



Yapton Parish Council
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Your Ref: OWPC21806
Our Ref: Y/103/18/PL
Please ask for:
Mr S Davis

21st March 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 comments made on 20th March 2019 which has been recorded as **'an objection'** with the comments as follows:

The Yapton Parish Council's Planning Committee met on the on the 11th March 2019 to consider its response to the application. The Committee meeting and consideration of the proposal were held in public, and as stated earlier representatives and agents of Landlink Estates attended to make a presentation on their proposal and to answer any questions from Members of the Committee and the public present.

Following their consideration the Committee decided to raise an objection to the application and the following reasons were set out and agreed as the basis of the Committee's objection:

The need for an additional crematorium has not been identified in the ADC Local Plan.

The crematorium is not included in the original or emerging updated Yapton Neighbourhood Plan.

The land that would be used is good quality agricultural land.

Access arrangements to Gravett's Lane West, to and from the A259 in close proximity to Comet Corner are not considered to be safe unless major improvements are made at Comet Corner. This junction is already dangerous and congested and an additional junction will exacerbate safety issues.

Safety on the recently opened Bognor to Littlehampton cycle route at the new access junction and the proposed cycle route connecting Bilsham Road to the A259 which makes use of Grevatt's Lane.

Public transport arrangements for access to the crematorium by visitors are not considered to be adequate or safe.

An overriding need for a crematorium at this location has not been demonstrated.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning