

Appeal by Vistry Homes of application 5/2022/1988 at Land To The Rear Of 42-100 Tollgate Road & 42 Tollgate Road Colney Heath St Albans Hertfordshire

From Margaret Nash, xx, Park Lane, Colney Heath AL4 0NR.

The areas in our Parish, close to the River Colne, have had flooding on several occasions since around the time I moved here in January 1980. In my road in the village, that goes down to the Common, three properties have flooded several times and two more at least once. Due to an overflow of the swallow holes between the A1M and Welham Green, which accepts water from Potters Bar, the height in the river goes from a slow chalk stream to a huge flood across Colney Heath Common and frequently into back gardens here. Changing the way the flood water flows past the application site could make things significantly worse, so that keeping proposed new buildings safe may well make flooding worse for properties backing on to the Common. There is also the issue that the new buildings could themselves not be kept safe from rising water levels in the future.

This is an application in an area with a busy High Street, yet only one footway along much of it (very narrow in some areas), that does not have facilities like a GP and a dentist or good transport to get shopping. I recently had nearly three years without a car so I really know how difficult it is to do ordinary things without any good transport. On that basis and particularly with a village school already frequently oversubscribed, adding 150 more properties to this area is not the right answer. In Colney Heath (parish had changed boundaries in 2022) we have already had a recent approval of 100 properties in the Green Belt at Bullens Green Lane (though partially in Welwyn Hatfield D.C. the development is in Colney Heath village and not near any Welwyn Hatfield facilities). This is a very significant increase in the size of the village area. There has been a recent council approval of 40 properties nearby, in our parish in Colney Heath Lane and other proposals being applied for or shown to residents and being made ready for application.

The narrow High Street busy at rush hour times, plus lack of public transport, healthcare access, sufficient education facilities and significant shopping places, shows that this is not a village that needs big increases of housing. In addition building on Green Belt, next to a river that floods, at a time when vehicle ownership is not encouraged.



Taken 7th February 2014 from Coursers Road bridge Colney Heath



Taken 20th February 2014 from Coursers Road bridge Colney Heath



Park Road Colney Heath