

2 AUG 2019

01/08/2019

FAO Neil Bearcroft

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Dear Neil

RE: Planning Application Number 2019/62/90988/W. Proposed Campsite development by SB Homes Ltd at land adjacent to Lock 38, Marsden, HD7 6AF

I would like to formally object to the above named amended management plan and site map as I do not consider that it fully addresses the concerns of the Consultees, myself or the other Objectors.

I would also like to bring to your attention my previous objection letter which I would like looking at in conjunction with this one as I do not believe all the points I raised in my first letter have been addressed.

As I stated in my first letter the proposed Campsite would have an impact on me and my home because of additional Campsite noise, in an exceptionally quiet area (where there isn't any of that sort of noise now), light from dawn to dusk (where there isn't any now), the comings and goings of the Campsite users (where there isn't any now) and the loss of privacy from the Campsite because of the inability to totally screen out the Campsite if I wanted to because of the lay of the land. Obviously at the moment there is shrubbery but this is only valid for around 5-6 months of the year but regardless of this leaves and shrubbery don't block out noise because noise carries or fully block out lighting, campsite users or smoke.....

And smoke as other objectors have pointed would be a problem. An odd one off fire or a one off barbecue is fine but potentially everyday fires, campfires and barbecues and in a central location and presumably other locations in the Campsite? This really isn't right. I know it keeps being mentioned that the fire rules are the same as Bushcraft fire restrictions but I'm not sure if this is correct especially as the Campsite fire is now in a central location?? If possible could we please have detailed clarification of what the fire and barbecue restrictions are??

With regard to the hedge/fence that I mentioned in my previous objection letter which I believe should be installed at the southern end of the campsite or now around the new tenting area etc. This has still not been addressed. some form of privacy .

My thoughts on the latest information provided by the Campsite provider:

1) The management plan states that Campsite users will be offered at booking certain times to attend the Campsite and then there will be a meet and greet between those times from 6pm-9pm at weekdays and from 10am-9.00pm at weekends as if this will prevent any further noise from the Campsite users coming and going at night. Surely the Campsite management then can't lock the Campers in (or out) at 9pm without some sort of card entry system in place in case of accidents or being late or such forth? Clarification of what sort of entry system will be in place for people on foot or in vehicles from 9pm-9.10am in the morning is required. Also surely the arrival times for Campsite users can't be guaranteed 100% of the time either because of things like unforeseen circumstances or just because it isn't practical to stick to certain times for some Campsite users which I'm sure the Campsite management would try to accommodate for within reason like any other Campsite provider would.

2) With Campsite arrivals and Bushcraft arrivals crossing over for 6 hours on a Saturday and Sunday between the hours of 9am-9pm and the staggered arrival times between 10am-3.30pm and 6pm-9pm in the week its obvious that there will be increase in noise and traffic on the road up from Marsden and on the road down to the Campsite from what there is now. Is it acceptable to expect residents to put up with this? There may even be mini-buses dropping school children off for Bushcraft and of course there will be camper vans and Campsite users on foot and bicycle. Is this acceptable?? With regard to all this extra activity on the road and around the campsite has anyone worked out what is the maximum capacity of users of the campsite is at any one time? Don't forget this will be extra people and vehicles where there is none now.

3) With regard to the restrictions on things like radios and music (to be restricted to inside camper vans and camping pods after 9pm and not permitted after 11pm (what about tents?)) or fires or presumably if there is anti-social behaviour. Unless the Campsite is manned 24 hours a day will it fall on residents to 'Police' the Campsite area potentially getting themselves in trouble and involved when they don't want to be? If this Campsite is passed it will be very hard for the Residents to get any sort of control of any situations and they will in effect be powerless to do anything if problems crop up and they will be relying on a phone call to the Campsite providers to sort things out. That is assuming they are able to reach the Campsite management. I do not think this is acceptable. And remember the Campsite users are on holiday so it's not beyond reason that they may want to enjoy themselves.

4) Which leads on to the question what comeback do Residents realistically have if the 'rules' of Campsite are continuously being broken by Campsite users?

5) In the Management Plan Section 5.0 on-site rules and security it says at the side of the rules for music and radios that the restrictive rules in the campsite would be relaxed such as on the weekend of the Jazz Festival... Could the Campsite providers provide details regarding how many times these rules would be relaxed and if it's even possible to relax the rules when they have been passed as a condition of Planning? Luckily I don't hear too much of the Jazz Festival weekend etc where I am now and I don't really want to hear any more of it. I certainly don't want noise and music going on all night as sound does carry. So can we have clarification for how long and for what frequency would these rules be relaxed for??

6) The information provided from the Campsite providers states that tent places are to be omitted then further on in the document states that tent places will be available on the basis of there being free parking spaces or the Campsite user being on foot or by bicycle.

As the Campsite provider says most people will arrive by either foot or on a bicycle (or be dropped off by parents for Bushcraft) this means by default the tent spaces will always be in use. As the position of the tenting area has been moved to the left hand mid section of the Camp we please have a noise/impact reassessment on what this will mean to residents at the Southern, Northern, Western or Eastern end of the campsite or anyone else who may be affected. Also a definitive idea of the amount and the maximum amount of tenting pitches there are definitely going to be and in exactly what area like there was in the previous plan.

7) Can we also have a detailed plan of where the activities are going to be held on the site as well for both the Camping and Bushcraft activities??

F8) In the flood risk assessment letter from July 2019 it says:

"1.0 INTRODUCTION. 1.1 This report is commissioned to investigate and report on the Flood Risk for this site in accordance with Planning Practise Guidance- Flood Risk and Coastal Change April 2015 (PPG-FRCC) . The report is based on information supplied by the client and from relevant authorities in both written and verbal format. Some of this information is in verbal form only. No liability can be accepted for information supplied by third parties which is subsequently found to be inaccurate or incorrect."

Is this verbal information and this disclaimer acceptable? I would have thought that all information included would have to be from a factual basis??

Finally. The campsite is within a short distance from Residential properties. It will impact the houses around the Campsite area because of additional noise and light and together with fires (where there isn't any now), general holidaymaker noise (where there isn't any now) and general holiday maker comings and goings at all hours (in a car or not) (where there isn't any now) it will have an impact. I don't think it's acceptable to expect residents to put up with this especially when it seems the rules are going to be bent at will. I'm sorry but I'm not on this journey with the Campsite providers and I care about

losing the amenity I've got which is actually really great... I would request that the planning office sees sense and turns down this application at the earliest opportunity. And once again can we please be notified of any further developments with this application as once again I have only just seen the resubmissions by the Campsite provider and only had days to respond to this new information.

Regards