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Mr Tom Rea
North Herts Council, Council Offices,
Gernon Road,
Letchworth Garden City,
Hertfordshire,
SG6 3JF

8th October 2025

BY EMAIL

Application Number: 25/01014/FP

Proposal: Erection of three storey building comprising 35no. Retirement Living Apartments with associated communal areas, landscaping and parking following demolition of existing buildings.

Location: Land at Birchwood, Silverdale, Three Trees and Willow Close, Old Charlton Road, Hitchin, SG25 2AJ

Dear Mr Rea,

I am writing regarding the application as referenced above regarding the Highways consultation response to the application.

The response from HCC Highways dated 9th June 2025 includes the following section:

“Based on the above, the County Council will actively seek planning obligations which will improve sustainable transport facilities and services for passenger transport users who are using the development and generally for those uses in the surrounding area. In addition to the strand 1 highway works outlined above, wider necessary / strand 2 highway measures are required. The headline figure as stated in our toolkit is £9861 per dwelling (i.e. the average amount each new dwelling across the county needs to pay in order for the necessary new infrastructure to be delivered). Multiply this by 31 (35 less the existing 4 bungalows) dwellings = £305,691 (index linked to March 2024).”

Applicants Response

Given the nature of the proposed development there are a number of factors noted in the Highways response above that need to be reviewed to arrive at the appropriate level of contribution for the development in question.

To clarify

- The Development consists only of 1 and 2 bedrooms units – the Technical Appendix assumes average of 2.35 bedrooms per dwelling. The proposed development has an average of 1.51 bedrooms (based on an accommodation schedule of 17 x 1-bed and 18 x 2-bed).

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- The Technical Appendix assumes an average daily trip rate of 2.6 whereas the proposed development consists of Retirement Living units where according to TRICS data the average daily trip rate per unit is expected to be 1.596 as set out within the submitted Transport Statement.
- Development consists of a retirement development where occupants will not be commuting therefore providing a viable justification for discounting commuting trips.
- Development does not provide 1:1 parking, with a provision of 23 parking spaces (equating to 0.66 spaces per unit). Some units will be car free and therefore not generate car trips.
- With regard to multi-modal trips the following net daily trips for 31 dwellings (35 apartments – 4 bungalows) has been determined using the same parameters from the TRICS assessment undertaken to support the Transport Statement:
 - Pedestrian Trips 35
 - Cycle Trips 2
 - Public Transport Trips 9
 - Taxi 3

Total multi-modal trips: 49

Therefore in light of the above I would be grateful if these contributions could be revised so that they are appropriate for the development being provided.

Yours sincerely

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Ian Hann

Principal Planning Associate

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