

PATRICIA HILLS
3 SOUTH WALK
MIDDLETON ON SEA
BOGNOR REGIS
PO227RW

Your Ref: OWPC21541
Our Ref: Y/103/18/PL 24-12-2018
Please ask for:
Mr S Davis

25th 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 21st February 2019 which has been recorded as '**an objection**' with the comments as follows:

Planning Application Y/103/18/PL

Proposed Crematorium

I write to object to this planning application. Please ensure that my comments below are brought to the attention of the Development Control Committee.

Approval of this application would be a departure from the Arun District Council Local Plan. There was no mention of a requirement for a new crematorium in the Local Plan consultation.

No member of the public, no Local or District Councillor, no Planning Officer or even the Planning Inspector suggested that provision be made for a crematorium.

On the contrary, emphasis was placed on retaining and protecting the rural nature of the location. Indeed, approval would be contrary to ADC Planning Policy SD SP3 which requires a 'gap' between Littlehampton and Middleton on Sea. A crematorium at the location proposed would compromise the integrity of the gap, undermine the physical separation of the settlements and would damage the character of the undeveloped, rural coastal setting.

The main - if not only - access would be from the A259, a single carriageway and very busy coastal route. The road already suffers severe congestion at peak times. In view of the amount of traffic, including many heavy goods vehicles, a cycle path was considered necessary to remove cyclists from the single carriageway road. To have slow moving 'funeral' traffic a regular feature on this single carriageway road would present a hazard for all road users, not present at either Chichester or Slindon Crematoria, which are mainly and readily served by dual carriageway roads.

Approval of this application would inevitably generate more traffic using the existing and very busy junction (at Comet Corner) on the A259. The location is very poorly served by public transport. Further, the proposed road access from the A259 to Gravatts Lane North would breach the new (and very expensive) cycle path creating a real hazard to cyclists.

For these reasons, approval of this application would be contrary to ADC Planning Policy T SP1 in that the proposal would not ensure safe provision for traffic, including cyclists, using the A259, the Comet Corner junction, Gravatts Lane North and Bilsham Road.

Approval would also be contrary to ADC Planning Policy T SP3, specifically as regards the A259 at the location of Comet Corner, already the scene of a fatal road traffic accident, as it will not be protected from the development as required by Policy T SP3.

Similarly, there are good grounds for refusal available from the National Planning Policy Framework (NPPF) because the means of access to both proposed crematoria would create an unacceptable impact on highway safety and the effect on the already inadequate road network would be severe.

There may be a need for an additional crematorium in West Sussex, although that need has not been clearly identified or evidenced in the application, but the existing road network at this location - the single carriageway, busy A259 - is simply inadequate to provide safe access /egress for road users.

Finally, but importantly, the proposed crematorium would bring additional air and ground pollution that would impact on residents and visitors alike. There has been and is an expectation of clean air at this seaside and rural agricultural location.

I would be grateful if you could acknowledge safe receipt of this letter and confirm that the above objections will be recorded on those application details.

Many thanks,

Yours sincerely,

Pat Hills (Mrs)

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