

As this is an application for a Lawful Development Certificate regarding a proposed development, we will raise the validation concern first.

We will also expand upon our significant concerns and objections relating to the potential impact on the local community.

VALIDATION OF LDC

How was this application for a Lawful Development certificate validated by HPBC planning?

The Applicants/Inside Out Forest School Ltd/Agent signed that the documents submitted and facts were accurate and true, along with the statement under Grounds for Application “The land is a disused quarry and surrounding land in the ownership of the applicants”.

Therefore, how did the neighbouring 4 plots of land that are owned by residents of Back Lane (ours being one of them) become incorporated into the red-lined site plan?

HPBC – where are your processes, procedures and controls to verify the application claims and documents prior to “validation”/ publication?

APPLICANTS

The applicants are a commercial organisation (limited company) rather than a “community”, attempting to prioritise paying clients over the continued free access and enjoyment for all, with the potential for significant and adverse effects on the local community, safety, residents’ well-being, businesses and loss of amenity.

FIRES – FORRAGING /CAMPFIRE-COOKING

Concerns regarding the potential for moorland fires through using a campfire for cooking as stated (as a result of foraging). If the campfire became out of control, this could severely impact and pose a serious threat to the houses situated on the eastern side of Back Lane and surrounding moorland.

TRAFFIC AND PARKING

The lane is used by residents, walkers, youth groups, mountain bikers and visitors to holiday lodges throughout the day.

Back Lane is a narrow, winding road with no pavements. Pedestrian and vehicle visibility at the proposed site entrance/exit is very limited and dangerous.

Exiting Back Lane into Town Lane – in particular turning right onto Town Lane – is already difficult and dangerous due to poor visibility and frequent irresponsible parking.

Potential clients are unlikely to use public transport, walk or cycle from outlying areas, particularly if they need to bring any equipment with them etc

As per the report 35 participants at any one time could quite easily mean at least 20 additional cars. There is no data/credible evidence to support car sharing claims or address concerns raised by the statement that client parking will be available on Town Lane at times stated, nor should this even be suggested.

At least six children reside on Back Lane and attend Charlesworth School.

There is a strong likelihood that clients would simply park as near to proposed venue as possible, when it suits them, with scant concern for residents in the area or school times, ignoring any advice given.

Valid concerns are already well documented by local residents, who currently face daily challenges regarding level of traffic, safety, general and emergency access, obstruction, double parking and noise.

ENVIRONMENTAL HEALTH - WASTE MANAGEMENT – BIO HAZARD

Eco toilet – up to 35 participants at any one time? Covering letter refers to the solution as “portable eco toilet”, however the photograph on the Proposal does not suggest this (no wheels visible and robust looking structure). The Proposal also states “we aim to build a temporary composing toilet.” It does not appear to be temporary, nor does it state it would be portable in this particular document. Surely as a business, this would be covered by disposal of hazardous/bio waste, along with general waste, particularly in a residential area?

IMPACT ON LOCAL BUSINESSES

No parking spaces equals loss of passing and local trade. These small businesses are working very hard to provide products and services to the community and beyond. This jeopardises their businesses.

Already a forest school /day care is operated by local nursery (Springfield Farm) in close proximity to the proposed site.

In summary, as residents of Back Lane for 26 years, we object very strongly to this proposal for the above reasons and others, that have been commented on already.