



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Thursday 9 May 2019

| | | |
|-----------------------|--|---|
| Attendees: | Andrew Frost | Director of Planning and the Environment, Chichester District Council (CDC) |
| | Mike Allgrove | Planning Policy Manager, CDC |
| | Andrew Carrington | Managing Director (Strategic Land), Countryside |
| | Nicholle Phillips | Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers | Senior Planning Policy Officer, CDC |
| | Dan Hagger | Senior Land Manager, Countryside |
| | Ellen Timmins | Planning Manager, Countryside |
| Venue: | Chichester District Council, East Pallant House, Chichester PO19 1TY | |

Minutes

1.0 Introductions

- **Local election results** – AF summarised the results of the elections held on 2nd May 2019:
 - The Conservative Group lost overall control of the Council, winning 18 of the 36 seats, although it remains the largest political group on the council. Several new councillors have also been elected to the Council.
 - The previous leader (Cllr Tony Dignum) was re-elected but stepped down as leader yesterday.
 - The new leader and cabinet will be confirmed at the next Council meeting on 21 May 2019.
 - Tangmere now forms part of the North Mundham and Tangmere ward and both sitting councillors for the previous respective wards were re-elected (Cllr Simon Oakley and Cllr Christopher Page).

2.0 Development Agreement

- **Phasing strategy** – The initial CPO phasing strategy was discussed. DH confirmed that this was merely a preliminary CPO phasing strategy which was submitted in accordance with the Development Agreement to reflect the nature of existing landownerships and initial survey results. Refinement of the phasing strategy is underway now that the majority of survey results having been obtained, and with the balance expected over the next few months. It was agreed that Countryside will also prepare a more detailed explanation of the proposed phasing strategy which would accompany the planning application in due course as the masterplanning process progresses.

3.0 CPO

- **Revised CPO timetable** – DH confirmed that Countryside agreed with the overall timescales set out within the revised CPO timetable put forward by CDC. It was agreed to amend the



COUNTRYSIDE

Places People Love

CPO inquiry from February 2020 to May 2020 given current the Planning Inspectorate's current inquiry timescales, and to amend the CPO Inspector's decision to May 2021 accordingly. It was recognised that the CPO timetable may need to be reviewed in the context of the timetable for the determination of the planning application in due course given that some elements will be outside either Countryside's or CDC's control, as would the actual timing of any inquiry and Inspector's decision

- **Extent of CPO and finalising the red line boundary** – DH and ET explained the proposed changes to the CPO boundary compared to the draft previously prepared by CDC. It was agreed that Countryside would review the three areas where queries were raised by CDC and report back as soon as possible.
- **Land referencing exercise** – Persona will undertake the land referencing on behalf of CDC again. HC confirmed that a quote had been obtained and it was agreed they would be instructed as soon as the revised CPO red line was confirmed.
- **Statement of Reasons** – The draft Statement of Reasons has been issued to Counsel for comment along with CDC's comments and queries.
- **Counsel** – A con has been arranged with Counsel for 22nd May 2019. HC will attend from CDC.
- **CDC records of landowner discussions to date** – HC confirmed she was in the process of collating a file to demonstrate CDC's discussions with all landowners to date.

4.0 Update on landowner discussions

- **CDC** – AF and MA confirmed that no further correspondence had been received from any landowners since the letter received from Savills following the meeting held with Heaver and Bloor Homes
- **Countryside:**
 - DH confirmed that Countryside is reviewing a counteroffer received from Heaver on 8 May.
 - DH explained that there is a confidentiality clause in Bloor's option agreement with Heaver and that this has still not been waived.
 - NP explained that negotiations are ongoing with the Church and Pitts, and that terms for a private treaty were discussed at a tripartite meeting.

5.0 Planning update

- **Local Plan Review** – MA advised that the Publication version of the Local Plan Review would not be published in July as previously anticipated due to the need for further evidence base work and engagement with statutory consultees. The timescales for these is currently unknown but the current intention is for the Publication Plan to be published for consultation in Autumn 2019.
- **Planning application programme** – ET outlined the planning application programme and confirmed that the key milestones were currently as per those indicated in the Development Agreement.



COUNTRYSIDE

Places People Love

- **PPA / pre-application advice** – ET advised that the PPA is in agreed form and in the process of being signed. An introductory pre-application meeting had been held with Jo Bell and Mike Bleakley.
- **Site surveys** – ET confirmed that most survey works have been completed and that the archaeological trial trenching is due to be completed by late May / early June. Phase 2 ecology surveys will continue throughout the summer months. All surveys are on-track to meet the overall planning programme and no insurmountable constraints have been identified to date.
- **Masterplanning** – ET advised that a series of masterplanning workshops are being held with Tangmere Parish Council and their advisors, which Development Management Officers are also attending. These will feed into the overall masterplanning process which will be discussed as part of the pre-application process with CDC, WSCC and other statutory consultees.
- **Community engagement** – ET advised that an outline community engagement strategy has been agreed with Officers, Tangmere Parish Council and the local ward member. A dedicated consultation website has been established with regular updates being posted on the site survey works etc. The community engagement programme is being published online and in the Tangmere News, and includes two phases of public consultation comprising a series of informal masterplan drop-in sessions followed later by a public exhibition.

6.0 AOB

- Date of next meeting: 10am Wednesday 21st August 2019



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Wednesday 21 August 2019

| | | |
|-----------------------|--|---|
| Attendees: | Andrew Frost | Director of Planning and the Environment, Chichester District Council (CDC) |
| | Toby Ayling | Planning Policy Manager, CDC |
| | Andrew Carrington | Managing Director (Strategic Land), Countryside |
| | Nicholle Phillips | Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers | Senior Planning Policy Officer, CDC |
| | Dan Hagger | Senior Land Manager, Countryside |
| | Ellen Timmins | Planning Manager, Countryside |
| Venue: | Chichester District Council, East Pallant House, Chichester PO19 1TY | |

Minutes

1.0 Introductions

- AF introduced TA as Mike Allgrove's replacement as Planning Policy Manager for CDC.

2.0 CPO

- **Programme** – The CPO will be presented to Members at DPIP on 3 October, Cabinet on 5 November and Full Council on 26 November 2019.
- **Land referencing refresh** – Yet to be instructed due to a delay in the final contract being issued by CDC's legal team. HC has incorporated the wording suggested by Counsel in the initial draft covering letter which has been reviewed by Robin de Wreede, [John Webster and Ged Denning](#).
- **Updated viability appraisal** – Yet to be instructed due to a delay in the final contract being issued by CDC's legal team. Knight Frank have advised HC that the updated appraisal will take approximately 3 weeks to complete from instruction.
- **Equalities assessment** – It was agreed to appoint an external consultant to review the draft Equalities Impact Assessment. ET to obtain a quote from Mott MacDonald.
- **Draft Statement of Reasons** – DH reported that Counsel provided comments on the revised Statement of Reasons late yesterday (20 August). HC noted that CDC would be providing additional wording on the policies that the outline planning application would be assessed against, and providing additional wording on the social, economic and environmental benefits of the scheme in response to Counsel's earlier advice.
- **Draft committee report** – HC advised that the committee report was substantially drafted and it was agreed that AF, TA and HC would review later this week prior to circulating to Robin de Wreede and John Webster for comment, prior to issuing to Counsel. HC noted that the committee report would also include an updated overall project programme.



COUNTRYSIDE

Places People Love

- **Access rights for Saxon Meadow & deed with freeholder** – The revised red line boundary for the CPO was agreed. AF confirmed that CDC had no comments to add to the draft letter provided by ET to residents of Saxon Meadow.
- **Engagement with Members** – AF confirmed that members will be briefed through the DPIP meeting on 3 October and that no additional briefings or presentations ahead of the Cabinet and Council meetings are considered necessary. AF advised that members are keen to understand how the climate change emergency is being considered in council decisions. It will be important for Countryside to be able to communicate how the planning application addresses matters of sustainable development in a way that is accessible, and AF recommended that this be discussed as part of future pre-application meetings.

3.0 Update on landowner discussions

- **CDC** – AF and HC noted that they had recently met with Oliver King and Mark Aylward regarding Heaver's land at Tangmere corner at the agents' request. No other landowners or agents have requested to meet with CDC since the last meeting.
- **Countryside** – DH and NP confirmed the following:
 - Countryside has been able to meet with Bloor and are attempting to arrange a tripartite meeting with Heaver and Bloor to progress private treaty discussions.
 - Negotiations are ongoing with Pitts and Church. Countryside will be replying to the counteroffer and request a further meeting. Countryside will also contact Seaward Properties.
 - Despite continued efforts, Countryside have not received a response yet from a member of the Highways England Property team.
 - All offers made for the land adjacent to Saxon Meadows have so far been refused.

4.0 Planning update

- **Local Plan Review** – TA advised that CDC is undertaking further work on the technical evidence base for the Local Plan Review and further engagement with statutory bodies. A series of all-member workshops are being arranged. A report is being presented to Cabinet on 3 September which will set out the revised timetable, with the next round of consultation to take place in 2020. The intention remains to submit the Local Plan Review for examination by mid-2020.
- **EIA Scoping** – ET advised that the formal request for an EIA scoping opinion had been submitted and the consultant team is reviewing the consultation responses received to date. A pre-app meeting to discuss the scoping opinion has been arranged for 5 September, prior to the scoping opinion being issued by 13 September.
- **PPA / pre-application advice** – ET confirmed that a pre-application package has been submitted for consideration by CDC. A Project Group meeting was held with Jo Bell on 14 August although officers were yet to receive any consultation responses on the pre-application submission. A further meeting has been arranged for 11 September to discuss initial feedback on the pre-application submission and draft masterplan.



COUNTRYSIDE

Places People Love

- **Masterplan** – ET noted that the masterplan would be finalised following pre-application advice from CDC. ET provided an update on the ongoing archaeology discussions, which are considered to have the most potential to impact on the draft masterplan. Initial feedback from the Council's archaeologist on the draft masterplan was positive although JK has requested that a larger area of the existing settlement be retained in situ. JK has agreed to provide a mark-up of the draft masterplan indicating the additional area he would like to see retained in situ to enable the application team to consider the potential implications for the masterplan. AC noted that it was important that any area of in situ preservation work as a legible area of open space as part of the wider masterplan, to ensure a comprehensive, quality design.
- **Community engagement** – Countryside will be attending the Tangmere Village Fete on 21 September and holding a full public exhibition on the latest version of the masterplan on 26 September at Tangmere Village Centre. The Parish Council are aware of the consultation and it has been advertised via the Tangmere Village News.
- **Planning application programme** – ET advised that the planning application programme will be updated once discussions on the draft masterplan have progressed further.
- **Phasing and planning obligations** – It was agreed to set up a workshop to discuss how planning obligations could be secured in advance of the whole site being acquired by Countryside to ensure comprehensive development given the potential for land to be drawn down in separate phases via the CPO process.

5.0 AOB

- Date of next meeting: 10am Thursday 7th November



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Thursday 7 November 2019

| | | |
|-----------------------|--|---|
| Attendees: | Andrew Frost | Director of Planning and the Environment, Chichester District Council (CDC) |
| | Andrew Carrington | Managing Director (Strategic Land), Countryside |
| | Nicholle Phillips | Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers | Senior Planning Policy Officer, CDC |
| | Nicola Golding | Principal Solicitor, CDC |
| | Sherrie Golds | Commercial Property & Contracts Solicitor, CDC |
| | Jo Bell | Development Manager (Majors and Business), CDC |
| | Mike Bleakley | Planning Officer, CDC |
| | Dan Hagger | Senior Land Manager, Countryside |
| | Ellen Timmins | Senior Planning Manager, Countryside |
| | John Webster | Associate Director, Osborne Clarke |
| Apologies: | Toby Ayling | Planning Policy Manager, CDC |
| Venue: | Chichester District Council, East Pallant House, Chichester PO19 1TY | |

Minutes

1.0 CPO

- **CPO and planning risk** – AC confirmed that Countryside were happy to move forward on the basis of a single GVD once the CPO is confirmed, rather than a phased approach, but that Countryside will require certainty on the content of any s106 agreement prior to CDC issuing the GVD. It was agreed to target a resolution to grant outline planning permission prior to the CPO inquiry taking place and that Countryside and CDC will work together to settle the wording of the s106 prior to the CPO inquiry if possible. JB confirmed that CDC had already started reviewing Heads of Terms, and NG confirmed she would be happy to start negotiations on the s106 once the outline application has been submitted.
- **Programme** – JW discussed the interplay between the outline planning application programme and the CPO programme. It was agreed to target an application submission in April 2020, to target a committee resolution in October 2020. AF confirmed that the Acquiring Authority would provide comments on the draft application ahead of submission within a significantly shorter timescale than the 21 days allowed for in the Development Agreement, to help accelerate the application submission programme. ET to provide an updated application programme to CDC for review, assuming the masterplan is endorsed in January 2020 and the application is submitted in April 2020. JW to provide an updated CPO / application timeline to refer to the submission of the draft application to CDC and timescales for the s106 negotiations.



COUNTRYSIDE

Places People Love

- **Land referencing refresh** – HC advised that the pre-letters from CDC will be sent next week, with the letters from Persona to follow shortly afterwards. The previous programme provided has slipped by a couple of weeks, but the land referencing is still expected to be completed by the end of the year. HC to circulate the updated schedule for who letters will be sent to.
- **Updated viability appraisal** – DH advised that the draft report is currently being reviewed and that comments will be provided to HC in due course.
- **Equalities assessment** – HC confirmed that this has been instructed and is expected to be completed shortly. HC to chase Mott Macdonald for an update on progress.
- **Draft Statement of Reasons** – JW advised that an updated draft could be circulated once the land referencing refresh has been completed, which can also include the updated position on planning, e.g. the submission of the masterplan and updated application programme etc. This can then be re-issued to Counsel for review.
- **Draft committee report** – JW noted that the draft committee report will need to be updated once the draft Statement of Reasons has been finalised for consistency, and that this will also be issued to Counsel for review. HC advised that CDC's intention is to present the report on the CPO to DPIP on 6th February 2020, so the committee report will need to be finalised two weeks before, reflecting the planned endorsement of the masterplan on 8 January. The CPO will then be presented to Cabinet and Council on 3rd March.
- **Access rights for Saxon Meadow & deed with freeholder** – DH advised that Countryside has prepared a draft Agreement to Grant an Easement under which the residents of Saxon Meadows would be re-granted rights of access following a CPO. DH wrote to the property manager of Saxon Meadow Tangmere Ltd to confirm the same but no response has been received to date. DH to continue to chase.

2.0 Update on landowner discussions

- **CDC** – No other landowners or agents have contacted or requested to meet with CDC since the last Sponsor Board meeting.
- **Countryside** – DH and NP confirmed the following:
 - Countryside has been able to meet with Bloor and Heaver together and discussions continue regarding private treaty discussions.
 - Negotiations with Pitts and Church is progressing well with regular meetings being held between the three parties.
 - Countryside has now been provided a Case Manager from Highways England Property Team. Highways England's preference is to remove the sliver of land in question from the CPO boundary and enter into a section 278 agreement with Countryside.
 - All offers made for the land adjacent to Saxon Meadows have so far been refused.
 - Countryside continue to make contact with CS South Ltd and CS East Ltd via their agent, but no recent response has been received.



COUNTRYSIDE

Places People Love

3.0 Planning update

- **Local Plan Review** – AF advised that a report will be presented to Council on 3rd December to present CDC's response to representations received during the Preferred Approach consultation, and to seek Members' endorsement of the proposed approach for the Pre-Submission version of the plan. HC confirmed that the overall timescales for the Local Plan Review remained as per those set out in the latest LDS.
- **Masterplan** – ET advised that there was a pre-application meeting this afternoon to discuss the proposed masterplan document and that, subject to CDCs' comments, this will be submitted within the next week. JB and MB confirmed that, on the basis that the masterplan document is received next week, it was still their intention to present it to planning committee for endorsement on 8th January. It was agreed that a public members' briefing on the masterplan document may be beneficial, and CDC have identified a provisional date of 6th January. JB/MB to review whether there are any other alternative dates prior to Christmas.
- **Community engagement** – ET confirmed that Countryside will be holding a joint public meeting with Tangmere Parish Council to present the submitted version of the masterplan document to the local community. This is provisionally scheduled for 3rd December.
- **Planning application programme** – ET to review the planning application programme in conjunction with the updated CPO programme as above, and liaise with JB and MB to update the PPA timetable accordingly.

4.0 AOB

- **Date of next meeting:** 10am, Wednesday 12th February 2020



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Wednesday 12 February 2020

| | | |
|-----------------------|--|--|
| Attendees: | Andrew Frost Andrew Carrington Nicholle Phillips | Director of Planning and the Environment, CDC Managing Director (Strategic Land), Countryside Director (Strategic Land), Countryside |
| By invitation: | Sherrie Golds Mike Bleakley Dan Hagger Ellen Timmins | Commercial Property & Contracts Solicitor, CDC Planning Officer, CDC Senior Land Manager, Countryside Senior Planning Manager, Countryside |
| Apologies: | Toby Ayling Hannah Chivers Nicola Golding Jo Bell | Planning Policy Manager, CDC Principal Planning Policy Officer, CDC Principal Solicitor, CDC Development Manager (Majors and Business), CDC |
| Venue: | Chichester District Council, East Pallant House, Chichester PO19 1TY | |

Minutes

1.0 CPO

- **Update on DPIIP meeting held on 6 February** – AF provided an overview of discussions from the DPIIP meeting where members were asked to note the update report in respect of the CPO. HC presented the report with support from Nick Bennett (Divisional Manager, Democratic Services).
- **Equalities Impact Assessment** – ET confirmed the Equalities Impact Assessment report had been finalised by Mott MacDonald and issued as part of the latest instructions to Counsel for final review.
- **Land referencing refresh** – ET confirmed that Countryside had received the latest CPO red line plan and CPO schedule and were awaiting a DWG version of the CPO plan from Persona / CDC to do a final boundary check. AF advised that the CPO Schedule would form a confidential appendix to the Cabinet / Council report.
- **Updated viability appraisal** – ET and DH confirmed that the viability report had been finalised by Knight Frank and issued as part of the latest instructions to Counsel for final review. AF confirmed that the Council would be including the Knight Frank report as a confidential appendix to the Cabinet / Council report, and so this would only be available to view by Members and Officers, not publicly available.
- **Draft Cabinet / Council report** – ET confirmed that Countryside had reviewed the updated draft Cabinet / Council report last week and that it had now been issued as part of the latest instructions to Counsel for final review. AF confirmed that the recommendation to Cabinet will be to recommend the decision to Council, and it will be for the full Council to resolve to make the CPO. ET advised that the additional wording under section (3) of the draft



COUNTRYSIDE

Places People Love

recommendation had been included to make it clear that AF had authorisation to request appropriate amendments to the CPO boundary etc. at a later stage of the process where necessary without the need to refer the decision back to full Council.

- **Draft Statement of Reasons** – ET confirmed the latest draft Statement of Reasons had been issued as part of the latest instructions to Counsel for final review for completeness, although it is not necessary for this to form part of the Cabinet / Council report. The Cabinet / Council report is however based on and fully consistent with the Statement of Reasons, which will be finalised when the CPO is made.

2.0 Update on landowner discussions

- **CDC** – It was noted that the Council had issued a response to the letter previously received from King & Co but no further correspondence had been received. No other landowners or agents have contacted or requested to meet with CDC since the last Sponsor Board meeting.
- **Countryside** – DH and NP confirmed the following:
 - Discussions continue regarding private treaty discussions with Heaver and Bloor Homes. The frequency of meetings and calls has increased.
 - Negotiations with Pitts and Church are progressing well with regular meetings being held between the three parties.

3.0 Planning update

- **Local Plan Review** – AF advised that the timetable for the production of the Local Plan Review was currently under review, and it remains the Council's intention to work towards submission of the Plan as soon as possible. Further updates would be published on the Council's website in due course.
- **Masterplan** – ET confirmed that the Masterplan Document was endorsed by Planning Committee on 8 January and thanked MB and officers for processing the masterplan so quickly. MB noted there had been a lot of hard work on all sides and it was positive that the committee had almost unanimously resolved to endorse the masterplan, with 11 in favour, 1 abstention and 0 objections. ET confirmed that the focus had now switched to progressing the parameter plans and planning application on the basis of the endorsed masterplan.
- **Planning application update** – ET confirmed that the intention was still to submit the application in April, targeting a resolution to grant in September. Discussions were progressing with MB in accordance with the PPA, and with other consultees. A meeting had recently been held with WSCC (also attended by MB) to discuss the proposed access arrangements from the A27 and Countryside's transport consultants were now seeking a meeting with Highways England as agreed with WSCC / CDC to confirm the proposed approach was acceptable prior to finalising the outline application. MB offered to help chase Highways England to help facilitate a meeting. ET confirmed that the draft application would still be submitted to CDC for review in advance of the final submission in accordance with the Development Agreement. ET to keep AF/HC updated as to when the draft application is likely to be submitted.
- **S106 agreement** – ET confirmed that Countryside were still willing to progress s106 discussions ahead of the application submission to seek to settle the wording of the s106



COUNTRYSIDE

Places People Love

agreement ahead of any CPO inquiry and had requested confirmation from the Council as to the Council's legal costs for this so an undertaking can be provided. MB advised NG had been instructed and that he had requested details of the Council's legal costs. CDC to progress drafting of the s106 and will advise Countryside if external resource is required.

4.0 AOB

- **Date of next meeting:** 10am, Wednesday 13 May 2020

DRAFT



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Wednesday 14 May 2020

| | | |
|-----------------------|---|---|
| Attendees: | Toby Ayling Andrew Carrington Nicholle Phillips | Planning Policy Manager, CDC Managing Director (Strategic Land), Countryside Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers Dan Hagger Ellen Timmins | Principal Planning Policy Officer, CDC Senior Land Manager, Countryside Senior Planning Manager, Countryside |
| Apologies: | Andrew Frost | Director of Planning and the Environment, CDC |
| Venue: | N/A (conference call) | |

Minutes

1.0 CPO

- **Response to comms update re: CPO** – HC advised that CDC had received no response from members of the public or members, apart from several questions from Cllr Oakley which CDC have responded to with input from Countryside. ET advised that the landowners' agents had all acknowledged receipt of the update which Countryside provided, but that no response had been received from the wider community or parish council yet following the update to the consultation website.
- **Planning Casework Unit technical check response** – HC confirmed that Persona have been instructed to amend the draft Order Plan to reflect the minor comments made by the PCU on the size of the plot numbers and inset maps. HC to circulate once received from Persona.
- **MHCLG Coronavirus compulsory purchase guidance** – The updated guidance was noted, and it was agreed that further updates to this guidance should be monitored. It was noted that MHCLG have changed their requirements for accepting CPOs for confirmation, and that the guidance states that Acquiring Authorities should contact the PCU if they are expecting to submit a CPO within the next six months in order to discuss handling arrangements. John Webster to liaise with Robin de Wreede regarding contacting the PCU.
- **Programme** – It was agreed to keep the programme under review. TA advised that CDC is beginning to gear back up in terms of member processes and committee meetings. There have been some technical difficulties associated with livestreaming meetings which CDC is in the process of resolving with its supplier, and these should be resolved next month. TA confirmed that CDC's position remains unchanged in that the Council is still keen to progress the CPO as soon as it can do so.

2.0 Update on landowner discussions

- **CDC** – No landowners or agents have contacted or requested to meet with CDC since the last Sponsor Board meeting.



COUNTRYSIDE

Places People Love

- **Countryside** – DH confirmed that whilst there had been increased momentum on the part of some landowners prior to the Council’s resolution to make the CPO on 3 March, it had slowed down again in light of the current situation. Since the last meeting, a response has also been received from the company secretary of Saxon Meadow Tangmere Ltd.

3.0 Planning update

- **Local Plan Review** – TA confirmed that, unlike other authorities, the planning policy team has not been diverted to other services and so is still working on the Local Plan Review. Further technical work is being progressed. The intention is to present a revised distribution of development to members at the end of August, with a draft Regulation 19 plan to be presented to members in January 2021 ahead of consultation in March 2021. These timescales will be dependent on engagement with other statutory parties.
- **Outline planning application** – ET advised that Countryside is progressing pre-application discussions with some statutory consultees where appropriate to ensure the application can be progressed as quickly as possible once it is submitted.

4.0 AOB

- **Date of next Sponsor Board meeting:** Wednesday 12 August 2020
- It was agreed to arrange an additional call for 3-4 weeks’ time – ET to coordinate
- TA noted that the Chichester A27 was mentioned in the budget as a pipeline project for the governments’ Road Investment Strategy



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Wednesday 12 August 2020

| | | |
|-----------------------|---|--|
| Attendees: | Andrew Frost Toby Ayling Andrew Carrington Nicholle Phillips | Director of Planning and the Environment, CDC Planning Policy Manager, CDC Managing Director (Strategic Land), Countryside Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers Dan Hagger Ellen Timmins John Webster | Principal Planning Policy Officer, CDC Senior Land Manager, Countryside Senior Planning Manager, Countryside Associate Director, Osborne Clarke |
| Venue: | Zoom call | |

Minutes

1.0 CPO

- **Update on background documents ahead of September council meetings** – HC and ET confirmed that the viability update and EqIA addendum had both been finalised. HC advised that Persona are still on track to complete their updated work in time for the September Cabinet and Council meetings.
- **Draft Cabinet / Council Report and Statement of Reasons** – JW advised that Alex Booth QC has reviewed the updated draft Cabinet / Council report and Statement of Reasons and had suggested only minor changes. HC confirmed that the Council were happy with the proposed changes and that the report was on track to be finalised by early next week ready to be circulated for internal sign-off.
- **Any other actions required ahead of September council meetings** – None required.
- **Planning Casework Unit update** – JW advised that he and Robin de Wreede spoke to the Planning Inspectorate (PINS) yesterday (11 August) and that JW had separately spoken to one of the CPO experts at MHCLG's Planning Casework Unit (PCU):
 - PINS thought that if the CPO was made at the end of September 2020, that an April 2021 Inquiry and October 2021 determination by the Secretary of State was reasonable in terms of timeframes. This reflects what is currently in the Cabinet / Council report.
 - If it was a virtual Inquiry there would likely be greater case management from PINS but the timeframes still work.
 - If it was virtual, it will be necessary to accommodate those without IT access (such as providing a connected meeting room at the Council) and set up an Inquiry website – all of which should be relatively straightforward.
 - MHCLG advised that only smaller CPOs had been submitted during lockdown and believed that larger ones (such as Tangmere) had been withheld until lockdown eased.
 - Although there has been no statutory requirement to extend the objection period, MHCLG also thought that the 2 week extension to the 21 day objection period was prudent. MHCLG have previously accepted objections outside of the 21 day period if that person was in their view disadvantaged.



COUNTRYSIDE

Places People Love

2.0 Update on landowner discussions

- **CDC** – AF advised that his response to the letter from King & Co dated 5 August 2020 would be issued that afternoon. AF confirmed that he had already requested a copy of the 'MoU' referred to in the letter but that he had not received anything yet. An update would be included in the Cabinet / Council Report.

AF, TA and HC confirmed that no other landowners or agents have contacted or requested to meet with CDC since the last Sponsor Board meeting.

- **Countryside** – JW confirmed that Countryside had also separately requested a copy of the MoU following the most recent correspondence from Ashurst but were also yet to receive a response.

DH provided an update on other landowner discussions and advised that Countryside were close to agreeing terms with Church and Pitts, with confirmation expected once their respective agents return from leave. Countryside to provide a further update ahead of the Cabinet and Council meetings respectively.

CDC to consider whether to ask Robin de Wreede to attend the Cabinet and Council meetings to assist with any legal questions regarding the CPO.

3.0 Planning update

- **Local Plan Review** – TA advised that work was progressing on key technical matters to support the Local Plan Review, including the A27 and capacity at the wastewater treatment works. An updated Local Development Scheme will be presented to Council in October with a revised timetable. Officers are also considering the implications of the Housing White Paper.
- **Draft Interim Policy Statement** – TA confirmed that CDC had received a representation from Countryside in response to the consultation on the Draft Interim Policy Statement (IPS). Approximately 160 responses were received in total. A report on the consultation responses and any changes considered necessary to the IPS will be presented to Planning Committee in October.
- **Outline planning application** – ET confirmed that the outline planning application was on track to be submitted in late October once the CPO has been made, and that the updated application programme had been shared with CDC's Development Management team to enable the PPA to be updated accordingly.

Countryside is aiming to send the draft application to CDC on 13 October for review ahead of formal submission, as required under the Development Agreement.

Countryside was aware that Mike Bleakley (MB) had been asked to limit his hours on the project whilst the CPO was on hold, but until recently was not aware he had been asked to stop work on the project altogether until closer to the application submission. ET advised that there were still issues Countryside would be keen to discuss prior to submission and this has been raised with Tony Whitty and Jo Bell (JB).

ET received an email from JB yesterday with a request for an uplift to the PPA fee to reflect the extended programme. ET confirmed this was being reviewed to enable MB to restart work on the project as soon as possible.

ET noted that a draft s106 agreement has not yet been issued and that confirmation was still outstanding as to what CDC's legal fees will be to progress negotiations on the s106 to enable it to be settled by the time the application is presented to Planning Committee.

AF asked to be copied in to future emails on key matters relating to the outline planning application to ensure these can be progressed.



COUNTRYSIDE

Places People Love

4.0 AOB

- HC confirmed that she had not received a reply from her response to Highways England's email dated 21 July 2020. DH to forward contact details for those he had spoken with to date so this could be included in Persona's latest schedule. ET noted that both Richard Franklin and David Bowie had been involved in the initial discussions CountrySide and RPS had held with Highways England as part of the outline planning application and so were aware of the CPO.
- **Date of next Sponsor Board meeting:** Wednesday 11 November 2020

DRAFT



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Wednesday 11 November 2020

| | | |
|-----------------------|---|--|
| Attendees: | Andrew Frost Martin Leach Nicholle Phillips | Director of Planning and the Environment, CDC Managing Director (Strategic Land), Countryside Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers Rory Abbey Ellen Timmins | Principal Planning Policy Officer, CDC Senior Land Manager, Countryside Senior Planning Manager, Countryside |
| Apologies: | Toby Ayling | Planning Policy Manager, CDC |
| Venue: | Microsoft Teams | |

Minutes

1.0 CPO

- **Update following making of the Order** – HC confirmed that the Order was made on 28 October and first publicised on 5 November. The second newspaper notice will be published on 12 November, and once CDC has obtained a copy of this Robin de Wreede will submit the Order and all the accompanying documentation to the National Planning Casework Unit.

HC confirmed that a hard copy of all the CPO documentation is available to view by prior appointment in reception at the Council offices, but no requests have been received to date.

HC advised that a separate email address has been set up for enquiries relating to the CPO and that two had been received to date, one requesting PDF copies of the documentation and one from a utilities provider on the site.

2.0 Update on landowner discussions

- **CDC** – AF confirmed that several meeting dates were offered to Oliver King at King & Co in mid-October but no response has been received to date. The meeting dates offered may have passed now, but AF confirmed CDC was still willing to meet with the landowners and/or their representatives if/when a response was received.
- **Countryside** – RA provided an update on Countryside's landowner discussions, and confirmed that the signed Heads of Terms had now been received from both Church and Pitts, so solicitors have been instructed, and subject to agreeing the legal costs undertaking will start progressing the legal agreement. Countryside to keep CDC updated on the progress with ongoing Heads of Terms and contract negotiations with the other landowners as appropriate.

3.0 Planning update

- **Outline planning application submission** – AF confirmed that the development management team had received the application submission documents via the DropBox link provided but were still waiting for the application to be transferred from the Planning Portal, including the application fee. ET noted that applicants were no longer permitted to transfer the application fee directly to LPAs when using the Planning Portal, but that the fee was expected to clear and be transferred to CDC very shortly.



COUNTRYSIDE

Places People Love

- **Community engagement / communications** – ET provided an update on the recent stakeholder update meeting held with the Tangmere Parish Council chairman and Cllr Oakley, which was attended by Mike Bleakley (MB). It was agreed with stakeholders that Countryside would include a double page spread update on the submission of the application in the next edition of the Tangmere News, which would also be uploaded to the consultation website once the application was validated. The consultation website will also include the key application documents and plans, as well as a link to the application page on CDC's website.

ET advised that the Parish Council were also giving further thought to their aspirations in terms of community centre provision and open space management, to help inform future discussion regarding the S106.

- **S106** – ET confirmed that an initial draft S106 has been produced has been the subject of considerable discussion between officers. Although the draft has not yet been issued to Countryside, MB has helpfully provided a summary list of matters which will require discussion. ET advised that she was meeting with Osborne Clarke to discuss this afternoon and the intention was to arrange a meeting afterwards with MB to discuss.
- **Local Plan Review** – AF confirmed that the Council is still progressing work on the emerging Local Plan Review notwithstanding the recent consultation on changes to the planning system, which ET welcomed.

AF advised that the updated HELAA and HEDNA have now been published on CDC's website and discussions are ongoing with infrastructure providers regarding transport and wastewater amongst other matters. Officers will be liaising with members and infrastructure providers regarding potential options for the distribution of future development ahead of the next round of public consultation. An updated LDS is expected to be presented to Cabinet in January, with the overall working target still to submit the plan for examination in late spring 2021.

ET advised that Countryside would review the updated HEDNA in the context of the outline planning application, and noted that the housing mix as submitted is purely indicative at this stage. ET confirmed that the Council's comments regarding the potential for specialist accommodation for older people had been noted and this would be reviewed, albeit it was recognised that the proposals within the outline planning application must align with the scheme as described in the Statement of Reasons in support of the CPO. ET noted that this could be discussed as part of the S106 negotiations.

- **Interim Housing Policy Statement** – HC confirmed that the updated Interim Housing Policy Statement (IHPS) has been agreed by the Planning Committee. The overall structure of the IHPS remains largely unchanged although there have been some minor amendments to the text compared to the draft version. HC noted that the IHPS does not apply to allocated sites and so would not apply to the Tangmere SDL.

4.0 AOB

- **Date of next Sponsor Board meeting:** Wednesday 3 February 2021



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Wednesday 3 February 2021

| | | |
|-----------------------|--|---|
| Attendees: | Andrew Frost Martin Leach Nicholle Phillips | Director of Planning and the Environment, CDC Managing Director (Strategic Land), Countryside Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers Yohanna Weber Rory Abbey Ellen Timmins John Webster | Principal Planning Policy Officer, CDC Partner, Davitt Jones Bould Senior Land Manager, Countryside Senior Planning Manager, Countryside Partner, Russell-Cooke |
| Apologies: | Toby Ayling | Planning Policy Manager, CDC |
| Venue: | Microsoft Teams | |

Minutes

1.0 CPO

- **Relevant date letter** – It was noted that the relevant date letter was received by CDC on Monday 1 February 2021, confirming the Planning Inspectorate's intention to hold a public inquiry in relation to the Tangmere CPO, as anticipated. The letter suggests that the inquiry may last for two days and seeks confirmation as to whether this estimate is accurate. Having consulted with Alex Booth QC, YW and JW consider that a week is more appropriate, and will revert on that basis. JW advised that, ordinarily, the public inquiry should be held within 22 weeks of the relevant date letter, i.e. by the first week of July. Based on current inquiry timescales, it was estimated that the inquiry is likely to be held in May / June 2021.
- **Statement of Case** – JW advised that the Statement of Case is due within 6 weeks of the relevant date letter, i.e. by Monday 15 March 2021. The Statement of Case will build on the Statement of Reasons in response to the objections received, and is also an opportunity to add any further information or updates the Council wishes to include. Alex Booth QC has suggested a con to discuss the Statement of Case, likely to be held on Tuesday 23 February 2021. It was agreed that JW will produce the first draft of the Statement of Case in liaison with YW, given that a large part of it will be providing an update on the current status of private treaty negotiations with the respective landowners and others with an interest in the site.
- **Update on actions following con with Counsel:**
 - **Highways England** – JW confirmed that he has contacted the officer that Daniel Hagger had previously spoken with last year. In order to mitigate the risk of Highways England submitting comments on the CPO at a later date, the intention is make an agreement with them to enter into a s278 agreement at the appropriate time.
 - **SGN** – JW confirmed that initial contact has been made with SGN in relation to their existing assets within the site and that a technical and legal meeting had been held to discuss further. The intention is to enter into a straightforward agreement to confirm that, if a plot were to be acquired under the CPO which includes existing gas infrastructure, their standard easement requirements will be regranted to them
 - **Tangmere Medical Centre & other Heaver entities** – JW advised that the various objections from the other Heaver entities could be addressed as part of any voluntary agreement reached with Heaver. JW noted that the voluntary agreement negotiations



COUNTRYSIDE

Places People Love

were still progressing very slowly with Heaver, and that a tripartite agreement with Bloor was still on the table. RA advised that revised Heads of Terms had been issued to Heaver some weeks ago and that Countryside are continuing to follow up for their response. In the meantime, JW advised that Countryside are continuing to seek to progress a separate agreement with Bloor to remove their objection. Bloor have requested that CDC also be a party to the agreement, and so Countryside have written to them asking for confirmation as to which specific obligations they would be looking for CDC to sign up to, to enable YW to advise CDC accordingly.

In relation to Tangmere Medical Centre, JW advised that they will be contacted to seek to reach an agreement to regrant their existing rights where appropriate, in the event the relevant part of the site is acquired under the CPO. RA noted that Countryside are seeking to confirm the precise nature of their existing rights, although they appear to be primarily in relation to rights of passage of services and obtaining access to their boundary for maintenance purposes. ET noted that Countryside consider these can all be accommodated within the masterplan as submitted under the current outline application, subject to confirmation of the exact nature of their rights.

- **Saxon Meadow Tangmere Ltd** – JW and RA provided an overview of the discussions that have taken place with Saxon Meadow Tangmere Ltd's (SMTL's) representatives to date, following their surveyor's email to CDC last week. JW noted that Countryside had been negotiating Heads of Terms with SMTL for the conditional purchase of their land ahead of the CPO being made, and so their suggestion that they would want to retain half of the land as amenity space in their objection to the CPO came as a surprise. ET confirmed that, by that time, the land in question had already been proposed as a community orchard as part of the application, reflecting the masterplan that was endorsed by CDC in January 2020. JW advised that the next step was to liaise with the LPA as to whether a reduction in the size of the community orchard is likely to be acceptable in planning terms. ET confirmed that she had flagged the correspondence from SMTL with Mike Bleakley, and that she would discuss with him further following the Sponsor Board meeting, although no formal amendment to the planning application would be submitted until Countryside had entered into a voluntary agreement with SMTL. AF and ET agreed that, were any change to be proposed to the size of the community orchard, this would need to be discussed with the Parish Council ahead of time.

2.0 Update on landowner discussions

- **CDC** – AF and HC confirmed that, other than the email from SMTL's surveyor, none of the other landowners had been in contact with CDC since the last meeting.
- **Countryside** – RA confirmed that the draft hybrid agreement had been received from the Church Commissioners & Pitts, and Countryside are in the process of reviewing, with the intention to agree the contract and remove their objection to the CPO as soon as possible. Linked to that, Countryside are also in the process of arranging an undertaking for Seaward's legal fees in relation to a pre-emption over part of the site. RA confirmed that Seaward are also keen to move quickly to finalise contracts and remove their objection.

3.0 Planning update

- **Outline planning application submission** – ET confirmed that the outline planning application was progressing well and Countryside were working closely with the LPA to seek to address the outstanding consultation responses where requests for additional information had been received. ET noted that a few consultation responses were still outstanding, but Mike Bleakley was doing his best to chase these up. Countryside are preparing a short



COUNTRYSIDE

Places People Love

presentation for the public member briefing on 18th February, with the intention to allow as much time as possible for questions from members ahead of planning committee. Several meetings have also been held with Tangmere Parish Council to discuss various matters relating to the planning application and S106, and an introductory meeting has been arranged for the Parish on 9 February with the Land Trust to discuss the long-term stewardship of the site. ET advised that Mike Bleakley would also be attending the meeting, and it is open for other officers from CDC to attend as well if they wish.

- **S106** – ET confirmed that a working draft of the s106 was received before Christmas and it had been agreed that Countryside would respond with initial comments this week, following the most recent meeting with Tangmere Parish Council. ET noted that, once officers had had an opportunity to review, it would be helpful to hold a roundtable discussion to progress the s106 negotiations as quickly as possible.
- **Local Plan Review** – HC confirmed that the position regarding the emerging Local Plan Review was largely as previously reported. AF confirmed that evidence base work was ongoing in respect to transport and wastewater, and a revised LDS is expected to be reported to Cabinet and Council in March. ET noted that this was positive, to ensure the Statement of Case reflected the latest timescales.

4.0 AOB

- ML advised that NP will be leaving Countryside at the end of February. Martin Cumberworth (Director, Strategic Land) and Lucy Sinnott (Associate Director, Strategic Land) will be working alongside RA in respect of the private treaty negotiations moving forwards, both of whom have considerable experience, including on CPOs. Andrew Taylor (Group Head of Planning) will also continue to work alongside ET on the planning application. It was agreed to set up an introductory meeting in due course.
- **Date of next Sponsor Board meeting:** Wednesday 26 May 2021



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Friday 28 May 2021

| | | |
|-----------------------|---|--|
| Attendees: | Andrew Frost Martin Leach Jon Callcutt | Director of Planning and the Environment, CDC Managing Director (Strategic Land), Countryside Associate Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers Rory Abbey Ellen Timmins | Principal Planning Policy Officer, CDC Senior Land Manager, Countryside Senior Planning Manager, Countryside |
| Apologies: | Toby Ayling Martin Cumberworth | Planning Policy Manager, CDC Director (Strategic Land), Countryside |
| Venue: | Microsoft Teams | |

Minutes

1.0 CPO

- **Draft Statements of Evidence** – ET advised that Alex Booth had asked John Webster for first draft statements of evidence from the Countryside team in three weeks' time for comment by him. The final deadline for submission of statements to the Inquiry is 17 August. It was noted that the initial letter issued by the Planning Inspectorate mistakenly included an earlier date. HC to liaise with Yohanna Weber regarding CDC's draft statements of evidence.
- **Arrangements for Pre-Inquiry Meeting** – HC and ET to liaise with solicitors to confirm Alex Booth QC's intentions for how the pre-inquiry meeting on 20 July will be run, and whether the team will meet in person or dial in remotely.
- **Arrangements for Public Inquiry** – HC confirmed that she had been able to book two meeting rooms at the Council offices for the duration of the inquiry. CDC have also appointed Chris Banks as a programme officer, although he would prefer to dial in remotely. Although lockdown restrictions are beginning to ease, it was noted that the Planning Inspectorate has advised that the inquiry will be held virtually, and that the Inspector will explain how it will be run as a virtual event as part of the pre-inquiry meeting on 20 July.

2.0 Update on landowner discussions

- **CDC** – AF and HC confirmed that none of the landowners or their representatives had been in contact with CDC since the last meeting.
- **Countryside** – RA advised that the legals with Church, Pitts, Seaward and Bloor were progressing well, with the aim to complete the drafting of the Agreements by the end of June and then seek to exchange. Further discussions have taken place with Heaver regarding the outstanding commercial points, and Countryside will be issuing revised Heads of Terms imminently to Savills to gauge their response. A revised financial proposal is still awaited from Saxon Meadow Tangmere Ltd for the purchase of its land. The Asset Protection Agreement with SGN is close to being finalised.

3.0 Planning update

- **Highways England holding objection** – ET confirmed that discussions with Highways England were ongoing following the joint meeting held with them on 7 April. Following a delayed response from Highways England to Mike Bleakley's email confirming the approach



COUNTRYSIDE

Places People Love

agreed at the meeting, Countryside submitted a further package of information to Highways England earlier this week. It is hoped to arrange a further joint meeting to discuss over the coming weeks, to enable the holding objection to be withdrawn.

- **S106** – S106 discussions are continuing to take place and a series of fortnightly meetings have been arranged with CDC and WSCC to progress the agreement. The most recent meeting was held on 28 May.
- **Local Plan Review** – AF noted that the revised Local Development Scheme (LDS) was approved by Council on 12 March 2021, and an update report on the Local Plan, strategic infrastructure and the way forward will be presented to Council towards the end of July. The revised LDS anticipates the Reg 19 Pre-Submission consultation in March – April 2022, with submission to the Secretary of State in June 2022 and adoption in March 2023.

4.0 AOB

- **Date of next Sponsor Board meeting:** Wednesday 18 August 2021
- ET to forward meeting invitation for next Steering Group meeting to AF and ML to attend if any CPO matters merit further discussion ahead of the next Sponsor Board meeting. It was noted that separate conferences with Counsel would also be arranged in due course.

DRAFT



COUNTRYSIDE

Places People Love

DRAFT

TANGMERE SPONSOR BOARD MEETING

Wednesday 18 August 2021

| | | |
|-----------------------|---|--|
| Attendees: | Andrew Frost Toby Ayling Martin Leach | Director of Planning and the Environment, CDC Planning Policy Manager, CDC Managing Director (Strategic Land), Countryside |
| By invitation: | Hannah Chivers Rory Abbey Ellen Timmins | Principal Planning Policy Officer, CDC Senior Land Manager, Countryside Senior Planning Manager, Countryside |
| Apologies: | Jon Callcutt | Associate Director (Strategic Land), Countryside |
| Venue: | Microsoft Teams | |

Minutes

1.0 CPO

- **Statements of Evidence** – It was noted that three Statements of Evidence had been submitted to date on behalf of the Heavers and the Church Commissioners respectively. During the case management conference held on 20 July 2021 the Heavers' representative had indicated they would be submitting two proofs of evidence, the first covering the CPO process, powers and negotiations and the second proof dealing with planning issues. However, only one proof of evidence was subsequently submitted by their CPO advisor which deals with all matters, including planning. Two proofs of evidence were separately submitted on behalf of the Church Commissioners, although it was noted that these were expected to be withdrawn imminently following the exchange of the hybrid agreement.
- **Con with Counsel** – It was noted that a con with Alex Booth QC had been scheduled at 10am on Wednesday 1 September (to be held via Zoom) to review the proofs of evidence submitted on behalf of the objectors. It was agreed that everyone would attend if possible, not just those giving evidence.
- **Arrangements for Public Inquiry** – Since the previous Steering Group meeting, ET noted that Alex Booth QC has indicated he now plans to conduct the inquiry from Chambers in London. It was suggested that the Countryside team would also plan to be in London, unless the Council's witnesses intend to give evidence from Chichester and it would be helpful for some members of the Countryside team to be in Chichester on the relevant days as well. It was noted that there would be a better indication of the general running order of the inquiry once the Inspector had issued his initial programme, as anticipated following the exchange of evidence yesterday. AF, TA and HC to discuss arrangements with Yohanna Weber.

2.0 Update on landowner discussions

- **CDC** – AF confirmed that none of the landowners or their representatives had been in contact with CDC since the last meeting.
- **Countryside** – RA confirmed that Countryside is aiming to exchange the respective agreements with the Church Commissioners and Pitts, Seaward, Bloor and SGN this week. It was unfortunate that a series of late amendments requested by Seaward's solicitor had delayed the exchange of the Church Commissioners and Pitts agreement, which was agreed but must be exchanged simultaneously, before the deadline for proofs of evidence. RA / ET to advise CDC once each agreement has exchanged.



COUNTRYSIDE

Places People Love

RA advised that Countryside was engaging with the Heavers' CPO advisor to attempt to agree terms. It was noted that the Heavers seem to be moving away from the proposed hybrid agreement in the recent terms received from Matthew Bodley, which instead proposed a capital sum for the purchase of the land which appeared to replicate Heavers' opinion of the potential CPO compensation claim due to them. RA confirmed that Countryside is considering its position with a view to responding with a counter offer in advance of the CPO inquiry.

In respect of the other interests, RA advised that Heads of Terms had been agreed with the other Heaver entities in respect of regranteeing existing access rights, and so solicitors had been instructed to work up a draft agreement. RA advised that the matter of providing cost undertakings in relation to these agreements had not yet been resolved. No further substantive response had been received from the representative of Saxon Meadow Tangmere Ltd, but as they have already withdrawn their objection to the CPO it was agreed that this would be a matter to be dealt with after the CPO Inquiry.

3.0 Planning update

- **Highways England holding objection** – It was noted that a formal consultation response was received from Highways England on 15 August, confirming that they have no objection to the outline application subject to conditions, and the updated position had been reported in the relevant proofs of evidence. ET noted that the conditions proposed did not appear to be unduly onerous and Mike Bleakley had indicated he will be incorporating them into the draft decision notice in due course.
- **S106** – ET advised that the draft s106 agreement was progressing well and the intention was still to have as complete a draft as possible available prior to the CPO inquiry. It was noted that whilst the District obligations were well advanced there was a little more to do in respect of some of the County obligations, due in part to existing annual leave commitments over the summer, however a further meeting had been arranged for next week to seek to progress this further. ET also noted that it had been agreed with Mike Bleakley to offer an update meeting to Tangmere Parish Council to brief them on the draft s106 and invite their feedback on the draft outline specifications for the community centre, sports facility, allotments and community orchard.
- **Local Plan Review** – Further to the update at the last Steering Group meeting held on 26 July, TA advised that the recommendations presented to Members on 29 July had been agreed. TA advised that a further update would likely be presented to Members in early Autumn, covering progress on transport matters and engagement with Highways England in particular. TA and HC to liaise with Yohanna Weber on whether any further details were required to inform the CPO inquiry, although it was noted that to some degree matters relating to the emerging Local Plan had partly been superseded now given the resolution to grant outline planning permission on the TSDL site.

4.0 AOB

- TA advised that all the proofs of evidence were available to view on the Council's dedicated webpage for the Tangmere CPO
- **Date of next Sponsor Board meeting:** Wednesday 10 November 2021