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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: 25/03213/PNW
HCC ref: NH/27700/2026
HCC received: 6 January 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land At Walnut Barn, Kimpton Road, Kimpton, AL4 8LD,

Application type

Prior Notification

Proposal

Prior Notification: Private Ways : Installation of farm track

Recommendation

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 for the following reasons:

There is insufficient information supplied with this application to enable the Highway Authority to reach a recommendation. In the absence of the necessary information, the Highway Authority recommends refusal due to doubt over possible implications for highway safety and convenience. For details see below

- 1) No visibility splays have been provided. These need to take into account agricultural vehicles.
- 2) A Stage 1 road safety audit should be provided.

COMMENTS

The proposals are for a Prior Notification: Private Ways: Installation of farm track.

CONTEXT:

Kimpton Road is an unclassified local access road and provides a local access function in the road hierarchy Kimpton Road is highway maintainable at public expense. A 30mph speed limit applies. On Hertfordshire County Council's Place and Movement network Kimpton Road is classed as P2/M1

(Residential Street). No reportable highway accidents recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the Public Rights of Way Map) directly affects the site or would be affected by the proposal. The county council considers Kimpton Road to be a traffic sensitive road.

CONCLUSION

The proposed access track is located at the junction of Kimpton Road and The Broadway. There are two bus stops positioned on either side of The Broadway, and a speed limit sign is situated just south of the junction. Given that this is a traffic-sensitive road with agricultural vehicles likely to use the junction, the requirements outlined above are essential. For these reasons, the Highway Authority is unable to grant permission at this time.

Signed

Paul Marshall

15 January 2026