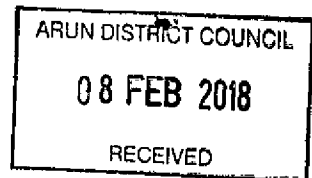


Middleton-on-Sea Association

(founded 1937)
www.middleton-on-sea.co.org



Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

17 East Close
Middleton-on-Sea
West Sussex
PO22 7Rs

7th February 2019

Re: **Y/103/18/PL - Crematorium at 10 Acre Field at Bilsham**

Dear Sir/Madam,

I act on behalf of the Middleton-on Sea Residents Association and have enclosed the Association's objection to Planning Application **Y/103/18/PL** relating to a proposed crematorium at Bilsham.

Yours sincerely,

A large black rectangular box redacting the signature and name of the sender.

Maria Bradshaw

Honorary Secretary.

Middleton-on-Sea Association

A black rectangular box redacting the contact information of the Middleton-on-Sea Association.

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Representations of Middleton on Sea Association in respect of Planning Application Y/103/18/PL - for a Crematorium at 10 Acre Field, Yapton.

Whilst the proposed development lies outside of the Middleton on Sea Area of Character, the Middleton on Sea Association (MOSA) maintains an interest in new developments that may have an impact on its wider area and setting.

In this instance the speculative development proposed represents a departure from the Development Plan in that the site lies outside of the built up area boundary, it comprises high grade agricultural land and the Development Plan makes no provision for the type of development proposed. It is therefore for Arun District Council to determine whether or not there are material considerations sufficient to justify in principle such a departure.

For MOSA, our primary concerns relate to traffic generation, means of access and the impact of the development on Comet Corner and highway safety generally, including for pedestrians and cyclists using the busy A259.

Having studied the details of the planning application, along with the comments of the Highway Authority, MOSA consider that the proposed access and egress arrangements (along with the supplementary information submitted), do not address or alleviate highway safety and congestion issues at Comet Corner. In addition, the creation of a new junction on the north side of the A259 bisecting the newly constructed cycleway, will potentially give rise to pedestrian/cyclist/vehicle conflicts contrary to the aims and objectives of the cycleway.

Accordingly, (and notwithstanding any conclusions about the principles of the development as a departure from the Development Plan), the proposals are considered to be in conflict with the Arun Local Plan 2018 and in particular Policy T SP1 "Transport and Development" in that the proposals are not accompanied by an effective and deliverable Transport Assessment, and the application fails to deliver a safe and secure provision for traffic, cyclists and pedestrians.