

[REDACTED]

From: Lisa Jackson [REDACTED]
Sent: 03 April 2019 09:37
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Andrew Tice [REDACTED] Emma Randall [REDACTED]
Subject: Y/103/18/PL- Grevatts Lane West, Yapton

Dear Simon,

Please find attached a letter from the prospective operator of the Crematorium that has been selected by Landlink Estates Ltd should the above planning application be approved.

You will note that Dignity operate Chichester Crematorium and confirm the commercial demand for the proposal despite operating this local facility.

We are currently revising the layout drawing to incorporate a Changing Places Toilet facility as requested. I will forward a revised drawing shortly.

In order to assist preparation of planning conditions I have prepared a set of draft conditions that would be acceptable to the applicant and operator. I appreciate there may be additional conditions, especially with regard to drainage as the consultation response on surface drainage refers to imposition of standard conditions by a reference number that does not indicate their content so I am not sure what these would contain.

I hope this is helpful. Do let me know if you have any questions.

Kind regards,
Lisa

Lisa Jackson
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Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU



JACKS PLANNING

FAO Simon Davis
Arun District Council
Bognor Regis Town Hall
Clarence Road
Bognor Regis
West Sussex
PO21 1LD

29th March 2019

Dear Simon,

Re: Proposed Central Arun Crematorium Y/103/18/PL

I am writing to you by way of introduction, as Dignity is delighted to have been selected by the applicant as operator of the proposed crematorium at Yapton.

Background

Dignity is the largest private sector crematoria operator in the UK operating 46 crematoria, including Chichester Crematorium, and a number of both active and inactive cemeteries. We have a wide range of experience in developing, delivering and operating high quality new build crematoria. Dignity currently has three planning permissions for new build crematoria (Peterlee, Dartford and Sevenoaks) which are in construction stage, and has several proposals for further sites in the planning process.

We have undertaken an internal Need Assessment and conclude that there is certainly demand for one new crematorium in the proposed locality, however there is not currently sufficient demand for any additional crematoria.

It is our intention to implement the submitted design and confirm the operating hours will be 9am to 5pm, Monday to Saturday.

I trust this provides useful information in support of the application, but should you have any questions regarding the above, or want to discuss further, please do not hesitate to contact me on

Yours sincerely,

Peter Evans
Corporate Development Manager

4 King Edwards Court
King Edwards Square
Sutton Coldfield
B73 6AP



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4 King Edwards Court, King Edwards Square, Sutton Coldfield B73 6AP.

www.dignityfunerals.co.uk

Member of the National Association of Funeral Directors.



Draft Conditions – Crematorium Y/I03/I8/PL

Time

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

Plans

2. The development permitted shall be carried out in accordance with the following approved plans, drawings and specifications:

Plans

1176	1000	OS Location Plan	20.12.18	
1176	1002	Proposed Site Plan		
1176	1003	GA Ground Floor Plan	Revision pending	
1176	1004	GA Roof Plan		
1176	2000	GA Elevations- Main Building 1		
1176	2001	GA Elevations- Main Building 2		
1176	2002	GA Elevations -Remembrance Court		
1176	2003	GA Sections -Main Building		
1176	2004	GA Sections - Remembrance Court		
1176	2005	GA Elevations – Detailed Elevation LR		
0524	DR_100	Landscape Masterplan	15.11.18	PL01
	128.001.007	Access Road	17.12.18	C
	128.001.101	Revised Junction Arrangement	19.06.18	D

Reason: To ensure satisfactory provision of the development.

Archaeology

3. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority

Reason : This site has been confirmed as having high potential for archaeological interest and it should be evaluated to preserve any potential archaeological interest prior to development

CMP

4. No development shall take place until a construction environmental management plan has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to during the construction period.

Reason: In the interests of the amenity of nearby occupiers

Hours of Construction

5. Construction of the development hereby permitted shall only take place between the hours of 8 am to 6 pm on Mondays to Fridays and 8am to 1 pm on Saturdays and not at any time on Sundays or public holidays.

Reason: In the interests of the amenity of nearby occupiers

Landscape Details

6. No site clearance shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority and these works will be carried out as approved. Soft landscaping scheme will include details of proposed tree planting, detailing the size, species and location of all trees to be planted. The soft landscaping scheme is approved shall be carried out not later than the next available planting season following the commencement of development, or as otherwise agreed in writing by the local planning authority.

Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with

Surface Drainage

7. The development hereby permitted shall not be commenced Development should not commence until finalised detailed surface water drainage designs and calculations for the site, based on sustainable drainage principles, for the development have been submitted to and approved in writing by the Local Planning Authority. The drainage designs should demonstrate that the surface water runoff generated up to and including the 1 in 100 year, plus climate change, critical storm will not exceed the run-off from the current site following the corresponding rainfall event. Details shall include the maintenance and management of the SUDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved designs.

Access Design

8. Prior to the commencement of the use hereby permitted the vehicular access shall be improved in accordance with the details approved drawing 128.001.101 rev D.

Lighting

9. Prior to the installation of any external lighting, details shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the approved details and maintained as such.

Use of the Facility

10. The development hereby approved shall be used for crematorium (cremation of human remains) purposes only and provide no more than eight daily services, without express planning permission first being obtained.

Reason: The application has been determined on the basis of a limited number of daily services, in relation to air quality and highway impacts, and it is considered appropriate to limit the number of services to the prescribed number in order to ensure these issues are maintained within acceptable tolerances, in the interests of pollution control and highway safety

Operational Hours

11. Services in association with cremation will be limited to 09: 00 to 17:00 Monday – Saturday unless otherwise agreed in writing with the Local Planning Authority

Reason: The application has been determined on the basis of a limited number of daily services, in relation to air quality and highway impacts, and it is considered appropriate to limit the number of services to the prescribed number in order to ensure these issues are maintained within acceptable tolerances, in the interests of pollution control and highway safety.