

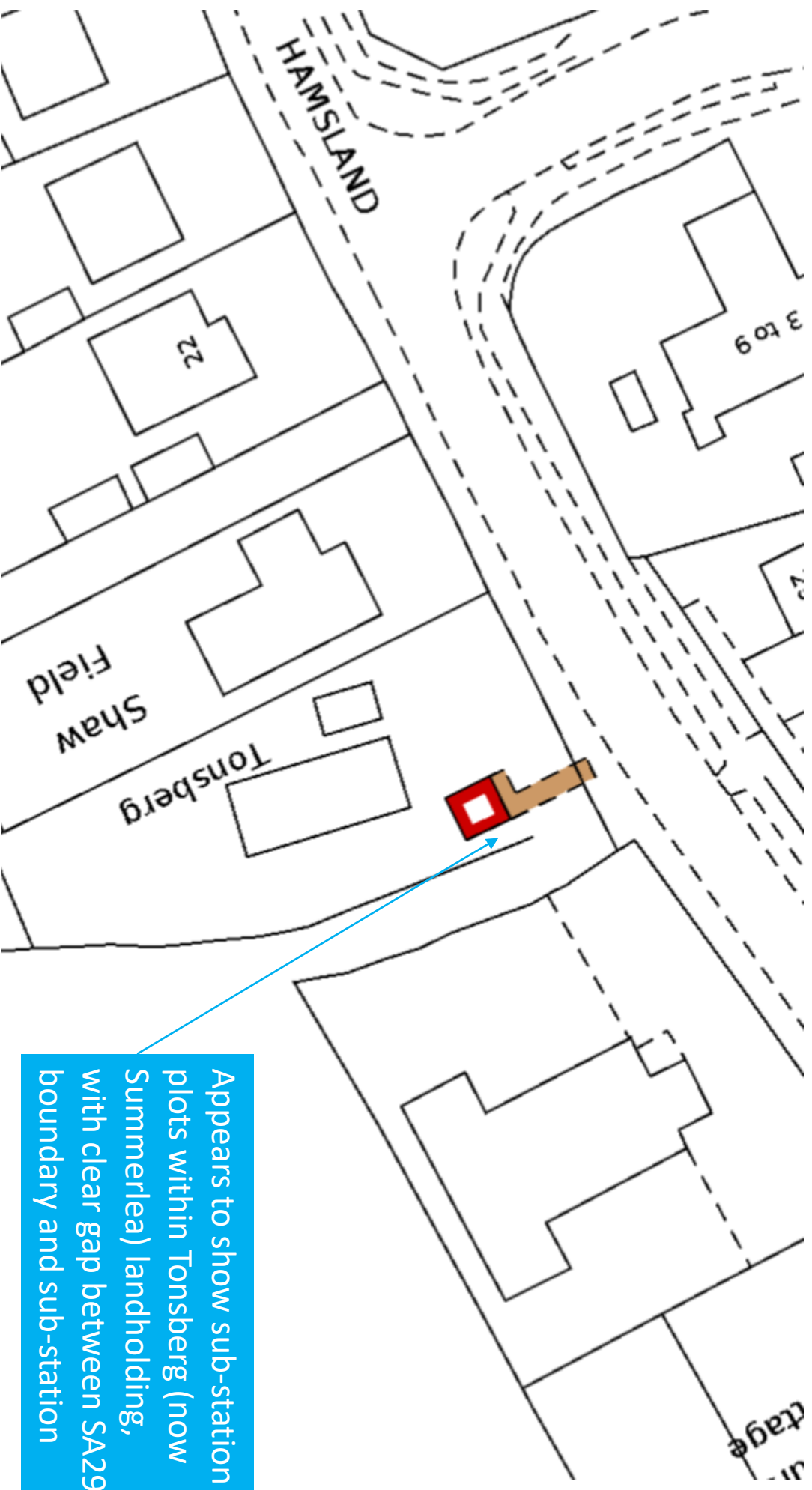
Land to the South of St Stephen's Church, Hamsland, Horsted Keynes

Land ownership and highway configuration at proposed
site entrance

Introduction

- This document reviews Rydon/RPS's updated Proposed Site Access, Visibility Splay drawing 1044-FA-203 Rev C which Rydon has submitted as Action Note 11, Appendix 5 (Ref: REP-2140-002e)
- It compares this drawing with:
 - Rydon/Aston Land Survey's Site Survey drawing 1 of 3 (HHK/1760/1 of 3a)
 - Localised additional survey undertaken by Rydon
 - Localised measurements and cross sections taken around the site entrance by Paul Fairbairn to seek to locate key features e.g. footpaths, gate posts, fence posts and walls
 - Updated highway boundary information supplied by WSCC
- It tests whether the site access and visibility splays can be delivered on the highway and land within Rydon's control, without loss of essential on-street parking
- Rev C (Action Note 11, Appendix 5) makes minor modifications to the access and introduces a critical additional line which appears to confirm that the site access needs additional land beyond that in Rydon's control.

Extract from Sub-station Title Plan W/SX296299



Appears to show sub-station plots within Tonsberg (now Summerlea) landholding, with clear gap between SA29 boundary and sub-station

WSSCC highway boundary confirmation

Fw: Response E-Mail - Summerlea, Hamsland, Horsted Keynes

Sent: Thursday, 15 April 2021, 11:20:20 BST

Subject: Response E-Mail - Summerlea, Hamsland, Horsted Keynes

Dear Mr Fairweather,

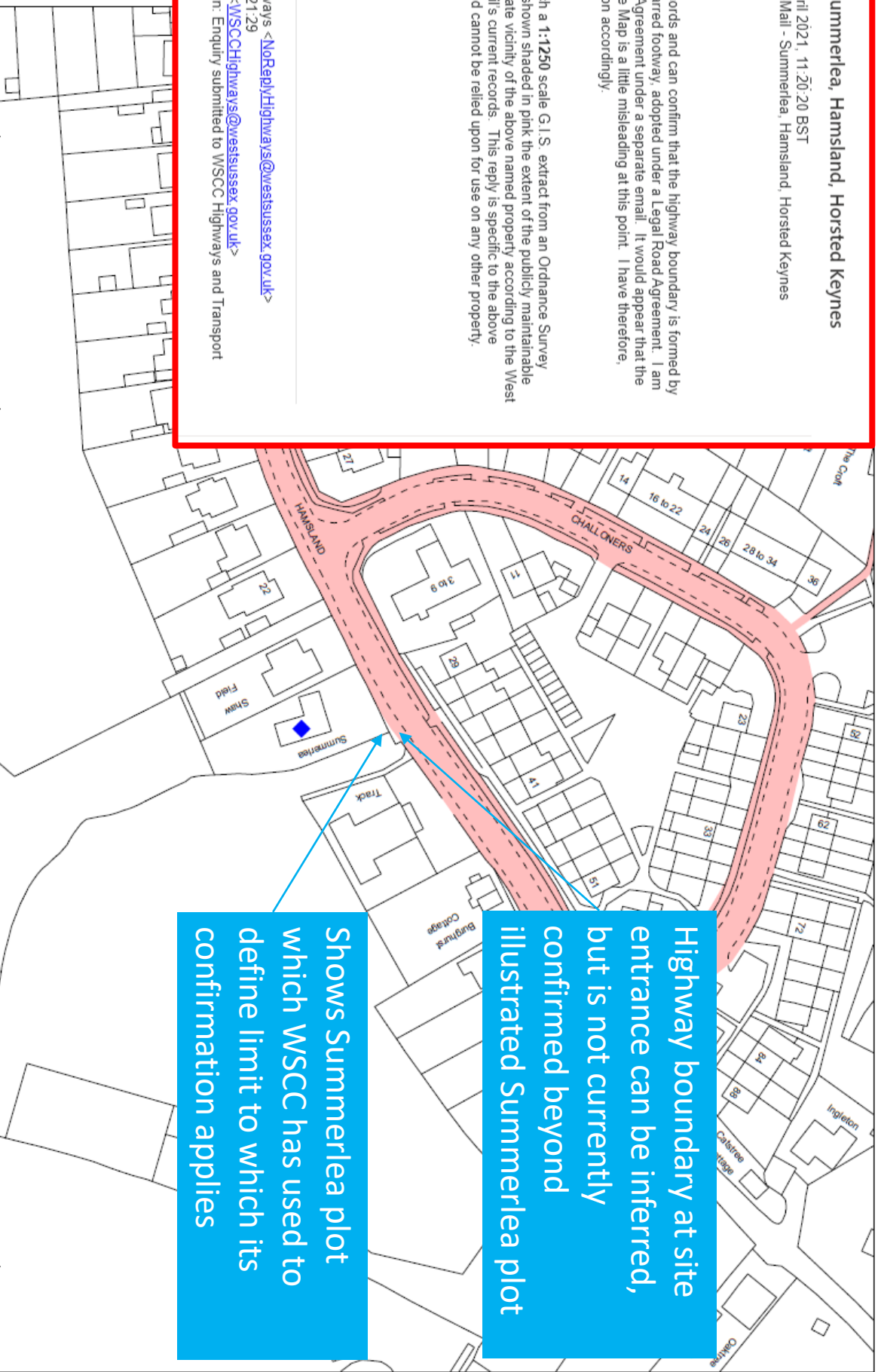
I have checked my records and can confirm that the highway boundary is formed by the back edge of the tarred footway, adopted under a Legal Road Agreement. I am sending a copy of the Agreement under a separate email. It would appear that the Ordnance Survey Base Map is a little misleading at this point. I have therefore amended the digitisation accordingly.

For clarification, I attach a 1:1250 scale G.I.S. extract from an Ordnance Survey Map, on which I have shown shaded in pink the extent of the publicly maintainable highway in the immediate vicinity of the above named property according to the West Sussex County Council's current records. This reply is specific to the above mentioned property and cannot be relied upon for use on any other property.

Kind Regards

Local Land Charges

From: No Reply Highways <NoReplyHighways@westsussex.gov.uk>
Sent: 28 March 2021 21:29
To: WSSCC Highways <WSSCCHighways@westsussex.gov.uk>
Subject: Confirm Down: Enquiry submitted to WSSCC Highways and Transport



Highway boundary at site entrance can be inferred, but is not currently confirmed beyond illustrated Summerlea plot

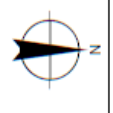
Shows Summerlea plot which WSSCC has used to define limit to which its confirmation applies

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Local Development
for Customers and Communities

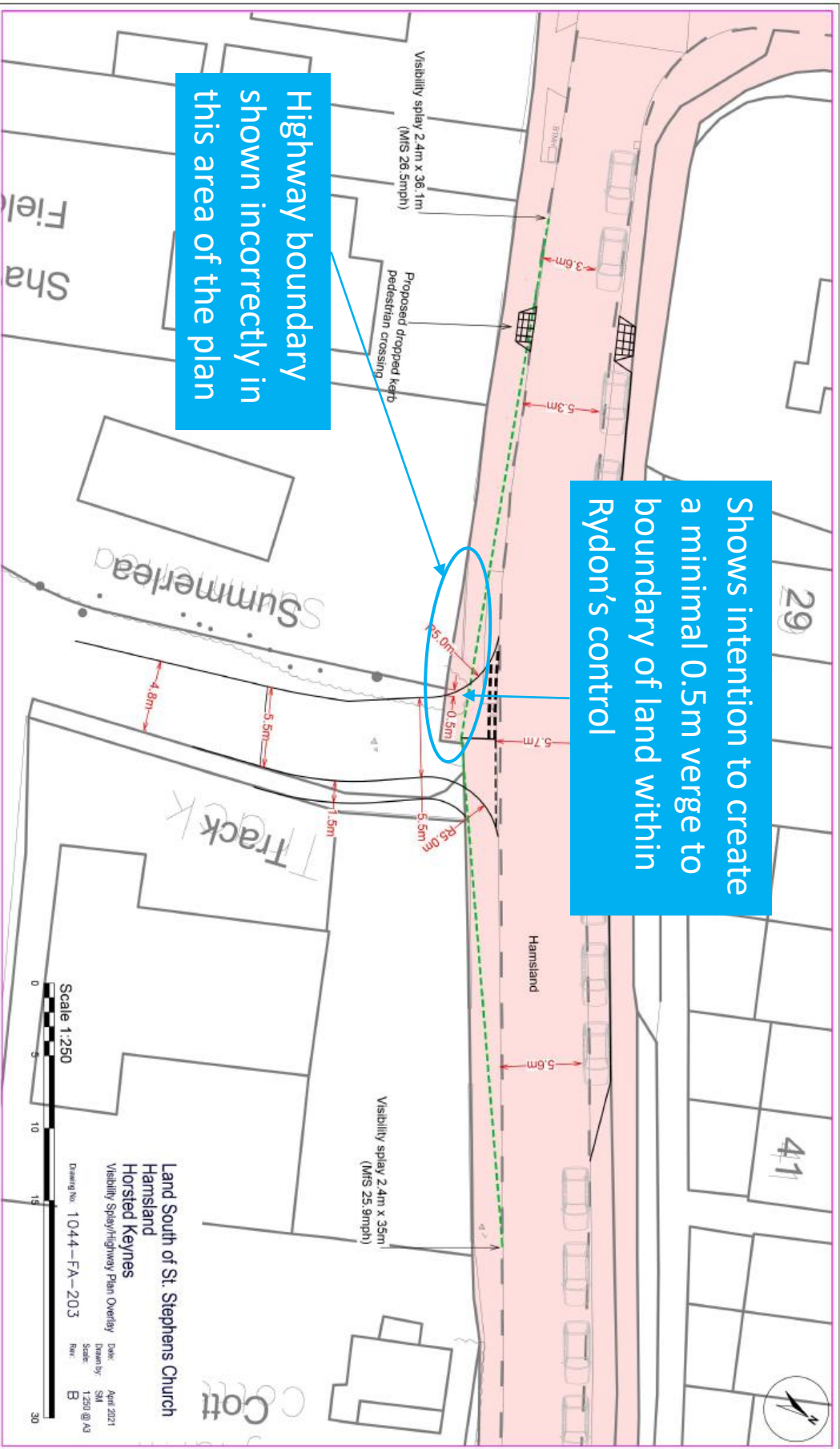
Information about the status of a highway, and in some circumstances the extent of the highway, may be taken from a number of sources held by the County Council. Unless taken from a legal agreement the information should be regarded as guidance only.

Date: 15/04/2021
Scale: 1:1,250



Rydon earlier Rev B access proposals

(Ref: padocs.midsussex.gov.uk/PublicDocuments/00770027.pdf)



Client Rydon Homes Ltd

Project Land south of St. Stephens Church, Hamsland, Horsted Keynes

Title Proposed Site Access Visibility Splay

Drawn By AJ

Scale @ A3 1:250

Date Created April 2018

Rev A

NOTES

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- This drawing is to be read in conjunction with all relevant previous drawings.

Rev	Description	DA	MA	T18/02/07
1	Approved/Issued in response to RSM			9

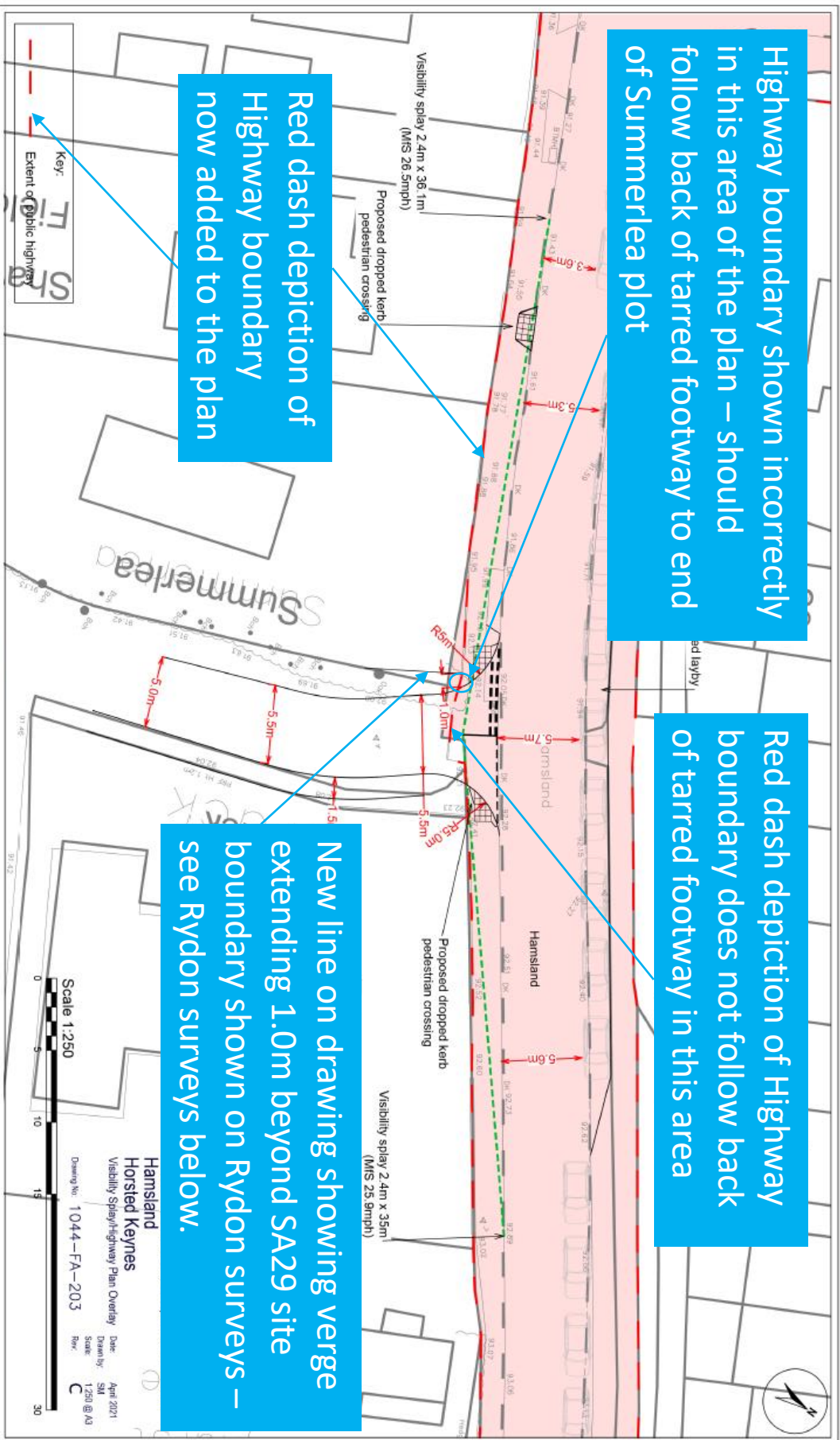
Land South of St. Stephens Church
Hamsland
Horsted Keynes
 Visibility Splay/Highway Plan Overlay
 Drawing No. 1044-FA-203
 Date: April 2021
 Drawn by: SM
 Scale: 1:250 @ A3
 Rev: B

Scale 1:250
 0 5 10 15 30

18, London Walk, London, EC3Y 1SN
 T: +44(0)20 7200 3300 E: transport@rpsgroup.com

Rydon updated Rev C access proposals

(Ref: SADPPD REP-2140-002e)



Client: Rydon Homes Ltd

Project: Land south of St Stephens Church, Hamstead, Horsted Keynes

Title: Proposed Site Access Visibility Splay

NOTES

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Scale: 1:250

Drawing No: 1044-FA-203

Date: April 2021

Drawn By: SM

Scale: 1:250 @ A3

Rev: C

Rev	Description	By	CHK
1	Issue for client approval	SM	SM
2	Issue for client approval	SM	SM
3	Issue for client approval	SM	SM
4	Issue for client approval	SM	SM
5	Issue for client approval	SM	SM
6	Issue for client approval	SM	SM
7	Issue for client approval	SM	SM
8	Issue for client approval	SM	SM
9	Issue for client approval	SM	SM

STATS:

PRELIMINARY Drawn By: **AI** PRC/Checked by: **MKA**

Project Number: **JAN10094** Scale @ A3

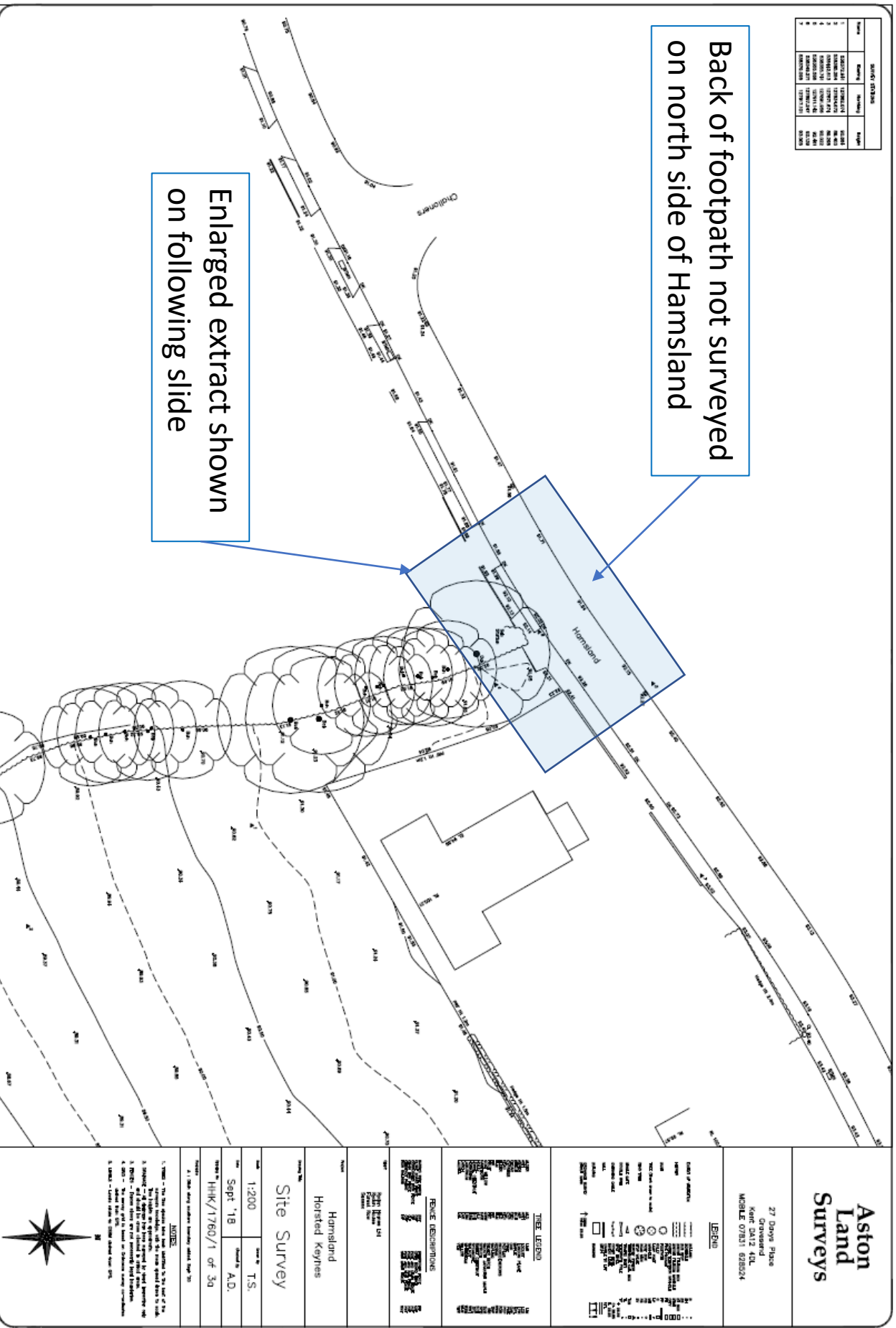
RPS Drawing/Quote Number: **JAN10094-03**

psggroup.com

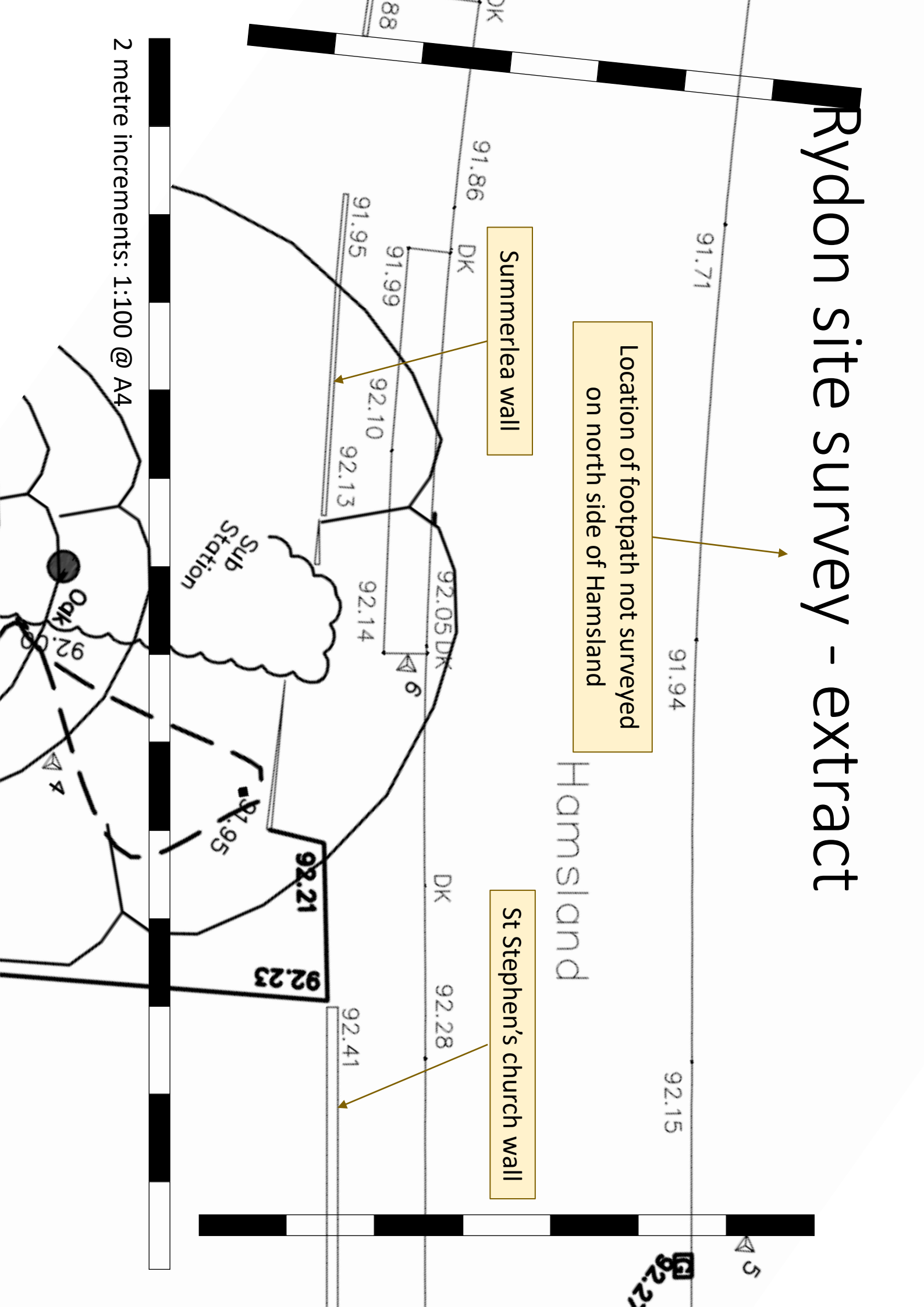
141 London Wall, London, EC2Y 5SU
 T: +44(0)20 7381 3500 B: info@psggroup.com

Rydon site survey at access point

(Ref: padocs.midsussex.gov.uk/PublicDocuments/00747906.pdf)



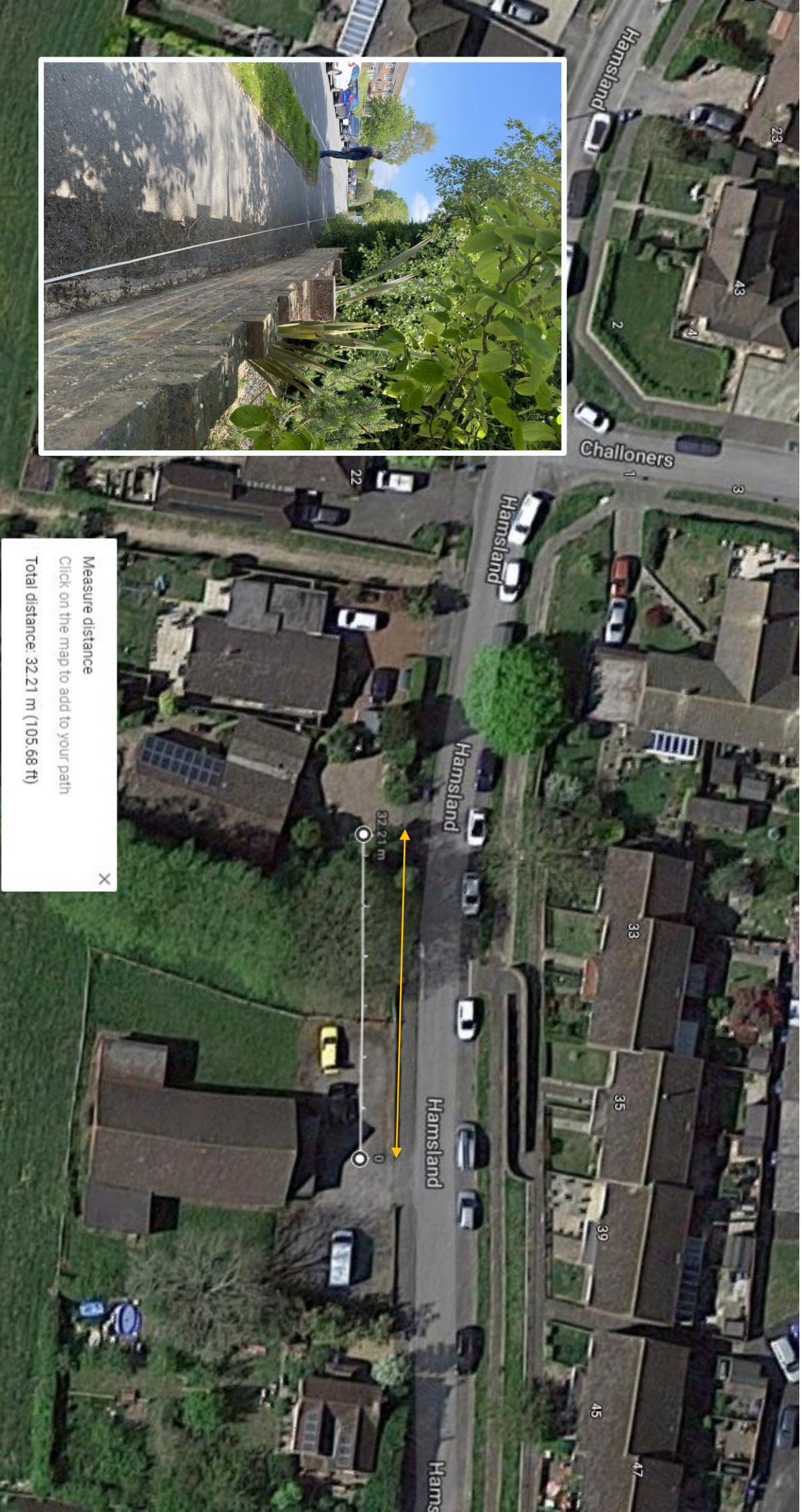
Rydon site survey - extract



2 metre increments: 1:100 @ A4

Location of Paul Fairbairn survey

31.4m chord entry to entry on boundary: 6 cross sections and key features to locate footpaths, verges and all boundary fence posts, gate posts and walls



Measure distance
Click on the map to add to your path
Total distance: 32.21 m (105.68 ft)

X

Photos of survey site

31.4m chord entry to entry on boundary: 6 cross sections & key features



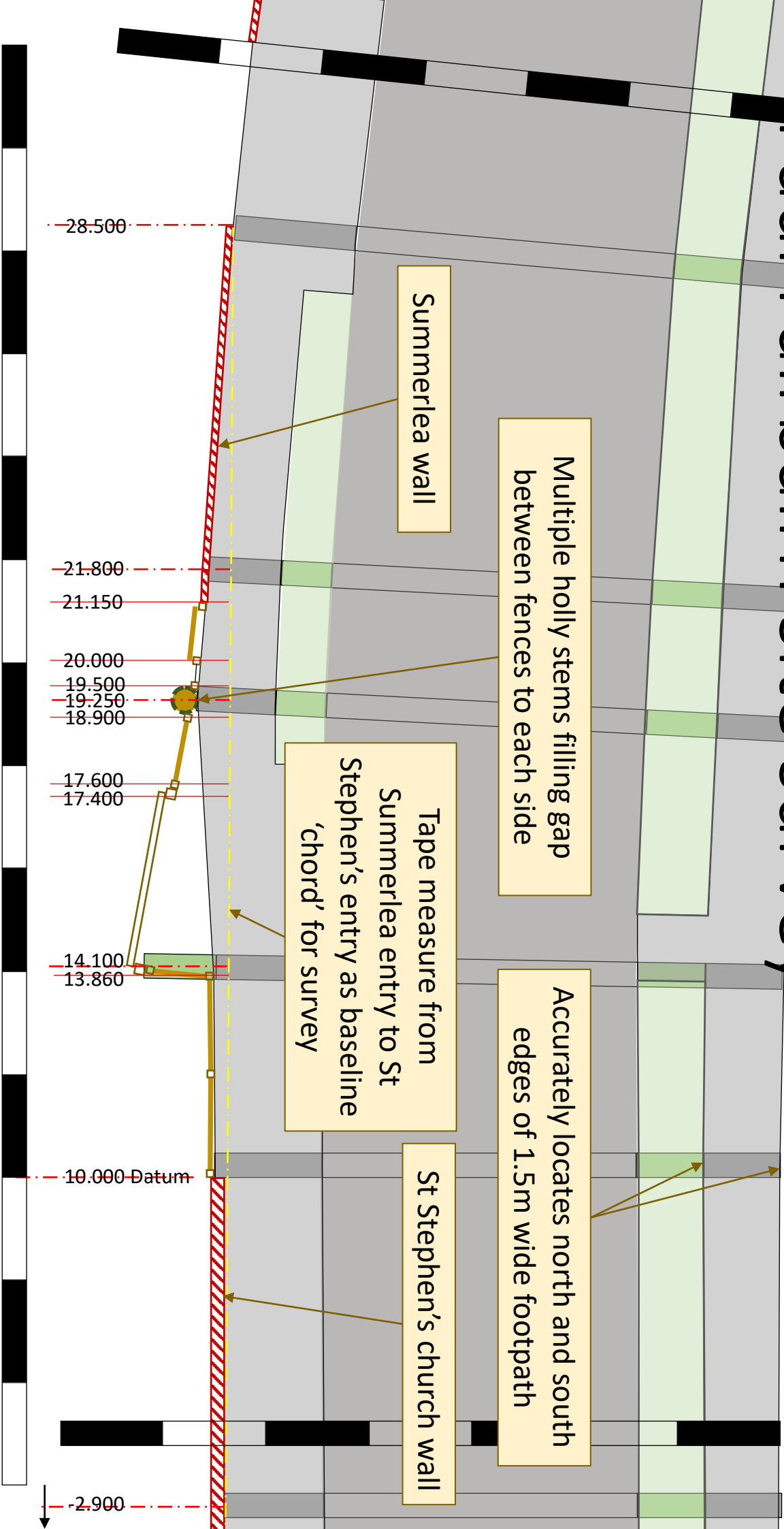
Photos of survey site

31.4m chord entry to entry on boundary: 6 cross sections & key features



Local resident's 2.4m wide van often parked at base of ramp to his house, directly opposite site entrance

Paul Fairbairn site survey



Multiple holly stems filling gap between fences to each side

Accurately locates north and south edges of 1.5m wide footpath

Summerlea wall

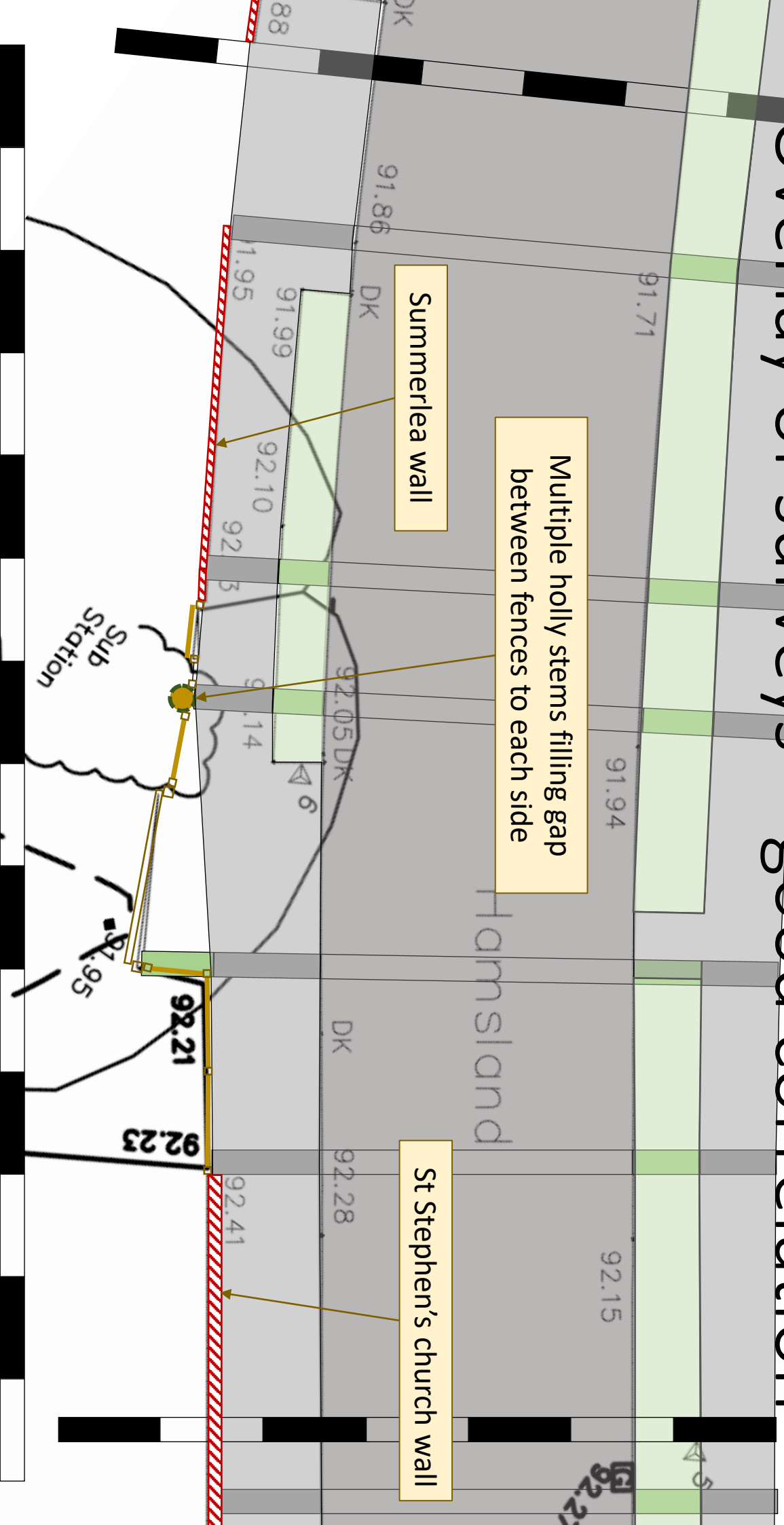
Tape measure from Summerlea entry to St Stephen's entry as baseline 'chord' for survey

St Stephen's church wall

2 metre increments: 1:100 @ A4

31.4m chord entry to entry on boundary: 6 cross sections and key features to locate footpaths, verges and all boundary fence posts, gate posts and walls

Overlay of surveys – good correlation



Multiple holly stems filling gap between fences to each side

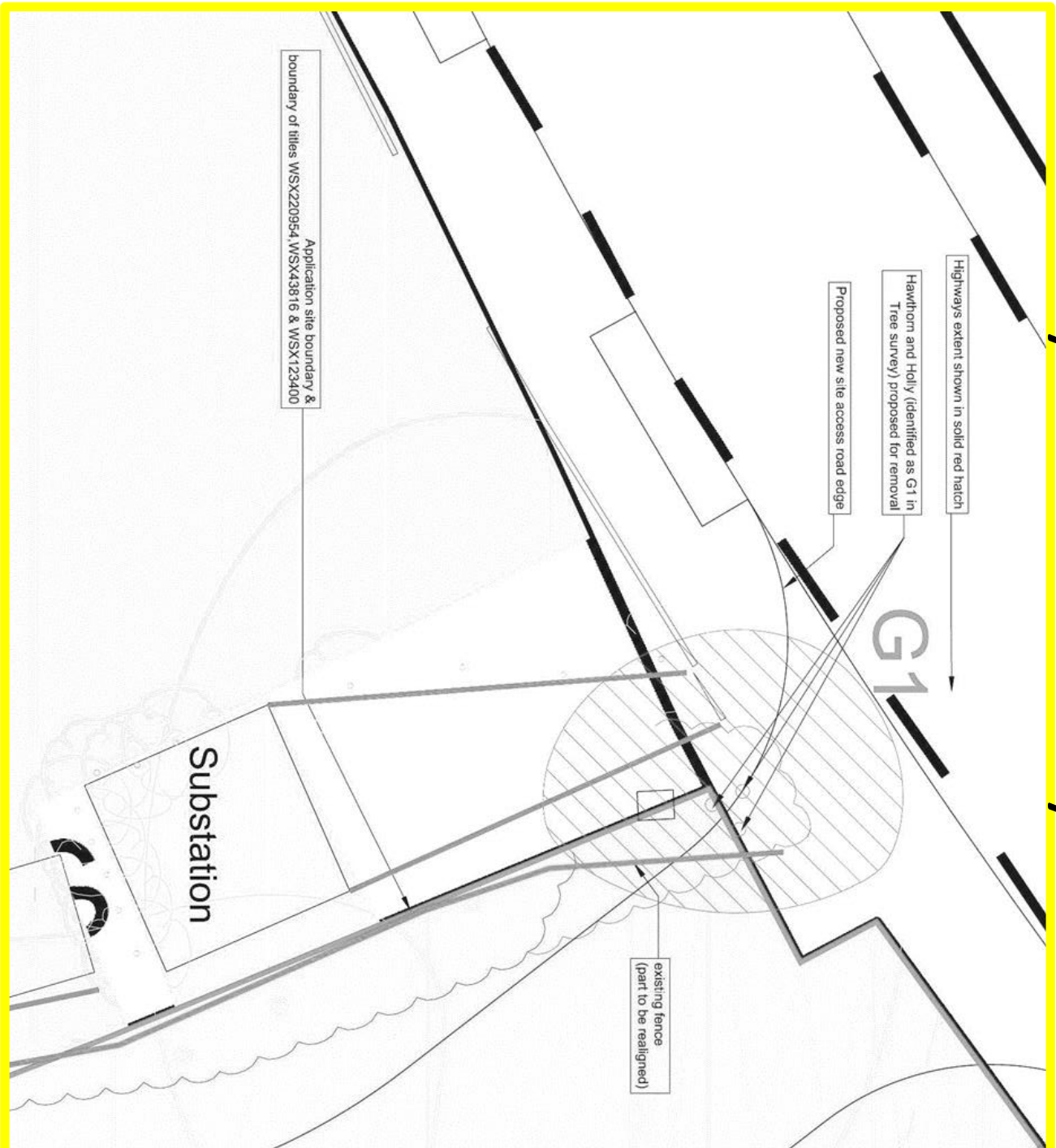
Summerlea wall

St Stephen's church wall

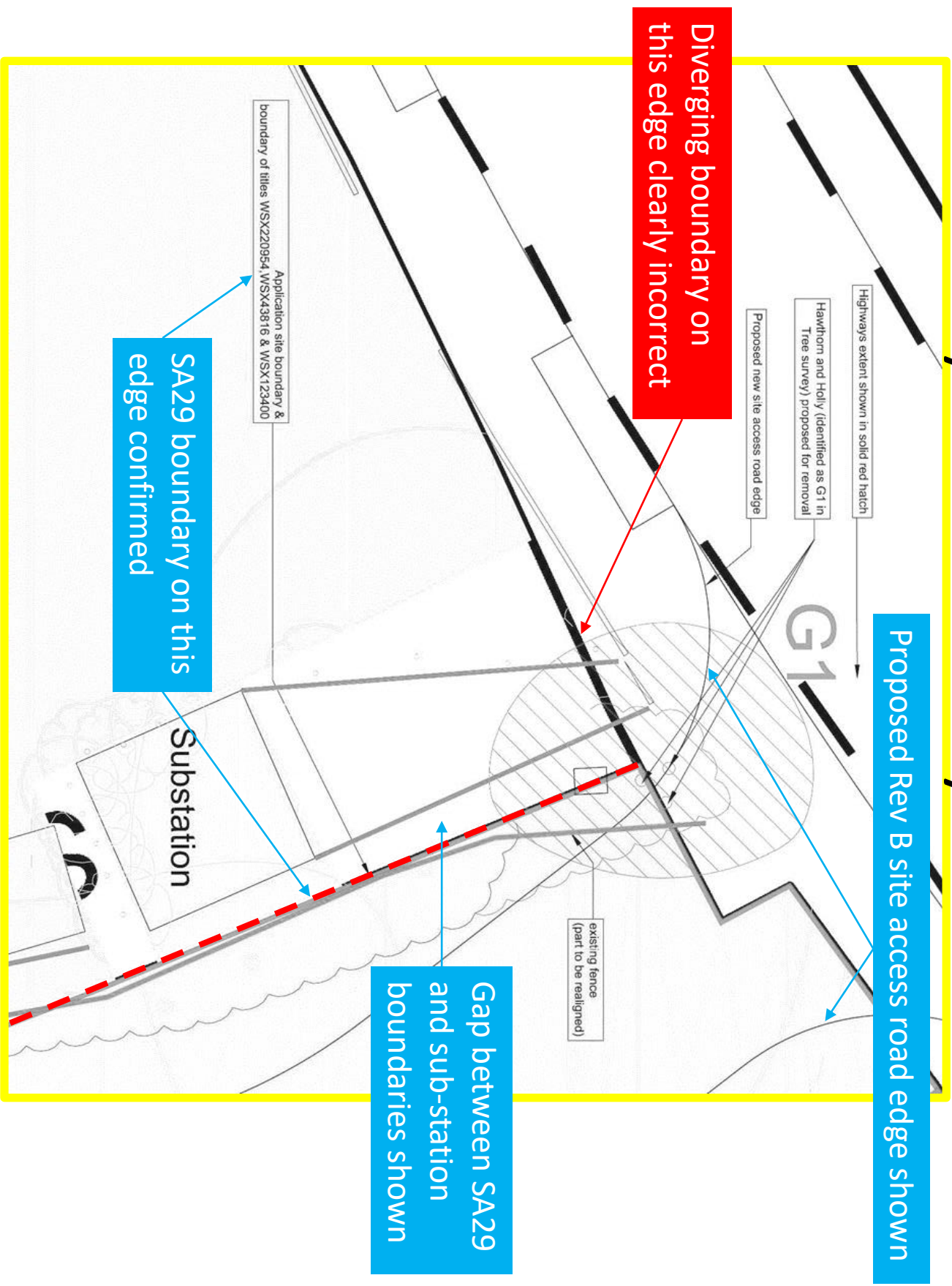
The good correlation of these two surveys gives confidence that this is a robust As Is base for reviewing the access proposals

2 metre increments: 1:100 @ A4

Additional Rydon Survey to show trees



Additional Rydon Survey - annotation



All surveys superimposed

None of the marked tree positions in additional survey align with boundary holly between fence posts

Diverging boundary on this edge clearly incorrect

Fence and gate position in additional survey clearly incorrect

Summerlea wall

St Stephen's church wall

Gap between SA29 and sub-station boundaries shown

Rev B site access road edge

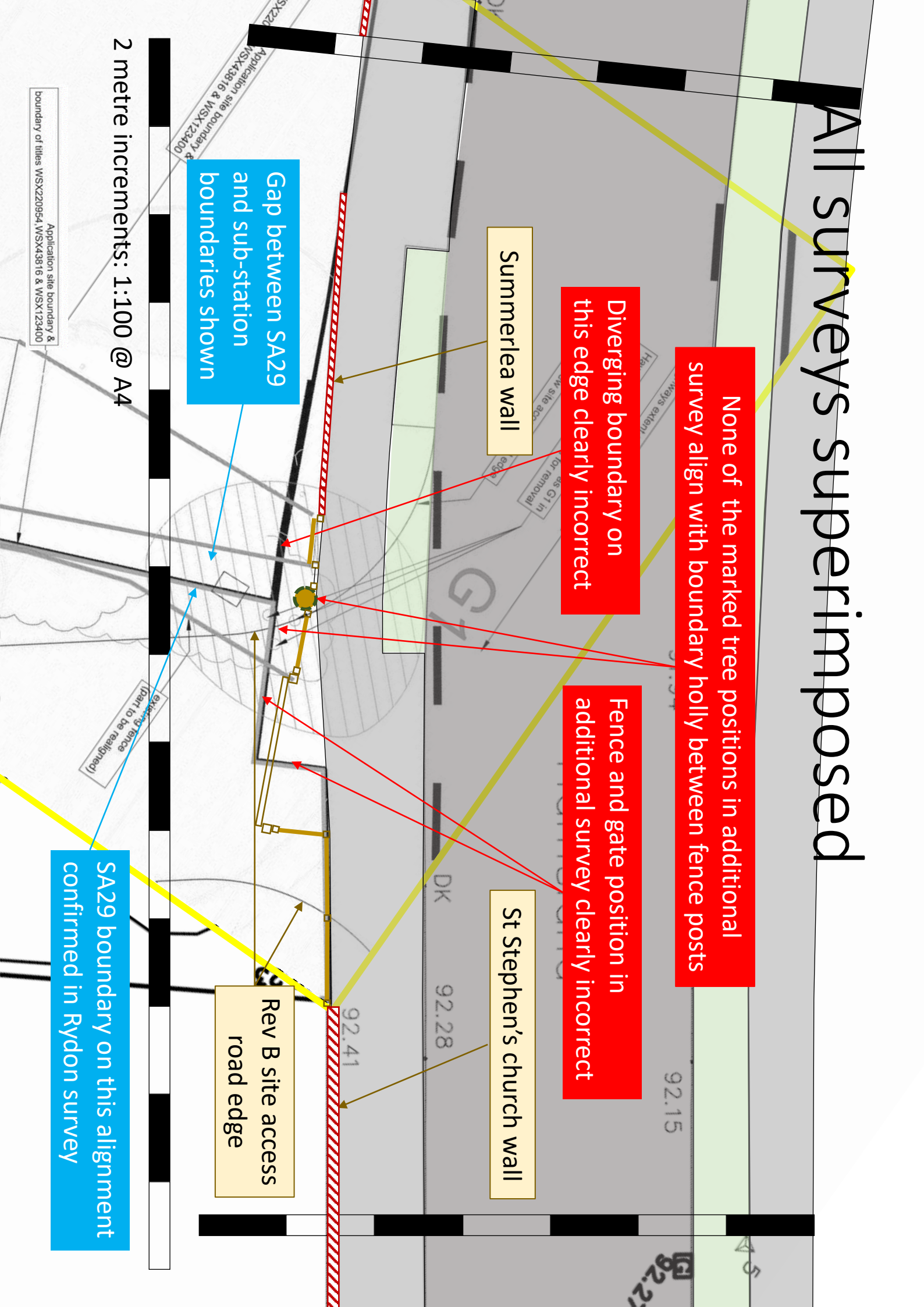
2 metre increments: 1:100 @ A4

SA29 boundary on this alignment confirmed in Rydon survey

Application site boundary & boundary of titles WSX220954, WSX43816 & WSX123400

Application site boundary & boundary of titles WSX220954, WSX43816 & WSX123400

Existing fence (part to be realigned)



Confirmed and inferred boundaries

Confirmed Highway: Summerlea boundary following back of tarred footway

Inferred Highway: site boundary following back of tarred footway

Gap between SA29 and sub-station boundaries shown

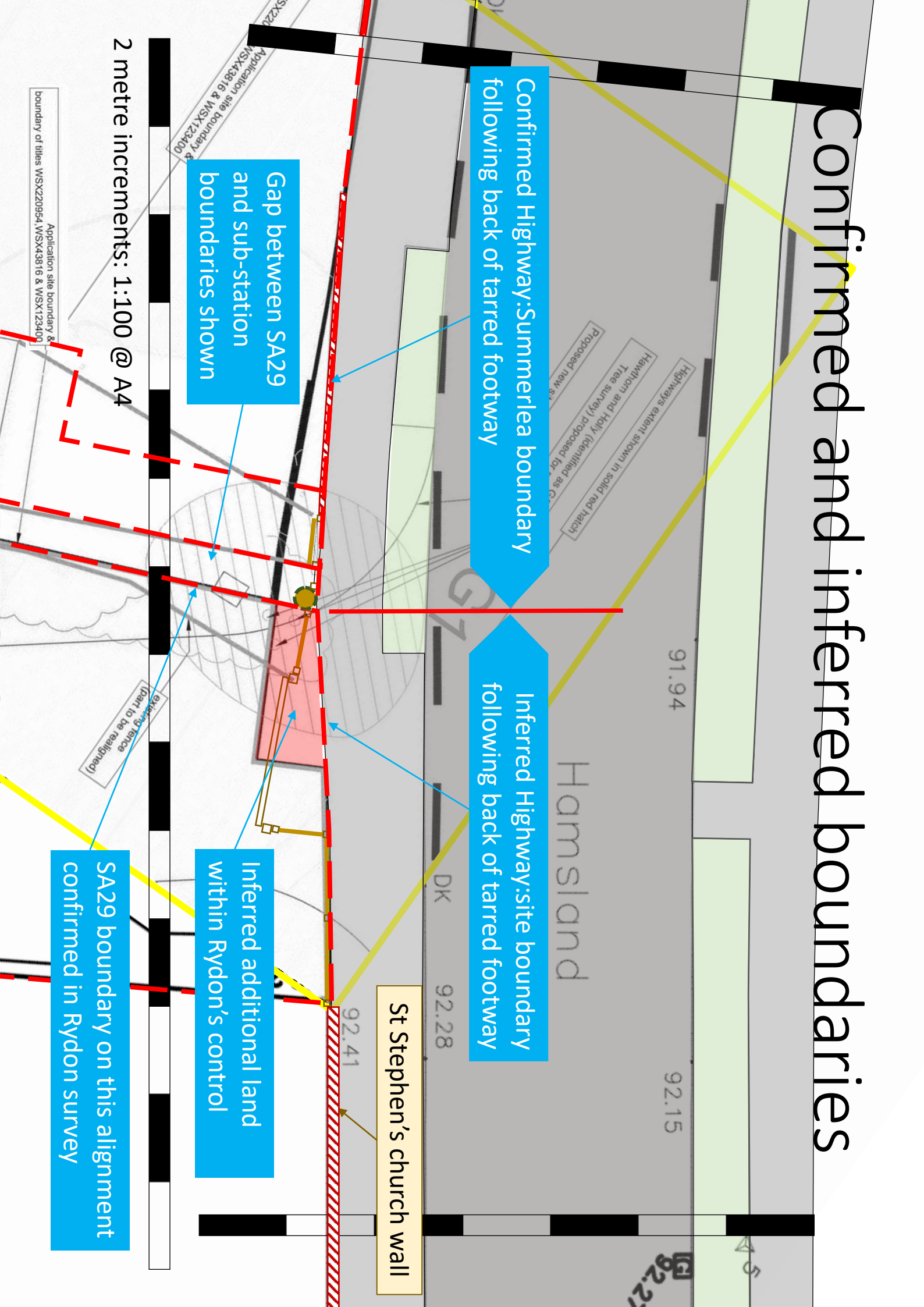
Inferred additional land within Rydon's control

SA29 boundary on this alignment confirmed in Rydon survey

St Stephen's church wall

2 metre increments: 1:100 @ A4

Application site boundary & boundary of titles W SX220954, W SX43816 & W SX123400



Rev B access proposals assessed

5.7m zone for refuse vehicle swept path clashes with parked cars by up to c.0.5m and parked vans by up to c.0.9m

0.5m wide verge extends into land beyond site boundary and removes holly tree beyond / on site boundary

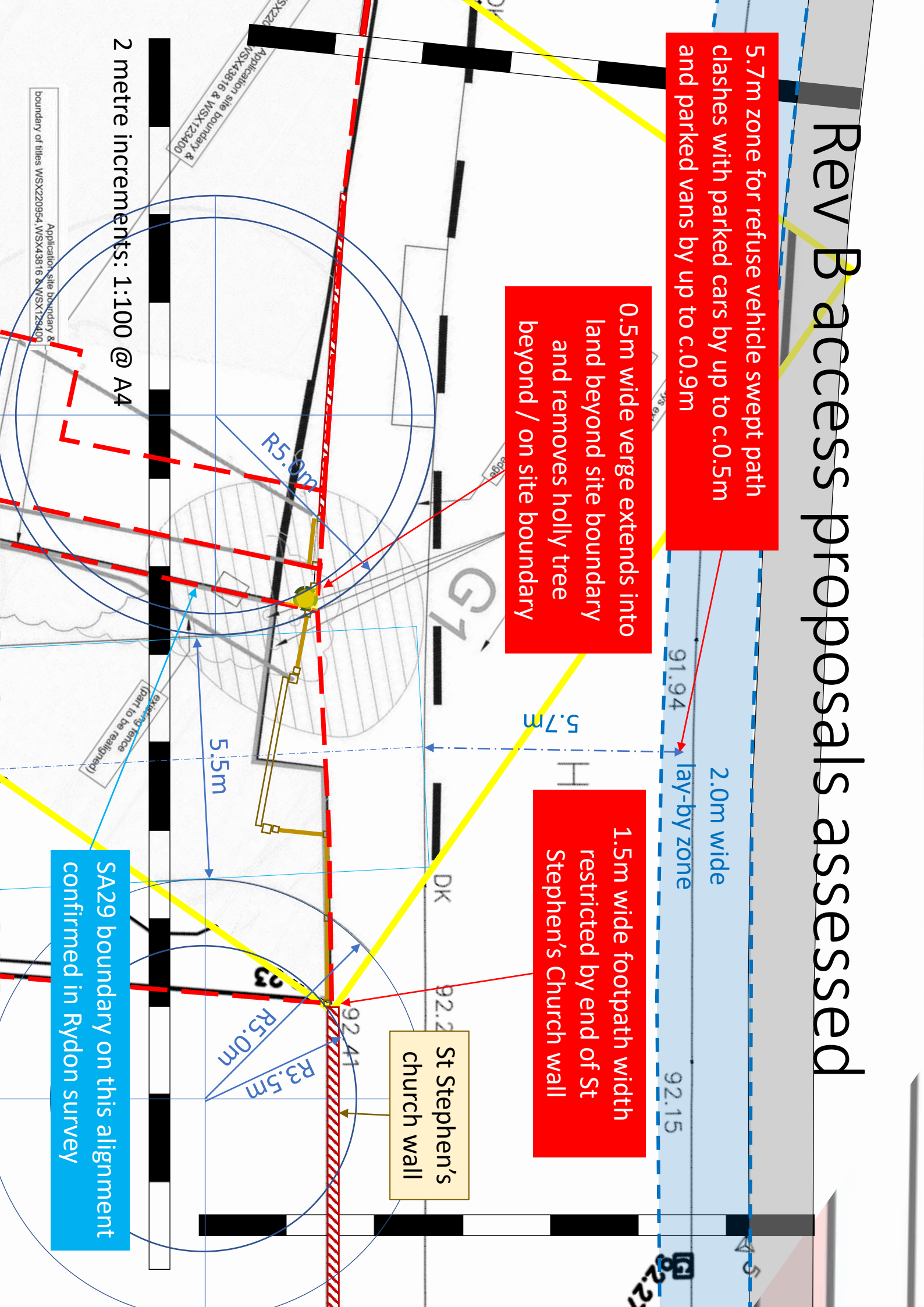
2.0m wide lay-by zone

1.5m wide footpath width restricted by end of St Stephen's Church wall

St Stephen's church wall

SA29 boundary on this alignment confirmed in Rydon survey

2 metre increments: 1:100 @ A4



Rev C access proposals superimposed

Traffic Signs Manual requires Give Way line to be tangential with kerb. 5.7m zone for refuse vehicle swept path appears to clash parked cars by up to c.0.5m and parked vans by up to c.0.9m

1.0m wide verge extends further into land beyond site boundary and removes holly tree beyond / on site boundary

Up to 1m wide triangle of land now claimed by Rydon in Rev C to make the access work and to provide visibility for pedestrians

Land relied on by Rydon beyond its control to make the access work

Back of footpath located inaccurately, so lay-by shown too far to the north

Bellmouth has been moved south-west which has reduced width restriction on footpath

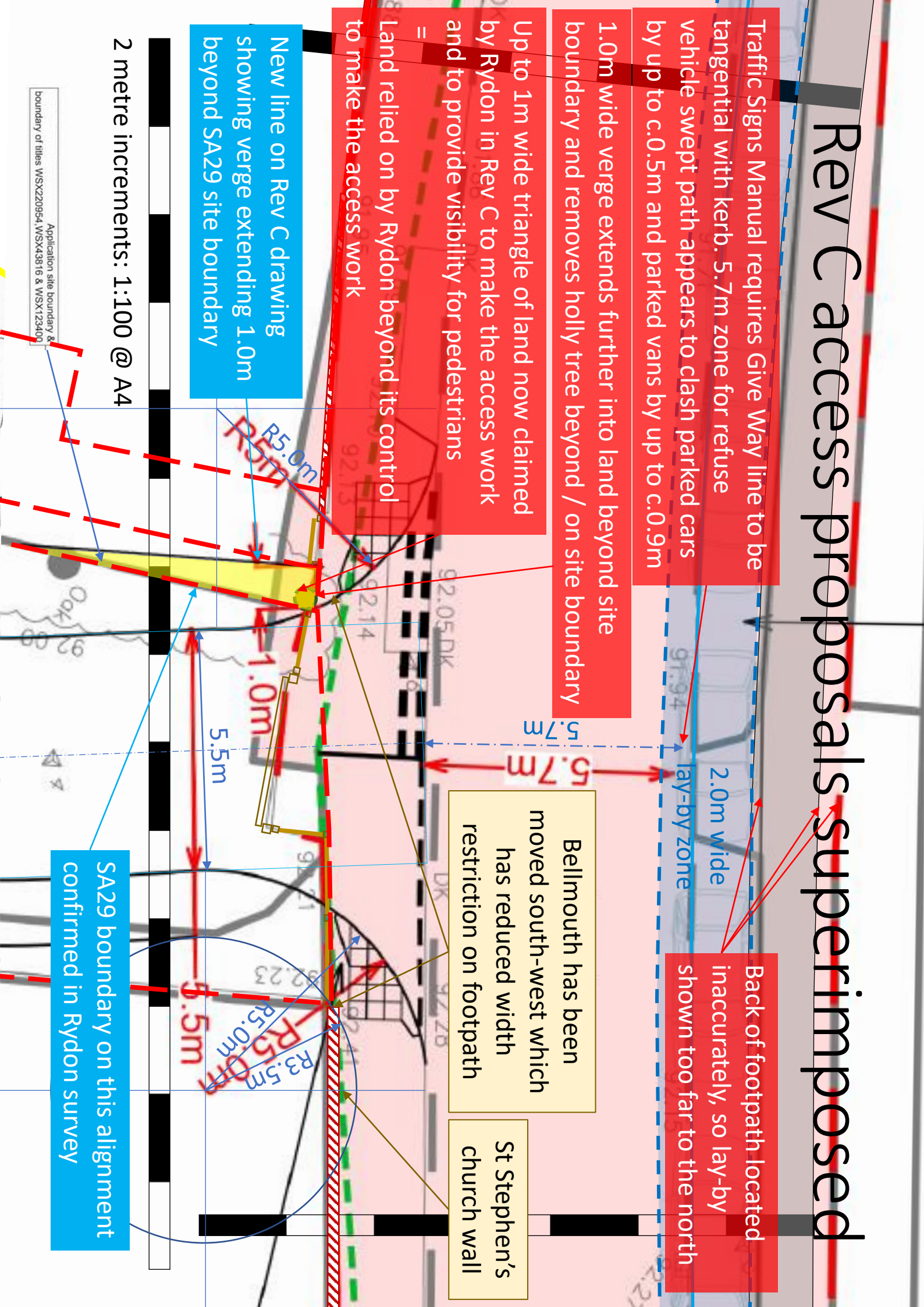
St Stephen's church wall

New line on Rev C drawing showing verge extending 1.0m beyond SA29 site boundary

SA29 boundary on this alignment confirmed in Rydon survey

2 metre increments: 1:100 @ A4

Application site boundary & boundary of titles WSX220954, WSX43816 & WSX123400



Rev C CAD drafting inaccuracies

1) No survey to locate back of footpath, so new kerb to existing 1.5m wide footpath and parked cars in lay-by drawn too far north – resolution reduces width available for refuse vehicle swept path below 5.7m

2) Traffic Signs Manual requires Give Way line to be drawn tangential with kerb – resolution further reduces width available for refuse vehicle swept path below 5.7m

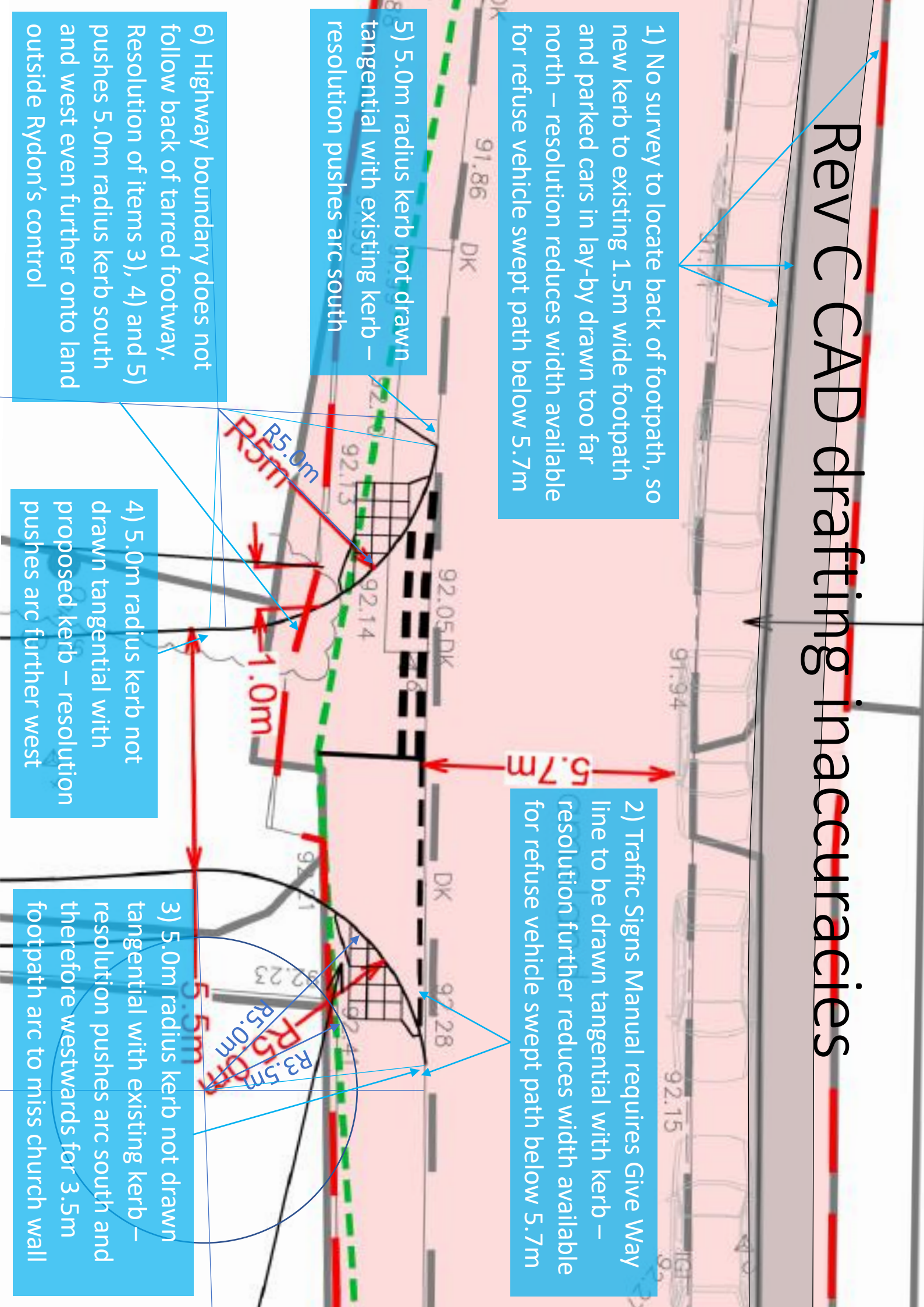
5) 5.0m radius kerb not drawn tangential with existing kerb – resolution pushes arc south

6) Highway boundary does not follow back of tarred footway.

Resolution of items 3), 4) and 5) pushes 5.0m radius kerb south and west even further onto land outside Rydon's control

4) 5.0m radius kerb not drawn tangential with proposed kerb – resolution pushes arc further west

3) 5.0m radius kerb not drawn tangential with existing kerb – resolution pushes arc south and therefore westwards for 3.5m footpath arc to miss church wall



Rev C proposals redrawn accurately

5.7m zone for refuse vehicle swept path clashes with parked cars by up to c.0.5m and residents' parked vans by up to c.0.9m

Access road and 1.0m wide verge extends into land and removes holly tree beyond/on site boundary

Up to 1m wide triangle of land now claimed by Rydon in Rev C to make the access work and to provide visibility for pedestrians

Land relied on by Rydon beyond its control to make the access work

New line on Rev C drawing showing verge extending 1.0m beyond SA29 site boundary

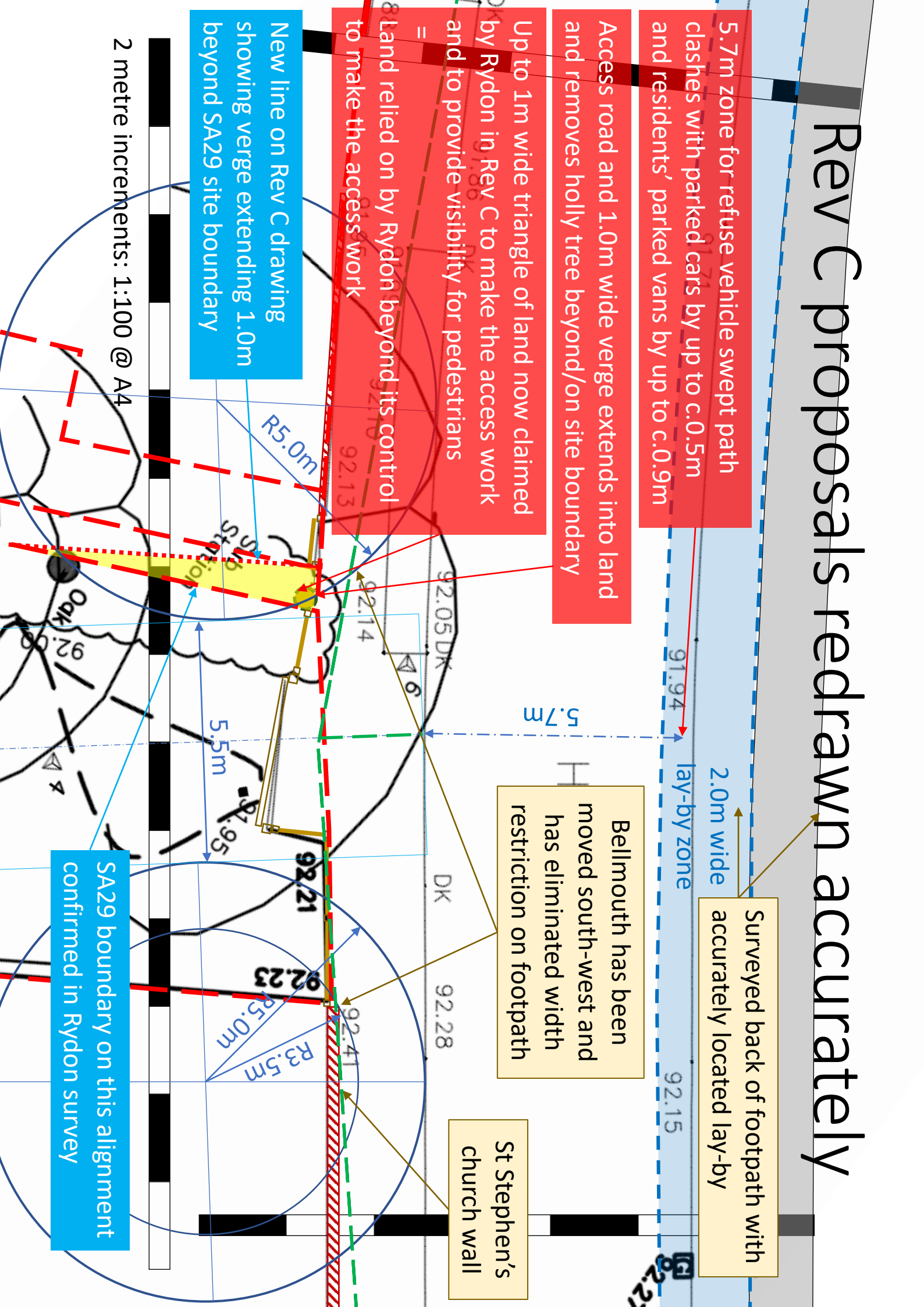
2 metre increments: 1:100 @ A4

Surveyed back of footpath with accurately located lay-by

Bellmouth has been moved south-west and has eliminated width restriction on footpath

St Stephen's church wall

SA29 boundary on this alignment confirmed in Rydon survey

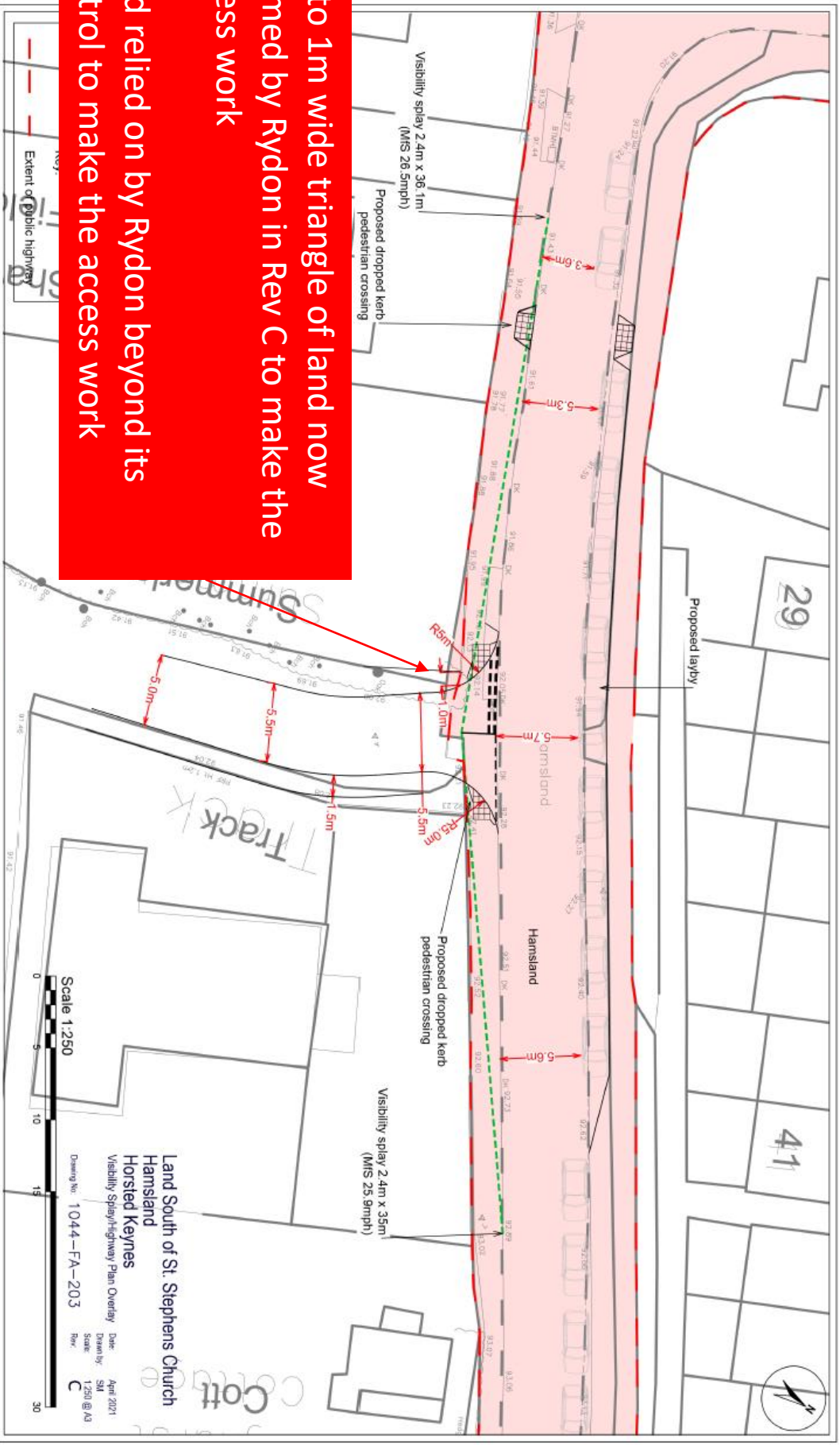


Conclusions

- This analysis has been drawn carefully to scale using Rydon's survey as a base to correct drafting errors evident in Drawing 1044-FA-203 Rev C. It demonstrates conclusively that Rydon:
 1. Can just provide acceptable visibility splays within the highway and/or on land in its control, albeit this may require X to be reduced to from 2.4m to 2.0m to avoid St Stephen's church land; but
 2. Cannot accommodate the bellmouth access, with a footpath to the east and a verge to the west, within the highway and/or on land in its control; and
 3. Cannot provide for the safe swept path of refuse vehicles entering and leaving the site without losing essential parking on Hamsland;
- Each successive Revision of Drawing 1044-FA-203 has heightened concern that Rydon does not have control of the necessary land. In Revision C, Rydon appears to confirm this by introducing a claim for a triangle of land that is not currently within its control, in order to provide the bellmouth access and a c.1m wide verge with adequate visibility for pedestrians.

Rydon updated Rev C access proposals

(Ref: SADPPD REP-2140-002e)



Up to 1m wide triangle of land now claimed by Rydon in Rev C to make the access work = Land relied on by Rydon beyond its control to make the access work



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Client: Rydon Homes Ltd
Project: Land south of St Stephens Church, Hansland, Horsted Keynes
Title: Proposed Site Access Visibility Splay

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Rev	Description	By	CHK	DATE
C	Dropped kerb and site access at access	AJ	MA	30/12/18
B	Access Road with amended	AJ	MA	03/11/202
A	Access Road with amended	DA	MA	17/03/21
Rev	Description	By	CHK	DATE

Scale 1:250

0 5 10 15 30

Land South of St. Stephens Church
Hansland
Horsted Keynes
Visibility Splay/Highway Plan Overlay
Drawing No: 1044-FA-203
Date: Apr 2021
Drawn by: SM
Scale: 1:250 @ A3
Rev: C

Status: PRELIMINARY
Project Number: JNY10094
RPS Drawing/figure Number: JNY10094-03
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Drawn by: AJ
Scale @ A3: 1:200
Date Created: Apr 2019
Rev: C