

Outline Brief for the Development of a New Cemetery for Dunstable

Project Title:

Development of New Cemetery Facility – A Sustainable and Respectful Resting Place

Location:

An arable site at Cottage Bottom Field located to the South-East of Dunstable on land adjacent to the Parish Boundary between Dunstable and Caddington, Bedfordshire currently owned by Central Bedfordshire Council.

Project Purpose:

To establish a new cemetery that meets the long-term burial needs of the community, respects cultural and religious practices, and integrates environmental sustainability, landscape aesthetics and operational efficiency.

Objectives:

- To provide adequate burial space for the next 50+ years.
- To incorporate traditional burial methods and consider options for green and alternative burials.
- To incorporate traditional, new and sustainable memorialisation options.
- To ensure accessibility and inclusivity for all faiths and communities.
- To incorporate green infrastructure and biodiversity.
- To create a peaceful, respectful, and well-maintained environment.
- To comply with all burial legislation and other legal, environmental, and planning regulations.
- To enable efficient management of the site by cemetery and grounds staff.

Scope of Work:

The bullet points below serve as a general project outline; the scope of work is not restricted to these items.

- To utilise the research (Tiered Groundwater Risk Assessment and associated analysis) already completed for the site.
- To prepare a project timeline taking account of current burial rates within existing cemetery provision in Dunstable.
- To undertake additional soil testing, groundwater and environmental analysis as required.
- To undertake a topographical survey, create a site location plan and map utilities.
- To develop and seek pre-application advice relating to highways and archaeology.
- To prepare a transport and traffic survey statement.

- To undertake a preliminary ecological survey noting proximity to a SSSI.
- To undertake biodiversity and tree surveys and prepare first associated reports.
- To undertake a needs assessment due to Green Belt location.
- To complete a flood risk assessment and prepare a SuDS policy and design.
- To prepare concept and detailed design proposals and cost estimates.
- To prepare Planning Policy and Design and Access Statements.
- To undertake Public Consultation and a Statement of Community Involvement.
- To submit planning applications
- To produce a JCT tender pack contract documents and manage the tender process.
- To undertake tender analysis and associated reporting.
- To deal with post planning approval conditions.
- To project manage full site implementation, contractor relationship, monitoring, valuation and final certification, snagging and handover.

Client Site Requirements, Design and Layout:

Dunstable Town Council is open to suggestions, guidance and best practice regarding the basic and aspirational elements which might be considered and incorporated into the overall layout and design of the new cemetery and wishes to understand and investigate the options available including but not limited to:

- Burial plots - traditional, lawn, cremation interment, scattering, natural and other.
- Access roads, pathways and parking.
- Memorial gardens, reflection areas, quiet spaces, seating, memorial and landscape features.
- Built facilities - chapel, office, toilets, maintenance yard and depot.
- Utilities and waste management.
- Sustainable drainage and permeable surfaces.
- Lighting and security.
- Energy saving and green technologies – solar energy and rainwater harvesting
- High-quality sustainable maintenance landscaping incorporating biodiverse planting such as trees, meadows and hedgerows.