

Wickwar Parish Council – Agenda Report 6th October 2021

7.1 To CONSIDER and AGREE a list of written questions to submit to Bloor Homes, who are proposing a development of 180 house on land to the west of Sodbury Road.

The list of questions submitted to Crest Nicholson re land east of Inglestone Road has been adapted and reproduced below, as a starting point. There may be more specific questions councillors wish to ask in relation to the site, and members of the public may attend the meeting to put questions.

1. What feedback submitted via the consultation would persuade you that an online public meeting would be productive?
2. Have you sought pre-application planning advice from South Gloucestershire Council? Will you make this advice public before you submit the planning application? If not, why not? Also with regard to the advice given, will you be implementing its recommendations?
3. What evidence has been collected about the level and type of local housing needed in the village?

Wickwar currently has a low level of support infrastructure. The following essential services are lacking in the village and the nearest services are not accessible by walking or cycling (according to the draft Data and Access Profile for Wickwar [Wickwar DAP 2020.pdf \(southglos.gov.uk\)](#))

- Health facilities (GP surgery, pharmacy, dentist)
 - Convenience store or supermarket
 - Post Office
 - Library
 - Cycle way
4. Which of the facilities from the list above, will be provided as part of the proposed development?
 5. Can you explain how the proposal to include a shop as part of the development would work?
 6. What infrastructure to provide safe pedestrian/ cycle access to the essential services listed, will be provided as part of this development?
 7. The South Gloucestershire Local Transport Priority list includes a scheme FV50 to provide a Cycleway from Frith Lane to Peg Hill Yate for the benefit of the Wickwar Community. Will Bloor Homes provide funding for support of this scheme as part of their proposal of providing appropriate supporting infrastructure?

According to the draft Data and Access Profile for Wickwar [Wickwar DAP 2020.pdf \(southglos.gov.uk\)](#) at least 70% of working residents commute outside of the immediate area. There is no train station within 2km of Wickwar, bus services are very poor and there is no safe route for cyclists. This means that the vast majority of residents who will occupy the proposed houses will commute to work by car. Additional car journeys are also anticipated to access the essential services listed above.

8. What is the anticipated impact of the new development on the volume of traffic passing through the village via the High Street at peak times, and in total?

a) Will a traffic survey be carried out?

b) Will you commit to conducting a traffic survey at a representative time (i.e. on a weekday, avoiding public holidays and not during a national lockdown)?

(The Tracsis High Street traffic survey carried out in 2017 recorded a weekday average traffic total of 9,028, with a weekly total of 58,405. This survey was conducted before significant developments were completed in Yate and Charfield, which will have increased these figures). There are also the two new Wickwar developments which, when fully occupied, will increase the traffic flow by approximately 340 vehicles.

9. Even with current traffic levels in lockdown the High Street gets snarled up with traffic. What are you going to do about this problem, bearing in mind that you are putting additional cars onto the High Street?

Of particular concern is the already congested intersection of the High Street and Downs Road (B4060 and B4059), which forms part of the route to the M5. A traffic analysis carried out in 2017 by Stirling Maynard Transportation Consultants as part of application PK17/4552/O for the 90 dwellings on land South of Horwood Lane, concluded that this intersection would be at a maximum of 99% capacity (or RFC 0.99) by 2022. The report explains that if the RFC (ratio of flow to capacity) value exactly equals 1.0 then flow equals theoretical capacity. Arms exceeding a ratio of 1.00 (i.e. 100% capacity utilised) are considered to be over capacity and are characterised as having heavy volumes of queued traffic.

10. Has a traffic analysis of the intersection of the High Street and Downs Road (B4060 and B4059) been conducted?

11. How will the likely heavy volumes of queued traffic at the intersection of the High Street and Downs Road (B4060 and B4059), caused by this development, be mitigated against?

12. How many construction vehicles will be travelling along Sodbury Road per day during the construction phase?

13. How will the impact of the construction phase – additional construction traffic and noise – be mitigated for residents living along the access route and residents living adjacent to the construction site?

14. What is the proposed housing mix- 2/3/4/5 bedroom homes?

15. What proportion of the 180 homes will be affordable? What will the affordable options be, and how will affordability be assessed?

16. What contribution will the new development make towards the primary school to enable it to accommodate additional pupils?

17. Which secondary school catchment will the new development fall within?

18. There is the need for pupils to travel to secondary schools. What contribution will the development make to these ongoing costs?

19. Will electric vehicle charge points be installed at each property?

7.2 To NOTE that the Park Field (off Church Lane) grazing agreement ends on 31st October 2021 and to CONSIDER and take a DECISION on maintenance actions required.

Background

Park Field, adjacent to Wickwar Cemetery, has been let for grazing on the basis of a grazing agreement (approved by the Parish Council) between 1st April and 31st October 2021 (seven months). The field is earmarked for a potential cemetery extension and quotations are being sought for preliminary groundwater assessments to check the suitability of the site. It is anticipated that any investigations will take place in the coming autumn/ winter, so that that the field may be re-let from 1st April 2022, if the Parish Council decides to do so.

Under the terms of the agreement the tenant agrees:

(f) TO remove all livestock from the land by the dates specified overleaf (31st October) and not to turn livestock out onto the land before the date specified overleaf.

(g) TO top or spray with an approved selective weedkiller all harmful weeds.

(i) TO keep and leave the land in a tidy condition and to keep all gates gate posts fences hedges stiles footpaths and ditches in no worse condition than at the beginning of the tenancy and to make good any damage caused by the Tenant and in all circumstances to keep the boundaries stockproof.

The Clerk has written to the tenant to ask them to remove all livestock by the end of 31st October and to leave the land in a tidy condition. Weeds have been topped off once, but they have grown back in places. Some rubbish remains which needs to be removed by the tenancy end date. The Clerk and/or a Councillor will inspect the field on 1st November 2021 to check that the tenant has complied.

One gate post and the adjacent fence is in a poor condition and requires attention to keep the field secure, especially if it is to be relet in spring 2022 for grazing. See photos





Decisions required

1. DECIDE if you wish to obtain estimates for repairing the fencing.

7.3 To APPROVE an estimate for hedge cutting at King George's Field (to include the allotments hedge) and Park Field, to be carried out after 31st October 2021.

R.O. Williams and Son charge £38 per hour and have estimated the following (although it may be quicker). This is the same price as last year.

- 2 hours for King George's Field (£76)
- 5 hours for Park Field (£190)

7.4 To CONSIDER and take a DECISION on a proposal to install a dog bin close to the entrance of the multi user path on the Tyndale Reach Estate, Sodbury Road

Background

Bellway, the Tyndale Reach estate developers have, installed three public bins on or near to the multi-user path running along the front of the estate. There is at least one additional public bin near the play area to the back of the development, but there may be more. This entire area is currently fenced off.

The three bins at the front of the estate have been sealed off because Bellway are not paying to have them emptied and the management company has not taken over responsibility for them.

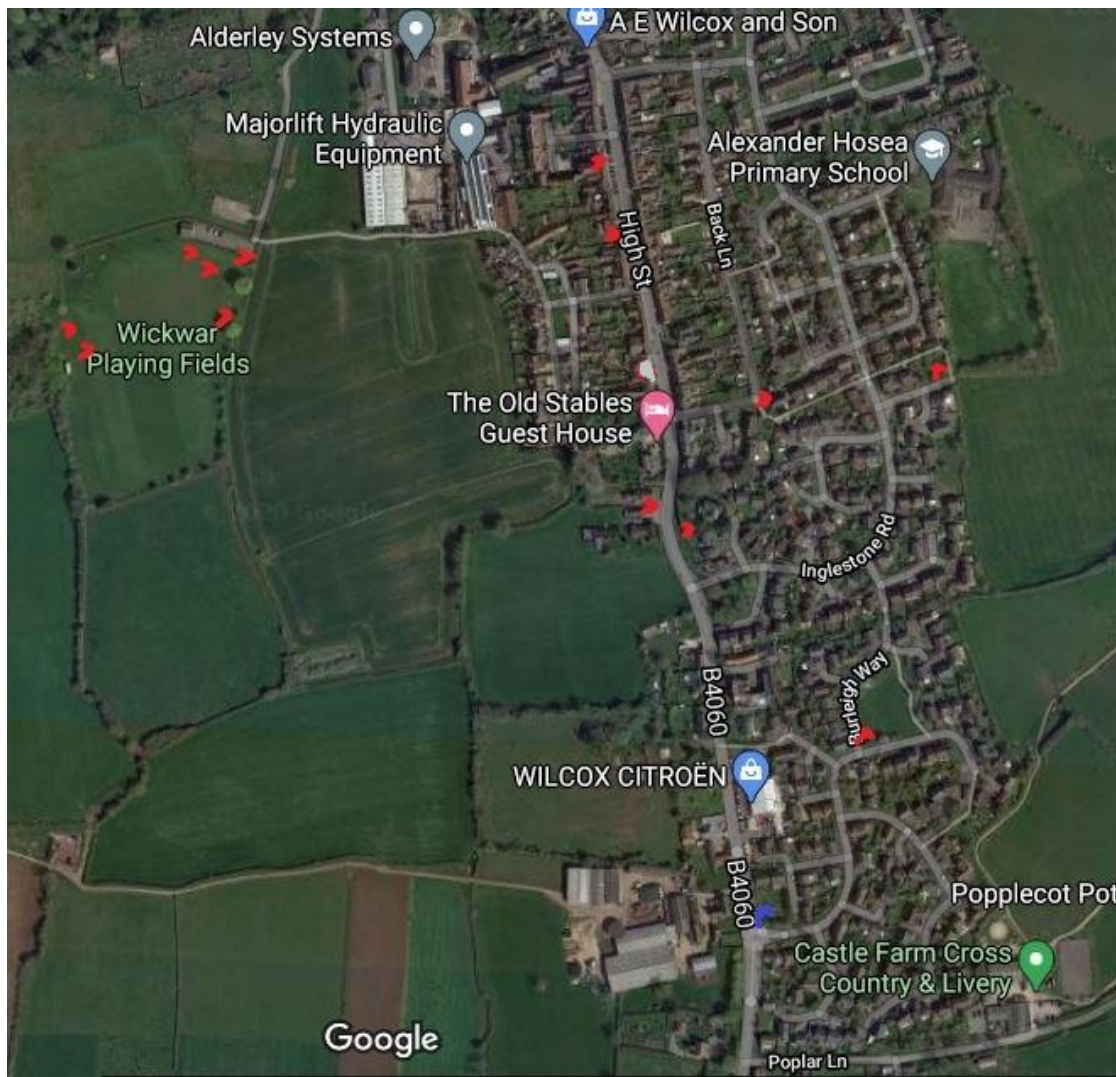
It is the understanding of the residents' association that the management company has not taken over and that this won't happen until the last house is occupied and the site is finished. There are a large number of outstanding snagging jobs left to be completed on the estate. It is therefore likely that the bins will remain sealed off for some considerable time yet.

As of last week the seals had been broken and there was rubbish in the bins. Dog waste had been left beside the sealed off bins. South Gloucestershire Council has confirmed that, even if the bins are sealed off and not being emptied, it is Bellway's responsibility to clear any side waste that accumulates. This information has been communicated to the residents' association and Bellway appear to be responding to requests.

The residents' association has asked if the Parish Council will consider installing a dog bin to alleviate the current problem. South Gloucestershire Council has confirmed that no request has been made to them for a dog bin in this location and they will not install such. The existing bins will become the responsibility of the management company once the estate is handed over, at least in the short term.

It is not appropriate for the Parish Council to consider installing a dog bin on the estate at this time for the reasons explained above. Once the management company has taken over responsibility, this issue could be revisited.

However, there is a lack of provision of dog bins in the south of the village - see plan below. The nearest dog bin is on the edge of the Burleigh Way/ Amberley Way Green. It is likely that the opening of the multi-user path has encouraged more dog walking in the south of the village and there is demand for a dog bin in this area regardless of the public bins on the Tyndale Reach estate. For example, a lot of the waste in the three Tyndale Reach estate bins was dog poo bags.



Decisions required

1. To take a DECISION on a proposal to install a dog bin close to the entrance of the multi user path on the Tyndale Reach Estate, Sodbury Road. – The corner of Pincots Lane and/ or the green at the junction of Sodbury Road and Amberley Way could be considered.

The proposal is recommended because:

- there is a need for a dog bin/s to serve the south of the village (the nearest being the dual use bin on the Burleigh Way Green)
- it is irrelevant what bin emptying arrangements the management company eventually puts in on the estate, as a dog bin is arguably needed in its own right now and for the longer term, and will be geographically separate from the three Bellway bins
- no permission is needed from Bellway/ the management company
- permission can be sought from South Gloucestershire Council (the landowner) and a bin can be ordered relatively quickly
- it could be supplemented LATER with a further dog bin/s on the Bellway estate (and possibly Linden) if the management companies do not arrange for dog waste to be collected from public bins.

7.5 To NOTE the number of unreserved cremation plots in the cemetery and take a DECISION on whether to suspend pre-purchasing of cremation plots.

Background

The Clerk has recently completed a plan of existing and reserved cremation plots. Through this piece of work it has been identified that there are only around 8 unreserved plots left in the cremation area of the cemetery.

An area by the south wall of the open cemetery has been identified for additional plots, but this area can only accommodate approximately 5 more plots.

A review of cremation plot purchases has revealed the following: (2020/21 has been excluded due to the impact COVID-19, causing families to delay interring ashes)

2017/18 – 2 plots sold

2018/19 – 1 plot sold

2019/20 – 3 plots sold (1 pre-purchase)

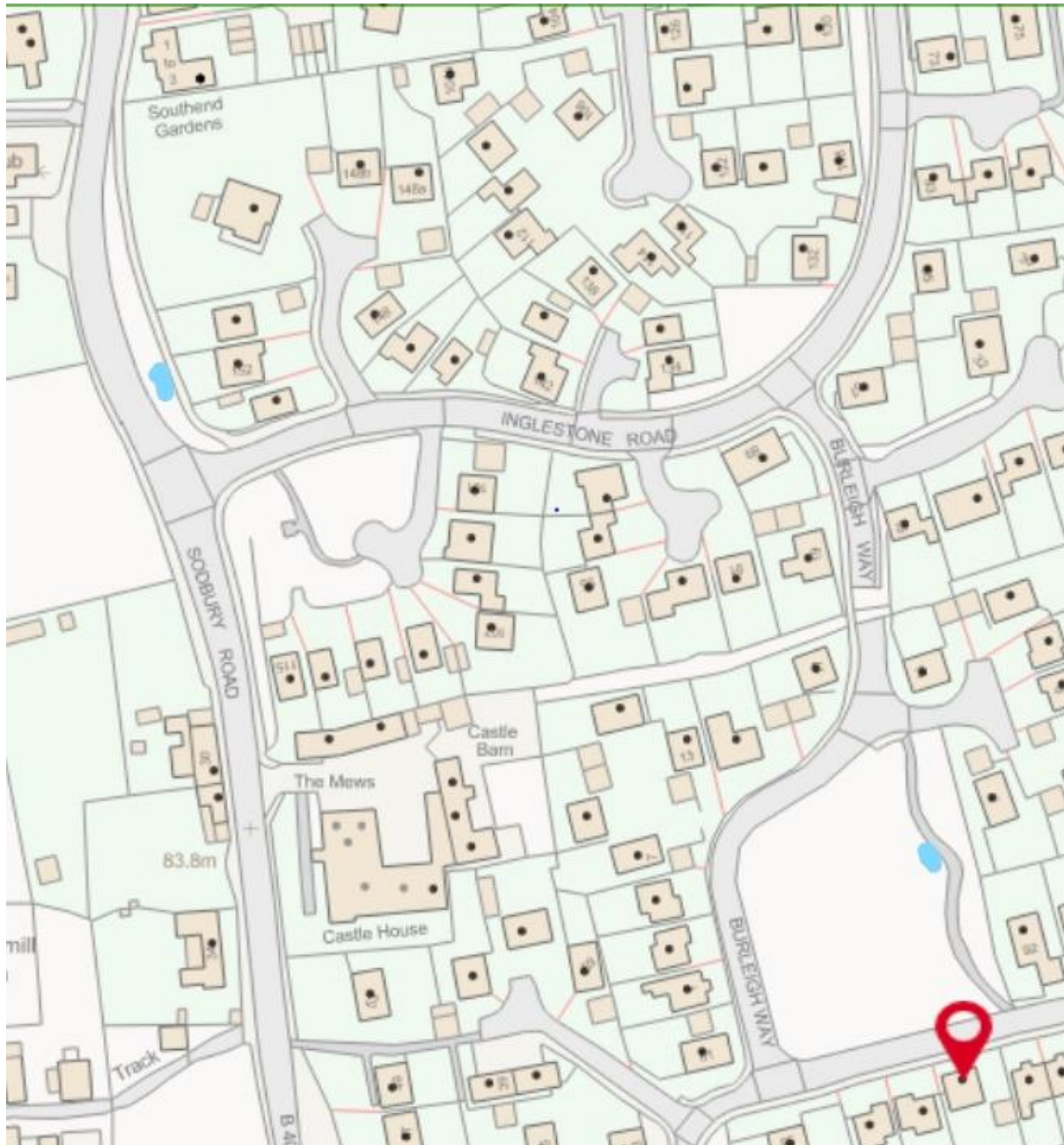
Based on selling 3 plots per year, the cemetery will run out of plots in the existing area within 2 - 3 years. Opening up a new cremation area will extend supply for 1 – 2 more years.

Decision required

1. Take a DECISION on whether to suspend pre-purchasing of cremation plots. This should ensure that plots are available at the point of interment for at least the estimated 3 – 5 years (and possibly longer.)
2. The alternative is to continue to allow pre-purchase and review the situation periodically (e.g. annually).

7.6 To APPROVE a draft application to South Gloucestershire Council to install one bench on the Burleigh Way/ Amberley Way green and one bench on the Inglestone Road/ Sodbury Road junction verge.

The draft licence agreement has been circulated separately. The plan for the bench locations, which should be submitted with the licence agreement, is reproduced below (locations marked in light blue)



7.7 To CONSIDER and take a DECISION on an estimate to install the two benches described in item 7.6 and APPROVE use of CIL (Community Infrastructure Levy) funding.

Tony Gardner Property Services has provided an estimate for installation of benches as follows:

Labour - £75 installation per bench

Labour for fitting slabs if needed - £75 per bench

Materials - £60 per bench (2 bags of ballast, 2 bags of Slablay and 4 non-slip paving slabs)

7.8 To APPROVE a proposal to install a bench outside the Town Hall and to CONSIDER and take a DECISION on an estimate for the bench. APPROVE use of CIL (Community Infrastructure Levy) funding.

Background

South Gloucestershire Council has confirmed that the Parish Council does not require its permission to install a bench outside the Town Hall if the bench sits entirely within the alcove of the fake door and does NOT extend on to the pavement. The Conservation Officer has confirmed that Listed Building permission is NOT required for a bench in this location.

Cllr Carroll has obtained quotation for a suitable bench that fits the dimensions of the alcove and will provide these at the meeting.

Decision required

1. Take a DECISION on the estimate for the bench.
- 2, APPROVE use of CIL funding.

7.9 To CONSIDER and take a DECISION on whether to install an additional power circuit in the pavilion for use during outdoor events and take a DECISION on the estimate provided.

Background

The Chair of the Wickwar Games Committee (and chair of the Wickwar Playing Fields Association) has requested that the Parish Council consider installing a second circuit and an additional indoor or outdoor socket at the pavilion, specifically to be used for outdoor events. A n electrician has reviewed the building and has suggested this is what is required. He has also suggested a specially constructed extension cable for safety. This follows a power outage at the recent Wickwar Games event caused by the fact that various pieces of equipment were being run from one extension cable.

Wickwar Wanderers Football Club are fully supportive of the suggestion. They would use the socket for their football frolics event, the annual awards evening and may also use it to serve hot and cold drinks at matches.

A trusted local electrician has been asked to provide an estimate for the work to inform the Council's decision. This should be available at the meeting.

7.10 To CONSIDER and take a DECISION on consulting the community about whether a neighbourhood plan is wanted and to request volunteers. (See Agenda Report)

Background 1 - what is a neighbourhood plan and how does it fit with the Local Plan for South Gloucestershire

From [Neighbourhood planning | BETA - South Gloucestershire Council \(southglos.gov.uk\)](#)

Neighbourhood planning

Neighbourhood planning gives communities the power to develop a vision of their neighbourhood. It enables them to contribute to the development and growth of their area.

Neighbourhood planning provides powerful tools for local people, so they get the right types of development for their community. It also ensures that the desire of the neighbourhood is aligned with the overall needs and priorities of the wider local area.

Preparing a neighbourhood plan

There are three types of neighbourhood plan

Neighbourhood Development Plan – this sets out a shared vision and general planning policies for the future development and use of land in a local area

Neighbourhood Development Order – this allows communities to grant planning permission for certain types of development that they want in their local area

Community Right to Build Order – this allows communities to grant planning permission to build small-scale housing developments, community facilities or shops that are recognised as providing positive benefits by the community

Neighbourhood plans and development orders can be prepared by parish/town councils (and neighbourhood forums) for their local area.

To make sure these plans are truly led by the community, local people vote to approve them in a referendum. If successful, they will form part of the South Gloucestershire Development Plan.

Communities are not required to prepare a neighbourhood plan. They are however seen as a good option for communities as they show willingness to get involved positively in managing and influencing growth of an area.

Neighbourhood plans are treated with the same importance in considering planning.

From GOV.UK neighbourhood planning guidance

[Neighbourhood planning - GOV.UK \(www.gov.uk\)](#)

What should a neighbourhood plan address?

A neighbourhood plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies

PLEASE NOTE that neighbourhood plans cannot STOP development. This extract from Richmond Council's FAQs puts it succinctly:

Neighbourhood Plans - Frequently Asked Questions - London Borough of Richmond upon Thames

“Can a neighbourhood plan stop development from happening in the area?”

No – a neighbourhood plan can guide development to be more appropriate to local context and help decide where it goes within the area. A neighbourhood plan cannot stop development and government has made it clear that it is not a tool for residents to oppose proposals for new developments close to them. A neighbourhood plan can only include proposals for an equal (or greater) amount of growth than is set out in the Council’s development plan, regional and national guidance.”

This is an important point. Although the South Gloucestershire Local Plan is still in development, a neighbourhood plan must include an equal or greater amount of growth than is set out in the Local Plan once it is completed. (More information about how the process works when a Local Plan has not been adopted, is copied below)

It is also unclear whether a neighbourhood plan could stop speculative applications like those in Wickwar from Crest Nicholson and Bloor Homes, which have been consulted on recently. The Clerk has asked a member of the public who is requesting a neighbourhood plan, if there is any evidence of this happening in South Gloucestershire. They did not know of any. This is a question to put to South Gloucestershire Council. It should also be noted that the process of producing a neighbourhood plan can take a number of years. For example the Charfield Neighbourhood Plan (which recently passed the referendum) is still waiting to be adopted, and it was started in 2016.

[Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place?

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its local plan (or, where applicable, a spatial development strategy is being prepared by an elected Mayor or combined authority).

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#).

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Strategic policies should set out a housing requirement figure for designated neighbourhood areas from their overall housing requirement ([paragraph 65](#) of the revised National Planning Policy Framework). Where this is not possible the local planning authority should provide an [indicative figure](#), [if requested to do so by the neighbourhood planning body](#), which [will need to be tested](#) at the neighbourhood plan examination. Neighbourhood plans should consider providing indicative

delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new local plan.

Background 2 – who prepares a neighbourhood plan?

From GOV.UK neighbourhood planning guidance

[Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/neighbourhood-planning)

What is the role of a parish or town council in neighbourhood planning?

In a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning.

Where a parish or town council chooses to produce a neighbourhood plan or **Order it should work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan or Order.**

The relationship between any group and the formal functions of the town or parish council should be transparent to the wider public. A parish or town council may choose to establish an advisory committee or sub-committee under [section 102\(4\) of the Local Government Act 1972](#) and appoint local people (who need not be parish councillors) to those bodies. Members of such committees or sub-committees would have voting rights under section [13\(3\), \(4\)\(e\) or \(4\)\(h\) of the Local Government and Housing Act 1989](#). The terms of reference for a steering group or other body should be published and the minutes of meetings made available to the public.

Background 3 - Options for managing preparation of a neighbourhood plan

The Parish Council MUST be involved in a neighbourhood plan as the responsible body. It should claim and administer any grants for producing a plan, but there are a range of options within that.

It is possible for a plan to be community led, in which case the Parish Council could ask the local electorate if they wish to develop one, emphasising that it must be a community led plan which needs a lot of commitment from those same residents. **HOWEVER at least two councillors would need to be on the group based on advice from other clerks.**

The Clerk has consulted other clerks about how neighbourhood plans have been developed in their areas. There are a range of structures that can be used:

- Working group made up of volunteers from the community + some pc representatives
- Hire a consultant to pull together the plan, councillors ask for volunteers to identify the issues
- Steering group (with some residents), plus experienced consultant to pull together the plan

Financial implications

1. The cost of a consultant - this could, at least in part, be covered by grants.
2. Clerk's time. A neighbourhood plan, however it is developed, will result in extra hours for the Clerk. The time commitment could be as much as 25 hours per month. The Clerk has no capacity to take on extra work at this time and is unable to work hours over those

contracted. The Council would need to identify what tasks and projects should not be progressed in order to free up time.

Decision required

1. To DECIDE whether the Parish Council should consult the electorate to ask if they wish to develop a neighbourhood plan and to ask for volunteers. The Council may wish to emphasise that it must be a community led plan which needs a lot of commitment from those same residents.

7.11 To CONSIDER and AGREE the distribution arrangements for the 150 copies of the 'Lest we Forget' heritage book of war diaries, which was part-funded with a £500 grant from the Council. (See Agenda Report)

Background

The project leader, Yate Heritage Centre, has confirmed that 150 copies will be printed by Sprint Print and will be available soon.

The Parish Council has previously discussed keeping back some copies e.g. for the Town Hall, to donate to Alexander Hosea Primary School etc.

Taking orders and making payments

Cllr Trull has offered to do this, but can Yate Heritage Centre accept orders and payment directly e.g. by email?

Options for distributing the book

- Some copies available from Yate Heritage Centre
- Stall/ collection point at Wickwar Town Hall - who will run it?
- Collection point at the Clerk's office?
- What about purchasers in Rangeworthy?

Options for publicity

- advert in the Nov Parish News (esp as the book covers Rangeworthy)
- mention in the monthly PC news item in the Nov Parish News
- poster outside the Town Hall, in the coffee shop, Buthay, Social Club (and perhaps other noticeboards)
- post on the website, shared to FB groups for Wickwar and Rangeworthy
- Ask Rangeworthy Clerk to add to website.

Decisions required

1. How will orders and payment be made? Can Yate Heritage Centre accept orders and payments to reduce pressure on Cllr Trull? (Orders/ money cannot come via the Parish Council as we have no power to do this).

2. How will books be distributed to purchasers, especially those in Rangeworthy?

3. How will the books be advertised?

4. How many copies would the Parish Council like to keep back?

12. To RECEIVE an update on progress with obtaining quotations for a ground water risk assessment for a potential cemetery extension into Park Field.

Copy of email sent to Councillors

FOR INFO - Update re cemetery extension - quotes for ground water trial excavations and analysis

To [Cllr Angie Carroll](#) [6 more...](#) on 2021-09-17 11:36

[Details](#)

FOR INFO

Good morning councillors,

If you are interested, below is an update on where I have got to with obtaining quotes for further investigations of the groundwater level in Park Field. It must be low enough for the Environment Agency not to object to any future planning application. If the groundwater level is too high it stops the project in its tracks.

I should be able to bring quotations for trial excavations and analysis to the November meeting for your consideration.

This has taken a while, but I have learned quite a bit and found some alternative contractors who may be able to provide quotations for future stages of the project.

Thanks,
Rachel

----- Original Message -----

Subject: ANDY (FOR INFO) Fwd: Enquiry re cemetery extension - ground water trial excavations and analysis

Date: 2021-09-17 11:31

From: clerk@wickwarparishcouncil.gov.uk

To: Cllr Andy Pennington <andy@wickwarparishcouncil.gov.uk>

ANDY (FOR INFO)

Good morning,

Thanks for your help contacting possible contractors for a tier 2 groundwater assessment at Park Field (re cemetery extension). I discussed the progress made so far with the councillors at the meeting in September...

You may remember that one company came back with a quote for a tier 1 assessment, suggesting that the 'free' tier 1 would not have been thorough. I contacted another contractor who specialises in cemeteries and asked what he advised and would quote for (Peter Mitchell). He reviewed the CDS report for free - he had similar concerns to you about its quality - and recommended some trial excavations and professional analysis to establish the groundwater level, as it is possible it will be too high.

This is tier 2 lite, and should be cheaper. A full tier 2 may be required depending on what they find.

He recommended one company and Angie has obtained a contact for another, recommended by

someone at Bristol City Council.

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Thanks,
Rachel

----- Original Message -----

Subject: Enquiry re cemetery extension - ground water trial excavations and analysis

Date: 2021-09-17 11:16

From: clerk@wickwarparishcouncil.gov.uk

Good afternoon xxx,

I understand from your colleague that you are on holiday, so I will look forward to hearing from you once you are back in the office.

I am contacting you on behalf of Wickwar Parish Council in South Gloucestershire regarding investigations required at a possible site for an extension of our next door parish cemetery. You have been recommended to us by Peter Mitchell of Peter Mitchell Associates Ltd.

So far CDS have undertaken a free desk-based tier 1 ground water assessment of the field we would like to extend into, against Environment Agency criteria. They concluded that a full tier 2 assessment would be required and quoted for this.

However, I have also spoken to an independent consultant (Peter Mitchell Associates Ltd) who reviewed the CDS assessment for me and in his opinion further assessment is required, but probably not a full tier 2 assessment. Instead he has suggested that we commission some trial excavations with professional analysis of what is below ground. This should then tell us if a full tier 2 assessment is required. I have copied the comments from Peter Mitchell at the end of this email for information.

Can you confirm whether this is a service that you could provide for us, and if so, are you able to provide a quotation for the trial excavations and subsequent assessment?

If you have any questions I will do my best to answer - my phone number is below.

Best wishes,
Rachel

Comments from Peter Mitchell Associated LTD
Dear Rachel,

Your local geology is even more exciting than Charfield's! There are lots of narrow bands of different bedrock running north-south in the area of your cemetery. It is therefore possible that your existing cemetery lies over interbedded limestone and mudstone, while the extension lies over Tintern Sandstone (as referenced in the CDS document).

I found a Tier 2 report by someone else on a site in Monmouthshire over Tintern Sandstone, where they encountered groundwater at only 1.25m below ground level: no good for a cemetery without drainage. Whilst that is a completely different site, it suggests the possibility that your extension field might have groundwater closer to the surface than we would like.

There is a well mapped at High Street Brewery, sunk in 1890: is the brewery still there? This record is potentially useful as it records the depth as being 36.6m. Groundwater levels would be shallower than the bottom of the well, but it suggests they're way below grave depths in Wickwar. This well was sunk not far from your site and in the same bedrock.

The Environment Agency have been tightening up in recent years. It's easier for them to object than support a planning application. In your favour is the very low numbers of burials. Graves in the existing cemetery will no doubt continue to be reopened for further burials for many years to come; the extension will be used for new graves only for at least ten years.

On balance, I think that you will need at least some site investigations in addition to a Tier One report; whether a full Tier Two including dip wells is required is another matter. You certainly need trial excavations with professional analysis of what is below ground.

13. To RECEIVE an update on the cedar tree adjacent to the open cemetery which requires further inspection work. (As per Tree Condition Report conducted Nov 2020).

South Gloucestershire Council arranged a Picus test of the large Atlas cedar at the back of Holy Trinity Church on 8th September 2021. The test is required because there is evidence of fungal growth on the tree. The tree is an important part of the landscape, and although it sits within the boundary of the closed churchyard (for which South Gloucestershire Council is responsible), the branches overhand the open cemetery. The results of the Picus test will inform future management of the tree. We are awaiting notification of the test results and plans for future management of the tree from South Gloucestershire Council.