

## Yohanna Weber

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**From:** Paula Riches <[REDACTED]>  
**Sent:** 27 April 2023 16:53  
**To:** PCU  
**Subject:** Re: Chichester District Council (Tangmere) (No 2) Compulsory Purchase Order 2023

You don't often get email from paulariches@gmail.com. [Learn why this is important](#)

Dear Mr Gove

I resend my email to a different email address than my first attempt just to make sure it will be included with others from Saxon Meadow Chichester.

Paula Riches

Sent from my iPad

On 21 Apr 2023, at 17:03, [REDACTED] wrote:

To: Mr M Gove, Secretary of State

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: [info@theconservationstudio.co.uk](mailto:info@theconservationstudio.co.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.

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