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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 02 September 2020 13:19  
**To:** planninginfo  
**Subject:** Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/20/2877

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 1:00 PM on 02 Sep 2020 from Mrs Chris Marsh on behalf of Parish Consultation.

## Application Summary

**Reference:** DM/20/2877

**Address:** Land North Of Turners Hill Road Turners Hill West Sussex

**Proposal:** Outline application for single chapel crematorium with a single abated cremator and natural burial site with associated access, car parking, landscaping and drainage. All matters reserved apart from access.

**Case Officer:** Andrew Watt

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## Comments Details

The Parish Council objects to this application especially as it is outline only apart from the access. Such an application offers no guarantees to our community as to the eventual use of the site but would provide a larger access point and removal of more hedgerow.

To say "The basic principle is that for the prospect to be a real prospect it does not have to be probable or likely, a possibility will suffice" does not provided any certainty for residents nor for the Parish Council to be able to comment. Planning applications for this site have been on-going for over six years with six applications being granted and to date only the hedge has moved and scalping's laid. Apparently, more work was to be carried out in August this year, it has not.

### Comments:

We note that the land is referred to as a brown field site but, as it has never had any buildings on the land it is not.

Constantly referring to this application as a community facility is misleading to those not au fait with planning, it is community only in terms of the far wider community than that of Turners Hill. Saying that the site is near Turners Hill is also misleading, it is part of Turners Hill and affects the residents of Turners Hill.

"Given the limitations on large gatherings and social distancing requirements during the Covid-19 pandemic, the applicants have been unable to carry out community

involvement prior to submission of the application. The Parish Council have made it clear in the past that they will not engage in pre-application discussions with the applicant, so it has not been possible to pre-empt any response from the local community." This is blatantly untrue. Turners Hill Parish Council has never been contacted by the applicant. The applicant has a very good idea of the likely response from the community based on the numerous previous applications. No contact was made regarding this application to see how community responses could be made in advance and considered for this application.

NPPF 84 states that "it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploit any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well related to existing settlements should be encouraged where suitable opportunities exist".

This application does not fulfil the criteria, it is not sensitive to its surroundings and most certainly will have an unacceptable impact on our local roads. The provision for access on foot cannot be safely achieved and public transport is extremely limited. It is not a previously developed site and not appropriate in this rural area. It is not socially or environmentally sustainable, we question that it will be economically sustainable either.

The application states that there is compelling and qualitative need for another crematorium so close to the Surrey and Sussex Crematorium which is under five miles distance from the site. We do not agree that the need is proven IF there is a need for another crematorium to better serve the Mid Sussex area then it needs to be more central within the district so that it provides for the whole district at both 15 and 30 minutes distance. Placing it near the edge of the area and so close to the Surrey and Sussex Crematorium does not benefit the whole community and cannot be seen as sustainable.

The Federation of Burial and Cremation Authority (FBCA) states that careful consideration should be given to the siting of a crematorium to see if it is close to a school, sports ground or other facility which it may be deemed incompatible with. If residents of Mid Sussex are to make use of a facility in Turners Hill and substantial number of them will travel along residential roads, past our Primary School as well as it being directly opposite the village cricket ground and adjacent to Tulleys family fun park. They also emphasise the need for community support from the general public to demonstrate the local need, no attempt has been made to gather this information locally.

Traffic impact is greatly underestimated in our opinion and this is of great concern to us. The documents state that on average 19 vehicles attend for each cremation and 22 for a natural burial. Based on the information

provided there would be 6 services a day, 5 days per week 52 weeks of the year. When we multiply this out it equates to 29,640 movements a year for the crematorium alone. If we use the information provided which states that approximately 877 cremations will be undertaken in a year when established, vehicle movements amount to 16,663 when calculated on the same basis. Traffic is already approaching 110% of capacity in Turners Hill during the morning and evening peak times, and the strategic transport study for the Mid Sussex District Plan shows this rising to 115% by 2031.

Additionally, there will be natural burials, visitors, possibly some weekend services, and workers. Many services will have far more in attendance. This is most definitely not suitable for the local roads, is a danger to residents and is an underestimate in our opinion.

We are concerned that the Transport Assessment is based on 2013 survey and therefore does not provide a fair starting point for any analysis.

Much is made of the permitted path to St. Leonard's Church, but it does not take the walker to the Church. It does take them to an unofficial lay-by and on the busy road. There is no safe crossing area and no path immediately opposite.

A path to the western corner of the site is to be provided so that people can make use of the bus service. The service to Crawley is on the opposite side of the road and the one from Crawley further to the west. For visitors it might be of use on occasions but it's unlikely that the times are convenient to attend a timed service.

We have always wanted to protect the area of High Weald Area of Outstanding Natural Beauty and this land is separated by the road only. It will have an impact on the AONB especially from associated traffic and car parking. Providing 112 car parking spaces will be a scar on the landscape.

Such a large building together with the car parking area and a far greater number of vehicle movements will undermine the rural character of the surrounding countryside and be a constant blight on our community. The building is 40 m x 40 m wide and long and 4.5 m high with a flat roof while the chimney is 7 m high.

Presumably as this is an outline application only the answers to questions on the application form are vague, although some were answered on previous applications. Foul sewage disposal method – unknown; waste storage and disposal – unknown; non residential floor space – no change at 500 sq.m; full time employees – 4 but elsewhere speaks of 6; hours of opening - unknown.

We can find no reference to the provision of water or gas to the site, both very important elements of any development. Liquid Petroleum Gas (LPG) would require its own safe store.

Using the northern field, previously marked on phase 3, for natural burials needs to be carefully considered as it is closer to the River Medway.