

LHVT SUGGESTED RESIDENT LETTER IN RESPONSE TO PLANNING APPLICATION

25/0124/FUL Re-use and extension of buildings for accommodation (sui generis) related to the WWOOFers - (World Wide Opportunities on Organic Farms) Volunteers. Holland Farm Hilfield Lane

Dear Madam,

25/0124/FUL - Re-use and extension of buildings for accommodation at Holland Farm

I am a resident of Letchmore Heath and strongly object to application 25/0124/FUL for the following reasons:

1. The application is in contravention of The Manor's Special Planning Document already agreed with the council and still in force.
2. The Manor's purpose is stated to be to expand activities and these proposals could lead to an intensification of commercial activities at the property, as well as intensification of use and buildings. Whilst the accommodation block is stated to be for the accommodation of volunteer agricultural workers it is in fact a multi-purpose building that could be put to many uses, particularly out of season. A yoga retreat was mentioned in the pre-app and whilst not specifically mentioned in this application the facilities have not changed.
3. This application is part of a proposal to increase activities across the estate and will attract more people with consequential impact on the already busy surrounding road network. When visitor numbers are high there is often gridlock and the local lanes are already overused.
4. This site is not authorised for religious use and is just a farm with agricultural use for planning purposes.
5. This is Green Belt land and there is a presumption against inappropriate development which is deemed to be harmful unless very special circumstances can be demonstrated. No very special circumstances exist so as to allow the development. There are no provisions in the NPPF so as to make the development appropriate.

6.The development will cause harm to the openness of the Green Belt and to the settings of the Patchetts Green and Delrow Conservation Area.

7.Harm will also be caused to the setting of the Grade II Listed Delrow House, adjacent and the nearby Pill Box.

8. The proposed accommodation block is larger, higher and more solid than the current buildings. Taken together with the car park, 24 ft high bin store and external yoga terrace the outlook will change radically from a few low scattered agricultural buildings and the development will have an urbanising effect, exacerbated by the proposed widening of the entrance off Hilfield Lane and the required removal of part of the tree belt,

9. There would appear to be substantial surface water issues here and it is concerning that the flood report contains an advisory to shelter in place in extreme events. The built form will be larger than existing which is contrary to Council recommendations relating to flooding. The car park will remove a valuable area for surface water drainage.

10.Substantial pedestrian ways and oxen paths are intended to join the whole estate for visitor purposes. These and the associated activity will cause visual intrusion.

11. I have concerns regarding noise. Outdoor activities at The Manor are sometimes audible beyond the estate and this is likely to be exacerbated as new outdoor facilities are proposed.

12.This application must be considered cumulatively with the associated application 25/0138.

Regards

[PLEASE ADD YOUR NAME]