



# Central Arun Crematorium

Statement of Community Involvement  
December 2018



## Central Arun Crematorium

JPL Ref:

LPA Ref:

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Date of Issue:

20 December 2018

## I. Introduction

- I.1 This consultation statement is to support the planning application **for a single chapel crematorium, access with junction improvements, surface drainage, and landscaping**. This statement sets out how consultation has been carried out and taken in to account prior to the submission of the planning application.
- I.2 The proposal has been subject to pre-application discussions undertaken since August 2018 including a meeting held on 10 December 2018 with the case officer.
- I.3 All of the land that is subject of the application is within the control of the Landlink Estates. Additional land outside the application is also in the control of Landlink Estates. The application is made by Landlink Estates the commercial project and estates arm of the Langmead Group.
- I.4 This report outlines the consultation completed in advance of the planning application submission.

## **2. Consultation with Interested Parties**

### **Local Authority and Statutory Consultation**

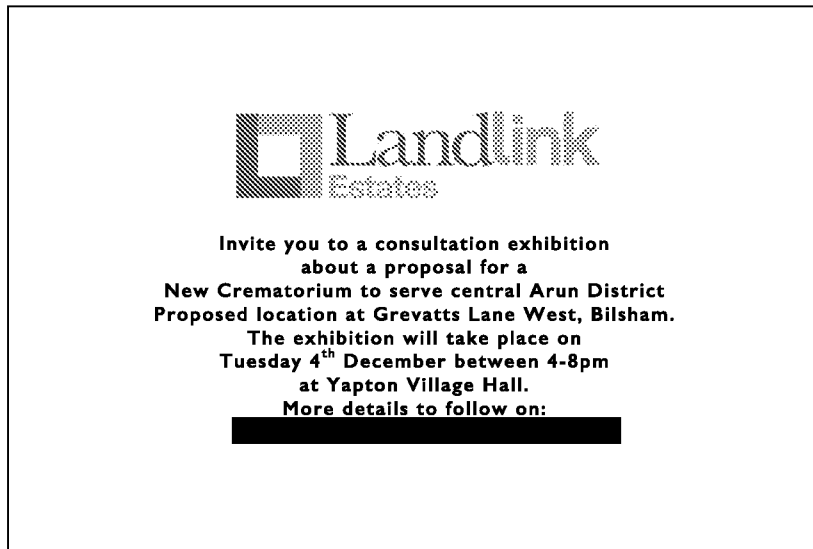
- 2.1 During the development of this scheme meetings have been held with Arun District Council (ADC) and with interested parties including local Faith leaders and Crematorium operators.

### **Pre-Application Engagement**

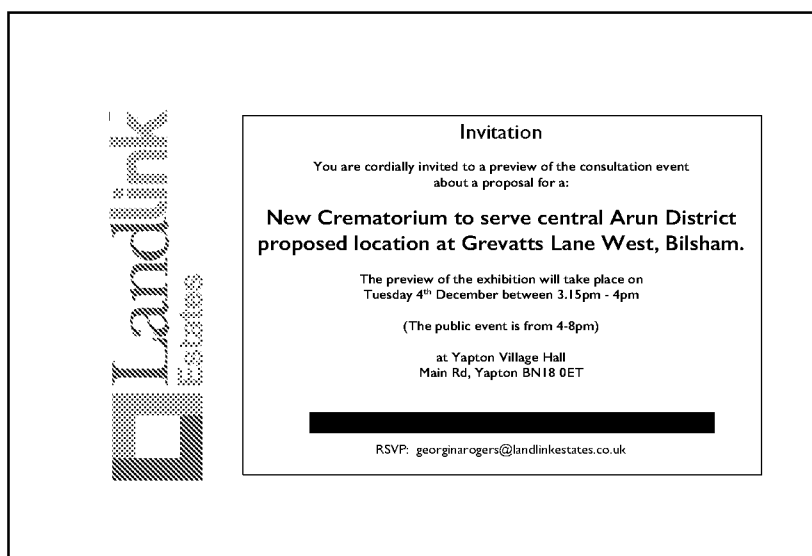
- 2.2 A pre- application request (PPA/ 123/18) was submitted on 19 July 2018. A response was issued on 26 October 2018.
- 2.3 A meeting was held with ADC on 10 December 2018 to discuss the approach to the application given the initial advice given in the written response.
- 2.4 The applicant's highway consultants, Paul Basham Associates, have been in contact with West Sussex County Council on highways matters in advance of the submission. A meeting was held with Stephen Gee of WSCC and attended by the transport consultant, the applicant and planning consultant.
- 2.5 Contact has been made with local members who represent the Yapton ward at Arun District Council to make them aware of the proposals in advance of the application. Members of the Arun District Council Development Control Committee were invited to attend the consultation event.
- 2.6 Members of the Yapton and adjoining Middleton-on-Sea Parish Councils were also invited to attend the public event on 4 December 2018.

### 3. Consultation Event

- 3.1 A consultation event was held on Tuesday the 4<sup>th</sup> December 2018.
- 3.2 The event was advertised in Yapton News, a local Parish magazine that is delivered to most households within the Parish.
- 3.3 A copy of the advert is shown below.



- 3.4 In addition, a dedicated preview briefing between 3.15pm-4pm was held with invited members of the Parish Council, Faith leaders, Funeral Directors, and District Council members.
- 3.5 The invite for the preview is shown below.



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- 3.6 In total 34 individuals attended the event and there was a steady stream of participants throughout. During the consultation event the focus of discussion was on the potential traffic impact.
- 3.7 The presentation included a fixed display of the proposals (Appendix 2) in draft in addition to a power-point presentation which explained the need for the proposed scheme and the nature of the operation as well as indications of the site layout, landscaping and the built form.
- 3.8 The design team were available to answer specific questions and there was a response form to allow participants to express their views.
- 3.9 In addition, a fixed website showing details of the proposals has been made available and invited comment through an email response. The link to the website is:



## 4. Response to Consultation & Conclusion

### Pre-Application Response

- 4.1 The preapplication response to the proposal set out that the need case would need to be demonstrated in detail as the proposal is located outside a Built- up Area Boundary. The key conclusion was: *“The principle of development on this site is contrary to the development plan being as it is located in an unsustainable countryside location. However, it is considered that the presence of other material considerations may be sufficient to outweigh the conflict with the development plan and therefore, whilst at this time, the proposal cannot be considered acceptable, you should review the arguments both for and against the proposal to establish whether the planning balance can be shown to demonstrate support for the proposal.”*
- 4.2 A further pre-application meeting was held on 10 December 2018 with the case officer of Arun District Council. This gave the applicants the opportunity to present the basis for the need case and the more developed design solutions to the officer. Also, the applicants were able to discuss the response from public consultation and consider relevant material for submission with the formal planning application.
- 4.3 A pre-application meeting was held with West Sussex County Council regarding highways and access. This was helpful in outlining the unique operation of a Crematorium which does not generate travel demand in accordance with normal patterns. The County accepted that traffic generation from the use was low, especially within the peak. This was supported by an appeal decision, quoted by the highway officer, where a similar level of traffic generation had been accepted. The pre-application response from WSCC in relation to highways can be summarised as follows:
- 4.4 Trip generation. The Transport Note provided details that each service would be expected to generate 19 vehicle trips. On the basis of these being recorded as single trips when in fact they should be doubled to create 38 two-way vehicle trips per service then based on previous experience this level would be accepted. The TA should include a narrative on the trip generation as provided in the pre-application meeting.
- Impact on Comet Corner / Oyster Catcher junctions. It would be beneficial to set out the peak hour trips that would be the above junctions. It is not anticipated that the junctions would require any junction modelling but this exercise would benefit the application when reporting its impacts.
  - Parking - The proposal is to provide 100 vehicle parking spaces with an overflow area. The level of overflow spaces should be set out. A justification for the level of parking provision should be provided within the application
  - Cycle Parking - Whilst it is anticipated most visitors will travel by motor vehicle an appropriate level of cycle parking should be included for staff.

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- The Highway Authority would require the following documents to be submitted as part of any future application:
- A site location plan scale (1:1250) with site boundary indicated
- Schedule of existing uses including planning history with reference numbers
- Description, including site layout plans, of the proposed development and schedule of uses
- Summary of reasons supporting the site access/highways works proposals, including plan (scale 1:250 or similar) with achievable visibility splays indicated
- Design Audit of proposed Highway works, including plan identified departures from standards
- Final Stage I Road Safety Audit of proposed highway works and designer's response, including amended plans and a 'Design Audit' of proposed highway works including identified departures from standards
- A 'Transport Statement', including location plan of key services, availability of sustainable modes of transport and existing/future vehicular generation
- Reference to supporting national, regional, and local planning documents and policies
- Parking strategy, including provision of parking for all modes of transport
- Relevant data collected to date
- Proposed trip rates with accompanying evidence

4.5 The overall response was positive. This note and a subsequent exchange suggested consultation should be carried out on a putative Traffic Regulation Order to prevent rat running on Grevatts Lane West. The Planning Statement considers the planning merits of the approach where appropriate TRO to support the scheme could be secured through a s106 agreement.

### **Parish Council Response**

4.6 The Parish Council have agreed to a presentation of the application in advance of the next Parish Meeting. The applicants and the technical team will attend to present the scheme and answer detailed questions from the Parish and any members of the public.

### **Public Exhibition Response**

4.7 Public understanding of the need for an additional Crematorium was high; however, the response from those attending was mixed. There is some support for the new facility and some who object.

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- 4.8 Of the 34 who attended the event. Only 11 made comments in detail. 2 additional comments have been emailed. Appendix I includes a copy of the responses. The following is a breakdown of responses.
- 4.9 6 commentators supported the proposal and made detailed comments on design, 6 commentators objected to the concept of a development that would generate more traffic in the area. One objector was concerned about the slow-moving cortège on the A259. The only other comments were in relation to loss of best and most versatile agricultural land and concern regarding pollutants from cremation.
- 4.10 Two additional comments were received by email after the event. The first objected to the proposal as follows: *"This is not wanted, not needed, out of place and destroying good quality arable land"* the second was more constructive and stated: *" In my opinion this departure to the local development plan should only be permitted if the crematorium was serviced primarily from a new junction off the A259 that also incorporated features that significantly improved the current traffic congestion for other road users at the inadequate Comet Corner junction of Yapton Road onto the A259"*
- 4.11 Of those that objected in relation to traffic, this was a general concern about the nature of the network being unable to cope rather than the specific impacts created by this proposal apart from comments about slow moving traffic.

## Assessment

- 4.12 The only issue raised consistently by respondents is potential traffic impacts, however, the traffic issues raised by residents relate to the issues regarding the state of the existing network and the existing volumes using local highways, especially the junction at Comet Corner. The planning test relates to whether the proposal adds significant additional burden to the network to the point where it cannot cope, and delays would be significant
- 4.13 Given the low levels of traffic generation coupled with the non-peak nature of the traffic generation the proposal will not give rise to unacceptable harm to the highway network. In addition, there was specific support for a dedicated access from the A259 to avoid Bilsham Road and Comet Corner.
- 4.14 In addition, the revised NPPF introduced in July 2018 , paragraph 84, has specific support for development in rural areas to meet particular needs:
- 4.15 *"Planning policies and decisions should recognise that sites to meet local business community needs in role areas may have to be found adjacent to wall beyond existing settlements, and in locations that are not well served by public transport."*

### Low turnout demonstrates support?

- 4.16 By comparison to the public consultation carried out for the proposal for 550 dwellings at Yapton, undertaken by the same applicant in the same way, the response at the event for the Crematorium is much more localised and significantly smaller. The residential scheme

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attracted significant attendance (137 individuals) at the event and significant quantity of comments (84). Given the community consultation was advertised and carried out in the same way it is clear that a negative community response is lower to the Crematorium proposal than the housing proposal at the pre-application stage.

- 4.17 The one comment the applicants have been able to address is to reduce the distance from the car park to the chapel.
- 4.18 The consultation responses do not raise any issues that remain unacceptable in planning terms. The consultation response therefore does not indicate the need for any particular change to the proposals.
- 4.19 The technical consultation responses from the Local Authorities received to date through pre-application work has not highlighted any major issues, but as these arise, they will be addressed.

## 5. Conclusion

- 5.1 The consultation event for the community and professional pre-application engagement completed in support of the application meets the requirements of Community Involvement required by the Local Planning Authority. Good publicity and a well-attended consultation event has drawn some interest in the proposal with objection related primarily to issues of traffic which are the result of existing conditions.
- 5.2 Whilst the exploration of objections has been useful in understanding what might cause specific problems locally; after consideration none of the objections raised given rise to technical issues that cannot be overcome. The one practical suggestion about distance to the car park has resulted in design improvements.

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## **Appendix I**

### **Results from Event 4/12/18**

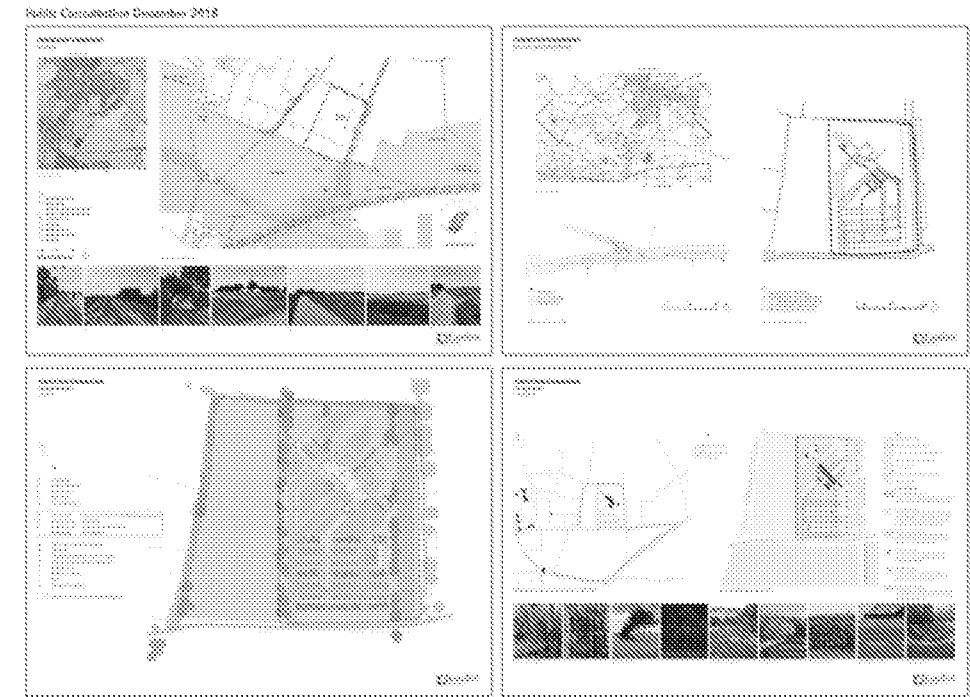
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|    | Source           | Comment              |
|----|------------------|----------------------|
| 1  | Councillor       | Please email slides. |
| 2  | Councillor       |                      |
| 3  | Councillor       |                      |
| 4  | Councillor       |                      |
| 5  | Councillor       |                      |
| 6  | Local Vicar      |                      |
| 7  | Resident         |                      |
| 8  | Councillor       |                      |
| 9  | Funeral Director |                      |
| 10 | Local Vicar      |                      |
| 11 | Councillor       |                      |
| 12 | Resident         |                      |
| 13 | Councillor       |                      |
| 14 | not specified    |                      |
| 15 | Resident         |                      |
| 16 | Resident         |                      |
| 17 | Resident         |                      |
| 18 | Resident         |                      |
| 19 | Resident         |                      |
| 20 | Resident         |                      |
| 21 | Funeral Director |                      |
| 22 | Funeral Director |                      |
| 23 | Resident         |                      |
| 24 | Resident         |                      |
| 25 | Resident         |                      |
| 26 | Resident         |                      |
| 27 | Resident         |                      |
| 28 | Resident         |                      |
| 29 | Resident         |                      |
| 30 | Resident         |                      |
| 31 | Resident         |                      |
| 32 | Residents        |                      |

Appendix 2

Display Material from Consultation Event

Public Consultation Boards



Public Consultation Boards

