submission made by Saxon Meadow Tangmere Limited (SMT).**

From a resident of Saxon Meadow, Tangmere for 20 years. Currently, the oldest resident, and third longest serving resident.

My objections and concerns are:

Lack of reasonable engagement

I am disappointed by the lack of appropriate and fair engagement by Chichester District Council (CDC) with residents such as myself who will be affected by this CPO. The speed, and aggressive approach taken by CDC to compulsorily acquire land owned by SMT Ltd and access points regularly used for over 40 years, is wholly unjustified and disrespectful to longstanding residents.

By way of example, I understand written submissions (forms), recently completed by householders at Saxon Meadow including myself have yet to be considered by CDC.

In my view, reasonable steps have not been taken to acquire the land by agreement rather than enforcement and cannot be taken until ownership, future right of access, and land management guarantees have been clarified and agreed.

Impact on Human Rights and Wellbeing

The new draft Order is not limited to the acquisition of additional land, which creates many unknowns and anxiety for residents. Will it deprive residents of important and established property rights ie. car parking spaces. A lack of parking would make property difficult to sell. Will it curtail resident’s enjoyment of our amenity land, and how will the meadow be managed if under new ownership?

This parcel of land under CPO 2 is a very small proportion (.43%) of the total 77 hectares under review. At less than .5% it cannot be in the public interest, but is of paramount importance to the residential amenity of Saxon Meadow.

Sustainable Management of the open space by SMT Ltd

The CPO ignores the contribution made by the SMT since its inception 40 years ago. During my time as a resident, SMT Ltd have successfully managed and funded many improvements to the surrounding areas including the meadow. This activity has contributed to the areas ongoing classification as the Tangmere Conservation Area. The works undertaken by SMT Ltd (and funded by residents including myself) have has enhanced wildlife and biodiversity within the pond and church setting, surrounding meadowland, agricultural spaces, mature trees and hedges, enabled beekeeping, and grazing sheep. It has planted trees and maintained fields. SMT Ltd has done a good job. It should be allowed to continue its role within Tangmere - to sensitively enhance the surrounding amenity which benefits residents, their visitors, and the general public. This is government community policy.

Impact on Saxon Meadow as a Conservation and ‘Rural’ Asset

The residential development planned would encircle Saxon Meadow. It will overwhelm the visual impact of the estate . It will diminish its role as a rural site, set in a rural context, with rural and heritage connections to the Tangmere Conservation Area. The current layout of Saxon Meadow and management by SMT Ltd provide a pleasant and well maintained public access. It serves as a form of separation from urban Tangmere to the agricultural land (designated as excellent quality by ALC England) to the south .

Why is a rural and cultural asset such as this, providing vital amenity and planning function, located adjacent to excellent quality agricultural land, a priority for development over Brownfield sites such as City Fields or the airfield apron?

Devaluation of the Tangmere Conservation Area

The CPO ignores the value provided by this open space, and other spaces within and adjacent to Saxon Meadow. These include cultural and heritage assets such as the setting for St. Andrew’s Church, the War Graves, the mature trees and hedges, all of which form a ‘key component’ of the Tangmere Conservation Area. The area is also regularly used by residents of Saxon Meadow and members of the public.

The CPO provides no guarantees to ensure the continued use and enjoyment of the open spaces surrounding and adjacent to Saxon Meadow. This is very important to me, as someone who spends a lot of time at home and values the natural and communal aspect and spaces maintained by Saxon Meadow.

Right of Access and Accessibility

At 89, I am able to live a happy, secure, peaceful and independent life in Saxon Meadow. The layout and infrastructure within the estate is key to the quality of my life here. It is government strategy that the elderly live within their own homes for as long as possible. This requires easy access to my home by utilities, emergency services, waste, delivery services, in addition to my own ease of access to transport and facilities such as shops, medical appointments.

It is reasonable to expect the rights over the land surrounding Saxon Meadow to be clarified and agreed as soon as possible, and prior to any enactment of a CPO.

Saxon Meadow is not a walled oasis, there is a sight line from Saxon Meadow to the south downs and Chichester which is enjoyed by anyone accessing Saxon Meadow from urban Tangmere towards the fields. This contributes to the Tangmere Conservation Area designation and enhances my own domestic amenity as an area of tranquillity. Will the CPO retain this asset for the residents of Tangmere not just for me?

Green energy provision

I want to ensure my property retains its relevance as green energy provider. The removal of the meadow would deny me and residents of Saxon Meadow, the opportunity to implement green energy services within our homes. The meadowland would be dual purpose, providing green energy and pleasant amenity. Green energy in homes is a government priority.

All new housing is built with integrated green energy such as solar panels, heat pumps etc, yet the removal of our meadowland would deny us the opportunity to refit our properties with green energy, at reasonable cost. This seems wholly unfair.

Flood risk and surface water

Saxon Meadow benefits from the natural soakaway provided by the meadow to manage surface water. Given the heavy rainfall and extreme temperatures recently experienced in the UK, it provides us with vital environmental assurance.

I am concerned that the CPO draft order fails to show what the purchased land would be used for, what impact new buildings would have on the current water course, the change in the water table, potential for flooding, impact on the Saxon Meadow estate, my home, and how that would be managed in conjunction with new ownership.

To summarise

* The CPO and therefore the approach to date, by the planning team at CDC, lack sincerity. Without consideration of the appeals made by residents, and an attempt to achieve in principle agreement on matters such as access, flood risk the CPO is premature, heavy handed and disrespectful to longstanding residents. It lacks an understanding of local assets, it is not supported within the local community, and is therefore not deliverable.
* The CPO has impacted resident’s human rights and well-being. The new draft order has raised many unknowns with regard to property rights, and the reduction in amenity, which cannot be resolved in the current timeframe.
* The CPO makes no provision for the sustainable management of the Tangmere Conservation Area and the rural amenity surrounding Saxon Meadow.
* CDC have prioritised the destruction of a valued and well used Conservation assets over other potential parcels of land. For example brownfield sites within or close to Tangmere. They have not followed their own and national planning policy guidance.
* The CPO will downgrade/devalue Tangmere’s heritage assets, and remove areas of tranquillity rather than use these assets to enhance the value of the Neighbourhood Plan .. An opportunity missed.
* It is reasonable to expect your local council representatives, planning team to protect long standing resident’s access and property rights, not to appear to do the opposite.
* The CPO would deny residents of Saxon Meadow the opportunity to upgrade their homes to green standards at reasonable cost.
* The CPO removes the current flood risk protection provided by meadow.

Kathy Ternan