# How To Select A Crematorium Site Location

Presented by Lee Snashfold of

Lee Snashfold Crematorium Management and Consultancy Ltd

(LSCMAC)

# Who Are LSCMAC?





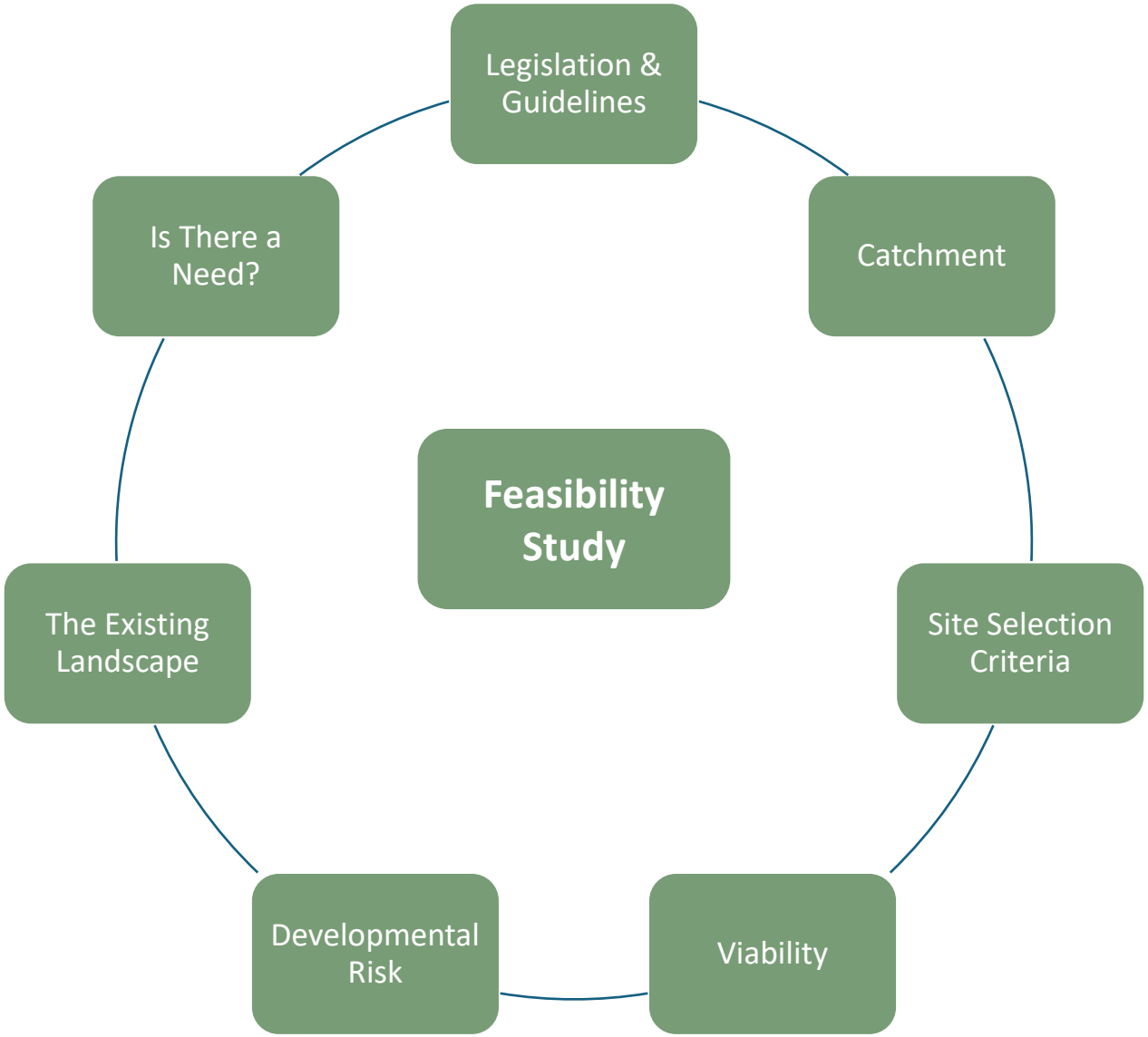
Board of Directors
The Snashfold Family





- Highly Experienced Consultants in Bereavement Services
- Specialist consultants on 24 new build crematoria
- UK specialists in the operation and management of cemeteries and crematoria
- Largest supplier of interim and emergency cover to Bereavement Services in the UK
- Supported more than 200 crematoria and/or burial authorities across the UK and Channel Islands
- Entirely independent and family run

# Identifying a Location



# Legislation and Guidelines

*"Sufficient land is required to provide an appropriate setting for the crematorium, adequate internal access roads, car parking space and space for the disposal of ashes. Care is needed in the selection of a suitable site … a well wooded piece of ground with natural undulations and good views is ideal, but this must go along with easy access by public transport and by private car."*

**- Cremation Society of Great Britain**

*"No crematorium shall be constructed nearer to any dwelling house than two hundred yards, except with the consent, in writing, of the owner, lessee, and occupier of such house, nor within fifty yards of any public highway, nor in the consecrated part of the burial ground of any burial authority."*

**- Cremation Act 1902**

*"… efficiently operated modern cremators should not cause any nuisance or inconvenience to houses in the vicinity"*

*"entrances and exits should be from or to local distributor roads".*

**- Guidance originating from the Department of the Environment**

# CATCHMENT

*“In previous crematorium cases an industry standard, or "rule of thumb", has been applied at 30 minutes travel time for the funeral cortege…”*

*CMA | Funeral Markets Investigation – Final Report*

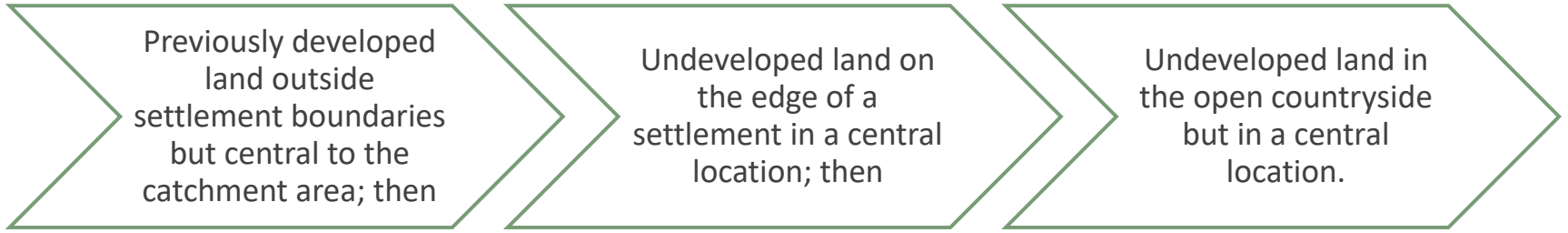
“Local authorities with populations of approximately 120,000 or more would be in a position to provide and manage a crematorium with a reasonable expectation of operating on a sound financial basis”

*FBCA | Recommendations on the Establishment of Crematoria 2019*

# Site Selection Criteria

- Site of sufficient size (at least 5 acres)
- A peaceful setting with no ‘bad neighbours’ in terms of noise and visual impact
- Accessible to public transport and to a local settlement on foot if possible
- Topographically sound, with no physical restraint to development
- With suitable vehicular access in terms of visibility splays and road capacity to accommodate traffic
- Available in the necessary timescale
- Affordable (the development is an under intensive use of land therefore values cannot compete with residential)
- Well screened by natural vegetation
- Accords with the provisions of the 1902 Cremation Act
- Central to the catchment area (to minimise travel)

Sequential Approach to Site Selection



# VIABILITY




*"It will be necessary to assess how many cremations may be expected if a crematorium is to be established, based upon local population size and growth projections from the Office for National Statistics. Plans should take account of the proximity and capacity of neighbouring crematoria and where relevant, the future capacity of local cemeteries. It would be helpful, therefore, if information is obtained to establish the number of deaths in the area during the preceding five years which resulted in cremation being undertaken at existing crematoria, including any trends in terms of growth or decline in numbers."*

***FBCA Recommendations on the Establishment of Crematoria 2019)***

# Developmental Risk

- Access & Levels
- Arboricultural Restraints
- Site Ecology
- Geo-Environmental
- Geo-Technical
- Flood Risk
- Utility Services

- Drainage
- Noise
- Transport
- Planning
- Sustainability Strategy
- Programme & Phasing
- Archaeological

# The Current Landscape

**Existing Crematoria**

- Current Catchments
- Proximity to Proposed Site
- Performance
- Service Times and Structure
- Fees and Charges

**The Local Communities**

- Total Population
- Faith Mix
- Drive Time Analysis
- Anticipated Cremation Numbers

*"More generally planning inspectors have found that a drive of longer than 30 minutes (at cortege speed) is unacceptable"*

*CMA | Funeral Market Investigation, Final Report*

# Is There a Need?

The CMA outline the defined level of need from past planning decisions for each of these factors of need as:

- *'Quantitative' need is considered to be the number of people who will be closer to the new crematorium compared with any other. Recent appeal decisions have defined an area to have a quantitative need where there will be 136,000-171,000 people for whom the new crematorium will be the closest crematorium… and*
- *'Qualitative' need is typically the number of people who will now have less than a 30-minute cortege drive time to the crematorium, who used to have greater than a 30-minute cortege drive time, although other factors such as waiting times have also been considered by planning authorities. Recent decisions have considered a qualitative need exists where there will be 59,000-95,000 people who will, for the first time, have a crematorium within a 30-minute cortege drive time."*

Other Factors of Need

## Quantitative

- Capacity at Existing Crematoria
- Availability of "Prime" Time Slots
- Winter Performance
- Future Capacity

## Qualitative

- Quality of Service Offered
- Service Duration
- Seating
- Parking
- Accessibility

# In Summary…

- Abides by the Legislation and Guidelines ☑
- Can serve a population of circa 120,000 as the nearest facility ☑
- Provides access to 60,000 to 95,000 people who will for the first time have access to a crematorium within a 30 minute cortege time ☑
- Serves a catchment with a preference for cremation over burial ☑
- Is providing an improved service to what is being provided currently ☑
- Has a low developmental risk ☑

# Thank You

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