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Herts
SG6 3JF

Ref: DF / PL-0710
Number: 07523 685710
Email: jack.millar@ceresproperty.co.uk
Date: 22 June 2026

Dear Peter,

Re: Response to highways consultation response dated 21 April 2026 in relation to 26/00631/RM: Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (as varied by associated Section 73 Planning Application) at: Ickleford Mill, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UN

This Cover Letter has been prepared by Ceres Property, on behalf of Hill Group, to respond to the highways consultation response dated 21 April 2026. The highways consultation response provides the following recommendation (applicant responses in **bold**):

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused until the following additional details are submitted:

1. Updated swept path analysis plans to be provided for a large car manoeuvring within spaces (detailed below) and fire tender at the emergency access.

Applicant response: the requested tracking has been provided. This includes the car parking spaces referred to alongside the fire tender movements at the emergency access.

- Vehicular Swept Paths Analysis using Large Size Car, KMC25232 / TR03, Revision B
- Vehicular Swept Paths Analysis of the Emergency Access using 10.5m 3-Axle Fire Tender Vehicle, KMC25232 / TR04

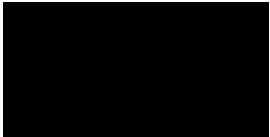
2. An active travel connection must be provided to the northwest of the site (near plots 22 / 36) , with the route constructed using hardstanding material and built to the boundary.

Applicant response: an indicative pedestrian link to the adjacent site (subject to future agreement with adjacent landowner and any future planning permission on the adjacent land) has been shown on the submitted 'Indicative Pedestrian Link' drawing. Due to this area containing trees and being entirely covered by root protection zones, this would need to be a circa 1 in 14 gradient with a no dig solution. If a 1 in 20 gradient is required, this would require tree removal and also a retaining structure. It is understood the implementation of this link will be controlled by a suitably worded planning condition.

Once the above has been updated, and found to be satisfactory, the Highway Authority will be in a position to raise no objection.

I hope the above is sufficient to address the points raised by highways, however, please do not hesitate to contact me if additional information is required.

Yours sincerely,



Jack Millar
Associate Partner
Mobile: 