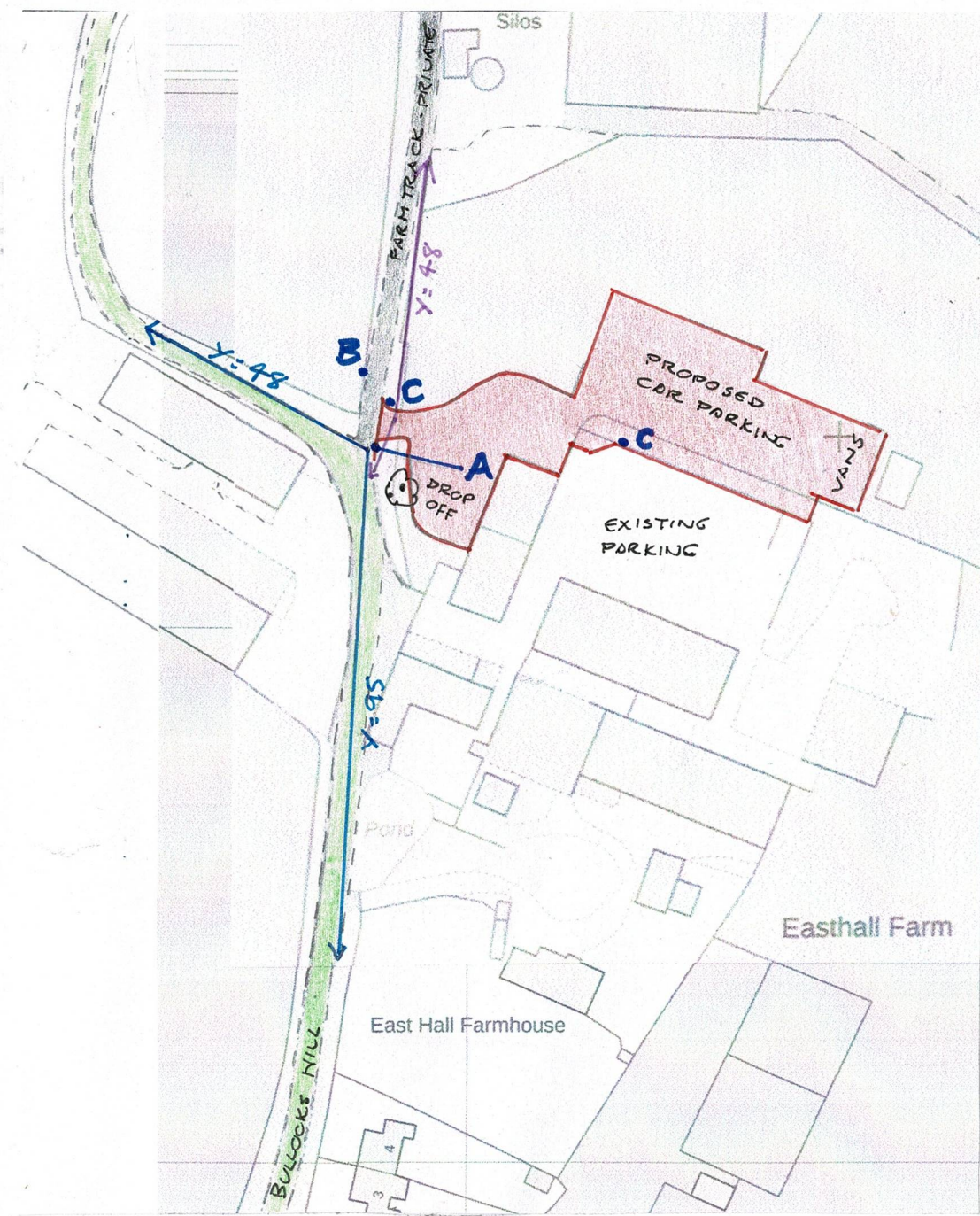
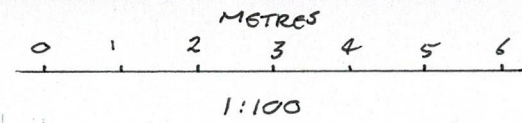


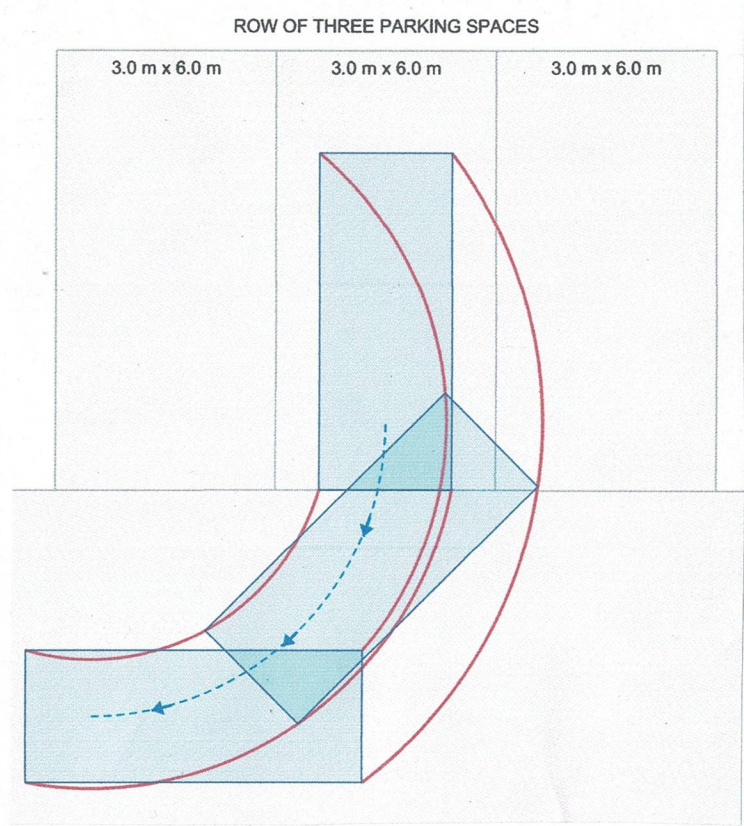
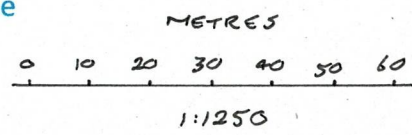


Sightlines and Signage 1:1250

Sightlines

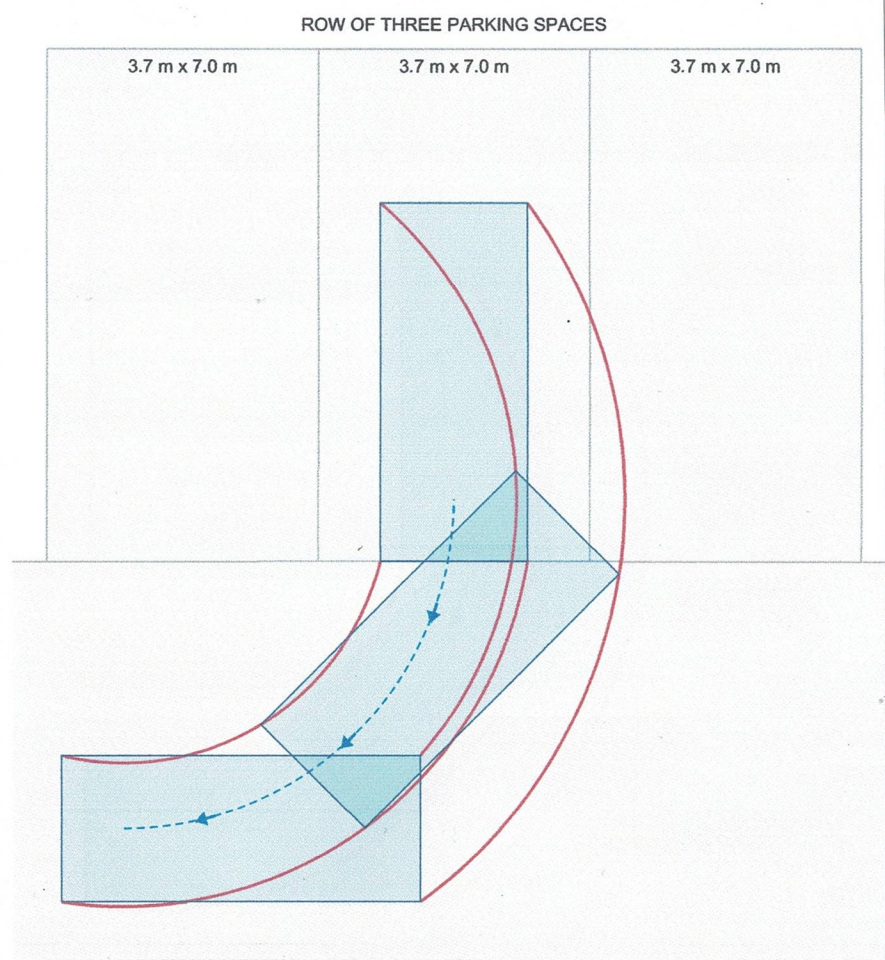
New private access – X1=2.4m
Y (Right) = 48 up the private farm traffic only road – low use and 10mph advisory speed limit
Y (Left) = 10 m along the private track to the junction with the highway. Note all vehicles stop/give-way before entering the highway.

Nearest highway junction – X = 2.4m
Y (Right) = 48m – no change to the existing case
Y (Left) = 95m – no change to the existing case



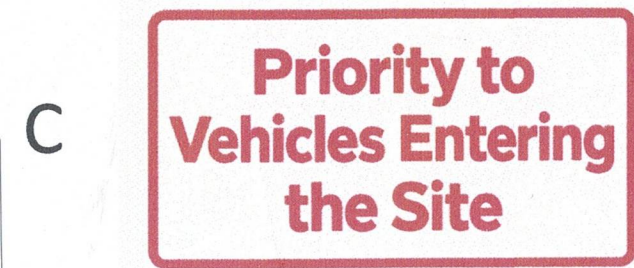
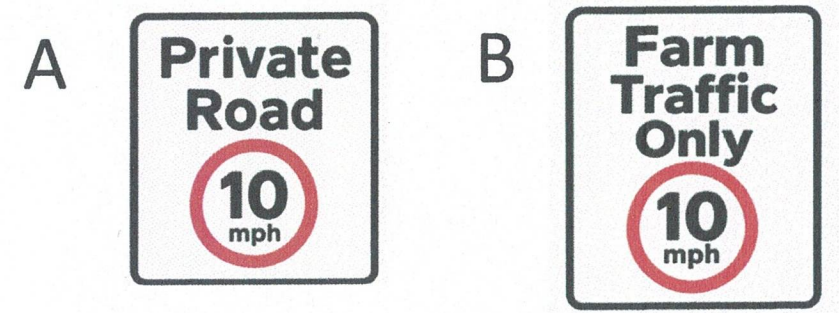
Car Turning - Extract 1:100

See swept path analysis in separate document.



Van Turning - Extract 1:100

The proposed access is onto an existing private road on land under the applicant's control and does not form a new junction with the adopted highway. The existing private access road is retained in its current form and operates at a very low speed. Visibility at the proposed access is considered adequate for vehicles using the private road, with the access arrangement allowing drivers to observe approaching vehicles before entering the private road. All traffic must stop before entering the highway and adequate sightlines on the highway junction are illustrated. The highway is a Classified Road C29, single-track road which has low speed traffic due to its meandering route and no road markings.



Signage - NTS (see D+A for dimensions)

This drawing has been prepared for Planning Permission purposes only. It should be read in conjunction with all drawings in the series 2026/432, the Design and Access Statement and all other planning documents. All dimensions to be confirmed on site and any discrepancies reported to the designer.

Scheme -Formation of an additional shared car parking area to serve the existing B2 and B8 commercial units and existing school, including a new access onto a private road, new school drop-off zone and associated surfacing, hedge planting, drainage and landscaping. Change of use from grazing land to carpark and access

Address – Easthall Farm,
St Pauls Walden, Hitchin
SG4 8DL

Date – September 2026
Scale – 1:1250/1:100 @ A3
Drawing Ref – 2026/423/03 – sightlines+ turning

By Dorli Newbery BEng(Hons) - 07946584925
dorlinewbery@btinternet.com

