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Land Adjacent Lock 38, off Marsden lane, Marsden, HD7 6AF

Proposed development of existing Bushcraft Project to include Camping Facilities.
Ref 2018/541/11: Addendum to Design Statement and Access Statement in support of the Application for Planning Consent / Change of Use.

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1.0 Introduction
This statement in support of the application has been prepared to address the consultee responses received to the application and is an update to the Design and Access Statement.

Revised Site Plan drawing 2018/541/03 Revision B submitted which should be referenced in the following statements.

2.0 Kirklees Council Highways 1st May 2019
Following the response from KC Highways we have reviewed the site occupancy and revised this as follows:

5 No camping pods remain.
5 No camper van plots remain.
Tent accommodation has been omitted.
Bushcraft facilities have been reduced from 15 person occupancy to a maximum of 10.
Parking spaces in addition to camper vans amounts to 12, based on 1 space required for each pod (5No) and the remainder (7No) for bushcraft facilities.

It is envisaged however that children will be dropped off by parents for bushcraft rather than requiring parking.
In order to relieve pressure on the access road the timing of arrivals for bushcraft and camping is to be staggered.
In the event that bushcraft facilities are not being used or camper van places are not fully occupied, tent places will be made available on the basis of one free parking space per tent unless customers arrive by bicycle or on foot.

Reference is made to the attached transport report from Paragon Highways.

3.0 Environmental Agency 18th April 2019
A Flood Risk Assessment has been prepared and submitted which demonstrates the site is at a low risk of flooding and that there is minimal risk that flood water can enter the camping pods. An evacuation plan will be put in place and flood warnings checked on a daily basis.

All the camping pods have been relocated to the top of the bank at a minimum distance of 16.0 metres from the river bank. A structural assessment of the stability of the bank has been prepared by Haigh Huddleston which demonstrates the adequacy of the bank and note that proposed foundations are at least 4.0metres back from the top of the bank.
The camping pod suitable for wheelchair use is adjacent the entrance to the access track in the north west corner of the site.
The surface to the car parking and camper van area will be formed of permeable surface as will all the footpaths within the site.

4.0 Environmental Health
A Management Plan has been prepared which described the mitigation measures that will be taken to avoid excessive noise and smoke emissions as follows:

4.1 Vehicle movements
Times for arrivals to the camping areas will be between the following hours; between 6.00pm and 9.00pm on weekdays and 10.00am and 9.00pm at weekends.
Bushcraft facilities will be limited to between the following hours 10.00am and 3.30pm and weekends between 9.00am and 4.00pm.
This will avoid a concentration of vehicle movements. All camping bookings will be taken on line with the time of arrival agreed to enable a meet and greet.

4.2 Noise
The use of music, radios will be restricted to the inside of camper vans and camping pods after 9.00pm with no music permitted after 11.00pm.

4.3 Smoke
The limits on the lighting of fires and barbecues remains in place as conditioned in the earlier approval for bushcraft facilities.

4.4 Toilet facilities
2 No compost toilets are being provided. These will serve the Camping Pod occupants (max no 12 persons) and is considered sufficient. These will be emptied, maintained responsibly and regularly serviced by the provider.
It is expected that camper vans will have their own built in toilet facilities.

4.5 Electrical Charging Points
2 No points are shown in the car parking area.

5.0 West Yorkshire Police

5.1 Boundary Treatment
The boundary hedge is proposed at a height of 2.5 metres with a starting height of 1.5metres.

5.2 Security
All hedges within the site will be limited to a maximum height of 1.0 metres and regularly maintained as such and tree canopies maintained at a minimum height of 2.0 metres above ground level.
Lockable gates are proposed to all access points to the site and are shown on the drawing.

Locking cycle storage points will be provided at each Camping Pod location as part of the Pod design.
4 No metal support stands secured to concrete bases are proposed adjacent the parking area for motorcycle storage, as shown on the drawing.
Each Pod will have a low energy photoelectric cell external light fixed above the entrance door.

6.0 Canal and River Trust
In accordance with advice from the Canal and River Trust I have amended parking spaces 11 and 12 and the adjacent passing place so that 11 and 12 are combined with the passing place further to the west.
Passing places (3No) are to be provided and it should also be noted that access to camping and bushcraft is to staggered to avoid concentration of vehicle access.
Prior to commencement the non native species protocol shall be submitted and approved by KMC.

7.0 Aboricultural Assessment
A tree report and tree constraints plan by JCA Limited has been submitted which includes recommendations for management and maintenance of the existing trees.

8.0 Conclusion
It is also acknowledged that there have been a number of objections from local residents mainly in respect of disturbance, noise, vehicle movements and smoke.

We consider that the mitigation proposed within these amendments to the scheme sufficiently addresses the concerns of the local residents and the statutory consultees and should enable the local authority to grant approval.

9.0 Documents
2018/541/03 Revision B proposed Site Plan at 1:200
12679A Warehouse Hill, Marsden Tree Report) previously submitted
12679a 1 Tree Constraints Plan)
Paragon Highways Transport Report
Flood Risk Assessment
Haigh Huddleston Structural Assessment of the Bank
SB Homes Site Management Plan

William Best RIBA July 2019