

Middleton-on-Sea Parish Council
7 North Avenue East
Middleton-on-Sea
Bognor Regis
West Sussex
PO22 6HQ

Your Ref: OWPC21388
Our Ref: CM/4/19/PL 21-01-2019
Please ask for:
Mrs A Gardner

8th February 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Construction of a crematorium comprising of a crematorium building & associated structures, car parking, access & landscaped spaces. This application is a Departure from the Development Plan.

Land south of the A259 Grevatt's Lane Climping

Thank you for your internet representation made on 7th February 2019 which has been recorded as '**an objection**' with the comments as follows:

OBJECTION TO CM/4/19/PL

The parish council's Development Control Committee OBJECT to this application for the following reasons:

Departure from Arun District Council Local Plan

The application is a departure from Arun District Council's approved local plan. If it was really thought that a new crematorium was required for the district then this would have been flagged up during the recent Local Plan consultation process. Neither the public, officers, councillors or the Planning Inspector identified a need for a further crematorium so the application should be refused.

Gaps between Settlements - Policy SD SP3

It is absolutely essential that the gaps between the settlements of Littlehampton and Middleton-on-Sea are maintained. This is particularly important at this location as there is an industrial site just a few hundred yards to the east so if this application is approved there is the potential for other applications to infill the gap and to create a ribbon development along the A259.

It is also very important that the words of Mark Dakeyne (Arun Local Plan Inspector) are given full weight. In his Final Report on the Examination of the Arun Local Plan (File Ref: PINS/C3810/429/1) he stated in paragraph 41 "Although much of the coastal plain around Bognor Regis and Littlehampton is built-up there is a need to maintain the character of the remaining undeveloped coast, for example between Littlehampton and Middleton".

Transport Statement

3.4.1.

The local bus service data is inaccurate. Bus 69 only runs from Wick to Pagham at 05.00 and 06.00 and from Pagham to Wick at 18.15 and 19.15. It is presumed that these timings will not be appropriate for people wishing to attend to proposed crematorium.

4.3

The proposed access to the crematorium is both dangerous and flawed because:

- The proposed junction is on an unlit section of the A259 with a 60 mph speed limit. Based on the Traffic Statement data, traffic is travelling along this section of at speeds*

generally in excess of 50 mph. With slow moving corteges regularly moving along this section of road, it will have an adverse impact on other motorists, particularly as the corteges slowly turn off the A259 to access the crematorium. This will undoubtedly increase the risk of accidents particularly on winter afternoons when light levels are low.

- It also needs to be borne in mind that there is a further junction on the same side of the road only some 300 yards to the east which is for access to an industrial park. This junction has been problematic for some time with slow moving lorries entering and leaving the site and has only recently been modified.

- When vehicles wish to leave the crematorium, they will tend to do so in groups and will all be trying to turn left or right on to the A259. The experience of Comet Corner and The Oystercatcher junctions are that it can be particularly difficult to turn right at any time of the day. Given the similarity of proposed new junction from the existing junctions it is reasonable to assume that if say 10 or 15 vehicles try to leave the crematorium at about the same time there will be peer pressure on the car at the junction to take a risk when pulling out. (Fatalities have occurred at both the Comet Corner and Oystercatcher junctions).

Finally, if the District Council are minded to approve the application, despite the reasons given above, this committee requests the following conditions are applied to the approval:

- The opening hours will be limited to 09.00 -17.00 hours on Mondays to Fridays only with a maximum number of services limited to 8 per day.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning