

To: Aylesbury Vale District Council, Development Management, Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire, HP19 8FF

Dear Sirs,

Planning Application number 14/01575/APP Proposal to build crematorium on The Riviera Site, Watermead, Aylesbury, Bucks

I wish to register my objection to the above application for the following reasons:

Flood risk

Since the building has already been completed, we already see the effect of the flood provision made by the applicants. It consists of a building, built in part in flood zone 3b, which has been built high on the plot to ensure water runs off from their site into the lake. The applicant has submitted ideas for flood mitigation such as moving mourners from a town centre car park to the crematorium in the event of flood. Flooding occurs very suddenly in Watermead and is entirely unpredictable. This plan cannot work. In the event of flood no mourners could attend since when the car park floods the premises will be inaccessible.

Highways impact

Watermead has a single road in and out of the village, congested during daily rush hour. Parking on verges, causing disturbance to grassed areas and blocking pedestrian footways, frequently occurs, of particular importance to those with accessibility issues.

Loss of amenity and Section 52 Agreement land

The crematorium has been built on land designated for recreation and leisure, as set out in a Section 52 Agreement between the original developer and AVDC, '*in perpetuity*' attached to many Deeds. No application for a variation has ever been made. The adjacent land belongs to the Parish, and members of the public use it extensively for recreation. It is enjoyed by many thousands of residents and locals throughout the year. Our wildlife and birds have been disturbed by the completed building and hard landscaping. Migration from the crematorium site is evidenced by the larger varieties of wildlife now on the small lake, including grass snakes, as well as badgers and mink being spotted in new areas of the land.

Impact on residential amenity

Watermead's landscape value is high. We can see what this building is actually like, built, rather than on a plan; it is overbearing, too high, too large, built away from the former ski slope rather than into it, as shown on the original plans. It is, over-prominent and inappropriate for this village.

National Planning Policy Framework states; permission should not be granted where the proposed development would unreasonably harm any aspect of the amenity of nearby residents, when considered against the benefits of the proposal. I believe this is the case here. None of the applicant's suggested benefits is real.

Development should respect and complement character, outlook and privacy of those living nearby. This proposal overlooks and is overlooked by homes a very short way across the lake. The large glazed panels overlooking the lake provide a full view in and out of the crematorium chapel which is deeply unpleasant for residents. No other crematorium has such an open aspect to residential property. At 230 metres from the nearest property it is **just** within the Regulations laid down by the Crematorium Act. This does not make it sufficiently far from homes not to cause impact.

Planners are to guard against unnecessary loss of valued facilities and services, ensure that existing facilities are able to develop and modernise and be retained for the benefit of the community. This proposal fails all these criteria. The applicant's reasoning on this issue is flawed.

Existing open space, sports and recreational buildings and land should not be built on unless assessment undertaken clearly shows them to be surplus to requirements; they will be replaced by equivalent of better provision; development is for alternative sport and recreational provision, the needs for which clearly outweigh the loss. This development fails in this respect.

Summary

This building has been completed, since planning permission was quashed by the Court of Appeal.

The flood risk still exists and I believe it is not sufficiently mitigated by the works carried out.

There is no public transport/bus service to the site which will result in more traffic, with large funerals spilling parking on to our village roads.

The amenity land, once lost, will never be recovered. This building has not replaced another one, we have lost a restaurant (a local facility, and being asked to gain a crematorium).

The applicants previously took legal action to try and stop the Bierton Crematorium, on the basis that there was a need for only one Crematorium in the area. When this failed, they did a complete u-turn and sought to convince the District Council that actually two crematoria are needed.

You now have the opportunity to correct what was a flawed and mistaken planning approval. Please consider these matters when determining the application. I confirm that you may contact me regarding this application.

Signed..... Date

Name..... Address.....

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