

[REDACTED]

From: Matt Holmes [REDACTED]
Sent: 21 February 2019 08:58
To: Anita Gardner
Cc: Simon Davis
Subject: Planning application ref.CM/4/19/PL : Land south of the A259, Climping

Dear Mrs Gardner

I refer to the above planning application submitted by the Southern Co-op.

We note the letter dated 8th February 2019 submitted by Jackson Planning in respect of application Y/103/18/PL, which makes reference to the Southern Co-op application, and I have attached our letter of response. If you have any queries please let me know.

Mr Davis, I have copied this to you for reference.

Regards

Matt Holmes BA (Hons) MA MRTPI
Director
Chapman Lily Planning Limited



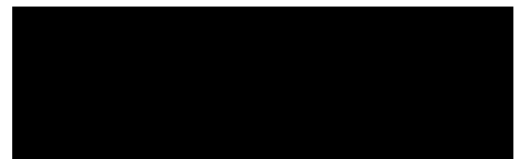




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BN17 5LF

Chapman Lily Planning Ltd
Unit 5 Designer House
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Date: 18th February 2019
Our Reference: 1428-MH



Dear Madam

RE: PLANNING APPLICATION REF.CM/4/19/PL: LAND SOUTH OF THE A259 GREVATTS LANE, CLIMPING, WEST SUSSEX. PROPOSED DEVELOPMENT OF THE LAND BY THE CONSTRUCTION OF A CREMATORIUM

I write regarding the above planning application and on behalf of the Applicants, The Southern Co-op Ltd.

As you know, the Authority is dealing with a second planning application for the construction of a crematorium, on land at Grevatts Lane West, near Climping (Your ref. Y/103/18/PL), submitted by Landlink Estates Ltd. We note the letter dated the 8th of February 2019 from Jackson Planning submitted in respect of the Landlink application to the LPA. That letter seeks to compare that application against the Southern Co-op scheme, and I write to set out our response to that letter.

Both planning applications are accompanied by assessments of the need for a new crematorium facility within the area. There is little doubt as to the need for such a facility within this location, as is confirmed by the need assessment provided with the Southern Co-op scheme.

The letter from Jackson Planning refers to the location of the Southern Co-op proposal within the settlement gap. Whilst the author seeks to take issue with that location within their letter, we note that the alternative site assessment carried out for application ref. Y/103/18/PL, (a copy of which is attached at appendices 1 and 2 of the Planning Statement for that application), for the most part considered sites within the settlement gap. There therefore appears to be a disconnect between the manner in which the site search was undertaken for the Landlink scheme, and their subsequent letter. Indeed, were they to have discounted the settlement gap as a matter of principle as the letter from Jackson Planning suggests then the site search undertaken in support of their application would appear somewhat scant, as it is only left with a small number of sites

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on the north side of the A259. By contrast the site search undertaken by the Southern Co-op adopted a much more comprehensive search methodology.

The letter from Jackson Planning goes on to attempt to draw parallels between the application proposals by the Southern Co-op and the recently refused application for the construction of a care development on land at the rear of Baird's Farm Shop (your ref.CM/16/18/PL). However, no reasonable comparisons can be drawn. That application for a care development necessitates a larger footprint and site coverage than does a crematorium scheme, and it is an over simplification of the issues to undertake so brief a comparison between the two.

We note the comment from Landlink that they are in direct dialogue with four potential operators of their scheme as part of a commercial bidding process. They seek to confirm whom the preferred bidder will be prior to the Planning Committee in March. However, there is a difference between a preferred bidder and a tenant that is fully contractually committed. By contrast, the Southern Co-op's application is operator led, as they will run the crematorium themselves (and have prior experience of doing so from their existing properties at East Devon Crematorium and The Oaks Crematorium in Havant). The Southern Co-op proposal is therefore the application that offers a surety of delivery.

Comparison of the Southern Co-op plans against those for the Landlink scheme shows that the crematorium building in the Southern Co-op scheme is more than three metres lower to the top of its roof, and more than four metres lower to the top of its chimney. Furthermore, the footprint of the Southern Co-op scheme is smaller. Therefore, in comparing the two schemes it is clear that the Southern Co-op scheme is a materially smaller and lower building that will have a much lesser impact in wider views from the surrounding countryside. We further note that Landlink have not provided any detailed landscaping plans for their site, whereas a full landscaping scheme is provided for with the Southern Co-op proposals.

In terms of the location of the Southern Co-op site within the settlement gap, for the reasons given in the application, it is clear that the criteria of policy SD SP3 are met. By its nature the redevelopment leaves the majority of the site as landscaped, and the building has been designed to fit discreetly into the site such that it is not prominent in longer distance views. In that sense therefore, the development would not undermine the integrity of the gap. Indeed, it is notable that crematorium facilities are not unusual within gap or green belt locations, and some recent examples in the region are provided in the documentation accompanying the Southern Co-op application. By reason of their open nature crematoriums are a use that can sit well within landscape designations such as local gaps or green belts without difficulty.

We would welcome the opportunity to meet at your office to discuss the scheme at a convenient time. A tour of the Applicant's facility in Havant could also be arranged if you feel that it would



assist to get an understanding of the proposed use in further detail, and how such development has been designed to be appropriate within its local gap setting.

If you have any queries or require any further information please do not hesitate to contact me.

Yours Sincerely



Matthew Holmes BA (Hons) MA MRTPI