

Tara Sanctuary and Natural Burial Ground

£2,000 Reward for Finding Land



We are a charity based in Bristol set up to create a natural burial ground for the public benefit. (See our website, tarasanctuary.org.uk, and Facebook page).

We are seeking suitable land and can offer an award of £2,000 for anyone finding us land which the charity decides is suitable and which we then purchase.

- The award would not be given for land that is being advertised on the open market.
- The award money would be payable immediately after completion of the land purchase.

Criteria for the land

For the land to meet the needs of the Charity, and the local authority and Environment Agency planning requirements, it needs to fulfil the following criteria (see notes below for further detail):

- a) 8 to 20 acres.
- b) Within 50 minute's drive of Bristol BS7, according to Google maps.
- c) Not in a Groundwater Protection Zone 1.
- d) Not in a Flood Zone 3 or 2.
- e) Water table needs to be at a permanent minimum depth of 2m.
- f) Soil needs to be a minimum depth of 3m.
- g) Ideally, poor soil, grade 4 or 5; and well-draining.
- h) Good road access, via dual-track road. A short stretch of single-track road could be acceptable
- i) Peaceful, quiet; ideally quite secluded.
- j) Ideally, beautiful, with a view and/or some mature trees.
- k) Not overlooking houses/other buildings, unless at a distance and attractive. Not with a view of traffic.
- l) Watercourses bordering the land can be an issue, depending on the size of the land.
- m) No major sources of noise nearby (e.g. an active quarry).
- n) Ideally no neighbours who will obviously object, e.g. because it is very close to them.
- o) Not too steep for it to be safe to operate a digger.
- p) Not woodland. But adjoining woodland would be ideal.
- q) Not in or near a site of archaeological interest.

A peaceful, secluded, beautiful piece of land, bordered by woodland, with views, accessed by a dual-track, no-through road would be perfect!

Notes on above criteria:

a) Ideal size would be around 15 acres. 5 acres could be sufficient if all of it was usable, i.e. it is all sufficiently level, and without watercourses that reduce the usable area, see point l below)

c) Groundwater Protection Zones can be seen on the DEFRA Magic Map:

<https://magic.defra.gov.uk/MagicMap.aspx> (from the MAGIC front page you get to this map by clicking on 'Maps' then 'Interactive Maps'.

To find the groundwater info:

Under the Table of Contents go to Designations

Then Land-Based Designations

Then Non-statutory

Tick the box for: Source Protection Zones merged (England)

Zone 1 (red) is not ok. Zone 2 (green) could be ok, we would need to consult with the Environment Agency. Zone 3 (blue) is fine. The dotted red, green or blue zones are not relevant to us.

d) Flood zones can be found here:

<https://flood-map-for-planning.service.gov.uk/>

We need to avoid zones 3 and 2; even if it indicates that there are flood defences in place.

e) Those who have farmed the land, or adjoining land, will usually know about the water table. It may be necessary to dig a test hole and/or pay for an assessment to ascertain the water table before purchasing the land, as it is essential to meet this criterion. It's possible that a borehole test will already have been done on the site or nearby: to check this see: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>

Click 'borehole scans' and zoom in.

Nb naturally fed ponds on the site will tend to indicate a high water table. Land in a valley bottom will also tend to have a high water table.

f) and g) Some indication of soil depth and type can be found on the DEFRA Magic Map: go to 'Landscape', then 'Geology and Soils' then 'Soilscape'. Those who have farmed the land will know best.

h) The local authority Highways Dept will assess the access and take into account the overall picture of traffic and road use in the immediate area.

l) No burials are allowed within 30m of any watercourse, spring, well or borehole; and not within 250m of any watercourse, spring etc. feeding into a water supply. This could therefore result in too large a proportion of the land being unusable.

o) Gently sloping land would be ideal (for drainage).

q) If the site is in or near a site of archaeological interest the planning process will probably require an archaeological survey, which is prohibitively expensive. This map shows archaeological sites: http://www.heritagegateway.org.uk/Gateway/advanced_search.aspx