

APP Ref 2019 90988 Land Adjacent Lock 38, off Marsden lane, Marsden, HD7 6AF

Proposed development of existing Bushcraft Project to include Camping Facilities.

Concept

The proposal lies within the green belt on the edge of Marsden on the site of former allotments which have now become overgrown with many trees and shrubs, and which currently has approval for bushcraft activity.

The concept is for camping amongst the existing wooded area with minimal disturbance and impact on the existing green belt and its ecology.

Development

The development consists of 5 camper van places and 4 camping pods, toilet and resident site warden's cabin. All the accommodation is within a strip of land along the northern boundary alongside the existing track which remains in use by the Canal and River Trust. This leaves a large proportion of the site untouched and left as woodland.

Neighbour Concerns

SB Homes have taken into account all the concerns expressed by the neighbours and have reduced the scope of the scheme considerably from the original application. More restrictions have been introduced reducing any impact from noise, fires etc and an on site warden's cabin has been introduced to monitor on site behaviour and ensure that site rules are adhered to.

Conclusion

These proposals represent minimal impact on the green belt and following the reductions in scope, minimal impact to the neighbouring community and trust that the Committee can therefore approve the application which will bring benefits to the local economy in Marsden.