



Mark Youngman
Development Management Group Manager
Hertfordshire County Council
Postal Point CHN115
Farnham House
Six Hills Way
Stevenage
SG1 2ST

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: 26/01724/FP
HCC ref: NH/30292/2026
HCC received: 2 September 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

134 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8QP

Application type

Full Application

Proposal

Full Planning Permission : Erection of two semi-detached 3-bed dwellings following demolition of existing dwelling and double garage including landscaping, parking , bin and bike storage and installation of two air source heat pumps. Installation of pedestrian access

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:

Highway Authority Recommendation

There is insufficient information accompanying the application to enable the Highway Authority to fully assess the highway implications of the proposed development and reach an informed recommendation. In the absence of the necessary supporting information, the Highway Authority is unable to satisfy itself that the proposal would not result in adverse impacts on highway safety and the free and convenient movement of highway users.

The Design and Access Statement refers to Drawing 113 (Swept Path Analysis) within the Parking and Highways section; however, this drawing has not been submitted as part of the application documentation. An industry-recognised swept path assessment, prepared using

appropriate vehicle tracking software such as AutoTURN, should be provided to demonstrate that vehicles can safely enter, manoeuvre within, and exit the site in a forward gear.

In addition, no visibility splay details have been submitted for the proposed access. Given that the development proposes more than one dwelling, suitable visibility splays should be demonstrated in accordance with the requirements of the Highway Authority.

Furthermore, no detailed drawings showing the proposed pedestrian access arrangements have been provided. As a result, the Highway Authority is unable to assess whether safe and convenient pedestrian access will be achieved.

The Highway Authority is therefore unable to fully assess the application until the above information has been submitted. Any revised drawings should be prepared to an appropriate scale, typically 1:200, to allow a detailed technical assessment to be undertaken. Until the requested information has been provided and reviewed, the Highway Authority is unable to support the granting of planning permission.

Signed

Paul Marshall

9 September 2026