

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

**OBJECTION by John and Moira Wolfenden 28 SAXON
MEADOW TANGMERE LIMITED**

27th April 2023

Dear Sir

Objection to the Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023 ('the Order') submitted by John and Moira Wolfenden of 28 Saxon Meadow Tangmere Chichester PO20 2GA.

This objection below are leaseholder's of the above property.

Overview of objection

***Note:** In this objection below 'CPO1' refers to the compulsory purchase order that was confirmed by the Secretary of State on 11 November 2021, and 'CPO2', to the draft Order.*

I do not in principle object to the underlying scheme to build new homes on the agricultural land at Tangmere, however, we are seeking minor revisions be made to the draft Order before it is confirmed.

I **Object** to the proposed compulsory acquisition by Chichester District Council ('CDC') of a small parcel of land (plot references 7) pursuant to the draft Order made on 30 March 2023. This parcel of land has not been recorded or acknowledged in any of the plans issued by CDC.

Objection regarding a boundary issue and use of a small land strip on the north side of number 28 Saxon Meadow Tangmere (17 meters by 3 meters) by the owners of the adjacent property John & Moira Wolfenden.

Background

No 28 Saxon Meadow is a recently converted property to the east west boundary of Saxon Meadow Tangmere Ltd. It was purchased and occupied as a dwelling for the first time in March 2021.

Issues with boundary - errors and omissions

During the conveyance process to the purchase in 2020 this newly converted property (2021) it was noticed that a strip of land in line with the rest of the boundary was poorly defined in the land records and important aspects of the physical structure not building outlines on maps presented in searches.

The outline property **plan excludes the ancient buttress supporting the north east wall.** This is exacerbated by not being reflected in the supposed border of the property. The plan is inaccurate and needs amendment.

These are very old structural supports and pre date the conveyance of land to the developers of the properties in Saxon Meadow over 40 years ago when acquired from the Pitts family.

In addition the land registry has ambiguous boundary evidence not accurately reflected from the original map submission on the conveyance from the Pitts Family to the developers of the Barns in Saxon Meadow some 40 years ago.

Some of this issue has come to light in the Gateley /Hamer Plot 8 map oblong shaped area of overlap of ownership. I have also marked the area under discussion in relation to boundary, to the north of no. 28, on this map (attached below and show in photo).



It was a long held view of Saxon Meadow Ltd that there was a space between no.28 and the boundary was the culverted drainage ditch line. This strip some 3 metres wide extending the length of the property wall ,17 metres. During the conveyance to myself it became clear the the Land Registry had a different view of the boundary. An approach was made on behalf of Saxon Meadow Tangmere Limited to Mr Pitts between January/ March 2021 to discuss use/ purchase this strip. This was denied and a picket fence that had been erected prior to selling it was removed to reflect the new understanding of property boundaries.

It soon became clear to my wife and I that the boundary strip is essential for maintenance of the property and after all it does include the buttresses. We became overwhelmed with nettle beds, ivy and grasses rising above window height which invaded the ancient brickwork and frames of the newly positioned windows. The only recourse was to cut back and maintain a strip to allow unobstructed light and control the plant growth.

Permissions Granted

After my purchase of number 28 in 2021 I had a chance meeting with Diana Pitts. In discussion I discovered that she was one of the joint registered owners of this strip of land. This and a subsequent follow on meeting concluded with the understanding that the family were not in a position to sell the land because it would upset the CPO process, however, Diana Pitts gave me a verbal undertaking that I could maintain and use this land. Specifically she was pleased with the planting of a mixed wild natural species hedgerow and the maintenance of the strip.

This permission was for as long it was owned by her and other members of her family.

This permissible use of land has not been previously considered and is not accounted for in the CPO.

Resolution moving forward

This issue needs resolution to correct the boundary of number 28 and include the buttresses and maintenance strip which has permission of use by the current owners for maintenance.

It is also required to create a small buffer zone of 3 metres from my property from the cycle and pedestrian thoroughfare proposed in the plan. This last issue has been previously raised

Prior contact on boundary issue and objection to closeness of cycle path.

This issue should be known to planning via correspondence with Emily Bell in February 2022 from Turley Consultants and copied to Countryside (emails attached below)

We would welcome a negotiated settlement on this issue prior confirmation of this Order. Otherwise we shall be happy to attend a tribunal to present our case.

Yours Sincerely



John & Moira Wolfenden

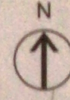
Attached :

Map

Copy of email 6/4/2023

Previous correspondence

TANGMERE CPO 2 (142314.00633)
PLOT 8



St
Andrew's
Church

--- AREA OF
DISCUSSION

Pond

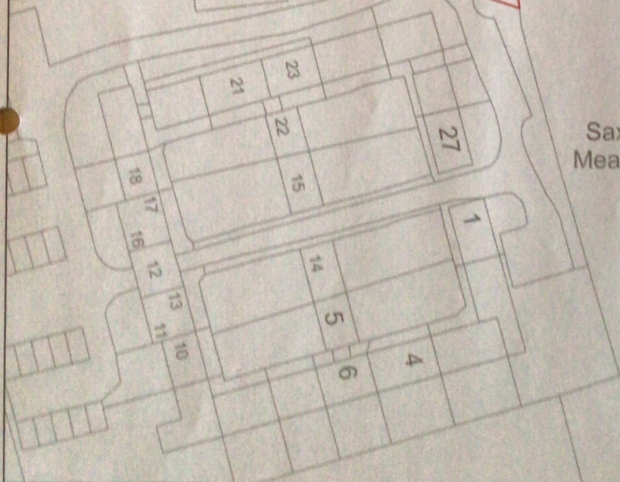
Issues

15.8m



28

Saxon
Meadow



Gateley / HAMER

One Eleven Edmund Street,
Birmingham, B3 2HJ

© Crown copyright and database rights 2018
Ordnance Survey 100018803

Scale:

1:750 @ A4

Drawing No.

GH-14231400633-RFI-P8

Revision No.

P01

ER

Elsbeth Rendall

06/04/2023

To: Mrs E, Mrs S, Mr R, Mr A, Mrs P, Mr A, Mr P, Elizabeth, Henry & 40 more.....

Without prejudice to advice we are now seeking Subject: Post Order Objection regarding a boundary issue & promissory use of a small land strip on the north side of number 28 Saxon Meadow Tangmere

To Whom it may concern

This letter is being sent on behalf of John Wolfenden, resident shareholder at no 28 Saxon Meadow due to technical issues John is encountering.



JW- Post O...ril 2023.pdf
14.6 MB



From: John Wolfenden [REDACTED]
Date: 16 February 2022 at 13:30:14 GMT
To: Emily Bell [REDACTED]
Subject: Issue with Boundary Saxon Meadow Tangmere

Hi Emily,

Thank you for your response to my concern. I am available most days am and pm except Tuesdays on my mobile number listed below. I look forward to your call to expand on my concern.

Regards

John Wolfenden
[REDACTED]

On 15 Feb 2022, at 15:42, Emily Bell
<emily.bell[REDACTED]> wrote:

Good afternoon,

Thank you for your email.

To provide you with some context, the Tangmere Strategic Development Location (SDL) has been allocated for development within the Chichester Local Plan (2014-2029) and the Tangmere Neighbourhood Plan for around 1,000 new homes. The emerging Chichester Local Plan Review 2035 proposes to increase this to 1,300 homes. The ambition for the SDL is for the delivery of new homes and associated infrastructure including a school, open space and community facilities, planned as a well-integrated extension to Tangmere.

The outline planning application was built upon the principles of the Framework Masterplan which was endorsed by Chichester District Council in January 2020 and shaped through two years of ongoing collaborative working and engagement with Chichester District Council, West Sussex County Council, local stakeholders and the community. The outline planning application for the Tangmere SDL was approved in March 2021.

The outline planning permission sets the parameters for the development. Countryside is committed to continuing to engage with the community through the phased process over the coming years. The approved outline plans can be seen on the Council's website here:

<https://publicaccess.chichester.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>.

I would be happy to have a telephone conversation to better understand any concerns you may have. Please do let me know if there is a particular date or time that would work best for this.

Many thanks,

Emily

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Senior Consultant, Strategic Communications

Emily Bell

Turley

[Redacted]

[Redacted]

Mobil: [Redacted]
Office: [Redacted]

We are a CarbonNeutral® certified company.

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[Redacted]



-----Original Message-----

From: John Wolfenden

[Redacted]

Sent: 11 February 2022 18:21

To: countryside-tangmere

Subject: Issue with Boundary Saxon Meadow Tangmere

Dear

To whom it may concern

I have recently purchased a newly converted Barn on the boundary of the proposed development.

My property is adjacent to the proposed Playing Field and a public foot path (existing) and cycle track proposed.

These are on my boundary wall.

This is an unacceptable way to live.

As responsible developers I would request a meeting to discuss my issues and possible solutions. I look forward to your response.

John Wolfenden
28 Saxon Meadow
Tangmere
Chichester
West Sussex
PO20 2GA

