

Carol Inglis
Old Bilsham Farmhouse
Bilsham Lane
Bilsham
Nr. Arundel, West Sussex
BN18 0JX

Your Ref: OWPC21627
Our Ref: CM/4/19/PL 21-01-2019
Please ask for:
Mrs A Gardner

5th March 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 4th March 2019 which has been recorded as '**an objection**' with the comments as follows:

Referring to selected clauses below:

THE SITING AND PLANNING OF CREMATORIA

4. the main principles for the siting of a crematorium which should be observed: (a) that the site is well suited for the building (b) that it is so sited that its use does not have any material effect on the immediate neighbourhood.

6. A well wooded piece of ground with natural undulations and good views is ideal, but this must go along with easy access by public transport and by private car.

7. to allow for any possible emission of fumes, the direction of the prevailing wind should be taken into account.

9. Entrances and exits should be from or to local distributor roads and appropriate sight lines should be provided. The highway authority, should be consulted. It helps the circulation of traffic to have a separate entrance and exit. If the entrance and exit routes share the same roadway this should be about 5m wide.

19. Promoters and local authorities are advised to select their architect with care and with consideration for the dignity and appropriateness of the building

I hold that this application fails on all these requirements:

1. The proposed building is architecture at its very worst. The elevations are brutal. It would be massively visible from the road. Any landscaping of it would be completely out of place in what is flat, arable farming land.

2. The site is not accessible by public transport as buses do not stop near it. Pedestrians would have to walk along the newly built cycle path as there is no pavement on the south side of the A259. Crossing the road would be extremely dangerous.

3. The A259 is already a traffic nightmare at all times of day. The addition of a proposed roundabout at the Oystercatcher and possibly one at Comet Corner would just make a 'roundabout laughingstock' of the road (see the A27 around Chichester!).

4. It would put additional stress on the small roads leading to the A259. At present not even the tractor from the field that is the planning site enters the A259 at the site's proposed entrance.

5. Comet Corner is an incredibly dangerous junction which has become more so after 'upgrading works' have not slowed traffic down. Some of the expense of these works were to improve drainage from surface water flooding. The amount of hard landscaping will surely cause surrounding properties to be more at flooding risk in the future?

6. Now that the improvements to the A27 around Arundel have been approved siting a crematorium along that dual carriageway would be a better planning decision as the crematorium would be faster and easier to access for more people.

7. Noise pollution from the A259 already badly blights the area.

8. This application is a departure from the Development Plan and the agreed Local Area Plan and because of this it should be denied. It also infills the gap between Clymping and Middleton-on-Sea which needs to be maintained under Policy SD SP3.

9. There are more proposed homes to be built that will be directly in the path of the prevailing wind.

The siting of the vast majority of the approximately 300 crematoria in the UK are near easily accessible, large conurbations not built in the countryside - massively visible on the landscape - on Grade A farming land. Expansion of Worthing and Chichester Crematoriums would be more appropriate.

This is the second planning application for a crematorium to be built near Yapton - within a quarter of a mile of each other - in the last two months. There would seem to be a very lucrative business opportunity for 'farmers' however these applications are totally out of place, unwanted and unnecessary, in a 'relatively' underpopulated rural area.

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