

Public Document Pack

Argyll and Bute Council **Comhairle Earra-Ghàidheal Agus Bhòid**

Executive Director: Douglas Hendry



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29 November 2023

SUPPLEMENTARY PACK 1

ENVIRONMENT, DEVELOPMENT AND INFRASTRUCTURE COMMITTEE - ON A HYBRID BASIS IN THE COUNCIL CHAMBER, KILMORY, LOCHGILPHEAD AND BY MICROSOFT TEAMS on THURSDAY, 30 NOVEMBER 2023 at 10:30 AM

I enclose herewith **item 8 (CEMETERY ASSET – ANNUAL REPORT)** which was marked to follow on the Agenda for the above meeting.

Douglas Hendry
Executive Director

ITEM TO FOLLOW

8. CEMETERY ASSET - ANNUAL REPORT (Pages 3 - 20)

Report by Executive Director with responsibility for Roads and Infrastructure Services

Environment, Development and Infrastructure Committee

Councillor John Armour	Councillor Jan Brown
Councillor Garret Corner	Councillor Robin Currie (Chair)
Councillor Graham Hardie	Councillor Mark Irvine
Councillor Andrew Kain (Vice-Chair)	Councillor Jim Lynch
Councillor Tommy MacPherson	Councillor Ian MacQuire
Councillor Luna Martin	Councillor Ross Moreland
Councillor William Sinclair	Councillor Andrew Vennard
Councillor Peter Wallace	Councillor Gary Mulvaney

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ARGYLL AND BUTE COUNCIL**ENVIRONMENT, DEVELOPMENT AND
INFRASTRUCTURE COMMITTEE****ROADS AND INFRASTRUCTURE
SERVICES****30 NOVEMBER 2023**

CEMETERY ASSET – ANNUAL REPORT

1.0 EXECUTIVE SUMMARY

- 1.1 This report provides an annual update on the current Argyll and Bute “active” cemetery estate - number of lairs available for sale and operational timescales within the Cemetery Development programme.
- 1.2 It should be noted that the rate of sale of lairs, equivalent to the uptake of land, differs from the annual rate of interments (coffin burials) as generally individual lairs are able to accept 2 or 3 interments.
- 1.3 There are currently 9,506 lairs available for sale throughout the cemetery inventory, sufficient to sustain the burial service overall, for the next 30 years. However, the number of lairs available varies from over 1,000 in larger cemeteries to 10 or less depending on the location. These figures are used to prioritise the cemetery development programme of existing extensions or new sites.
- 1.4 The timescales from planning a new or extension to a cemetery to operational availability vary depending on the complexity of each project. Whilst each site varies, they generally include SEPA ground water management requirements, which have become far more stringent over the last decade, local consultations with landowners and the planning approval process, all of which contribute to the length of time taken to deliver a new cemetery. For this reason, the current priority list highlights development needs in 0-5yrs, 5-10yrs or 10-20yrs. Four sites remain on the 0-5yr programme list, for immediate development, which received funding as part of the budget agreed in February 2023.
- 1.5 Cost is also a factor which needs to be considered when planning new or extended cemetery areas, the previous EDI report for March 2023 highlighted that dependent on location the cost for developing and purchase of a cemetery site varies greatly. Appin Cemetery was built in 2021 at a cost of £45k + a £20k contribution donated by a local benefactor towards purchase of the ground, with 90 additional lairs which equates to £720 per lair. This can be compared to the costs of Tobermory expansion which cost £800k for an additional 210 lairs which equates to £3809 per lair due to the requirement to import materials to allow sufficient depth to provide a 3 interment lair capacity. This must be planned very carefully and in particular with ground conditions to ensure that the cost of future developments can be justified.

1.6 To date the service have been successful in achieving the following:

- 10-30 extra lairs in Kilmun and Strachur cemeteries
- 70 lairs in Carrick cemetery
- assessment of up to 2000 lairs in the current Pennyfuir cemetery active section.
- new cemetery at Appin 2022 with 90 lairs
- extension to Tobermory cemetery 2023 also brought a further 210 lairs into the cemetery estate
- further work has been carried out extending the estate

1.7 The report also provides confirmation of the current list of cemeteries subject to restrictions on the pre-sale of lairs – further to March and June EDI reports – to preserve the service at local levels, as far as is practicable. At the time of writing, currently 14 locations, approaching 1/3 of the active cemetery estate, are subject to a restriction on the sale of lairs, due to limited remaining space.

1.8 At the March 2023 EDI Committee a Cemetery Rule change was agreed:

‘Remaining lair space in any operational cemetery will be considered critical, when the current rate of unrestricted lair sales indicates less than 10 Years until all lairs are sold. In such cases sale of lairs will be restricted to “at point of requirement” for a first interment. There will be no resumption of “pre-purchase” of lairs, until such time, as additional lair space has been developed and made available.’

It should be noted that Appendix 1 has the current Cemetery years remaining, which have been adjusted due to the Cemeteries which have reached the less than 10 years capacity, and now have No Pre-Sale of Lairs as per the March EDI Committee agreement.

RECOMMENDATION

The Environment, Development and Infrastructure Committee are asked to note and consider this report.

ARGYLL AND BUTE COUNCIL

**ENVIRONMENT, DEVELOPMENT AND
INFRASTRUCTURE COMMITTEE**

**ROADS AND INFRASTRUCTURE
SERVICES**

NOVEMBER 2023

CEMETERY ASSET – ANNUAL REPORT

2.0 INTRODUCTION

- 2.1 This report provides an annual update on the current Argyll and Bute “active” cemetery estate - number of lairs available for sale and operational timescales within the Cemetery Development programme.
- 2.2 The comments against the individual sites have been updated where progress has been made on the development of extensions or new sites and where additional lair space has been developed in any existing facility. Updates are also given where investigations or consultations may have changed the likelihood of any planned development gaining SEPA / Planning Authority approval.
- 2.3 The report also provides confirmation of the current list of cemeteries subject to restrictions on the pre-sale of lairs – further to March and June EDI reports – to preserve the service at local levels, as far as is practicable. At the time of writing, currently 14 locations, approaching 1/3 of the active cemetery estate, are subject to a restriction on the sale of lairs, due to limited remaining space.

3.0 RECOMMENDATION

- 3.1 The Environment, Development and Infrastructure Committee are asked to note and consider this report.

4.0 DETAIL

- 4.1 The inventory of cemeteries details the remaining ground area within each property. This is expressed as an equivalent number of standard lair spaces which are available to the public to purchase the right of burial – through the lair certificate process.
- 4.2 Members are reminded that the uptake of land, through the allocation of burial lairs is independent of the number of interments in each individual cemetery. In most current cemeteries and in the design of any new facility, the expectation is that a full depth lair will provide vertical space for three interments.

- 4.3 As detailed in the report and attachments, the average annual rate of lair sales is approximately 312 lairs per annum, with only 273 sold in the last 12 months. However, it should be noted that the average annual rate of interments (coffin burials) is approximately 530 interments per annum with very little fluctuation +/- 50 per year. It should therefore also be noted that there has been no “Covid spike” in the number of interments in Argyll and Bute since 2019.

Annual Statistics

- 4.4 In accordance with the decision of the Environment, Development and Infrastructure Committee of December 2022, annual updates in lair sales are now recorded through interrogation of the BACAS database, used for the management of the burial service.
- 4.5 Annual figures are recorded from the 1st October the previous year to 30th September, to allow the most up to date figures to be included in committee reports. The average annual rate of sale is now calculated from available data collected since September 2019.
- 4.6 Members are reminded from previous reports, that of the estate of 131 cemetery locations, 68 cemeteries are considered as “closed”, where all available land for burial lairs has been allocated. Re-opening of lairs for burials and ashes interments are however still possible. The remaining 63 “active” cemeteries, are those where land is still available, for the purchase of the right of burial, and a lair space can be allocated to the applicant.
- 4.7 The estate of “Active” cemeteries is detailed in Appendix 1. This details the number of lairs sold in the last year, end of Sept 22 - Sept 23 in each individual cemetery and based on the review of remaining spaces carried out earlier this year, the number of lair spaces remaining for future sale. Records indicate that 273 new lair spaces were sold throughout the cemetery estate in the last year, with 9,506 spaces remaining, an increase of nearly 1,000 spaces since 2021. This is partly through the development of lairs in current cemeteries, where ground has been brought into operation, including re-purposing previous hard or soft landscaped areas.
- 4.8 Recent examples are 10-30 extra lairs in Kilmun and Strachur cemeteries, 70 lairs in Carrick cemetery and assessment of up to 2000 lairs in the current Pennyfuir cemetery active section. The new cemeteries at Appin 2022 and Tobermory 2023 also brought a further 300 lairs into the estate - as detailed in Appendix 1.
- 4.9 However, as intimated in previous reports, there are local pressures on lair availability, requiring a programme of cemetery extensions or development of new sites. The overall “operational time remaining” until all lairs are sold, is based on the annual average rate of sale, which eliminates any localised increase or decrease in sales in any particular year.
- 4.10 The process of locating suitable sites for extensions or developments is becoming increasingly challenging, due to environmental and planning constraints. The introduction of the 5yr, 10yr and 20yr colour coding system was designed to

highlight the Cemetery Development programme sequence. There are however some statistical variations year on year which may change the “hierarchy” of cemeteries in need of expansion. However, generally the list of priorities remains unchanged from that reported in March 2023. The annual cemetery update report will allow members to keep track of any changes.

- 4.11 Comments on the activities to preserve lair availability, or towards developments or extensions, are updated against the relevant cemeteries within the record. In some cases the colour coding may have changed but it should be noted that this purely statistical calculation will be affected, where the restriction on pre-sale has been introduced. The extension in the operational time remaining, being the object of the exercise.
- 4.12 The report also provides confirmation of the current list of cemeteries subject to restrictions on the pre-sale of lairs – further to March and June EDI reports – to preserve the service at local levels, as far as is practicable. At the time of writing, currently 14 locations, approaching 1/3 of the active cemetery estate, are subject to a restriction on the sale of lairs, due to limited remaining space.

Cemetery Development Programme – recent progress

- 4.13 Cemeteries within the “5 year development programme” are:-

Cemetery	Estimated Value of development including any land purchase
Strachur	£150,000.00
Cowal High Road	£100,000.00
Kilmun	None – no land
Calgary	£20,000.00

The initial 5 year development programme had been funded as part of the February 2023 budget at £310k. The costs are now estimated at £270k however there have been large price increases to materials as well as land acquisition, this allows a £40k excess to cover any increases for the schemes requiring immediate development, however, as yet only minor costs are expended/committed against these locations. Ground investigation works are being carried out which are require before physical works can commence.

- 4.14 There are many requirements that need to be considered when creating a new cemetery, these include but are not limited to:
- 1m clear, below lair depth, to rock or water table (~2.6m below surface)
 - At least 50m from any open body of water or watercourse.
 - At least 250m from any well, borehole or intake for drinking water.
 - No course sand or gravel at lair depth.

SEPA groundwater requirements checklist is attached in Appendix 3. Given the geography and topography of Argyll, site selection can be challenging to achieve. It should be noted that under these modern requirements, many existing cemeteries would not gain support from SEPA and hence achieve Planning approval. In these circumstances simple adjacent extensions are not always practicable.

- 4.15 The construction of Tobermory (Beadoun) cemetery phase 2 was concluded in August 2023. This provided a further 210 lair spaces for the town and immediate area. This was originally calculated as 190 in the initial design, which was then reconfigured to generate more lairs. This site cannot be expanded further due to land tenure and other constraints. Suitable land in the vicinity of the town is not readily available and consideration is being given to further cemetery provision in Tobermory.
- 4.16 Works are underway in Cowal High Road cemetery, Sandbank to improve drainage and extend footpaths. This will develop more lair space within the existing boundary, to retain the burial service at this site. Adjacent site at Torlochan to be progressed towards confirmation of suitability and development as the next phase of lair provision for South Cowal.
- 4.17 Initial discussions have taken place in the Strachur area, with landowners of the site of a proposed new cemetery south of the village, adjacent to A815. Site investigation trial pits were carried out Wed 1st November, to provide clarity on the suitability of the ground. Unfortunately, this confirmed shallow depths, with rock encountered between 1.5m and 0.5m below ground surface. The land is therefore unsuitable for development in its present form. Assessment will be made on the practicalities and economics of importing materials to provide the necessary depth of burial lairs, during Nov/Dec 2023.
- 4.18 A pre-application enquiry to SEPA for a potential phase 3 extension to Lismore Cemetery, concluded that this would not be supported due to groundwater requirements and private water supplies in the vicinity. Plans are now being developed to maximise the use of the existing burial ground, by excavating shallow rock and re-filling with imported suitable material. Officers are working with Lismore Community Council on offers of locally won material from various landowners on the island. In parallel, discussions are in progress with the Church of Scotland Estates regarding wayleave access to the rear of the cemetery. Discussions with Planning colleagues are also ongoing regarding whether the works can be considered permitted development within the existing cemetery.
- 4.19 Similar pre-application enquiries relate to the extension of Kilkerran Cemetery Campbeltown. This concluded that, in the land immediately adjacent to the current cemetery, the sub-soil at lair depth was non-compliant within the terms of the groundwater requirements and a planning application would not be supported by SEPA. The preferred first option, of four alternative new cemetery locations, at Moy on B836 has also been surveyed, with the subsoil in trial pits meeting SEPA approval. However historical water supplies within the 250 m distance to the site have still to be investigated, to determine if these are now inactive, before all parts of the groundwater requirements can be met, allowing support of an application.

- 4.20 A further 180 lair spaces are being developed within the current Kilkerran site by re-purposing parts of existing roads, footways and shrubbery, converting into grassed areas for lair development where practicable, with potential for more spaces giving a further 8 years capacity, at the current restricted rate of sale.

5.0 CONCLUSION

- 5.1 The cemetery estate has sufficient overall capacity for the next 30 years operation but locally, restrictions are in place to preserve remaining lair space.
- 5.2 The Cemetery Development programme is currently focused on providing additional cemetery space, based on the most urgent need, subject to the measure above. However the site selection and development programme is now a much longer process than may have been the case historically.

6.0 IMPLICATIONS

- 6.1 Policy – The Management Rules for Burials revised policy 2023, provides a process where lair sales can be restricted when cemeteries have less than 10 years remaining capacity.
- 6.2 Financial – Cemetery extensions and new developments will require additional Capital funding, to provide “ready to use” infrastructure to sustain the burial service at local levels. The 5 year development programme is funded at this stage.
- 6.3 Legal – The Council, as Burial Authority, is legally bound to provide at least one cemetery.
- 6.4 HR – None known.
- 6.5 Fairer Scotland Duty: None known.
- 6.5.1 Equalities - protected characteristics – None known.
- 6.5.2 Socio-economic Duty – Provision of the burial service at local level sustains the business models of both the Council and private providers and reduces the overall cost to customers.
- 6.5.3 Islands – The programme of cemetery development locations, highlights the desire for the retention of a local burial service, including at least one “active” cemetery on main inhabited islands, wherever practicable.
- 6.6 Climate Change – Due regard will be given to climate change with a view to minimising any climate change impact and these will be considered as and when they arise. Future consideration should be given to a Council policy position on encouraging cremations over burials, given the land requirements

and increasingly challenging prospects of being able to further develop cemeteries.

- 6.7 Risk – Land suitability, availability and development costs, may affect the viability of retaining a local burial service.
- 6.8 Customer Service – Cemetery development programme aims to provide and maintain the burial service at local level where ever practicable.

**Executive Director with responsibility for Roads and Infrastructure Services
Kirsty Flanagan**

Policy Lead for Climate Change and Environment, Councillor Ross Moreland

November 2023

For further information contact:

Jim Smith, Head of Roads and Infrastructure Services

Appendices:

Appendix 1 - Active Cemeteries - Lair Sales and Development programme

Appendix 2 – No Pre-Sale of Lairs

Appendix 3 – SEPA Groundwater requirements check list

ARGYLL AND BUTE COUNCIL - CEMETERIES DEVELOPMENT UPDATE 2023
CEMETERIES PORTFOLIO - BY AREA

"ACTIVE" CEMETERIES - LAIR SPACE AVAILABLE FOR SALE
 Revised estimated operational years - based on current data - Oct 2023

APPENDIX 1
 EDI - Nov 2023

HIERARCHY OF NEED - by age - Area Data - as at OCT 23. - BASED ON SALE OF LAIRS TO NEW APPLICANTS (uptake of remaining land)									
Key		RED = 0-5Years remaining at current Lair Sale Rate = CURRENT DEVELOPEMNT PROGRAMME 2022 >							
		AMBER = 5-10 Years For consideration in future programmes = early options to be considered							
		YELLOW - 10-20years Future Years - NO PLANS AT PRESENT - but uptake to be monitored.							
		Purple Column G Denotes less than 10 years Capacity in 2023 and no pre-sale of lairs, adjusted capacity due to pre-sale of lairs skewing calculable annual lair sale figures. See comments section for further detail;.							
Cemeteries ACTIVE Expectancy - YEARS Note - Where no sales recorded in last Year - Average figures recorded in red.									
Total for Burial Service - New lairs Sold		Sold in Year	Remaining						
ARGYLL AND BUTE CEMETERY PORTFOLIO SUMMARY		273	9506						
A	B	C	D	E	F	G	H	I	J
AREA / DISTRICT	CEMETERY	REMAINING LAIRS FOR SALE OCT 2022 UPDATE	LAIRS SOLD SEPT 2022 TO SEPT 2023	AVAILABLE LAIRS OCTOBER 2023	AVERAGE LAIRS SOLD PER ANNUM 2019 - 2023	ESTIMATED REMAINING OPERATIONAL YEARS	COMMENTS - Updated Oct 2023	DISTANCE TO NEXT NEAREST OR "MAIN" DISTRICT CEMETERY . Name Miles	
MAKI									
Mid-Argyll	Carrick Old and New	72	6	66	5	13	Additional 70 Lairs released Sept 21. New Extension to lairs to north and carpark & access road to east - Plan started 2020 -21 , resume progress in next 5 yrs (by 2028) Change of landownership adjacent , may require a re-design of original plan.	Achnabreac	16miles
Mid-Argyll	Carsaig	74	5	69	3	23	Sufficient capacity for foreseeable future - reconsider in 10 years (2033)	Achnabreac	10miles
Mid-Argyll	Shira (Glen)	185	8	177	6	30	Sufficient capacity for foreseeable future - review in 20 years (2043) - adjacent land	Killeevin	15miles
Mid-Argyll	Achnabreac Section K	364	14	350	26	13	Lairs increased from 114 to172 (+add 328lairs Sept 21) OWNED LAND AVAILABLE FOR FUTURE EXPANSION IN LAIRS , IN CONJUNCTION WITH EXPANDED PARKING. FURTHER SPACE AVAILABLE FOR 500+ LAIRS = 15YRS ADDITIONAL USE	n/a	
Mid-Argyll	Kilvaree	162	3	159	4	40	additional 93 lairs Sept 21 - sufficient capacity for foreseeable future	Achnabreac	16miles
Mid-Argyll	Killeevin	348	2	346	5	69	additional 271 lairs Sept 21 - sufficient capacity for foreseeable future	Achnabreac	10miles
Kintyre	Kilkerran Existing Extension ##	190	26	164	20	8	No scope to extend - 4 sites West of Campbeltown to be considered 2022 for development of new main cemetery for Campbeltown and South Kintyre Currently - NO PRESALE OF LAIRS TO PRESERVE SPACE - sale rate reduced . REVISED ASSESSMENT OF REMAINING LAIRS 110nr PLUS SCOPE TO DEVELOP UP TO ANOTHER 80nr LAIR SPACES WITH CURRENT "6th" Section. REVISED AVERAGE ANNUAL UPTAKE , ESTIMATED AT 20 LAIRS p.a. THEREFOR OVER 8 YEARS AVAILABLE TO DEVELOP A NEW LOCATION, AT CURRENT RATE OF SALE.	Campbeltown (New site - tbc)	~3miles
Kintyre	Clachan (New)	40	0	40	3	13	Potential for extension of existing to be considered within 5 years by 2028	Carrick M-A	9miles
Kintyre	Patchen	43	2	41	3	14	Available lair spaces - re-assessed Feb 2023 - an additional 6 spaces , giving a revised total of 43 lairs for sale - approximately 14years capacity. Potential for extension of existing to be considered within 5 years by 2028 - for use 2033 or thereby. No pre-sale of lairs will remain in effect as of October 2023 to preserve service locally until the cemetery is extended and if no option to extend will remain in place until the cemetery is closed for lair sales.	C/Town new	11miles
Kintyre	Killeean	58	1	57	1	57	Sufficient capacity for foreseeable future	Patchen-Kintyre	6miles
Kintyre	Skipness	45	4	41	2	21	Revised lairs assessed Feb 2023 - 45 lairs , 21 years capacity. Sufficient for foreseeable future - reconsider in 10 years (2033)	Carrick M-A	11miles
Kintyre	Brackley	215	4	211	4	53	Sufficient capacity for foreseeable future	C/Town new	16miles
Kintyre	Keil - Southend	101	2	99	4	25	Sufficient capacity for foreseeable future - reconsider in 15 years (2038)	C/Town new	10miles

Isle of GIGHA	Keil	24	1	23	0.5	46	Sufficient capacity for foreseeable future	Patchen-Kintyre	12miles
Isle of ISLAY	Bowmore	59	3	56	6	9	Potential for extension of existing review 3-4 years - adjacent land by 2026	n/a	
Isle of ISLAY	Kilchoman new	184	3	181	3	60	Sufficient capacity for foreseeable future	Bowmore	11miles
Isle of ISLAY	Kilnaughton (Old & New)	275	11	264	14	19	Sufficient capacity for foreseeable future - reconsider in 10 years (2033)	Bowmore	10miles
Isle of ISLAY	Kilmeny	176	0	176	1	176	Sufficient capacity for foreseeable future	Bowmore	5miles
Isle of ISLAY	Nerabus	99	3	96	6	16	Sufficient capacity reconsider in 10 years (2033) ample scope for extension	n/a	
Isle of JURA	Keils, Jura	29	2	27	1	27	Sufficient capacity for foreseeable future - review 15 years(2038) - new site ?	Islay	15miles
Isle of COLONSAY	Kilchatten (Lower)	14	0	14	0.5	28	Sufficient capacity for foreseeable future-review 15 years(2038)-land adjacent	Islay	20miles
OLI									
AREA / DISTRICT	CEMETERY	REMAINING LAIRS FOR SALE OCT 2022 UPDATE	LAIRS SOLD SEPT 2022 TO SEPT 2023	AVAILABLE LAIRS OCTOBER 2023	AVERAGE LAIRS SOLD PER ANNUM 2019-2023	ESTIMATED REMAINING OPERATIONAL YEARS	COMMENTS	DISTANCE TO NEXT NEAREST OR "MAIN" DISTRICT CEMETERY . Name Miles	
Lorn	Appin 2021 Extension	90	3	87	2	44	Land purchase Sept'21 - 90 lairs - Development Oct 2021 - Feb 2022 NO PRE-SALE OF LAIRS in place to preserve local facility - no scope for further extension at this site	Pennyfuir	16miles
Lorn	Appin 1953 Extension (Full)	0	0	N/A	0	n/a	Previous lair sale rate used to calculate new extension time ~40yrs Existing 1953 extension , all lairs sold - re-openings/ashes only	n/a	
Lorn	Pennyfuir	1650	34	1616	54	30	Development of owned land in progress - section Y -Estimate 2000+ lairs total , subject to development of road and path network over next 3 years. Also - Ground to the north Section AA - Development of new Carpark facility requires Right Turn Lane on A85 trunk road before use .	n/a	
Lorn	Kilbrandon (Balvicar)	33	0	33	1	33	Sufficient capacity for foreseeable future,	Pennyfuir	15miles
Lorn	Kilniver new cemetery	27	1	26	0.5	52	Sufficient capacity for foreseeable future	Pennyfuir	10miles
Lorn	Achnaba Ext 3	148	7	141	8	18	NO FURTHER SCOPE FOR AN EXTENSION AT THIS SITE	Pennyfuir	8miles
Lorn	Glenorchy (Dalmally Church)	78	2	76	4	19	Sufficient capacity for foreseeable future - reconsider in 10 years (2033)	Muckairn	7miles
Lorn	Kilchrenan	17	0	17	0.5	34	Sufficient capacity for foreseeable future - reconsider in 20 years (2043)	Pennyfuir	16miles
Lorn	Muckairn (Taynuilt)	263	2	261	5	52	Sufficient capacity for foreseeable future - reconsider in 20 years (2043)	Pennyfuir	10miles
Lorn	Pennyfuir Woodland Burial Site	38	1	37	1	37	Sufficient capacity for foreseeable future - reconsider in 20 years (2043)	n/a	
Lorn	Dalavich	19	0	19	0.5	38	Sufficient capacity for foreseeable future - reconsider in 20 years (2043)	Kilchrenan	7miles
Lorn (Isle of LUING)	Kilchattan	171	0	171	1	171	Sufficient capacity for foreseeable future - reconsider in 20 years (2043)	Balvicar	5miles
Isle of LISMORE	Lismore	8	1	7	1	7	Additional 9 Lairs Sept 21 - On Development programme 2021-22 > in discussion with community council on suitable sites at chuch or elsewhere - IMPORTED SOIL REQUIRED - INSUFFICIENT DEPTH AT PRESENT - LIAISON THROUGH COMMUNITY COUNCIL - SOURCES OF MATERIAL OFFERED FROM LANDOWNERS ON LISMORE. SEPA constraints on further extension but works planned to maximise lair space in current footprint 2023 -2024 - sufficient for 30-40yrs	Appin	10miles
Isle of MULL	Tobermory (New)Beadoun Phases 1 & 2	210	3	207	3	69	PHASE 2 extension completed Sept 2023 - additional 210 Lairs. NO SCOPE FOR FURTHER EXTENSIONS due to land tenure issues	n/a	

Isle of MULL	Calgary	4	0	4	0.25	16	Development of extension 2021-22 (~160 single depth lairs) Works completed in Lieu of land sale - to prepare area for use / access - 2024 > Planning application for change of use and Ownership transfer process - now programmed for 2024.	Beadoun (Tobermory)	15miles
Isle of MULL	Pennygowan	30	0	30	2	13	No scope for extension on adjacent ground due to rock and SEPA restrictions . Enquiries on suitable ground locally ,on going in 2023 towards development 2025 onwards , if practicable. No pre sale of lairs will remain in effect as of October 2023 to preserve service locally until the cemetery is extended and if no option to extend will remain in place until the cemetery is closed for lair sales.	Beadoun (Tobermory)	12miles
Isle of MULL	Balure	50	0	50	2	25	Sufficient capacity for foreseeable future - reconsider in 15 years (2038)	Kilpatrick	8miles
Isle of MULL	Kilmore (Dervaig- new)	65	1	64	2	32	Sufficient capacity for foreseeable future -	Beadoun (Tobermory)	8miles
Isle of MULL	Suidhe (Buinessan)	104	3	101	3	34	Sufficient capacity for foreseeable future	Kilpatrick	25miles
Isle of MULL	Kilpatrick Duart	213	2	211	2	106	Sufficient capacity for foreseeable future	n/a	
Isle of IONA	Iona	26	0	26	2	13	Special residents requirements necessary for Lair Sales- review 5yrs (2027) Initial enquiries to commence on potential new site on Iona	Suidhe(Buinessan)	5miles
Isle of TIREE	Sorobay	68	0	68	0.25	272	Sufficient capacity for foreseeable future -	Kirkapoll	7miles
Isle of TIREE	Kirkapoll	165	0	165	0.25	660	Sufficient capacity for foreseeable future	n/a	
Isle of COLL	Killunaig	54	0	54	1	54	Sufficient capacity for foreseeable future	n/a	
B&C									
AREA / DISTRICT	CEMETERY	REMAINING LAIRS FOR SALE OCT 2022 UPDATE	LAIRS SOLD SEPT 2022 TO SEPT 2023	AVAILABLE LAIRS OCTOBER 2023	AVERAGE LAIRS SOLD PER ANNUM 2019-2023	ESTIMATED REMAINING OPERATIONAL YEARS	COMMENTS	DISTANCE TO NEXT NEAREST OR "MAIN" DISTRICT CEMETERY - Name	Miles
Cowal	Kilmun	28	10	18	10	2	33 ADDITIONAL LAIRS IN EXTENEDED AREA 2022 - 12 already sold 28 Lairs remain available 2022 - NO PRESALE TO PRESERVE SPACE.	Sandbank	5miles
Cowal	Kilmorich	2	0	2	0.1	20	On development programme 2021 NEW ADJACENT SITE land enquiries and design pending , towards planning application 2023-24 . No new lair sale required since 2019 and will remain in effect as of October 2023 to preserve service locally until the cemetery is extended and if no option to extend will remain in place until the cemetery is closed for lair sales.	Strachur	5miles
Cowal	Cowal High Road	50	22	28	22	1	On development programme 2022 (# NEW ADJACENT SITE SANDBANK #) Major development of main cemetery for Dunoon and South Cowal - land enquiries and Planning applications 2024 for development in stages , Site clearance Feb 23 adjacent land on "Torlochan site" . Maximising space in existing site - add 150 lairs plus - work in progress 2023 - add 5 - 8 yrs	n/a	
Cowal	Strachur	6	3	3	4	1	12 New spaces FOUND 2022 in existing area On prog 2022-23 NEW SITE - Succoth Road tbc - Enquiries with landowner . However initial site investigations 1/11/23 , towards SEPA Pre-app confirmed rock at shallow depth 1.5m - 0.5m bellow ground. Assessment of potential for uphill solution to be explored Nov/Dec 23	Sandbank	10miles
Cowal	Kilmodan	6	1	5	2	3	Limited scope for extension on adjacent ground-consider alternatives site 2024 but SEPA requirements may not allow new development in flood plain - NO PRESALE OF LAIRS	Strachur	8miles

Cowal	Lochgoilhead	16	1	15	1	13	Limited scope for extension on adjacent ground - consider alternatives from 2028 - NO PRESALE OF LAIRS in place and will remain in effect as of October 2023 to preserve service locally until the cemetery is extended and if no option to extend will remain in place until the cemetery is closed for lair sales.	Strachur	10miles
Cowal	Cladhamhulin/Millhouse	273	1	272	4	68	Sufficient capacity for foreseeable future	Strachur	22miles
Cowal	Colintraive	50	0	50	1	50	Sufficient capacity for foreseeable future	Strachur	20miles
Cowal	Strachlachlan	85	1	84	1	84	Sufficient capacity for foreseeable future	Strachur	7miles
Isle of BUTE	Kingarth extension	26	14	12	9	1	Re-assessed Dec 22 > 26 lairs remaining. NO PRESALE OF LAIRS to sustain service at this location. Explore potential for Ph3 extension option in adjacent field - ownership enquiry and planning application 2024 >	Barone Rd	7miles
Isle of BUTE	N. Bute Cnoc-an-raer extension 2	156	20	136	8	17	Updated Sept 21 - Sufficient capacity - reconsider in 5 years - scope for extension NO PRESALE TO PRESERVE REMAINING SPACE will remain in effect as of October 2023 to preserve service locally until the cemetery is extended and if no option to extend will remain in place until the cemetery is closed for lair sales.	Barone Rd	5miles
Isle of BUTE	Barone Road section A & B	190	7	183	9	20	Updated Sept 21 - Sufficient capacity - reconsider in 5 years scope for adjacent extension - Footpath extension Improvement	n/a	
H & L									
AREA / DISTRICT	CEMETERY	REMAINING LAIRS FOR SALE OCT 2022 UPDATE	LAIRS SOLD SEPT 2022 TO SEPT 2023	AVAILABLE LAIRS OCTOBER 2023	AVERAGE LAIRS SOLD PER ANNUM 2019-2023	ESTIMATED REMAINING OPERATIONAL YEARS	COMMENTS	DISTANCE TO NEXT NEAREST OR "MAIN" DISTRICT CEMETERY - Name Miles	
Helensburgh and Lomond	Barbour	31	0	31	0.5	13	Limited scope for extension at this site - Rock at shallow depth. NO PRESALE OF LAIRS will remain in effect as of October 2023 to preserve service locally until the cemetery is extended and if no option to extend will remain in place until the cemetery is closed for lair sales.	Rosneath	6miles
Helensburgh and Lomond	Luss	48	0	48	0.25	192	No scope for extension	Helensburgh	10miles
Helensburgh and Lomond	Faslane	64	4	60	2	30	Approximately ~40 nr New lairs available after demolition of Cemetery Building 2021	Helensburgh	7miles
Helensburgh and Lomond	Arrochar	85	1	84	1	84	Sufficient capacity for foreseeable future	Helensburgh	18miles
Helensburgh and Lomond	Helensburgh	599	7	592	6	99	Sufficient capacity for foreseeable future	Cardross (add)	3miles
Helensburgh and Lomond	Rosneath	157	2	155	0.5	310	Sufficient capacity for foreseeable future	Helensburgh	14miles
Helensburgh and Lomond	Cardross (Crematorium)	1619	19	1600	17	94	Sufficient capacity for foreseeable future	n/a	
SUMMARY									
October , 2023		lairs sold in year		Lairs available					
		since Oct 22		for sale		Service Resilience			
ARGYLL AND BUTE SUMMARY - TOTALS		273		9506		Average p.a.		overall	
						312.6		30	
						years			

ARGYLL AND BUTE COUNCIL - CEMETERIES DEVELOPMENT REVUE - 2022-23

"CLOSED"

CEMETERIES PORTFOLIO - BY AREA

No remaining Lair space available for sale

HIERARCHY OF NEED - by age - Area Data - as at OCT 22. - BASED ON SALE OF LAIRS TO NEW APPLICANTS (uptake of remaining land)

Key	RED = 0-5Years remaining at current Lair Sale Rate = CURRENT DEVELOPEMNT PROGRAMME 2022 >
	AMBER = 5-10 Years For consideration in future programmes = early options to be considerd
	YELLOW = 10-20years Future Years - NO PLANS AT PRESENT - but uptake to be monitored.

Cemeteries - All lairs sold - maintenance commitment and re-openings only

AREA / DISTRICT	CEMETERY		
MAKI			
Mid-Argyll	Achnabreac Other Sections	All Lairs sold - Re-openings / interment of Ashes only	Section K - operational section of cemetery for new lairs 2022 onwards
Mid-Argyll	Braeface	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Carse	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Inverlussa	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Inverneill	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Keills, Tayvallich	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Killinver	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Kilmahumaig	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Kilmalieu	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Kilmartin	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Kilmory	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Kilmory Knapp	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Kilnaish	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Lernaghension	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Lochgair	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Lothead	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Innisherrach	All Lairs sold - Re-openings / interment of Ashes only (added to list Feb 23)	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Tarbert New	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Mid-Argyll	Tarbert A - T	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Kintyre	English	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Kintyre	Gartnagrenach	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Kintyre	Kilchenzie	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Kintyre	Kilkivan	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Kintyre	Saddell	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Kintyre	Waterfoot	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Kintyre	Clachan (Old)	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Keills, Islay	All Lairs sold - Re-openings / interment of Ashes only - Updated Feb 2023	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Port Charlotte	All Lairs sold - Re-openings / interment of Ashes only - Updated Feb 2023	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Kilnave	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Kilarrow	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Kilchiaran	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Kildalton	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Kilchoman Military Cemetery	All Lairs sold - Re-openings / interment of Ashes only - Updated (added) Feb 2023	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Tarbert, Jura	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Isle of ISLAY	Inverlussa	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
OLI			
Lorn	Craigneuk	Private - not managed or maintained by the Council	Pennyfuir 6 miles / Achnaba 4 miles
Lorn	Innishail - Island in Lochawe	Private - not managed or maintained by the Council	not applicable - special arrangements for interments
Lorn	Kilninver Burial ground	All Lairs sold - Re-openings / interment of Ashes only - Updated Feb 2023	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Lorn	Kilbride	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity
Lorn	Kilmelford	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vacinity

Lorn	Kilmore	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Lorn	Parish Cemetery (Oban)	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Carsaig	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Lochdon	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Fionnport	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Gometra - Isle of	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Inch Kenneth - (island) - (Gribun)	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Kilinalin	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Killean	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Kilmuaig	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Kilninian	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Kilunaig	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Knock	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Laggan	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of MULL	Tobermory (Old)	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of Ulva	ULVA Cemetery	All Lairs sold - Re-openings / interment of Ashes only (Updated -Oct 22)	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of Gometra	GOMETRA Cemetery	All Lairs sold - Re-openings / interment of Ashes only (Updated - Oct 22)	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of TIREE	Cladbeag	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of COLL	Crossapol	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
B&C			
Cowal	Hamilton Street	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Cowal	Inverchaolin (Toward)	All Lairs sold - Re-openings / interment of Ashes only	"closed" - Church building sold by CoS - private residence.
Cowal	Kilfinnan	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Cowal	Southall	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Cowal	High Kirk	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Cowal	Kilbride	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of BUTE	Rothsay (High Street)	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Isle of BUTE	Saint Blanes (Private)	Private - not managed or maintained by the Council	No plans to extend existing cemetery or seek land in the vicinity
H & L			
Helensburgh and Lomond	Rhu Churchyard	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity
Helensburgh and Lomond	Ballyhenan	All Lairs sold - Re-openings / interment of Ashes only	Arrochar cemetery 1 mile
Helensburgh and Lomond	Cardross Churchyard	All Lairs sold - Re-openings / interment of Ashes only	"closed" - No plans to extend existing cemetery or seek land in the vicinity

HELENSBURGH AND LOMOND

LOCATION	REASON FOR NO PRE-SALE	MITIGATION MEASURES
Barbour Cemetery	Less than 10 years available at current annual rate of sale.	None – Adjacent land unsuitable due to shallow rock depth.

BUTE AND COWAL

LOCATION	REASON FOR NO PRE-SALE	MITIGATION MEASURES
Kingarth cemetery South Bute	Less than 10 years available at current annual rate of sale.	Additional 30nr lairs created in current ground - adjacent extension being pursued. Initial contact with land owner
Cnoc-an-raer Cemetery North Bute	Less than 10 years available at current annual rate of sale.	Section 2 to be expanded and developed within owned land
Kilmorich (Cairndow) Cemetery	Less than 10 years available at current annual rate of sale.	No adjacent land available – option for new extension in wooded ground – cost prohibitive
Strachur Cemetery	Less than 10 years available at current annual rate of sale.	Additional 15nr lairs by relocating access road. New site south of village being explored. Initial approval from land owner – Ground investigation works to prove suitability within SEPA regs.
Kilmun Cemetery	Less than 10 years available at current annual rate of sale.	Additional 10nr lairs by removing access road. No scope to expand further – Sandbank Cemetery
Cowal (Sandbank) Cemetery	Less than 10 years available at current annual rate of sale.	Additional drainage and footpaths to develop 110nr lairs within current site. Adjacent land at Torlochan Site – Dept. responsibility transferred to RIS. Initial trial holes early 2023 - to be developed - confirm SEPA regs.
Kilmodan (Glendaruel) Cemetery	Less than 10 years available at current annual rate of sale.	No scope to extend, new development unlikely - SEPA water course / Flood plain restrictions, affecting planning consent.
Lochgoilhead Cemetery	Less than 10 years available at current annual rate of sale.	No adjacent land available – option for new extension in wooded ground – cost prohibitive new site to be investigated

MID-ARGYLL, KINTYRE and ISLANDS

LOCATION	REASON FOR NO PRE-SALE	MITIGATION MEASURES
Kilkerran Cemetery (Campbeltown)	Less than 10 years available at current annual rate of sale.	Additional 100nr lairs in existing “6 th Section” by converting roads and footpaths. Scope for 120nr more in unused land within bounds of cemetery. Further expansion on adjacent farmland not possible due

		to SEPA regs. restrictions on Planning Approval. New site to be developed West of Campbeltown, in early stages of Site Investigation and Planning Approval process.
Patchen Cemetery Kintyre	Less than 10 years available at current annual rate of sale	Additional extension in field – initial site investigation required to confirm SEPA compliance.
Bowmore Cemetery Islay	Less than 10 years available at current annual rate of sale	Additional extension in field – initial site investigation required to confirm SEPA compliance.

OBAN, LORN and the ISLES

LOCATION	REASON FOR NO PRE-SALE	MITIGATION MEASURES
Pennygowan Cemetery, Mull	Less than 10 years available at current annual rate of sale	Adjacent land – unsuitable due to shallow rock - limited scope elsewhere for new site.
Isle of Lismore Cemetery	Less than 10 years available at current annual rate of sale	Rock at shallow depth in “half” the current cemetery, to be removed and up-filled to maintain burial service. SEPA reg restricting further expansion at this site Limited suitable land elsewhere.

SCOTTISH ENVIRONMENT PROTECTION AGENCY	Identifier:	LUPS GU32
Land Use Planning System SEPA Guidance Note	Page no:	7 of 11
	Issue No:	Version 4
	Issue date:	05/07/2017
Guidance on Assessing the Impacts of Cemeteries on Groundwater		

ANNEX 1: SITE SUITABILITY CHECKLIST

Site Name:	
NGR of centre of site:	
PCS No: [to be completed by SEPA]	
Area of site (hectares)	
Burial rate (per year)	Varies 1 – 70 p.a. per site
Maximum depth of burial and method of body containment (m)	1.6m - Traditional coffin interments
Author:	
Date:	

Criteria	Y/N	Details	Location in report where more details can be found
Stage 1 Assessment			
1. Will burials be within 250m of potable groundwater abstractions; namely any spring, well or boreholes used as a source of drinking water?			
2. Will burials be within 50m of any other springs, wells or boreholes?			
3. Will burials be within 50m of any watercourse (loch, wetland, burns etc)?			
4. Will burials be within 10m of any field drain?			

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5. Will any burials be within an area of known or probable shallow mine workings?			
6. Is the development located within an area designated as Contaminated Land?			
7. Is the development located on land prone to flooding?			
Stage 2 Assessment			
8. Is there any rock outcropping at surface or exposed in investigations to at least 1m below the planned base of the lairs?			
9. Is the soil exposed by the investigations "coarse SAND", "GRAVEL" or coarser?			
10. Is there >1m between the planned base of the lairs and the annual maximum water table?			
Stage 3 Assessment (if required): Please provide a summary of the results of the more detailed assessment of ground conditions and/or of changes to the design of the cemetery to minimise pollutant loading			Location in report where more details can be found