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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 25/01014/FP
HCC ref: NH/25019/2025
HCC received: 28 October 2025
Area manager: Manjinder Sehmi
Case officer: Senober Khan

Location

LAND AT BIRCHWOOD AND SILVERDALE AND THREE TREES AND WILLOW CLOSE OLD
CHARLTON ROAD HITCHIN SG5 2AJ

Application type

Full Application

Proposal

ADDITIONAL INFORMATION

Erection three storey building comprising 35no.
retirement living apartments with associated communal areas, landscaping and
parking following demolition of existing buildings

Recommendation

The applicant should provide a transport contribution of £95,511, calculated in accordance with Hertfordshire County Council's Developer Infrastructure Contributions Guide and Technical Appendix 1 (Transport).

Highways comments:

The applicant has submitted a covering letter requesting that the Highway Authority (HA) review its decision on the level of toolkit funding for the development. The applicant contends that, as the scheme is comprised of retirement living units, which according to TRICS have a lower trip rate per unit, including multi-modal trips, there is a valid basis for discounting commuting trips. Consequently, the applicant feels that the methodology used to calculate the funding should reflect this context.

The transport contribution has been calculated in accordance with Hertfordshire County Council's Developer Infrastructure Contributions Guide – Technical Appendix 1 (Transport). The guide methodology uses national and local based averages for trip generation rates and cost per trip

assumptions to determine the financial contribution required to improve sustainable transport facilities and services for passenger transport users who are using the development and, more generally, for those users in the surrounding area.

The HA has reviewed its appraisal, acknowledging that retirement living developments typically generate fewer trips than standard residential schemes due to lower car ownership and reduced travel demand. The applied trip rate reflects this reduced impact while ensuring that appropriate mitigation measures are funded to maintain network performance and safety.

Following this review, the HA confirms that the headline figure stated in the Hertfordshire Toolkit of £3,081 per dwelling is appropriate for this development type.

Calculation:

31 (35 less the existing 4 bungalows) dwellings × £3,081 = £95,511

Signed

Senober Khan

19 November 2025