

*A Crematorium to serve  
East Lothian  
and  
the surrounding communities*

# Welcome

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This consultation event is intended to inform you about our proposed crematorium development with car parking, landscaping and memorial gardens to the east of Old Craighall Road, near Musselburgh, in East Lothian Council, by Crematoria Management Limited, operating as The Westerleigh Group. This online event forms part of a formal Pre-Application consultation process, the purpose of which is to seek your views on the proposed development.

You are invited to leave comments and a feedback form is provided at [www.holderplanning.com](http://www.holderplanning.com). Representatives of the Westerleigh Group and Holder Planning are available to answer your questions via an online chat event which will take place on Thursday 14 January 2021 between 3pm and 7pm.

The chat box can be accessed at [www.holderplanning.com](http://www.holderplanning.com). If you would like some time to think about your comments you can send them to us using the contact details at the end of this presentation.





# About Westerleigh

Westerleigh Group is the leading developer and operator of crematoria and cemeteries in the UK. Our portfolio consists of 34 crematoria, of which 25 we have built ourselves.

Our core objective is to deliver the highest standards of care. We truly appreciate the social and environmental benefits of providing professionally managed facilities in this highly specialist field. We have unrivalled experience in the planning, development, operation and management of successful crematoria and cemeteries.

Our vision is to provide exceptional care in a beautiful setting so that families can remember, mourn and celebrate the lives of their loved ones in a way that's uniquely personal.

The Group has proven expertise and an established reputation for creating and maintaining beautifully landscaped, high quality and peaceful facilities with the highest possible standards of care. Westerleigh group truly appreciates the social, environment and emotional benefits of providing professionally managed facilities in this specialist field.

We provide a sensitive service keeping with local values, meeting the needs of all sections of the community, matching our operation to their requirements and respecting the people we serve.





# Proposals

The proposed site at Old Craighall Road will accommodate a crematorium, car parking and memorial gardens. The building itself will be modestly sized single storey building of around 500m<sup>2</sup> internally, and will house a 112-seat chapel; waiting room; accessible toilets; administration office; crematory; covered walkway and floral tribute area.

The car park will offer ample parking with 112 spaces, including 6 accessible bays, and an additional 4 spaces for staff parking.

Every last detail of the building and landscaping has been designed in such a way that allows family and friends to pay their last respects in a dignified and peaceful way.

The core operational hours, when services are held, is between 10:30 – 15:30, with the occasional service before and after these hours. Westerleigh typically operates 1 hour service slot lengths on all new crematoria, allowing enough time for each service to be held in a uniquely personal way, and without having to clash with other services.

The main hours of operation allow for services to be held outside of peak rush hour times, reducing the impact on the surrounding road network. In addition a more conveniently located crematorium will have the benefit of reducing journey distances to other less conveniently located crematoria.

Proposed Site Plan



# The Need for a New Crematorium

## Our Experience

With 34 locations across England, Scotland and Wales. Westerleigh is a leading operator of crematoria in the UK, caring for over 40,000 funerals per year.

Westerleigh has particular experience of developing new crematoria, having built 25 new facilities in the last two decades. In many cases Westerleigh has worked with local authorities, taking on the responsibility of existing crematoria and cemeteries, or delivering new facilities to serve local communities, including 3 in Scotland.

## The Need

East Lothian Council has no crematorium at present, local residents are required to travel into Edinburgh using the congested road network in order to attend funeral services of their loved ones. Such unpredictable journeys, on what is already a stressful day, are unacceptable.

A new crematorium in this location will serve c.120,000 people as their closest crematorium and give c.425,000 the choice of a new, modern crematorium within a 30-minute funeral cortege drive time.

The existing local provision of Warriston Crematorium, Seafield Crematorium and Mortonhall crematorium opened in 1929, 1939 and 1967 respectively. Residents of East Lothian and the surrounding communities would benefit from a modern facility that is closer to their doorsteps.



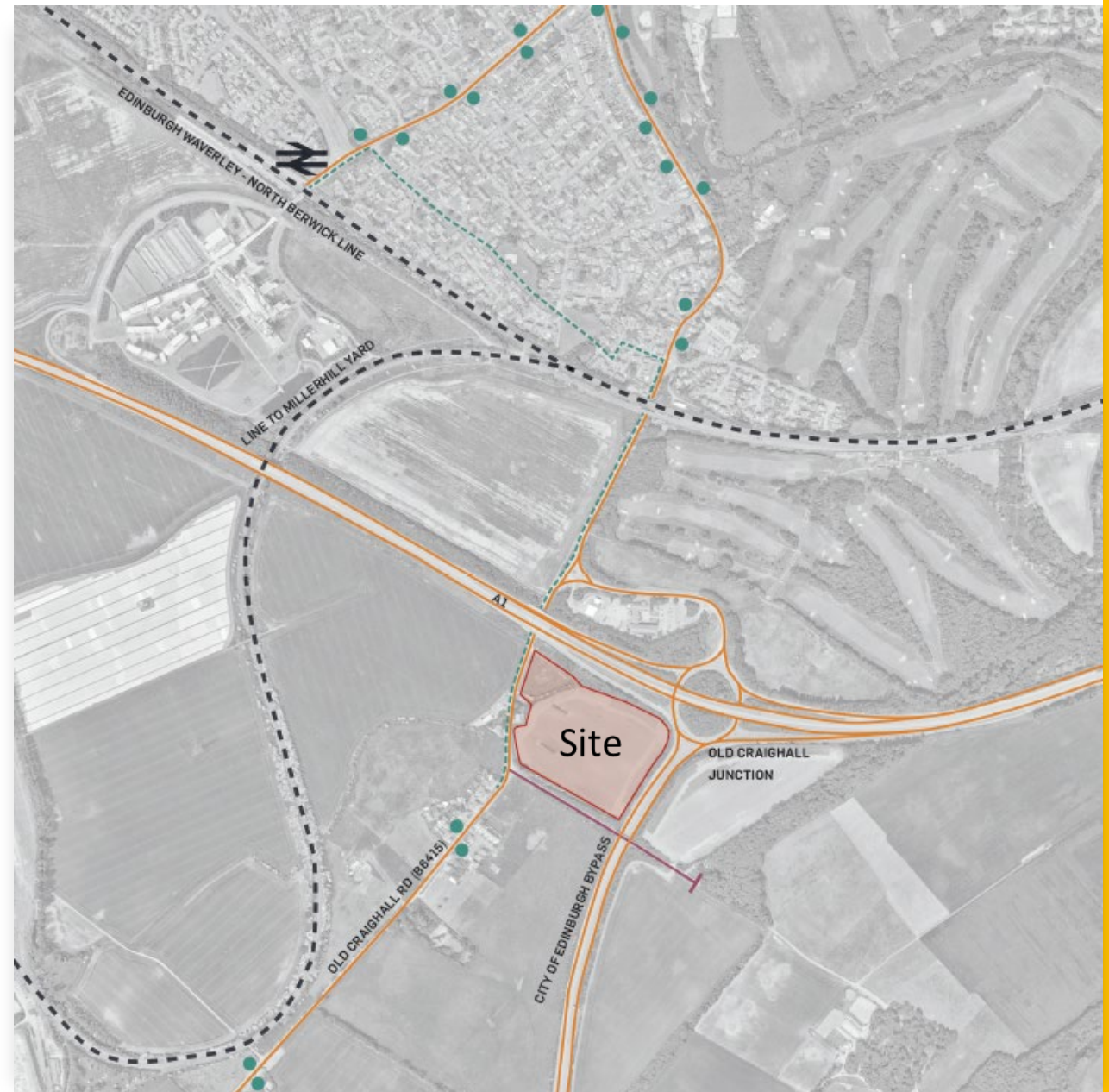


# Site Location

The site is in an accessible location, immediately south west of the Craighall roundabout on the A1, south of Musselburgh. The site itself is bounded to the north by the A1 and to the east it is bound by the Edinburgh City Bypass. The west borders the B6415, Old Craighall Road, with access to the site anticipated to be provided from the west. The southern boundary adjoins a minor no through road.

The site is accessible by both car and public transport plus the surrounding area is proposed for further development, which would be within walking and cycling distance.

The A1 and the Edinburgh City Bypass converge nearby to offer excellent levels of road access from a large surrounding catchment. The site can also be accessed via public transport; Musselburgh train station is approximately 20 minutes walking distance from the site. There are also bus stops located near the site which provide connections into the nearby towns and villages, such as Monktonhall and Musselburgh with further connectivity likely to arrive in the future as a result of other development planned and underway in the area.



# Site and Planning Context

The site is circa 13 acres in total, and is split into 2 parcels, which are separated by a burn running through the site.

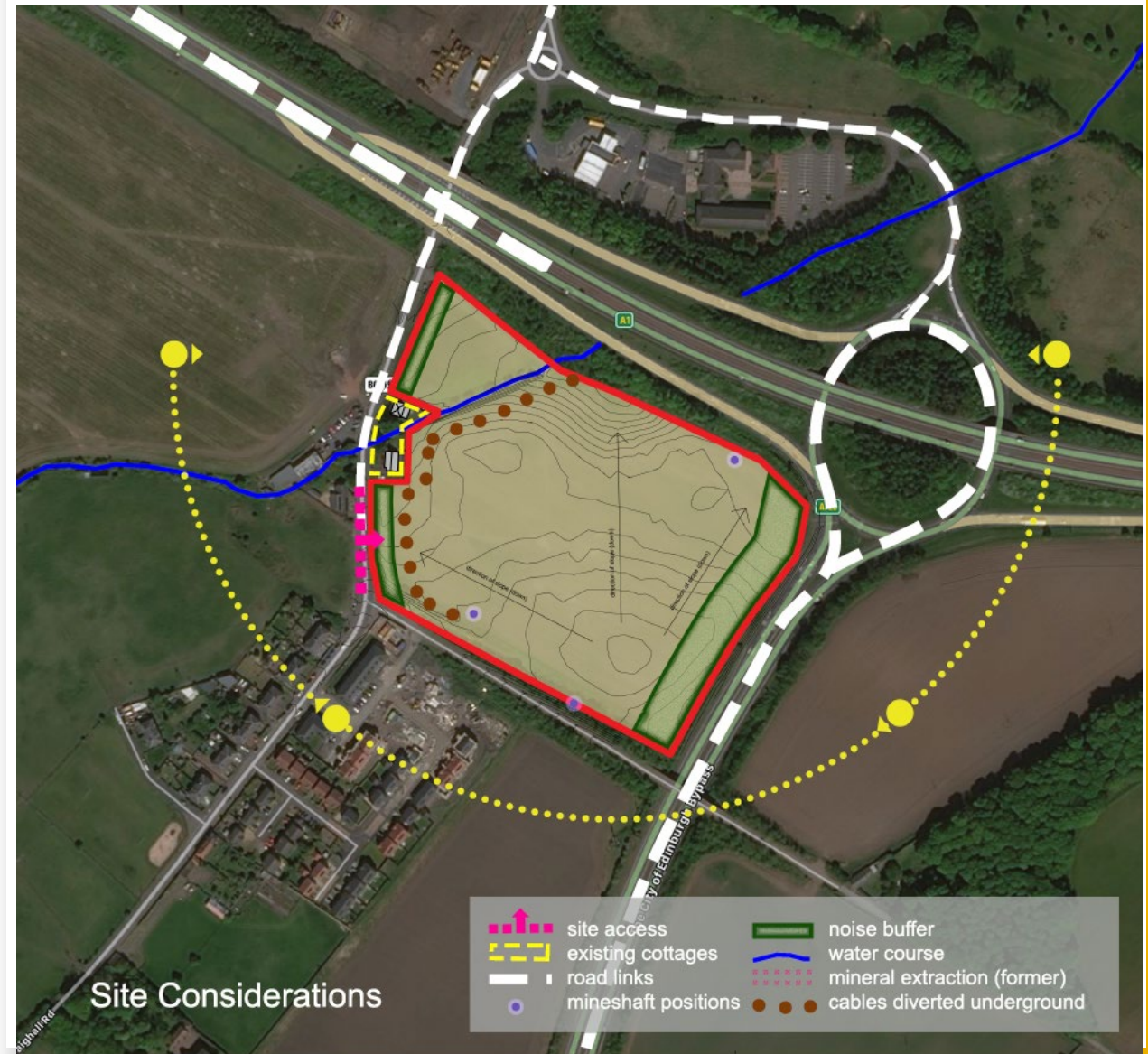
The larger of the two parcel site provides the most appropriate area to house the crematorium building, the car parking and memorial land.

The site has a number of constraints, which need to be considered:

- Historic mining, the site has 3 known mines;
- Overhead powerlines;
- Access position;
- Existing infrastructure;
- Topography of the site; and
- Neighbouring uses.

## Planning Context

The site is allocated for employment uses by Proposal MH3 of the adopted East Lothian Local Development Plan 2018. A crematorium is an employment creating use and the selection of this site avoids the Green Belt. It is located within a Strategic Development Area identified in the South East Scotland Strategic Development Plan (SESplan), and is close to areas of substantial planned new housing.





# The Environment

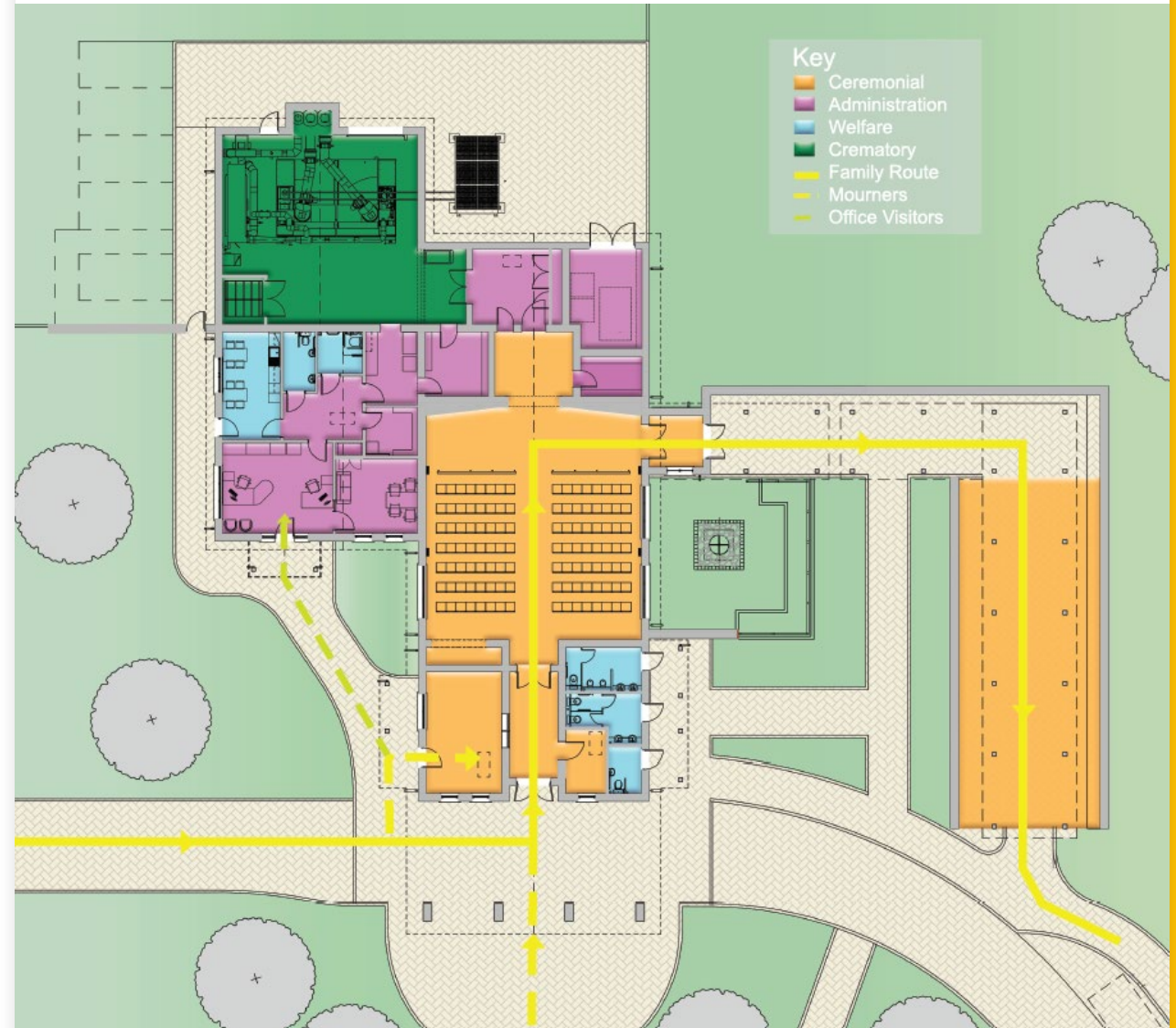
The crematorium would include the most advanced filtration and abatement equipment, meaning there would be no smoke or odours.

An Air Quality Assessment Report will be submitted with the application, demonstrating that the proposal will satisfy stringent environmental regulations. Westerleigh prides itself in meeting, and going beyond, the stringent environmental regulations that are in place.

Before opening, Westerleigh will secure a Permit from the Scottish Environmental Protection Agency which will require periodic and continuous monitoring of the crematorium.

Our proposals will enhance existing habitats and will including the planting of new native trees and shrubs, and enhancing boundary hedgerows.

Typical Building Layout





# Next Steps

The response to this exhibition will help shape the content of the planning application. We will take account of all comments made through the preparation of a Pre-Application Consultation (PAC) Report, which will summarise all of the feedback received and how this has influenced the final proposals. This Report will be submitted as part of the planning application.

## Opportunity for Involvement

We welcome your comments on what you have seen today and would be grateful if you could provide feedback.

Alternatively, if you wish to think a little bit more about the development, then you can email comments using the contact details provided below. Please submit your comments to Holder Planning by 11<sup>th</sup> February 2021.

**Address:** 5 South Charlotte Street, Edinburgh, EH2 4AN

**Email:** [info@holderplanning.co.uk](mailto:info@holderplanning.co.uk)

**Phone:** 07841 487916

Comments should not be made to East Lothian Council. Any comments made to the prospective application are not comments to the planning authority. If a planning application is submitted to East Lothian Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal.

Artist impression of typical Crematorium





# Completed Projects



**Langstone Vale Crematorium**



**The Vale Crematorium**



**West Lothian Crematorium**



**Stirling Crematorium**