

3 April, 2014

Willenhall Lawn Cemetery Extension feasibility study – Interim Report

Ward(s) All

Portfolios: Cllr A Harris – Leisure and Culture

Executive Summary:

To respond to Members request for a further report on the investigations currently undertaken into the viability of extending the existing cemetery on to the adjoining site as indicated on the attached drawing number (HM683/GENPROP/01)

Reason for scrutiny:

The Willenhall Lawn Cemetery extension feasibility study has been identified as part of the Panel work plan for 2013/14

Recommendations:

That:

1. The panel note the recommended strategies in the reports.
2. The panel accept a future report summarising the implication and costs once planning approval has been granted.

Background papers:

The attached drawing number (HM683/GENPROP/01) shows the approximate area of the proposed works. Additional reports undertaken which will form part of the planning application submission have been tabulated below:-

- Surface Water Drainage Strategy report
- Flood Risk Assessment report
- Ecological Assessment report
- Tree inspection and Arboricultural report
- Transport Statement report
- Geo-Environmental investigation report

Copies of the background papers are available to Members by request to Democratic Services.

Resource and legal considerations:

The extension to the existing cemetery will require planning approval and as part of the planning process a number of reports have been undertaken.

Citizen impact:

None directly from this report, however the provision of additional burial plots would address the local demand.

Environmental impact:

In an earlier meeting the panel expressed concerns regarding the drainage of surface water on the proposed cemetery extension, a strategy for dealing with the surface water and preventing any flood risks have been considered in the attached Surface Water Drainage Strategy report and Flood Risk Assessment report.

The provision of additional burial plots would require considerable site clearance and loss of well established trees and foliage which may have an ecological impact these issues have been addressed in the Ecological and Tree (Arbocultural) report attached.

Performance management:

None from this report.

Equality Implications:

As part of the original bid for the funding of this scheme an Equality Impact Assessment was undertaken.

Consultation:

Considerable consultation has already been undertaken as part of the initial design including discussions with; Planning, Landscape architects, Conservationist, Development Control, Rights of way Officer and Structures. The consultation process will be extended to others now that the reports from the ground investigation and Environmental Agency have been undertaken and as with all planning applications consultation will be undertaken with any adjoining residents and schools.

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Report

- 1.0 At a meeting on 14 January 2014 it was resolved that a further report be presented on the proposed extension to Willenhall Lawn Cemetery once all the remaining reports and preparation works had been completed, and to provide clarification on the responsible body for the remedial work of the mine shafts.
- 2.0 The general proposals for the extension to the Willenhall Lawn Cemetery are indicated on the attached drawing number (HM683/GENPROP/01). The proposals include the construction of a new roadway around the larger part of the extension site, which will link to the existing internal road network. Within this roadway, a network of footpaths are included.
- 3.0 It is known that the south-eastern corner of the site will be used for the storage of spoil, and as such, an access road and turning area will be provided for use by vehicles accessing this area. It is understood that this roadway will be constructed of a permeable material, either unbound gravel or grasscrete.
- 4.0 The proposals for the smaller area of the site to the south will serve as a visual buffer for the school and houses, and will only include a general cleanup with majority of the trees and foliage remaining in situ.
- 5.0 The public footpaths which run through the site will be rationalised and a single public footpath will be retained running through the site, as indicated on the attached drawing number (HM683/GENPROP/01). This footpath will be separated from the two sites with fencing either side, it will incorporate a series of street lamp columns and access to the cemetery at night will be controlled with lockable gates.
- 6.0 A number of reports have been commissioned to support the submission of the planning application. Listed below are the reports undertaken from which the recommendations and conclusions have been extracted and listed under each heading in this report.

Surface Water Drainage Strategy Report

- 7.0 The Surface Water Drainage Strategy for all development sites, should be discharged to adequate soakaway or infiltration systems where feasible. In the case that infiltration is not feasible, discharge to a watercourse should be investigated, followed finally by discharge to a public sewer.
- 8.0 The Willenhall Cemetery Extension site is not suitable for infiltration and there is no watercourse nearby, so it is proposed that the surface water from the new roadways will discharge to the public surface water sewer. In

the report the following key points are proposed in this surface water drainage strategy:

- The introduction of SuDS 'Management Train' approach.
- Source control features in the form of filter drains to collect and convey runoff from the new roadways to reduce or attenuate surface water runoff entering the site drainage system. Runoff from the roadways will be directed into the filter drains via chutes, or kerb cuts, to avoid the need for formal gullies and pipework;
- The use of filter drains and swales in lieu of pipelines, wherever possible;
- Surface water flows within the positive drainage system to be discharged to the public surface water sewer in Bentley Lane at a maximum rate of 9.5 l/s, as agreed with Severn Trent Water. This discharge can include some land drainage, which will pass through the SUDS features prior to discharge.
- The drainage system, including SuDS features, is to be designed to adoptable standards; therefore it is proposed that all filter drains and swales will be designed to convey a design storm of a 1 in 30 year return period, with above ground storage provided to cater for more extreme events.
- Overland flows from the burial and landscaped areas beyond the roadways will be managed and directed to a number of small shallow depressions, which will store the water before it is allowed to evaporate; and,
- Flood flow pathways will be identified and sympathetically routed though the site to avoid burial areas. Flood water to be conveyed to a suitable area within the site.

9.0 An indicative maximum storage volume for the detention basin should provide sufficient storage for a 1 in 100 year storm event + 30% climate change.

10.0 Overland flows from the open areas of the site outside the roadway will be managed to direct flows to shallow depressions which will store the water before it is allowed to evaporate. This mimics the current drainage arrangement on the site where runoff falls to local depressions. It is not proposed that this land drainage will discharge to the positive drainage system.

11.0 All surface water drainage options are subject to detailed design as the masterplan progresses and are also subject to the approval of Severn Trent Water and the EA.

Flood Risk Assessment Report

12.0 A drainage strategy has been prepared to accompany the planning application. This preliminary design includes approximate sizing of the storage features. This strategy and model are discussed in further detail in

the report.

13.0 The preliminary drainage design for the site includes the following features:

- filter drains adjacent to the roadway to collect runoff and convey surface water;
- swales to convey surface water to detention basins on the northern boundary of the site; and,
- an outfall to the public surface water sewer in Bentley Lane.

14.0 As a result of the flood risk assessment the following conclusions have been reached:

- the Environment Agency's internet-based Flood Map shows the proposed development site to be within the white area that is considered to be outside a flood risk zone with minimal risk of flooding from river or sea, ie. NPPF Flood Zone 1;
- the site does not lie within a Groundwater Source Protection Zone;
- the most likely risk of flooding is from the on-site drainage system, coupled with the potential for surface water flooding generated within the site. The impact of these should be minimised through appropriate design of the site layout;
- the SFRA indicates that there are no historic flooding incidents close to the site;
- the risk of flooding from the nearby canal or from groundwater is minimal;
- the ground conditions at the site are unlikely to permit the use of infiltration as a method of drainage; and,
- the development of previously permeable areas will result in the generation of additional storm runoff.

15.0 It is recommended that when the site is developed the following steps are taken to reduce and mitigate the risk of flooding:

- surface water discharge from the site should be limited to equivalent greenfield rate of runoff of 5 l/s/ha, giving a limiting rate of 9.5 l/s, as agreed with Severn Trent Water;
- the layout of the proposed development and the design of the new on-site surface water drainage system should allow for the excess runoff from an exceptionally intense local rainstorm to be confined for the duration of the storm within the site;
- the detailed design of the on-site surface water drainage system should take into account the possible effects of climate change on storm runoff over the next hundred years; and,
- the detailed design of the proposed SuDS features should be carried out in consultation with Walsall Council Maintenance Section to ensure that there are no issues with the future maintenance of the features.

Geo-Environmental Investigation report

16.0 The objectives of this Geo-Environmental Investigation were to obtain

information relating to the ground conditions beneath the site in order to determine suitable methods of design for access roads and car parking for the proposed development, and to identify any ground contamination in order to enable formulation of an appropriate remediation strategy for the proposed development if necessary. In addition the investigation was designed to obtain information on historic mining beneath the site and establish any associated impacts on surface stability and the proposed development, the report made the following recommendations:-

- Submission of the report to the Local Environmental Health Officer
- Stabilisation of the shallow mine working by grid drilling and grouting beneath the proposed extension site
- Further review of records to determine the specification used to stabilise the existing capped shafts
- Probing to locate the three further mine shafts
- Review of the specific requirements if structures are proposed

17.0 At the last meeting the members asked who would be responsible for the above mentioned work. The view of the Coal Authority is that Property owners have the benefit of statutory protection (under the Coal Mining Subsidence act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. Where a development is being proposed in the vicinity of any existing coal mine workings their treatment would require approval of the Coal Authority and would be at the developers expense in this case being Walsall Council.

Transport Statement Report

18.0 The Transport Statement report gives consideration to the transport implications of the proposed development and the following conclusions have been made:-

- The existing cemetery has sufficient parking so no additional parking is required
- The site has good transport links
- The additional traffic generated is not likely to affect the existing network.

Ecological assessment Report

19.0 There are no features that would justify designation as a wildlife site on botanical grounds.

20.0 The report indicates that there was no evidence of protected species. However, bats are likely to forage over the land and foraging routes should be retained. There are few trees sufficiently mature to contain bat roosts but if any larger tree is to be felled it should first be surveyed for bats. There was no evidence of badger setts. It is unlikely that further detailed ecological survey work is required in support of any planning application. However, the site will undoubtedly have value for invertebrates and small

mammals. It is also important as a link between Rough Wood Chase and the more urban landscape to the south. These habitat links should be maintained within a cemetery extension.

- 21.0 Both sites are maturing and support a range of breeding birds. Site clearance must take place outside the breeding bird season (i.e. mid February to September inclusive.)
- 22.0 The sites are both visually attractive and have an ecological structural diversity which would take many years to replicate if newly planted. Both sites are well used by the local community. It is recommended that attractive paths are maintained through the sites.
- 23.0 It is recommended that as much as possible of the existing vegetation is retained and that a landscape different to that of the ecologically sterile existing lawn cemetery is created. This will ensure a range of age classes of trees and shrubs is retained. Any phasing would allow new planting to mature before removal of any vegetation on land not immediately required for burials.
- 24.0 A tree survey to BS5837 standards is required to assess the condition of the more mature tree planting on the site and the likelihood of changes to levels or construction of hard surfaces causing damage to trees of importance.

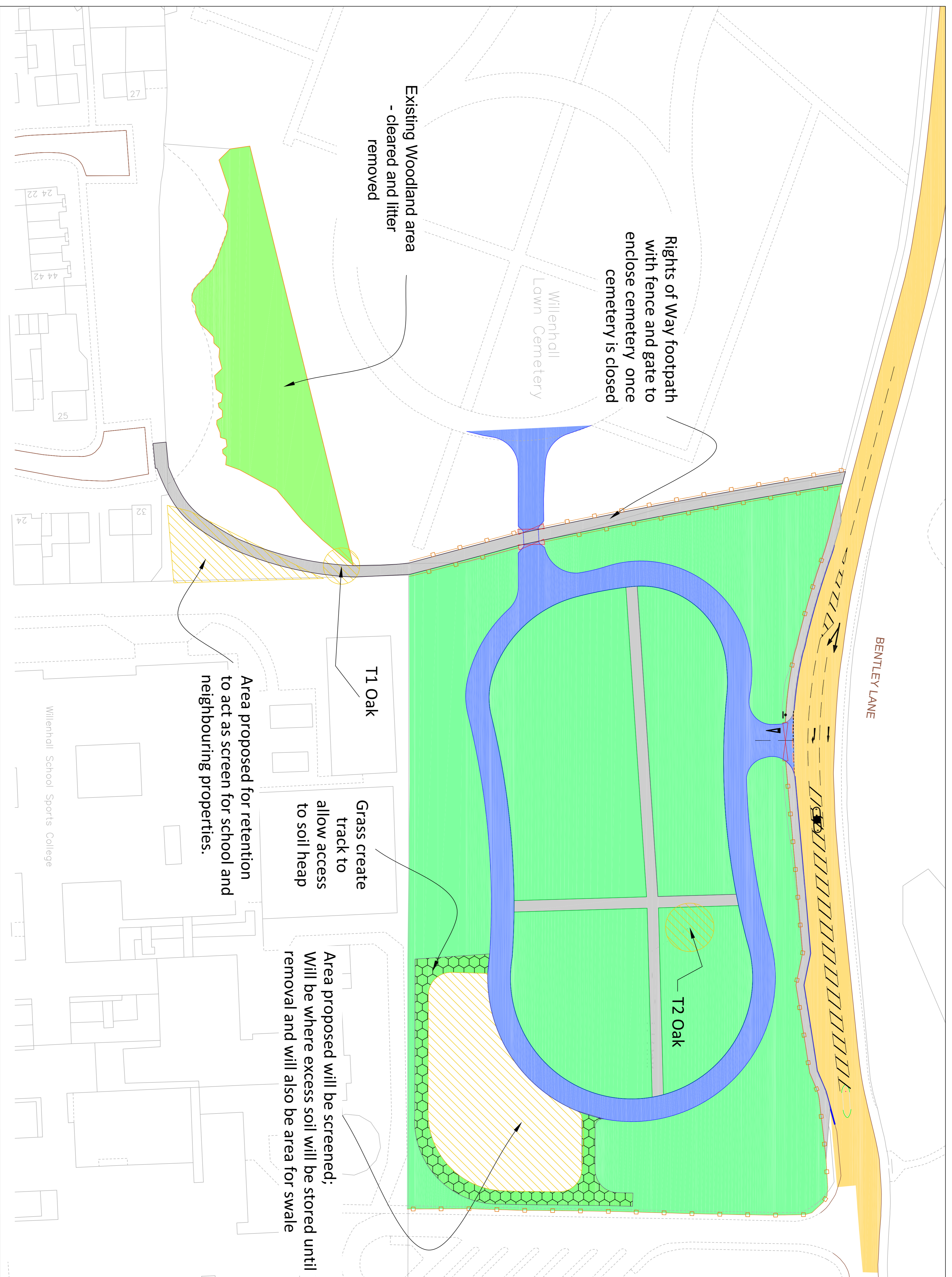
Tree Assessment (Arbocultural) Report

- 25.0 This report has been prepared to accompany the planning application and the following comments have been extracted from the report:-
- The land has a significant amount of tree cover, some possibly dating to planting schemes on or around the millennium celebrations and others possible remnants of hedges. The result is numerous fairly recognisable but impenetrable groups separated by grassland and desire line footpaths.
 - Consequently it is difficult to isolate individual trees for retention and/or protection. This report is based on the concession that some development will take place on the site and makes suggestions how some existing trees could be incorporated into the layout to give maturity and continuity from the existing cemetery.
 - Limitations as a result of tree retention are briefly discussed; particularly where new site access is proposed and existing rights of way are to be constructed as purpose built footways.
 - Overall it is not thought that any single tree should impose a constraint on the site development and moreover, the nature of the proposed change of use will provide multiple locations for more suitable new planting and landscaping.
 - Groups of trees could be picked out of the existing tree stock on the site and retained as landscape features.
 - Most of the trees are young enough to cope with altered exposure if the area of some of the identified tree groups need reducing, particularly

where they might be retained along the eastern and southern boundaries.

- The northern shelterbelt will provide continuity with the existing cemetery but may limit design proposals, particularly new site egress and access from Bentley Lane.
- There are two individual trees suggested for retention and inclusion in the layout, in accordance with BS 5837: 2012.

26.0 In conclusion as many of the reports were received just prior to the publication of this report, a more detailed analysis of the recommendations and statements will be undertaken prior to the submission of the planning application and a further report will be presented to the panel following the outcome of the planning decision. At which point a more detailed design and costing for the project along with any additional conditions that may be imposed can be presented.



- NOTES**
1. THE CONTRACTOR IS TO DETERMINE THE LOCATION AND STATUS OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 2. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONTRACT SPECIFICATION AND THE MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS INCLUDING REVISIONS / AMENDMENTS AND ANY CLIENT SPECIFIC ADDITIONAL OR SUBSTITUTE CLAUSES.
 3. REFER TO APPENDIX 71 OF THE SPECIFICATION FOR PAYMENT DESIGN CATEGORIES. JOINT DETAILS ARE INDICATIVE ONLY.
 4. ALL JOINTS SHALL BE IN ACCORDANCE WITH CLAUSE 901 AND LAYOUTS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL
 5. THIS DRAWING TO BE READ IN CONJUNCTION WITH OTHER DRAWINGS IN THE MFB SERIES.
 6. ALL CO-ORDINATES AND LEVELS SHOWN ARE BASED ON A LOCAL GRID.

KEY

SURFACING DETAILS

JOINTING LAYOUTS

DRAFT

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No	Revisions	By	Chgd Date	Purpose of Issue	Rev Auth Date

<p>WILLENHALL LAWN CEMETERY, BENTLEY LANE, WILLENHALL</p> <p>PROPOSED LAYOUT</p>	
Drawn	CAK
Checked	JR
Date	MARCH 2014
Scale:	N.T.S.
<p>Original drawing size A1 If this drawing is at any other size, then scale shown does not apply.</p>	


Walsall Council
 ENGINEERING & TRANSPORTATION SERVICES
 MAJOR PROJECTS & MINOR IMPROVEMENTS
 Drawing No. **HD683/GENPROP/01**