

15 Saxon Meadow
Tangmere
West Sussex
PO20 2GA

Secretary of state for Levelling Up, Housing and Communities
Planning Casework Unit
23 Stephenson Street
Birmingham
BN2 4BH

Submitted by email to:
PCU@levellingup.gov.uk

Date 3 May 2023

Dear Sir/Madam

CPO OBJECTION LETTER

Chichester District Council (Tangmere) (no2) Compulsory Purchase Order 2023 (CPO)
(www.chichester.gov.uk/tangmerestrategicdevelopment)

I write to object formally to the CPO above on behalf of my mother Morag Mills who resides at number 15 Saxon Meadow. At almost 92 (her birthday is in June) purchased number 15 when it was first built and was the show room for the new development in the 1980s. My mother moved permanently to Tangmere following my father's death two years ago.

I have my mother's permission to do this and she has signed this letter to demonstrate that this letter reflects her strongly-held views. (see below)

My mother and I have discussed the CPO and its impact on Saxon Meadow and she is very concerned about the impact it will have and wishes to make the following points to you:

1. Chichester District Council (CDC) has failed to communicate in readily accessible, clear or transparent terms, and in particular for those without internet access, are computer illiterate and the elderly. CDC has only in March 2023 started to send hard copy notification – this has not happened throughout and since Covid. She believes CDC has failed to communicate properly to ensure engagement with all the residents of Saxon Meadow, particularly the elderly and even those with internet access. She believes this is not inclusive and CDC has failed to "help those affected". She has not been offered assistance of this sort.
2. Through the CPO process, CDC has prioritised its need for planning without regard to clarification of the complexities that this process has thrown up in relation to the access to Saxon Meadow. As an elderly lady, my mother is concerned that without access rights, emergency services, healthcare services, utilities etc will have limited access and that residents of Saxon Meadow may be held to ransom by a developer who may acquire these rights through CDC as a result of the CPO. The CPO is being rushed without these access rights being clarified beforehand. As a result she is worried about not having access to her own property as well as visitors (inc. health care visitors) being impeded in visiting her at Saxon Meadow. CDC has a duty to protect the more vulnerable members of Saxon Meadow. These strips of land (plots 6,7,8) are not required for the house building objectives of CDC.
3. My mother has enjoyed and used the meadow (situated to the west of Saxon Meadow) since the farm buildings were converted into the sympathetically-designed

development that is Saxon Meadow. She considers that no regard has been made to her human rights of enjoyment and use of this amenity i.e. the meadow for over nearly 40 years or for her well-being.

4. The meadow (to the west of Saxon Meadow) should not form any part of the CPO as given the amenity value it provides my mother and the other residents. The meadow offers Saxon Meadow residents an opportunity to up-grade their energy to be sustainable and green to coincide with the phasing out of gas boilers through the use of underground heat source. My mother believes that this, together with the wilding of the meadow to encourage further biodiversity and wildlife (she is a keen bird watcher and former bee keeper who has insights to share on Saxon Meadow's bee keeping initiative) is a clear purpose and in the public interest. It will also protect veteran trees and hedgerow. The meadow is not required for house building and should not be included in the CPO.
5. Protection of the Tangmere Conservation Area, which Saxon Meadow falls within, is important given the historical nature of the converted farm buildings (part of Tangmere village's historical heritage) and their situation within a rural setting. The historical core of Tangmere village should be given similar protection to that of Boxgrove as it has similar build design values and is designated as rural. My mother believes that the conservation area should not be impacted negatively by the CPO and that it contributes positively to the area around the Saxon Church of St Andrew's which was mentioned in the Domesday book and is the site of Commonwealth war graves from the Battle Britain. She believes that the "historical core" of Tangmere village should remain undisturbed and that CDC can achieve its building objectives by relocating the CPO land to Tangmere's disused airfield. Indeed, she would go further and would urge the Secretary of State or whomever is the correct governmental department is to extend the Tangmere Conservation Area and create a community amenity for the benefit of all the villagers of Tangmere not just the residents of Saxon Meadow. This extension should include the excellent arable farmland that surrounds Saxon Meadow and protect the historical views from the meadow to Chichester Cathedral Spire and views of the South Downs. Indeed, she believes that that this increased conservation area could become designated as land within the South Downs National Park which would protect it from development for the benefit of future generations. My mother wonders why CDC cannot use brownfield sites (i.e. the airfield) rather than destroying the historical core of "rural" Tangmere.
6. My mother enjoys the rural aspect of living at Saxon Meadow and believes the preservation of excellent graded arable farmland (frequently enjoyed by sheep) must be protected and not destroyed at the expense of house building objectives that can be achieved by using existing brownfield sites e.g. the one that is a stone's throw from the pastureland surrounding Saxon Meadow – Tangmere's disused airfield. She believes strong that destruction of this sort of land not only has a negative impact on biodiversity but should also be protected as a priority given food shortages, the conflict in Ukraine and the need for the UK to be more self-sufficient in growing and farming its own food supply. My mother remembers food shortages from WWII and rationing which continued for some time after that world conflict had ended and is mindful that others have not, fortunately experienced, which make good farming land all the more sacrosanct.

Yours sincerely

Morag Mills (MCSP retired).

15 Saxon Meadow, Tangmere