

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 12

PLANNING APPLICATIONS COMMITTEE: 7th November 2018

Ward: Peppard

App No: 180752/REG3

Address: Reading Crematorium and Cemetery 55 All Hallows Road Caversham

Proposal: Extension to cemetery to provide an additional 1376 burial plots

Date validated: 14th June 2018

Major Application: 13 week target decision date: 13th September 2018

Extension of time agreed: 21st November 2018

RECOMMENDATION

GRANT Planning Permission, subject the following conditions:

Conditions

1. Time limit
2. In accordance with approved plans
3. Arboricultural Method Statement to be submitted (pre-commencement)
4. Hard and Soft Landscaping Scheme to be submitted (pre-commencement)
5. Implementation of Landscaping Scheme
6. Maintenance of Landscaping
7. No burials within 10m of any field drains
8. Surface Water Drainage Scheme to be submitted (pre-commencement)
9. Trial boreholes to be removed
10. Details of flower meadow and maintenance arrangements to be provided (pre-commencement).

Informatives:

1. Positive and proactive engagement
2. Terms and Conditions
3. Nuisance Law
4. Pre-Commencement conditions

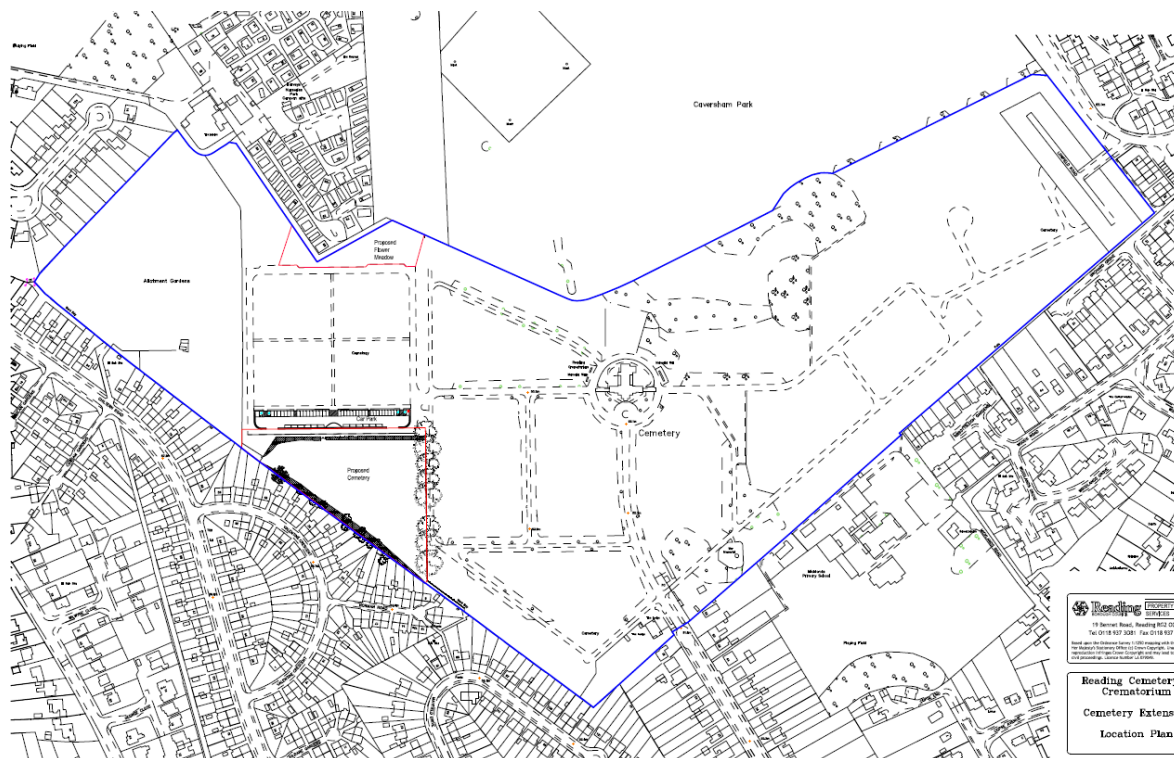
1. INTRODUCTION

- 1.1 The cemetery and crematorium is located at the north end of All Hallows Road in Caversham. The application site relates to a one hectare triangle of land located on the south western boundary of the cemetery site adjacent to the rear garden of the residential properties along Norman Road and Valentine Crescent.

- 1.2 The applicant and landowner of the site is Reading Borough Council.

Background

- 1.3 Prior to the First World War, before the present cemetery site was established, the land was part of the landscaped grounds of the Caversham Park Estate, which can trace its history back to Norman times, when it was laid out and fenced as a park for the hunting of deer and other game. The park was then around 300 acres (121ha), oval in shape and covered the area occupied today by the former BBC Monitoring site and the residential estate of Caversham Park Village. The Park remained essentially the same size and shape for over 700 years and was owned by numerous aristocratic and military families until the Victorian times, when the freehold was purchased by a rich Industrialist called William Crawshay in 1844. It remained in the ownership of the Crawshay family until the First World War.
- 1.4 After the First World War, Caversham Park passed out of individual ownership and in 1921 the estate was sold privately to local investors and split up.
- 1.5 The current cemetery site was used as farm land up until 1924 when it was purchased by the Reading Corporation "for the purposes of a cemetery or burial ground". Henley Road Cemetery was opened in 1927 and is the current burial site for the Borough of Reading but also accepts burials from the wider area. There are currently 25,000 graves for full/coffin burials and 3,000 cremation plots for burial of cremated remains, covering an area of 50 Acres (20.2 ha.). Large areas of the site consist of traditional style graves with headstones and kerb sets. The Cemetery also contains 118 Second World War burials, about half of them forming a war graves plot immediately inside the main gates.
- 1.6 The application site forms part of the land acquired by the Council in 1924 for cemetery purposes. In 1937 the then Reading Corporation Parks Committee agreed that the plot could be used for recreational uses (known as Chiltern Recreational Grounds) until the point in time when it was needed for cemetery purposes.
- 1.7 The site is located within a defined 'Major Landscape Area' as defined by Policy SA17 of the Sites and Detailed Policies Document (2012, 2015), within a potential 'habitat area' and within an area of potential contaminated land.



2. PROPOSAL

- 2.1 The proposal seeks full planning permission for change of use of the application site from recreation land to burial plots to provide an extension to the Cemetery incorporating and additional 1376 burial plots.
- 2.2 The existing cemetery facilities in their current form would last for a further ten years or so. The proposed extension and additional burial plots would enable the cemetery to continue for a further ten years beyond that. However there is a section of the cemetery used for Muslim burials and this area will reach capacity within the next 2-3 years.
- 2.3 The proposed cemetery extension area would be accessed from the existing cemetery site. This would be via rationalisation of the existing cemetery car park access (including hearse access) via a gap in an adjacent avenue of mature trees within the site. The proposed extension area would also contain a network of footpaths to facilitate access.
- 2.4 The application includes creation of a wild flower meadow on a separate area of land to the northern part of the cemetery site.
- 2.5 This application is reported to Planning Applications Committee because the Council is the Landowner and Applicant.
- 2.6 RBC Policy Committee approved use of the application site for additional burial land in November 2015, subject to the land obtaining planning permission for such use and the Environment Agency confirming that the land is suitable for burials.

- 2.7 Pre-application planning advice was sought prior to submitting the application.

3. RELEVANT PLANNING HISTORY

- 3.1 180027/PREAPP - Change of use of land to burial plots to extend existing cemetery
- 3.2 171021 - New reception and administration building - Granted
- 3.3 031357 - Extension to provide 3,256 additional grave spaces car parking and boundary railings, on land to the west of the current crematorium - Granted
- 3.4 030010 - Extension to crematorium to provide 3,344 additional grave spaces and erection of boundary railings - Withdrawn
- 3.5 930318 - Extension to the office and reception area in the Lodge - Granted
- 3.6 900397 - Construction of a glazed entrance canopy for the main chapel of the Crematorium - Granted

4. CONSULTATIONS

- 4.1 RBC Environmental Protection - No objections.
- 4.2 RBC Transport - No objections.
- 4.3 RBC Natural Environment (Trees) - No objections, subject to conditions to secure an arboricultural method statement, a hard and soft landscaping scheme and implementation and maintenance of the landscaping.
- 4.4 RBC Natural Environment (Ecology) - No objections.
- 4.5 RBC Parks and Leisure - No objections.
- 4.6 Environment Agency - No objections, subject to conditions relating to groundwater controls requiring that all burials are a minimum of 10 metres from all field drains, no development to take place until a surface water drainage scheme has been submitted and approved by the Local Planning Authority and a condition to require removal of the test boreholes used to prepare the applicants groundwater investigation report.
- 4.7 Public consultation:
No.s 1-9 Norman Road, 24-56 Valentine Crescent and 50-74 Harveys Nurseries Mobile Home Park Peppard Road were notified of the planning application by letter. Four separate site notice were also displayed around the application site.

4.8 Forty Eight letters of objection have been received raising the following issues:

- Loss of recreational space
- Should be located on the BBC site
- Other nearby recreation land is too far away to travel to
- The land has been in use as recreation for over 70 years and therefore this use is no longer temporary
- Buyers were misled when purchased surrounding house as understood this land to be open space not cemetery land
- Increase in anti-social behaviour from use of access to rear of Valentine Crescent and Norman Road
- Drainage and flooding concerns
- Ecological concerns
- Terms of Parks Committee minutes with regard recreational use of the land have not been complied with in. Signs advising the use of the land is temporary have not been displayed whilst money was spent on recreational equipment on the land in the 1980's which is contrary to the minutes
- By removing open space where people can exercise the application goes against the Council's Health and Wellbeing Strategy to reduce childhood obesity, increase opportunities for physical activity for all and reducing isolation and loneliness
- The proposal is only a short term solution
- Not all residents were notified of the application
- Loss of property value for adjacent houses

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

5.2 The following local and national planning policy and guidance is relevant to this application:

National Planning Guidance

National Planning Policy Framework

Reading Borough LDF Core Strategy (Adopted January 2008, 2015)

CS1 Sustainable Construction and Design

CS2 Waste Minimisation

CS3 Social Inclusion and Diversity

CS4 Accessibility and the Intensity of Development

CS7 Design and the Public Realm

CS20 Implementation of the Reading Transport Strategy
CS24 Car/Cycle Parking
CS28 Loss of Open Space
CS31 Additional and Existing Community Facilities
CS34 Pollution and Water Resources
CS36 Biodiversity and Geology
CS37 Major Landscape Features and Strategic Open Space
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document (Adopted October 2012, 2015)

DM1 Adaptation to Climate Change
DM4 Safeguarding Amenity
DM12 Access, Traffic and Highway-Related Matters
DM18 Tree planting
SA16 Public and Strategic Open Space
SA17 Major Landscape Features

Other documents relevant

Reading Open Space Strategy (2007)

6. APPRAISAL

6.1 The main issues in the assessment of this planning application are:

- Principle
- Amenity
- Natural Environment
- Transport
- Pollution

Principle

- 6.1 The extension site is designated as Public and Strategic Open Space under Policy SA16 and has been in use as recreation land since 1937. This policy states that important areas of Public and Strategic Open Space will be protected from development. Proposals that would result in the loss of any of these areas of open space, or jeopardise their use or enjoyment by the public, will not be permitted.
- 6.2 Policy SA16 is linked to Policy CS28 (Loss of Open Space) which states that development proposals that will result in the loss of open space or jeopardise its use or enjoyment by the public will not be permitted.
- 6.3 The NPPF defines open space as 'all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity'.

- 6.4 Policy SA16 is informed by the Council's Open Spaces Strategy (2007) which goes on to define cemeteries as 'Green Space' and a subset of 'Open Space'. Therefore in policy terms the use of land for burial plots as part of the existing cemetery would not be considered to result in a loss of open space.
- 6.5 However, Policy CS28 also states that proposals should not jeopardise use or enjoyment of open space by the public. The policy goes on to state that, in exceptional circumstances, development may be permitted where it is clearly demonstrated that replacement open space, to a similar standard, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining open space can be provided to a level sufficient to outweigh the loss of the open space. The quality of existing open space should not be eroded by insensitive development on adjoining land. This must also be balanced against the requirements of Policy CS31 (Additional and Existing Community Facilities) which encourages the provision of new, extended and improved community facilities, such as cemeteries.
- 6.5 Officers acknowledge that whilst both classified as 'open space' in policy terms the nature of the use to be provided (cemetery burial plots) is quite different to the existing use of the site for recreational purposes.
- 6.6 The Council does not have a statutory duty to provide burial space in general or for particular groups. However, as set out earlier in this report, existing cemetery facilities in their current form are estimated to last for a further ten years or so, whilst there is a section of the cemetery used for Muslim burials which is expected to reach capacity in the next two to three years. The proposed extension and additional burial plots would enable the cemetery to continue for a further ten years.
- 6.8 Whilst cremation is in general found to be the most popular option, accounting for 80% funerals in Reading, certain religious groups require burial of their dead, including Muslims, Roman Catholics and many African and Caribbean communities. Therefore, the provision of burial facilities for such communities must be given significant consideration in the context of the Equalities Act (2010) and also the requirements of Policy CS3 in terms of social inclusion and access to community facilities, taking into account the social and cultural diversity of the area.
- 6.9 If the cemetery is not extended then burial of bodies in new graves will have to cease within a ten year period, although cremations would continue. Muslim burials would be likely to cease within two to three years. If burials were to cease, the Council would still have responsibility for maintenance of its cemeteries.
- 6.10 RBC Policy Committee approved the use of the application site for burial plots in November 2015 (subject to planning and there being no objection

from the EA). During this process two alternative sites within the wider cemetery were also considered. A site on the eastern edge of the cemetery was discounted due to costs, given the need to remove existing infrastructure on the land which had been used for siting of static caravans. A site on the western edge of the cemetery was discounted due to its current use as allotments and the continued demand for allotments within the Borough (all allotment units are occupied and there is a waiting list of over 70 people). Consideration was also given to acquiring land outside of the Borough for burials. This option was not taken forward given concerns over the amount of land required; need to provide supporting facilities for any burial site, security and accessibility as well as land availability and cost.

- 6.11 Therefore, officers acknowledge that there is a strong social and community need for additional burial land in both the short and medium term and it is advised that this should be given significant weight in the consideration of this application. Following the Resolution of the RBC Policy Committee, the application site has been deemed the most feasible route by which to provide this required additional burial space.
- 6.12 In terms of the loss of the existing recreation land, a survey of the site was undertaken in 2014 over the half term period (Tues 27/5/14 to Fri 30/5/14) at hourly intervals from 8.00am to 4.00pm. The results showed that a total of only 5 people were seen in the area during 32 visits. While the area may be used at other times, the survey suggests very limited use of the existing area, although it is noted that a significant number of objections have been received to the application, which are primarily concerned with the loss of recreation space.
- 6.13 The application site previously contained a small selection of play equipment however this was removed over 10 years ago following a wider review of children's playgrounds in 2002. The review found that the play equipment was underused, old and in some cases unsafe. There were also concerns regarding safety of the site as a whole given its single access point (footway from Norman Road) which meant that the site was identified as a high risk in terms of bullying due to the single access and egress point. The alleyway access and lack of surveillance, given the site is not on a road or street frontages, was also raised as a concern regarding the suitability of the site as a playground area. Removal of the play equipment was part of a wider scheme to focus development on the more frequently visited park/recreation areas. As such the primary use of the area of land in its current form is an area for dog walking.
- 6.14 The map below (map 1) shows the location of the nearest alternative public recreational spaces, the closest of which is sited 828m away. All but one (Emmer Green Playing Fields) of the alternate locations shown permit dog walking and the majority offer formal play equipment and greater range of facilities than currently on offer at the application site. Guidance for

distribution of open space from homes from the Council's Open Space Strategy (2007) is set out in the table below (table 1). The application site is just over 1 ha in size (1.14 ha) and would therefore fall under the 'small recreational open spaces' category in the table. At over 800m away, the nearest alternative recreation space available would therefore exceed the recommended radial catchment area of 400m to 600m for some homes.

Map 1 - Location of alternative public recreation facilities from the application site

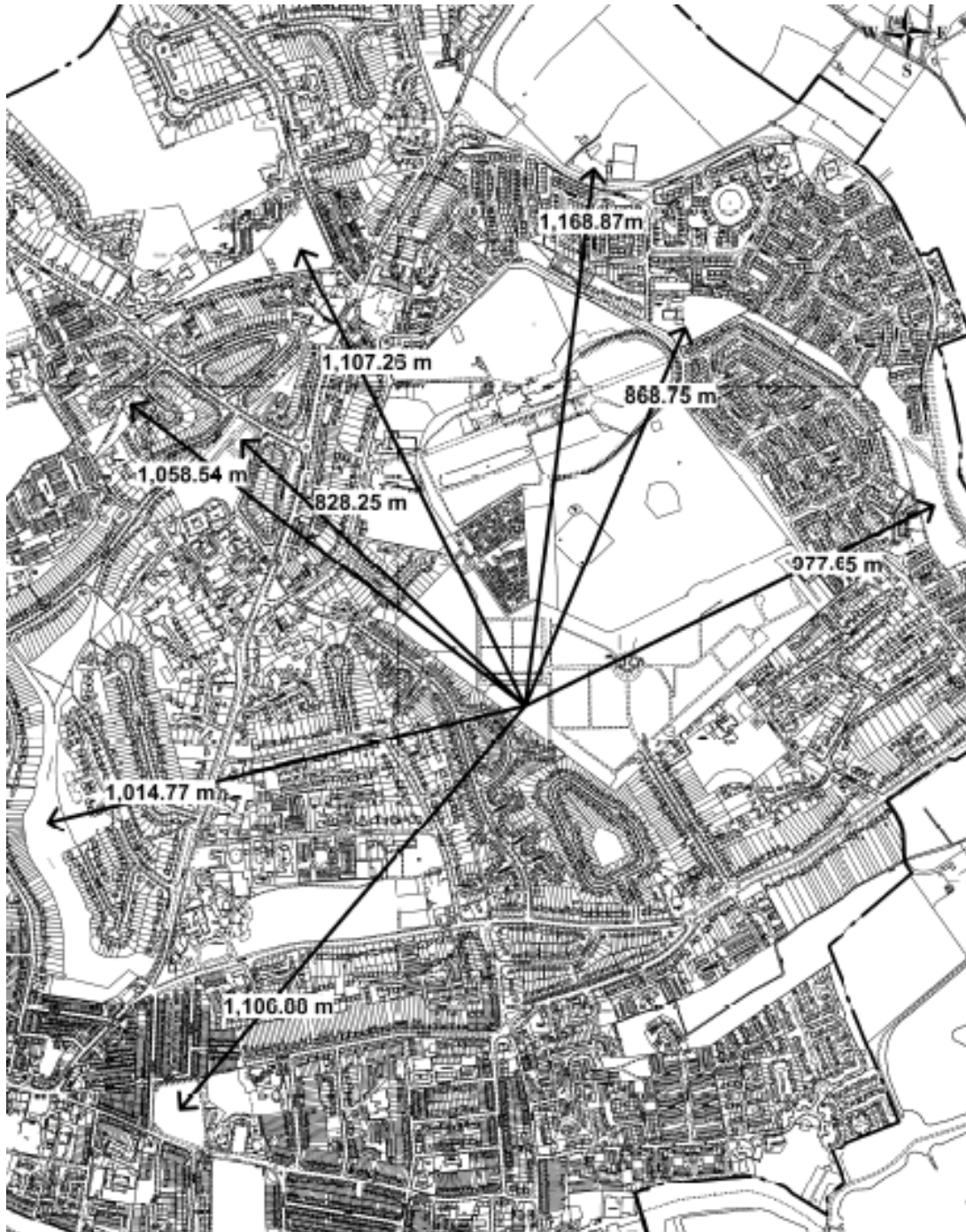


Table 1

Table 7.1 Hierarchy and typology of open spaces of recreational value, and provision standards for Reading

	Description	Size	Transport mode	Radial catchment
Borough park	Varied character and facilities; open parkland, natural, formal, sport, play and relaxation; catering	60 ha	Car; public transport; cycle	
District parks	Varied character and facilities (but fewer than above); natural, formal, sport, play and relaxation	20 ha	Car; bus; cycle; foot	1.2 km
Local parks	Relaxation, play and ball games	2 ha or 1-2 ha equipped	Cycle; foot; wheelchair	0.8 km
Neighbourhood park	LEAP + informal space	0.1-0.2 ha equipped	Foot; wheelchair	0.4-0.8 km
Small recreational open spaces	'low-grade' recreation	0.1-0.2 ha	Foot; wheelchair	0.4-0.6 km
Linear open spaces	Relaxation; green link		Foot; cycle	
Semi-natural sites	Comparatively undisturbed sites, managed for wild flora and fauna		Cycle; foot; wheelchair	1.5-2.0 km

- 6.15 The application includes creation of a flower meadow to an area of land on the north boundary of the cemetery site. The flower meadow would be accessible to members of the public through the cemetery site. This is intended to create an enhanced area of open space for members of the public to use.
- 6.16 This flower meadow area would enhance the overall biodiversity and attractiveness of the cemetery site. The area would be an open and inclusive space that would offer all visitors a quiet area for contemplation and relaxation when visiting the cemetery. It is proposed that the meadow area would contain tree and shrub species that would provide seasonal colour variation and enhanced habitats for wildlife. As noted in the Natural Environment Section of this report the well maintained nature of the cemetery site is such that this limits its ecological potential. The provision of the meadow area would be a benefit in this respect and would accord with the aims of Policy CS36 which seeks that development proposals should incorporate features of biodiversity.
- 6.17 In reaching a recommendation on acceptability of the proposed change of use a careful balancing of the issues discussed above is required. In policy terms there is no loss of 'open space' proposed but the nature of the existing and proposed land uses are quite different and as such, the use and enjoyment of the land by the public would be impacted upon. Exceptional circumstances must therefore be demonstrated to justify this
- 6.18 It is clear that in the context of Policy CS31, which supports proposals for new, extended or improved community facilities, that provision of extended burial grounds to allow the cemetery to continue to operate in an accessible location would accord with the aims of this policy and that there is a clear need in both the short and medium term for additional burial plots. The continued operation of the cemetery for burial purposes would also assist the Council in meeting its obligations in respect of the Equalities Act and social inclusion and diversity (Policy CS3).
- 6.19 In terms of loss of the recreation use itself, the findings of a survey of the use of the land indicate that it is not well used by members of the public, whilst the historic removal of play equipment would also indicate that the recreation land was underutilised. However, the significant number of

objections received regarding loss of the recreation space must also carry weight in this assessment.

- 6.20 Objectors have also raised concerns about anti-social behaviour on the land. The applicant has confirmed that if change of use to burial land is permitted the land would be subsumed within the cemetery site and the existing open (24 hour) access to the land from Norman Road closed off. Access to the extended burial area would then only be possible via the existing main cemetery site during the cemetery opening hours (9am to 5pm October to March and 9am to 8pm April to September). Officers consider that this is likely to reduce potential for anti-social behaviour to take place on the site and improve the current situation in this respect whereby the site has a single access and egress point.
- 6.21 The proposed wildflower meadow area is also a benefit of the application making use of an underused scrubland area and providing significant biodiversity enhancement to the wider site, improving the facilities and experience for visitors to the cemetery and crematorium.
- 6.22 A map has been submitted showing alternative public recreation facilities. This shows that there are a range of alternative facilities for the wider area, many of which contain a greater range of facilities than the application site. However, when measured from the application site, these alternative sites would exceed recommended distances for proximity of such facilities from nearby homes. The two closest facilities shown are Westfield Road recreation ground and Balmore Park, both of which permit dog walkers and are located around a 20 minute walk from the application site.
- 6.23 It is also relevant to reiterate that when the land was purchased by the Council (then the Reading Corporation) in 1924 this was for cemetery purposes. The temporary recreational use was approved by Parks Committee in 1937 for the intervening period until the land was needed for burial plots. This situation has now been reached and as such, the application under consideration has been submitted.
- 6.24 A critical planning balance must therefore be applied to the proposed change of use. Given the evident need for additional burial space for all groups of the local community, the exploration of alternative sites undertaken previously, the historic intended use of the site, proposed biodiversity enhancements combined with the limited recreation offer of the application site and availability of higher quality alternative public recreation facilities in the wider area officers are recommending, on balance, that the proposed change of use is considered to be acceptable in policy terms.

Amenity of surrounding occupiers

- 6.25 Policy DM4 seeks to protect the amenity of existing and future occupiers.

- 6.26 The intensification of the use of the site is considered unlikely to result in any detriment to surrounding neighbours above the existing recreational use of the land. As discussed earlier in this report it proposed that the site would be subsumed with the existing cemetery and the existing unrestricted access to the site via the pathway from Norman Road closed. Access to the site would therefore only be possible via the main cemetery within existing opening hours. Officers consider that this would reduce the potential for anti-social behaviour at the site and the proposal is not considered to be unacceptable in amenity terms and would accord with Policy DM4.

Natural Environment

- 6.27 The existing cemetery site and extension area form part of a designated Major Landscape Area as defined by Policy SA17 of the Sites and Detailed Policies Document. Policy CS37 (Major Landscape Features and Strategic Open Space) states that planning permission will not be granted for new development that would detract from the character and appearance of these areas. The use of the land for burial plots, reflecting that of the existing cemetery area, is not considered to detract from the open and green character of the Major Landscape Area.

Trees

- 6.28 Policy CS36 seeks that development should retain, protect and incorporate features of biodiversity whilst Policies CS38 and DM18 seeks to protect trees from damage or removal and extent the Boroughs vegetation cover.
- 6.29 There are a variety of trees to the southern, eastern and northern boundaries of the application site. Seven trees and a separate small tree group are to be removed from the southern and northern boundaries to accommodate some of the new burial plots. The tree survey submitted as part of the application identifies that these trees are of low quality (category C and U trees) and the Tree Officer raises no objection to their removal. Replacement planting is proposed to the northern boundary, details, implementation and maintenance of this are to be secured by way of condition.
- 6.30 The most significant trees are located to the eastern boundary which are a row of Red Oaks that are considered to be trees of good and high quality (category A and B trees). An arboricultural impact assessment has been submitted in respect of these trees which demonstrates that the proposed burial plots would be located outside of the root protection areas (RPAs) of these trees.
- 6.31 The proposed rationalisation of the existing access way from within the cemetery to enable it to be used for vehicles and pedestrians passes through the RPAs of two of the Red Oak trees to the eastern boundary of the site. As such the Tree Officer has recommended that an arboricultural

method statement for this works be submitted and approved by the Planning Authority prior to development commencing to ensure the roots of these trees are adequately protected.

Ecology

- 6.32 The application site comprises well-maintained amenity grassland with trees and hedges bordering the area. On this basis and given the well maintained nature of the surrounding cemetery the Council's Ecological Consultant has advised that the proposal would be unlikely to affect any protected species or priority habitats and raises no objection to the proposed change of use and associated works.
- 6.33 As discussed earlier in this report the proposed wildflower meadow would accord with the aims of Policy CS36 in providing biodiversity enhancement to the site.
- 6.34 The proposal is considered to accord with Policies CS36, CS38 and DM17.

Transport

- 6.35 Policies DM12, CS20 and CS24 seek to address access, traffic, highway and parking relates matters relating to development.
- 6.36 The site currently provides good car parking facilities inside the cemetery for visitors. The closest of the three car parks is located to the north of the site which provides parking 52 vehicles. The proposals include good pedestrian links to this car park and the applicant has stated that there is spare capacity within the existing car parks to accommodate additional visitors to the cemetery.
- 6.37 Given the nature of the development, it is unlikely that the additional burial plots will create a significant increase in peak hour vehicle movements. In view of this, there are no transport objections to this application and the proposal is considered to accord with Policies DM12, CS20 and CS24.

Pollution/Groundwater

- 6.38 Policy CS34 of the Core Strategy (2008, 2015) seeks to protect and mitigate development from pollution.
- 6.39 As an extension for underground burial space the impact of this upon ground water resources must be assessed. A groundwater investigation report was submitted as part of the application. This has been reviewed by the Environment Agency (EA) who have confirmed that they are satisfied that the report demonstrates that any risks posed to groundwater resources can be suitably managed by way of recommended conditions. The conditions would ensure that all burials are a minimum of 10m from any field drains,

no development shall commence until a surface water drainage scheme has been submitted to and approved by the Local Planning Authority and that all boreholes used in preparation of the applicant's groundwater investigation report are removed from the site.

- 6.40 The site is above a chalk aquifer and the EA are satisfied with the applicant's ground water investigation report which confirms that no groundwater was encountered within the geology that overlies and protects the aquifer in preparation of the report and that the depth of burials would be such that they would not penetrate the chalk aquifer. The EA advise that the development is unlikely to affect the chalk aquifer and public water supply.
- 6.41 Subject to the recommended conditions above the proposal is considered to accord with Policy CS34.

Other Issues

- 6.42 The proposal would not be liable for the Community Infrastructure Levy.

Matter Raised in Representations *(Officer Comments in Italics)*

- 6.43 Issues not covered in the main body of the report are addressed below:
- 6.44 The terms of Parks Committee minutes with regard recreational use of the land have not been complied with in. Signs advising the use of the land is temporary have not been displayed whilst money was spent on recreational equipment on the land in the 1980's which is contrary to the minutes
This is a legal matter - in planning terms the current use of the land is recreation and it is upon this basis the application is being considered
- 6.45 Not all residents were notified of the application
Dwellings directly adjoining the application site were notified of the application by letter whilst four site notices were displayed around the site
- 6.46 Loss of property value for adjacent houses
Not a planning consideration that can be taken into account

Equalities Impact

- 6.47 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. As referenced earlier in the report, it is

important to many religions that they are able to have the option to bury their dead, rather than cremate them.

- 6.48 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 The proposed development is considered to be acceptable in the context of national and local planning policy and other material considerations as set out in this report. As such it is recommended to grant full planning permission subject to the recommended conditions and informatives.

Case Officer: Matt Burns

Documents Considered

Drawing no.s

2801 (P) 001 - Location Plan

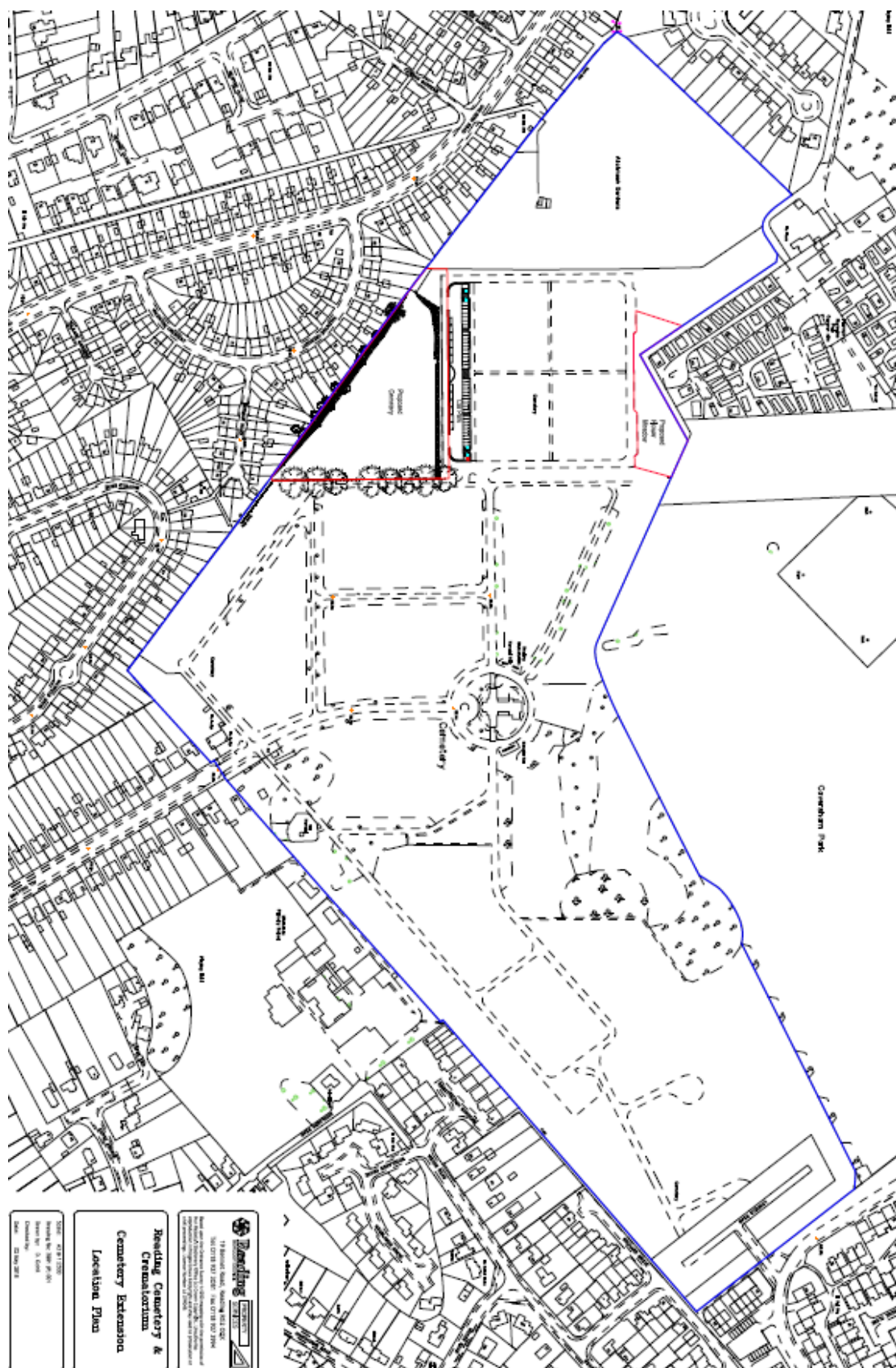
2801 (P) 002 - Block Plan

2801 (P) 004 Rev B - Proposed Layout

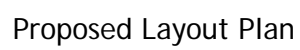
2801 (P) 006 - Boundary Planting Setting Out

2801 (P) 007 - Burial Plot Setting Out

2801 (P) 008 - NVF & Baby Plot Setting Out



Proposed Location Plan





Proposed Burial Plot Setting Out