

Pather Farm Cemetery - Planning and Design statement

1. Introduction

- 1.1 The following statement is in support of the application to construct a new Cemetery complex on the site of the former Pather Farm on Dimsdale Road in Wishaw. The proposal has been promoted by North Lanarkshire Council who are the applicant. The site will comprise a new building with storage and welfare facilities for operatives and visitors along with external storage compound. Also proposed are an upgraded access road to the east with internal parking for patrons, an outdoor waiting area, circulating internal road, Sustainable Drainage system, boundary fencing and feature gates, and amenity landscaping across the grounds.
- 1.2 The intention is to create a new facility to expand the internment capacity of the local authority in a cost effective and phased manner that will be respectful to service users at what is a difficult time. The following sets out the inception, aims and objective and design context of the project leading to the planning application

2. Background

- 2.1 North Lanarkshire Council provides upwards of 1,900 internments each year, and a significant percentage of these are within new lairs, 474 in 2017-18. As burial authority North Lanarkshire Council is statutorily required to provide sufficient burial space for its residents choosing burial as their end-of-life option.
- 2.2 Cambusnethan Cemetery in Wishaw is one of the council's busiest cemeteries, with upwards of 200 burials per year and nearly 90 new lairs sold per year on average. At this rate, the cemetery will run out of new burial space within 6 years. Within project reference EA-EF-C002: Burial Space Development 2018-2023, which overarches this project, in developing the business case for burial space development the creation of a new cemetery to replace Cambusnethan when it reaches capacity has been identified as a priority.
- 2.3 Similar / previous projects: A new build cemetery at Bothwellhaugh was opened in 2014 which shall provide a benchmark for this project, however given the hugely varying nature of land and the potential issues, the new development shall need to be considered fully with sufficient levels of survey and design.

3. Aims and Objectives

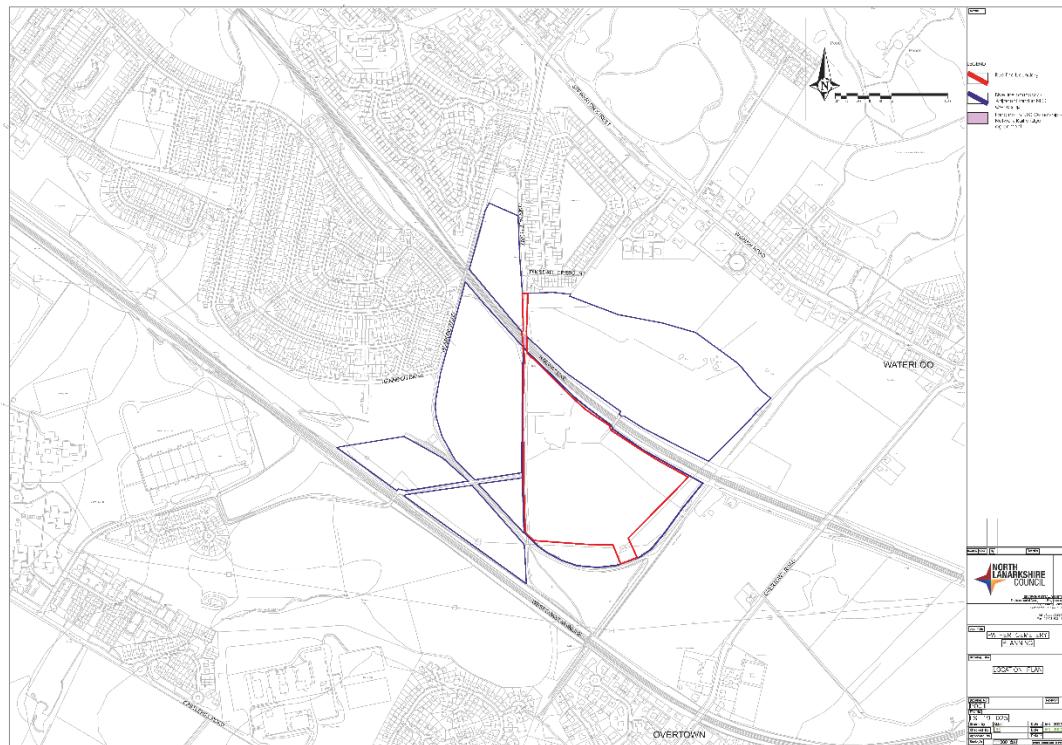
- 3.1 Develop a new cemetery for Wishaw at the area of land previously known as Pather Farm.
- 3.2 Specific objectives are to:
 - Develop new lair capacity
 - Develop associated services including access, waiting area and staff facilities
 - Seek to undertake associated improvements, e.g. enhancement of access routes / woodland in the surrounding area

4. Pre allocation Discussions and Consultations

- 4.1 A suite of site investigations and surveys have been undertaken for the proposed site and are available as part of the planning application supporting package.
- 4.2 As part of the design process pre application discussions were undertaken with North Lanarkshire Council Planning Officer Keith Bathgate in 2020. This has guided the design process through stages of feasibility, concept, and outline design to create a layout which meets the needs of both the service users and the site environment.
- 4.3 Following this a public consultation event was undertaken and is outlined in the accompanying PAC document. Due to Covid 19 restrictions this was held as an online event.
- 4.4 Following the development of design and cost planning a period of value engineering was undertaken in order to ensure that the proposed design was achievable within the available budget.
- 4.5 Ongoing discussions with adjoining landowners Network Rail have been undertaken to ensure that the design of boundaries and proposed work has been considered and meets their standard and expectation regarding construction and operational safety.

5. The Proposals

- 5.1 The application site at Pather Farm is 6.954ha in area with the blue line ownership land extending beyond this to the north and west as shown in the location plan below.



- 5.2 This is dissected by the land along the railway line to the north of the red line application boundary which is owned by Network rail. This includes a small section of Dimsdale Road on the bridge crossing the line which will require access and upgrading.

- 5.3 The access would be taken from the northwest on Dimsdale Road and enter and exit the site from points on the north and south of the site on the western side. A new carpark and access road would be constructed and a circulating internal road system to allow access to the system of lair plots to the east of the building complex. This is designed to be used in an incremental fashion as required with the intention of expanding a further phase to the east over time as the need arises.
- 5.4 As part of the required infrastructure of the development a system of sustainable drainage have been included with an attenuation basin included in the south of the site.
- 5.5 Waste disposal and recycling will be on a domestic scale relating to the welfare facilities on the site. This would be disposed of in the normal way and in accordance with North Lanarkshire Councils standards on waste reduction and recycling.
- 5.6 The landscape of the site is a key feature, and a scheme of planting and grass land have been proposed in a decorative and intensive style around the entrance and lairs, and in a more extensive and natural fashion in the outer areas. This outer landscaping will focus on recommendations in the ecological assessment of the site and promote visual amenity and biodiversity at the edge of the rural landscape. Existing hedgerows within the site have been retained to promote habitat creation and biodiversity and to aid in visual amenity from Dimsdale Road. Some hedgerows will require to be removed to facilitate access, but these will be compensated for through the wider landscaping of the site. Several seating areas are proposed across the site to give opportunities for visitors to spend some time and reflect in a peaceful setting.
- 5.7 New boundary fences to meet Network Rail standard specifications have been proposed for common boundaries with the site and new post and wire fencing along Dimsdale road will combine with the existing hedgerow to form the boundary to the west. New entrance feature walls and gates are proposed for the main entrance. This is also proposed for the exit gateway but may not be feasible from a cost point of view and may be replaced by a standard gate arrangement.
- 5.8 Details of the above design are set out in the accompanying supporting design documents with this application.