

**From:** Hayley Parry [REDACTED]  
**Sent:** 18 February 2025 23:32  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** Proposed development at Land at Colne Spring Villa, Colney Heath, St Albans, AL4  
OPB Application Ref: S62A/2025/0076

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

19<sup>th</sup> February 2025

Dear Sir/Madam,

**Application:** Section 62a designation - Erection of eco-village comprising 9 dwellings and community hub with associated access, parking and landscaping.

**Address:** Land At Colne Spring Villa Coursers Road Colney Heath St Albans Hertfordshire

**Application No:** [5/2025/0068](#)

We are current Residents on the estate which is the subject of the proposed application. We write jointly to strongly support the approval of the 9 Eco-Living Cottages for the reasons below.

Our estate is a lovely natural gem hidden away from the public, with serene calm and beauty, which can sustainability support more families who need housing, given the chronic shortage of accommodation in the country and St Albans Council.

We hear in the news about government target to build new homes of 1.5m in this parliament. Unfortunately, St Albans Council has a chronic shortage of houses with only average of 411 homes being delivered per year compared to revised target of about 1,600 homes. Many proposals in our Village have been for new homes on virgin farmlands/green belt or flood plains which are not good for the Environment.

The current application is for the development of a 'grey belt' (which already is where we live now!) and has been carefully designed to blend with the nature around it and provide homes which have neutral carbon waste and include many environmentally sustainable proposals like rainwater harvesting, green roof, provision of allotments, improving our local ponds to help the habitat and general landscaping to make this eco village a very pleasant place to live. The 9 homes proposed are very well spaced and do not overlook each other with their aspects varied to provide each one with a Unique experience. The current pine trees are nearing the end of their life and many are snapping or falling whenever there is high winds or having disease and dying.

This proposal will replant many new native trees which will create a new ecological balance as part of the beautiful landscaping proposed.

Though our village is resistant to general overdevelopment, in our view this well designed and properly planned application will provide a good provision of homes which can be supported by existing level of school places (who are short of pupils) and other existing facilities. On our road, two Traveller Sites were approved at Appeal in recent years with many caravans (in front and beside the subject site) whereas this proposal will help improve our Community by creating permanent well designed homes that can be occupied by families who are more stable and contribute to local life in Colney Heath.

We live on a large estate which creates a unique ability for us to go for long walks safely in a natural environment without needing to go on Coursers Road with the fast traffic. Of course, if we choose to, we can cycle on the estate or to the village without any problem. The proposal to provide a free Shuttle will be a perfect complement that will allow future residents to go shopping or connect to many public transport options at London Colney.

To conclude, whilst there is no perfect development in the real estate world, we are excited by the prospect of having more neighbours with whom to share this lovely estate and the opportunity to have our own Community Hub and a much-improved environment with these well designed homes.

Yours sincerely,

**Hayley Parry** [REDACTED]

**Irene Joannides** [REDACTED]

**Shreeya Patel** [REDACTED]