

**Sustainable Growth**  
**Executive Director Mark Doran**



St Albans City & District Council  
St Peters Street  
St Albans  
Hertfordshire  
AL1 3JE

**Hertfordshire County Council**  
Growth & Infrastructure Unit  
Environment & Infrastructure Department  
County Hall  
Hertford  
Hertfordshire  
SG13 8DN

Respond to: [growth@hertfordshire.gov.uk](mailto:growth@hertfordshire.gov.uk)

22 January 2025

Dear Planning Officer

**Response by HCC's Growth & Infrastructure Unit to 5/2025/0068**  
**Land At Colne Spring Villa Coursers Road Colney Heath St Albans**

I refer to the above mentioned application and am writing in respect of planning obligations sought by Hertfordshire County Council towards early years; primary and secondary education; SEND, library, youth, waste and HFRS services, to minimise the impact of development on HCC's services for the local community.

Planning obligations should only be sought for residential developments that are major development, which is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more and the number of dwellings is unknown. Therefore we will not be seeking financial contributions. However, you may receive separate comments from the Highways Unit.

**PLEASE NOTE:** Please consult the Hertfordshire Fire and Rescue Service Water Officer directly at [water@hertfordshire.gov.uk](mailto:water@hertfordshire.gov.uk), who may request the provision of fire hydrants through a planning condition.

Should you require any further information, please do not hesitate to contact the Growth & Infrastructure Unit.

Yours faithfully

Natasha Rice  
Growth & Infrastructure Officer

