

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

Your Ref: OWPC21146
Our Ref: Y/103/18/PL 24-12-2018
Please ask for:
Mr S Davis

22nd January 2019

Dear Sir/Madam

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

Single Chapel Crematorium with car parking, landscape works, surface water drainage features & associated highway improvements. This application is a Departure from the Development Plan.

10 Acre Field North of Grevatts Lane Yapton

Thank you for your internet representation made on 17th January 2019 which has been recorded as '**an objection**' with the comments as follows:

OBJECTION TO Y/103/18/PL

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

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.

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

- The proposal seeks to create a junction comprising two slip roads off the A259. Traffic from the west will turn left into Grevatts Lane West on a slip road which is about 7m wide. There is then a central reservation, which will presumably be used by cyclists and pedestrians, with a further two lane in/out junction to allow traffic from the east to enter Grevatts Lane West and all traffic to leave the site either to the east or west. That is over 7m wide. This entrance will cut across the recently installed cycleway/footpath.*
- The proposed junction is on an unlit section of the A259 with a 60 mph speed limit. 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 must increase the risk of accidents particularly on winter afternoons when light levels are low.*
- 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 (towards Bognor Regis) at any time of the day. Given the proposed new junction is equidistant 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.*
- Further, past experience has shown that when there are breaks/junctions created in cycle paths, many cyclists will not use them, instead returning to the main carriageway to*

avoid the need to slow down, wait to cross the junction and then start again to regain speed. That will then negate the reason for the recently opened cycle path and the substantial costs in its creation. There is also an increased risk of accidents on this unlit section of "A" road.

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:

- Vehicle access to and from the crematorium can only be via Bilsham Road.*
- 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