

LHVT SUGGESTED RESIDENT LETTER IN RESPONSE TO PLANNING APPLICATION

25/0138/FUL Refurbishment of the Goshala building and erection of new agricultural barn near to the Goshala building. New agricultural barn and replacement of existing polytunnels with glasshouse near to Holland farm as well as oxen cart and pedestrian footpaths to connect Holland farm with the Goshala building. Bhaktivedanta Manor Dharam Marg Hilfield Lane

Dear Madam,

25/0138/FUL - Refurbishment of the Goshala building

I am a resident of Letchmore Heath and strongly object to application 25/0138/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 would lead to an intensification of commercial activities at the property, as well as intensification of use and buildings.
3. Increased activities 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.
3. 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.
4. Apart from the New Barn by Holland Farm and possibly the Oxen Barn near the Goshala there are no provisions in the NPPF so as to make the development appropriate. However it should be noted that the Oxen barn is only required as the Goshala is being repurposed for commercial use.
- 5.The development will cause harm to the openness of the Green Belt and to the settings of the Patchetts Green and Delrow Conservation area and the Letchmore Heath Conservation Area.
- 6.Harm will also be caused to the setting of the Grade II Listed Bhaktivedanta Manor.

7. The proposed glasshouse is extremely large and will be an eyesore; it is only appropriate as part of industrial food production. It appears that the applicant is increasing food production for other than estate related consumption and this should be carried out off site and not in this Green Belt location.

8. The proposed position of the 3 Anaerobic digesters is inappropriate. They are too near to other buildings , particularly the Goshala which is to have a café and is only 60 m away. I am also concerned about noise and odour from this industrial installation.

9. 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. Holland Farm is not part of the estate with a religious use for planning purposes- it is just a farm.

10. I have further concerns regarding noise, more generally. Outdoor activities at The Manor are sometimes audible in Letchmore Heath. These proposals will attract more visitors with consequential increase in noise.

11. This application must be considered cumulatively with the associated application 25/0124.

Regards

[PLEASE ADD YOUR NAME]