

Felicity Salmon & Rebecca Bernier
Rowan Cottage
Grevatts Lane West
Yapton
West Sussex
BN18 0LA

Your Ref: OWPC21317
Our Ref: Y/103/18/PL 24-12-2018
Please ask for:
Mr S Davis

4th February 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 3rd February 2019 which has been recorded as '**an objection**' with the comments as follows:

Y/103/18/PL

We have several concerns and objections regarding the proposal to build a crematorium in Grevatts Lane West:

HIGHWAY SAFETY

The exit from Grevatts Lane West (GLW) on to Bilsham Road is already extremely hazardous, particularly on the right-hand turn towards Yapton. There have been several accidents on this junction recently, as well as at Comet Corner, a well-known accident blackspot. The Lane is already heavily used by HGVs and other vehicles accessing Hyams Autolift industrial units, which in itself presents an increased risk of accidents when trailers and other large vehicles are exiting, to the extent that some of these HGV drivers have erected a mirror on the Bilsham Road to help them see traffic coming when turning right.

TRAFFIC GENERATION

An increase in traffic, with potentially up to 500 vehicles both entering and exiting the site via GLW during the week, will increase pollution and affect air quality, not just around the site but affecting Yapton as a whole. There is already a heavy build-up of traffic approaching Comet Corner from Yapton, causing traffic to back up past GLW junction at certain times of the day. This congestion will become a lot worse with an increase in the number of vehicles using this stretch of the road. The development will also increase the amount of traffic passing through the village itself.

ACCESS

The plans mention traffic-regulating orders to deter drivers from using GLW as a 'rat run', but we believe that such is the build-up of traffic at Comet Corner at times that inevitably drivers will use this new route as a cut-through to the A259. This begs the question of how traffic regulation would be monitored and policed.

NOISE AND DISTURBANCE

The increase in vehicles using GLW will present a significant increase in the level of local noise. The number of HGVs using GLW already presents an unacceptable noise level and creates a lot of dirt and dust, blocking the drains, which has caused flooding, and which affects our quality of life. Although hours of use of the crematorium are mooted to be only during certain times of the day, this household has shift workers who need to sleep during

the day on weekdays.

LOSS OF PRIVACY

Our garden runs alongside GLW and more traffic will mean a further loss of privacy when we are in the garden as well as vehicle occupants being able to see into our property when passing by.

RESIDENTS' PARKING

All occupants of this property have to park their vehicles on GLW as there is very limited off-road parking space. If we could no longer park here we would have to park at least half a mile away to avoid obstructing Bilsham Road/GLW.

WILDLIFE

Deer regularly use the land where the development is proposed. They have very little shelter as it is and the build would mean a further disruption to their habitat.

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