

Date: 04 February 2025
Our ref: 500144
Your ref: S62A/2025/0076



Planning Inspectorate
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BY EMAIL ONLY

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Dear Sir or Madam

Planning consultation: Erection of eco-village comprising 9 dwellings and community hub with associated access, parking and landscaping
Location: Land at Colne Spring Villa, Colney Heath, St Albans, AL4 0PB

Thank you for your consultation on the above dated 22 January 2025 which was received by Natural England on 22 January 2025

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Other advice

Registered Common Land

The proposal is sited on an area of land that is registered common land. This is covered by the Commons Act 2006 and will have rights of access by the public. If planning permission is granted, prior to undertaking any work, the applicant may be required to apply to the Secretary of State for consent under section 16 or section 38 of the Commons Act 2006. Guidance on works requiring common land consent is available at <https://www.gov.uk/guidance/carrying-out-works-on-common-land>. Natural England is a statutory consultee under the Commons Act 2006 and will respond to any consultations made in line with the above guidance.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully

Dominic Rogers
Consultations Team