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4th December 2024

Alex Howard
Planning Services
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG63JF

Dear Alex,

Application Ref. 24/01496/FP - 3-5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH

This letter has been prepared by SPD Studio on behalf of the applicant Settle Group in connection with the planning application at 3-5 Newells, Letchworth Garden City, Hertfordshire, SG6 2PH (ref: 24/01496/FP) for the following development:

'Erection of one 3 storey building comprising of 15 dwellings with associated access, landscaping and parking following demolition of existing dwellings and garage.'

This letter is written in response to the latest comments from Hertfordshire County Council Highways Team dated 2nd December 2024. Despite the request for a discussion regarding the financial contributions towards sustainable transport, no discussion has taken place, and there has been no change to the requested sum. It is acknowledged that some further justification has been provided from the Highways team as part of the latest response however in the absence of any guidance that refers specifically to affordable housing, it is disappointing that has been no relief applied to this windfall, fully affordable scheme.

It is noted that the applicant has another affordable housing scheme in North Herts which is currently pending consideration and in this case the highways team have taken into account the existing dwellings on site when making their calculation as below.

In terms of s106 contributions, the Highway Authority should ask a total of £1,072,000 (157x £6826) with HCC's Toolkits' headline figure which is £6826 per dwelling before indexation.

However, considering the existing dwellings (88) and 100% affordable housing, the highway authority would like to apply a balanced approach to calculate the contributions. Please see the details calculations below

- *On balance, HCC will ask for $[157-88=69 \times £6826] = £470,994$ towards sustainable travel improvements such as footbridge improvement Index= $£470,994 \times 1.45 = £682,941$ (as of 2024)*



We therefore request that the same approach be applied to this proposal and the requested contribution be amended to be $(15-3) \times £6826 = £81,912$. Please can the position regarding indexation of the contributions also be confirmed as the latest response only refers to indexation of the travel plan support and monitoring fee.

I look forward to hearing from you and your highways colleagues on this matter.

Kind regards,

Ellen Nicholson

Associate Town Planner

SPD Studio