

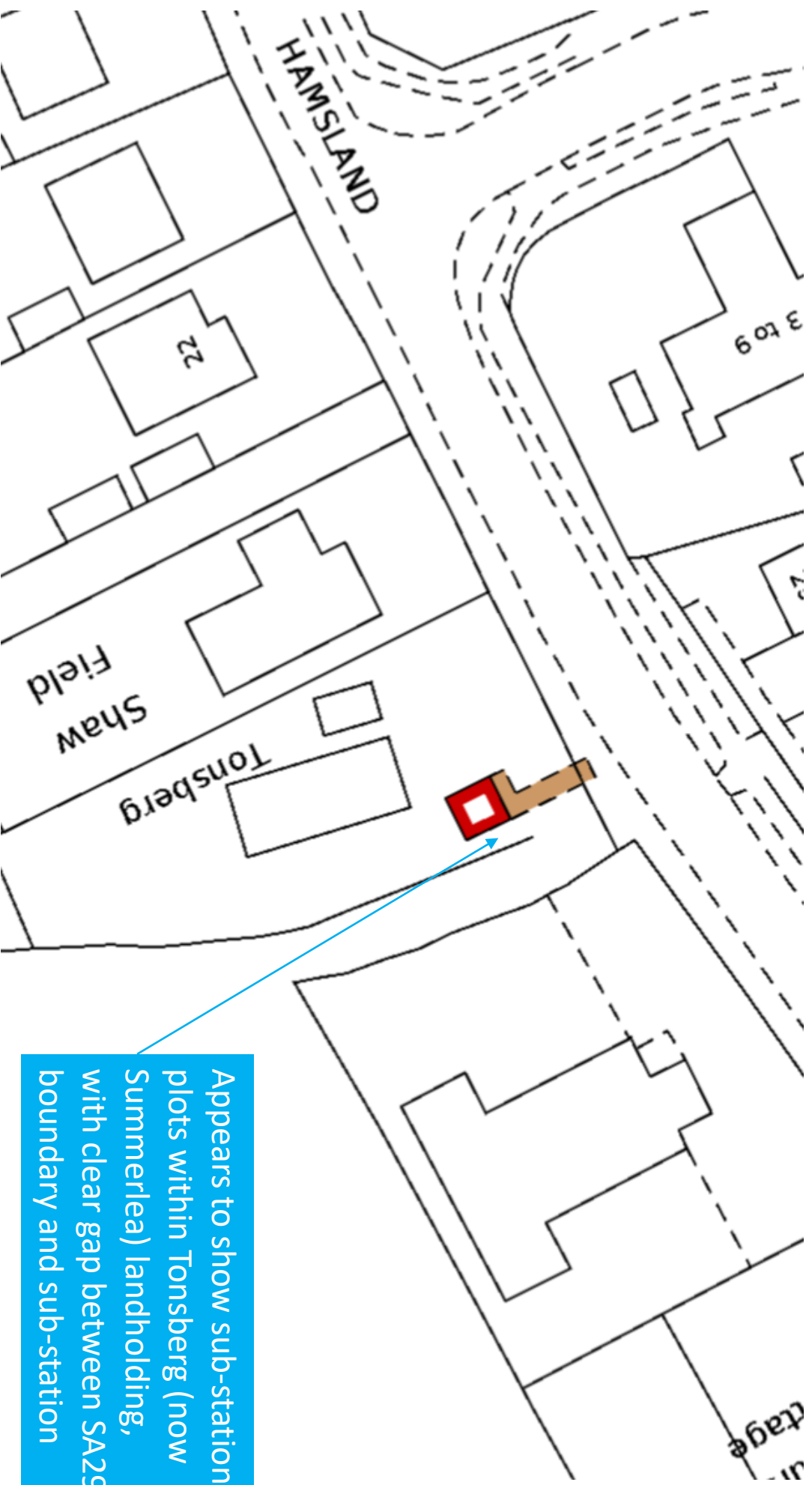
Land to the South of St Stephen's Church, Hamsland, Horsted Keynes

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 WSX296299



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,

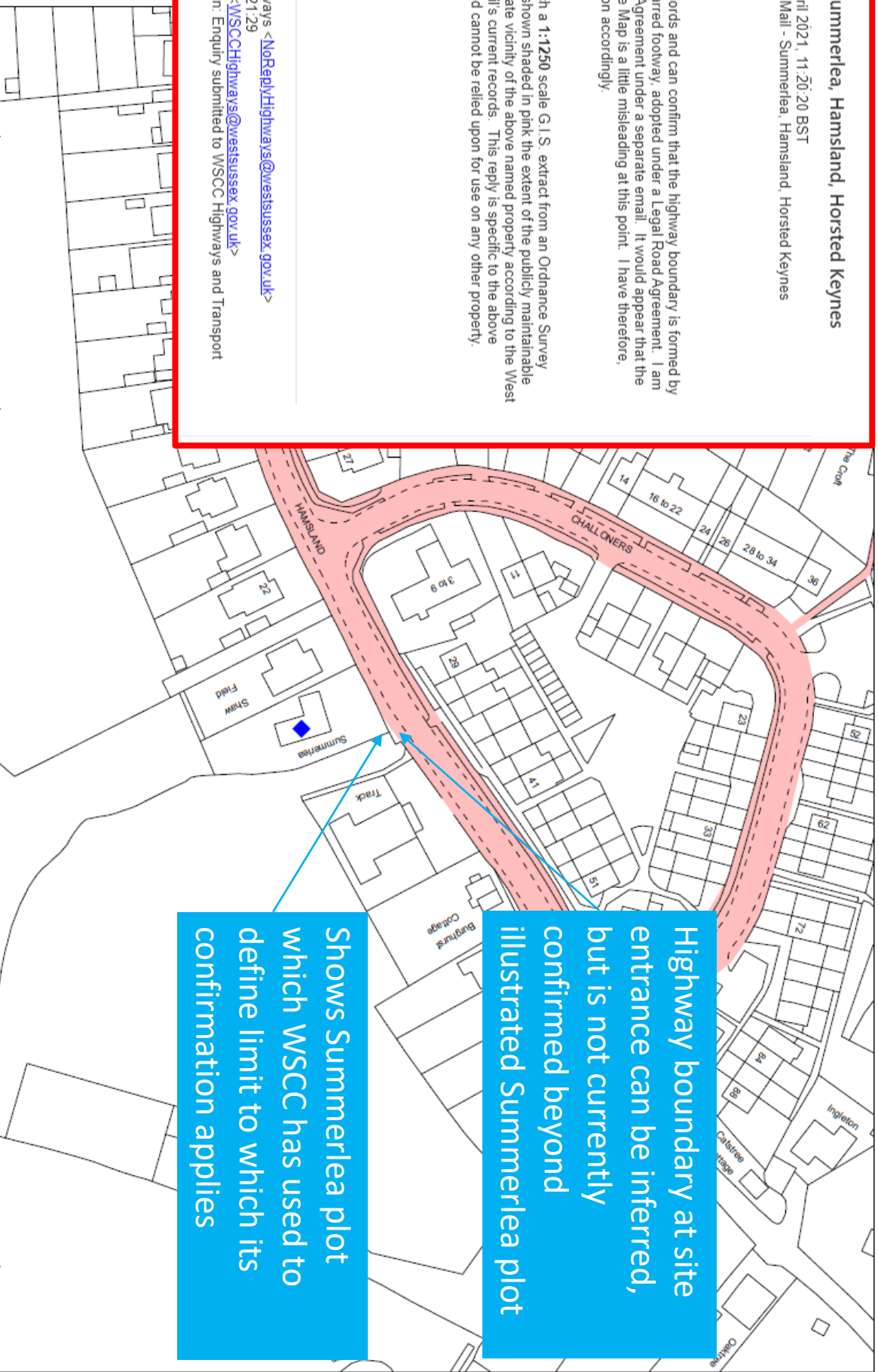
I have checked my records and can confirm that the highway boundary is formed by the back edge of the tarred footway, adopted under a Legal Road Agreement. I am sending a copy of the Agreement under a separate email. It would appear that the Ordnance Survey Base Map is a little misleading at this point.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



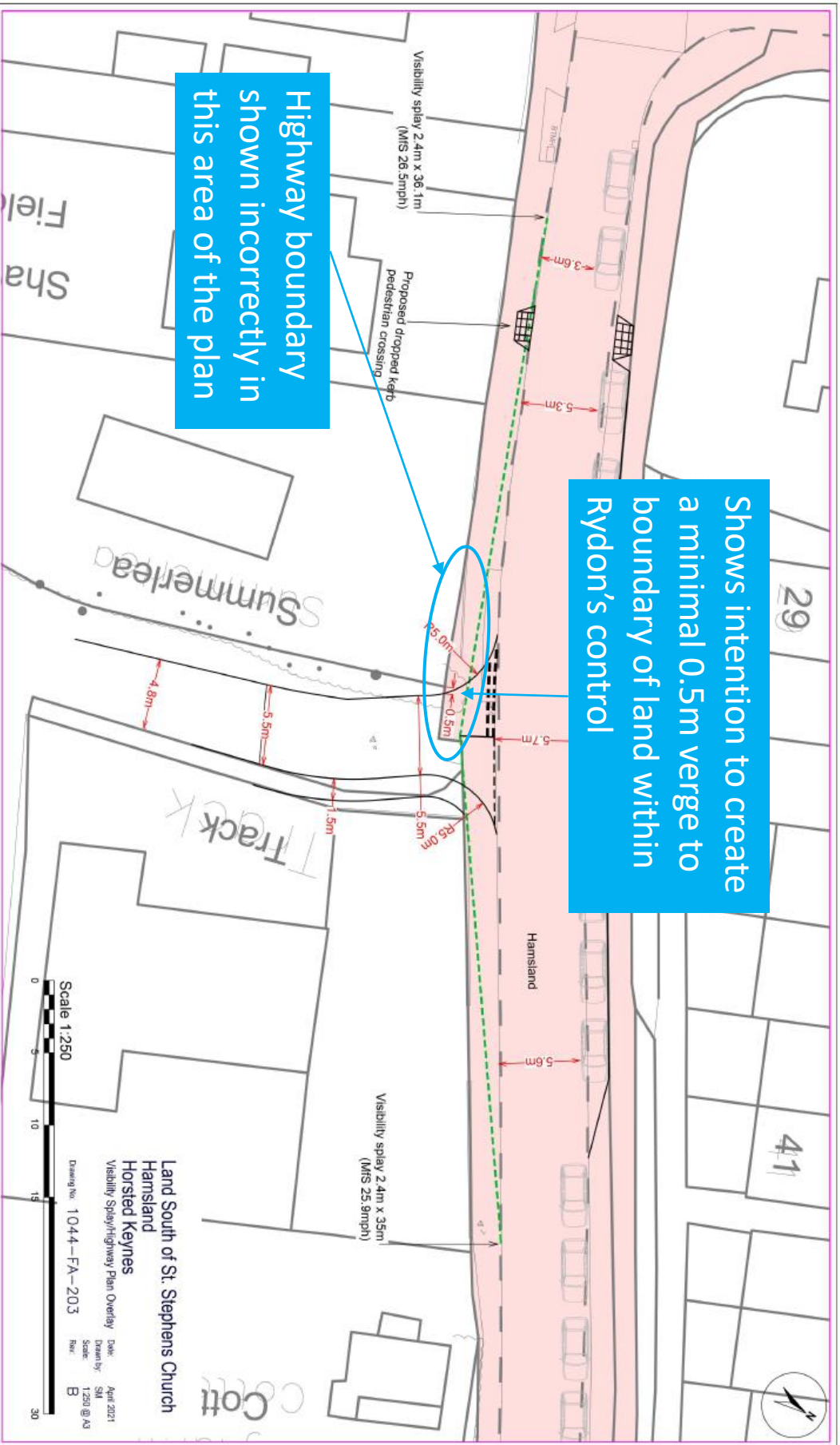
Highway boundary at site entrance can be inferred, but is not currently confirmed beyond illustrated Summerlea plot

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)





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Client Rydon Homes Ltd

Project Land south of St Stephens Church, Hansland, Horsted Keynes

Title Proposed Site Access Visibility Splay

NOTES

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

Rev	Description	DA	CA	CHK	17/03/2021
1	Approved/Issue in response to RSM				

Land South of St. Stephens Church
Hansland
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

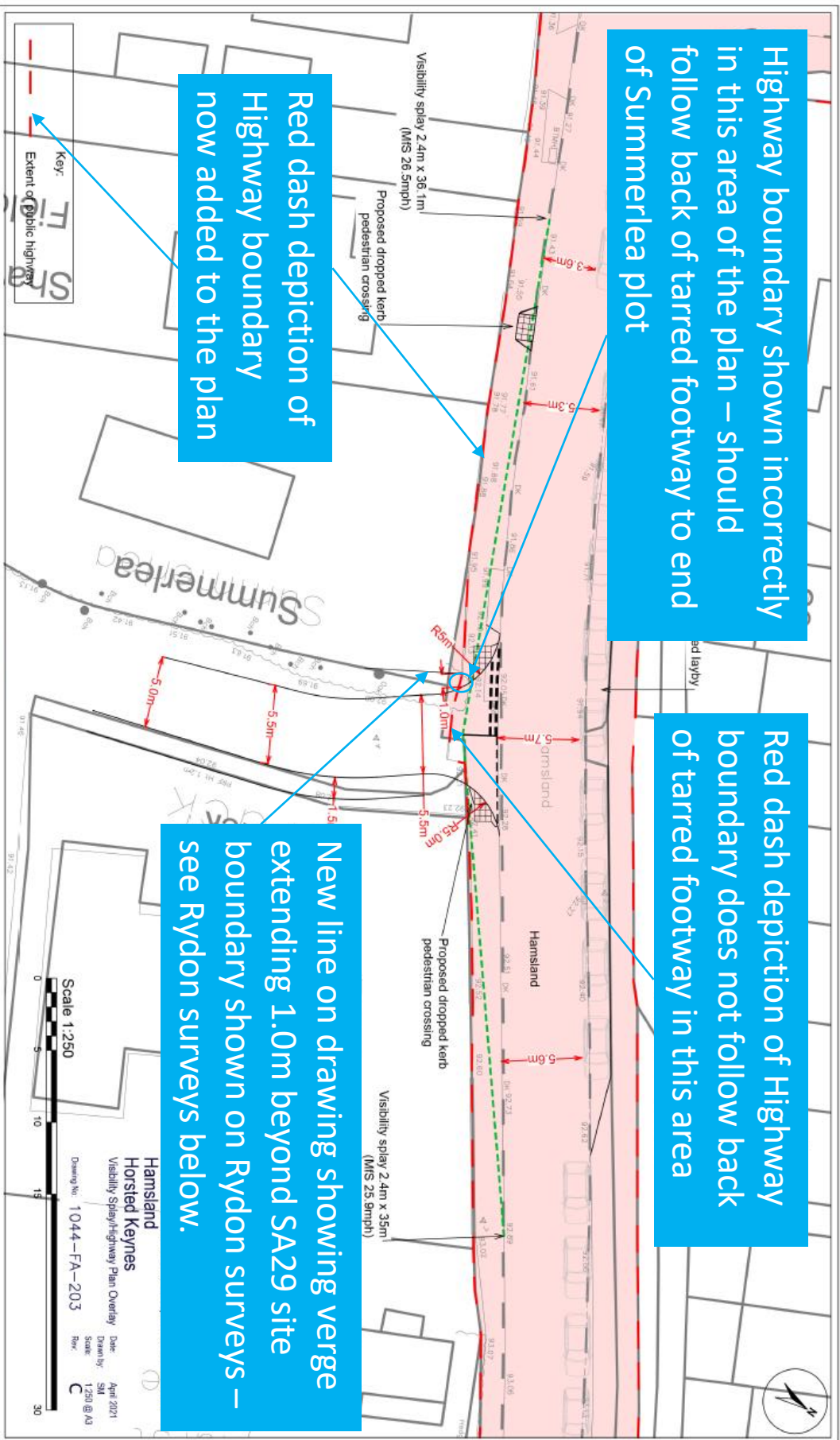
STATUS

<p>Drawn By: AJ</p> <p>Project Number: JNY10084</p> <p>RPS Drawing/Figure Number: JNY10084-03</p>	<p>Drawn By: MPA</p> <p>Date Created: April 2018</p> <p>Rev: A</p>
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Rydon updated Rev C access proposals

(Ref: SADPPD REP-2140-002e)



Highway boundary shown incorrectly in this area of the plan – should follow back of tarred footway to end of Summerlea plot

Red dash depiction of Highway boundary does not follow back of tarred footway in this area

Red dash depiction of Highway boundary now added to the plan

New line on drawing showing verge extending 1.0m beyond SA29 site boundary shown on Rydon surveys – see Rydon surveys below.

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 T: +44(0)20 7891 5000 B: rps@rpsgroup.com

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

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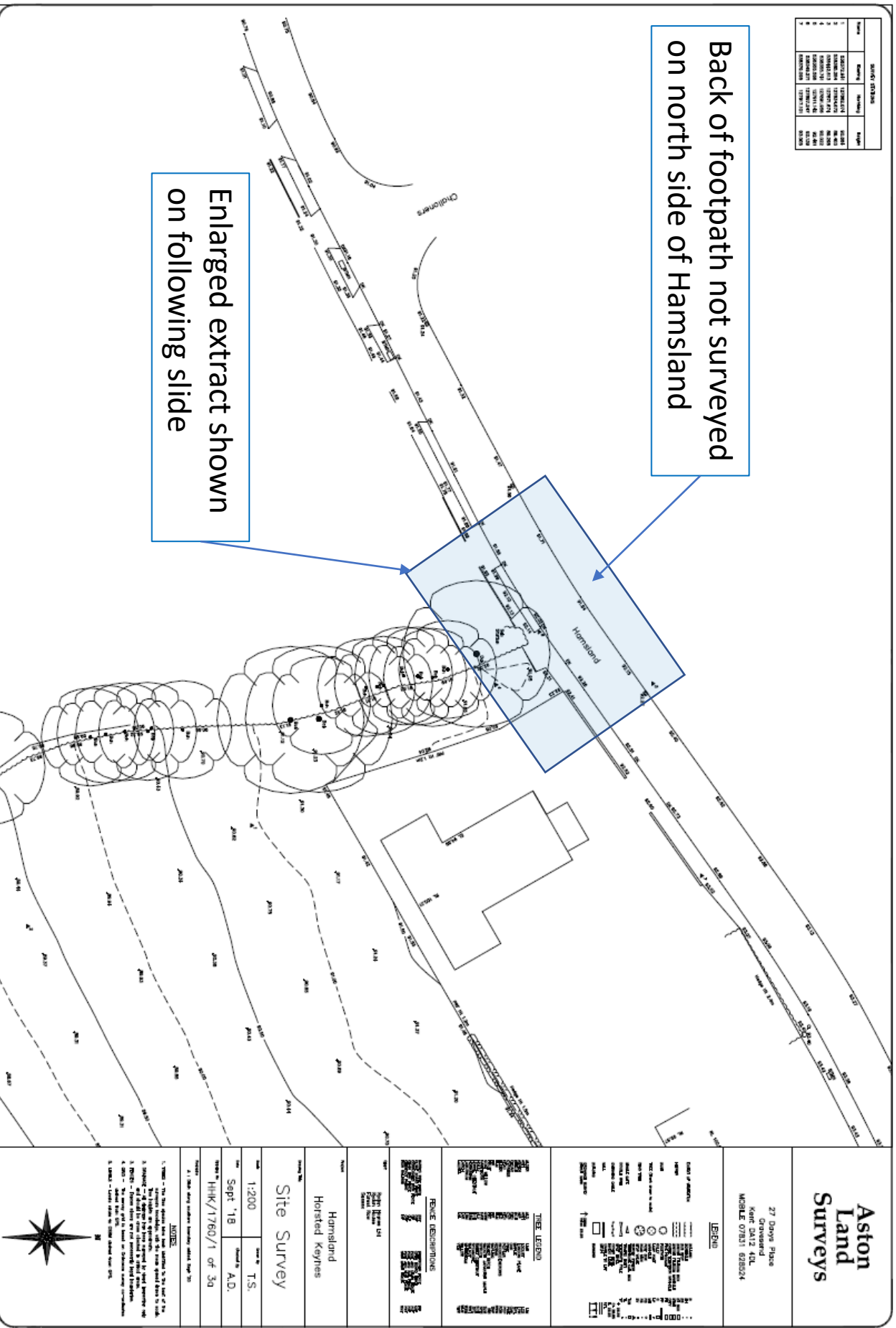
Rev	Description	By	CHK	Date
A	Original work and basic access at access	AJ	MA	30/12/18
B	Access based with amended	AJ	MA	03/07/20
C	Access based with amended	DA	MA	17/09/21

Scale 1:250
 Drawing No: 1044-FA-203
 Date: April 2021
 Drawn By: SM
 Checked By: SM
 Date Created: April 2019
 Rev: C

Project Reference: JNY10094-03
 RPS Drawing/Quote Number
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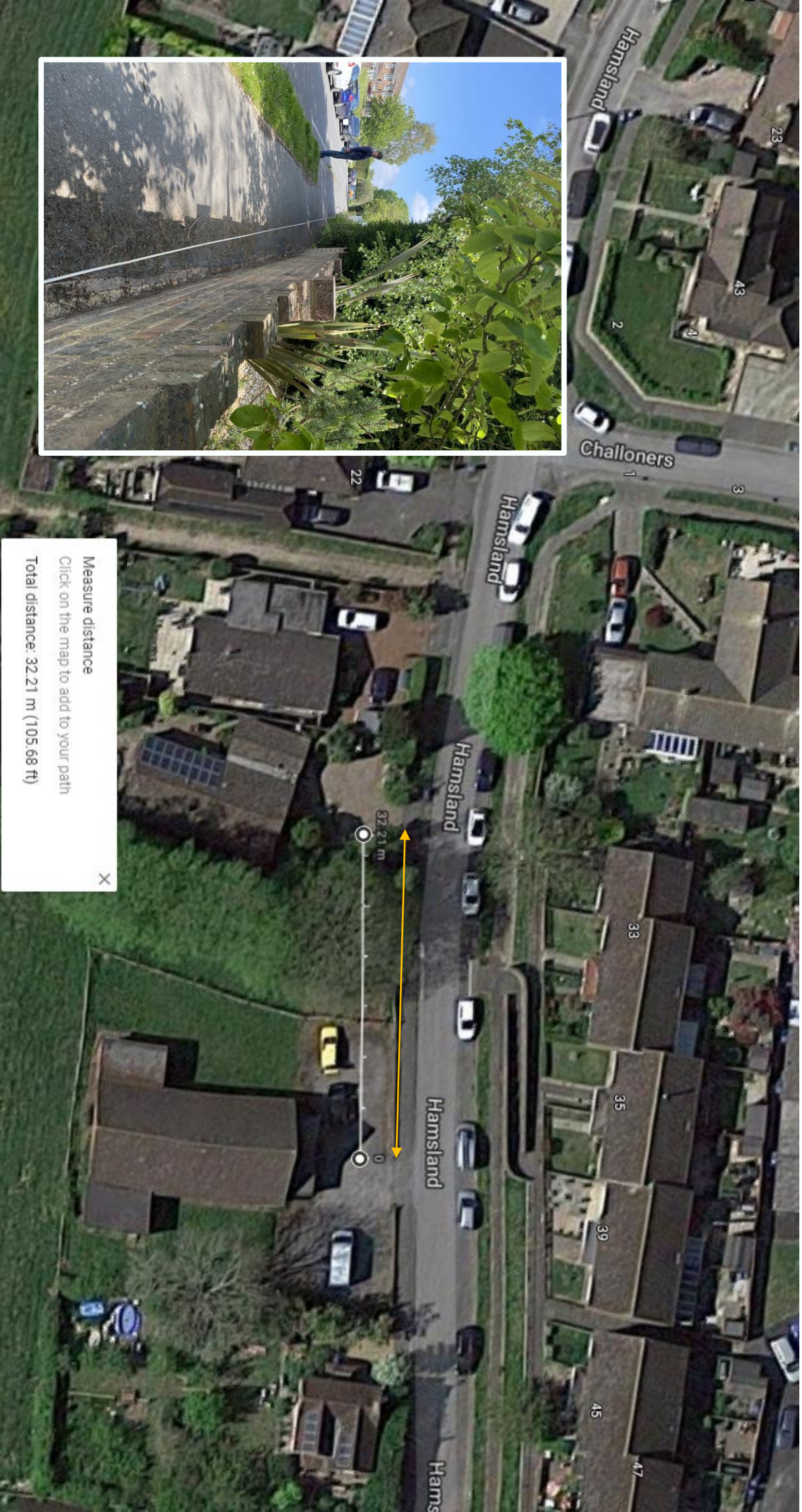
Rydon site survey at access point

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



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



Photos of survey site

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



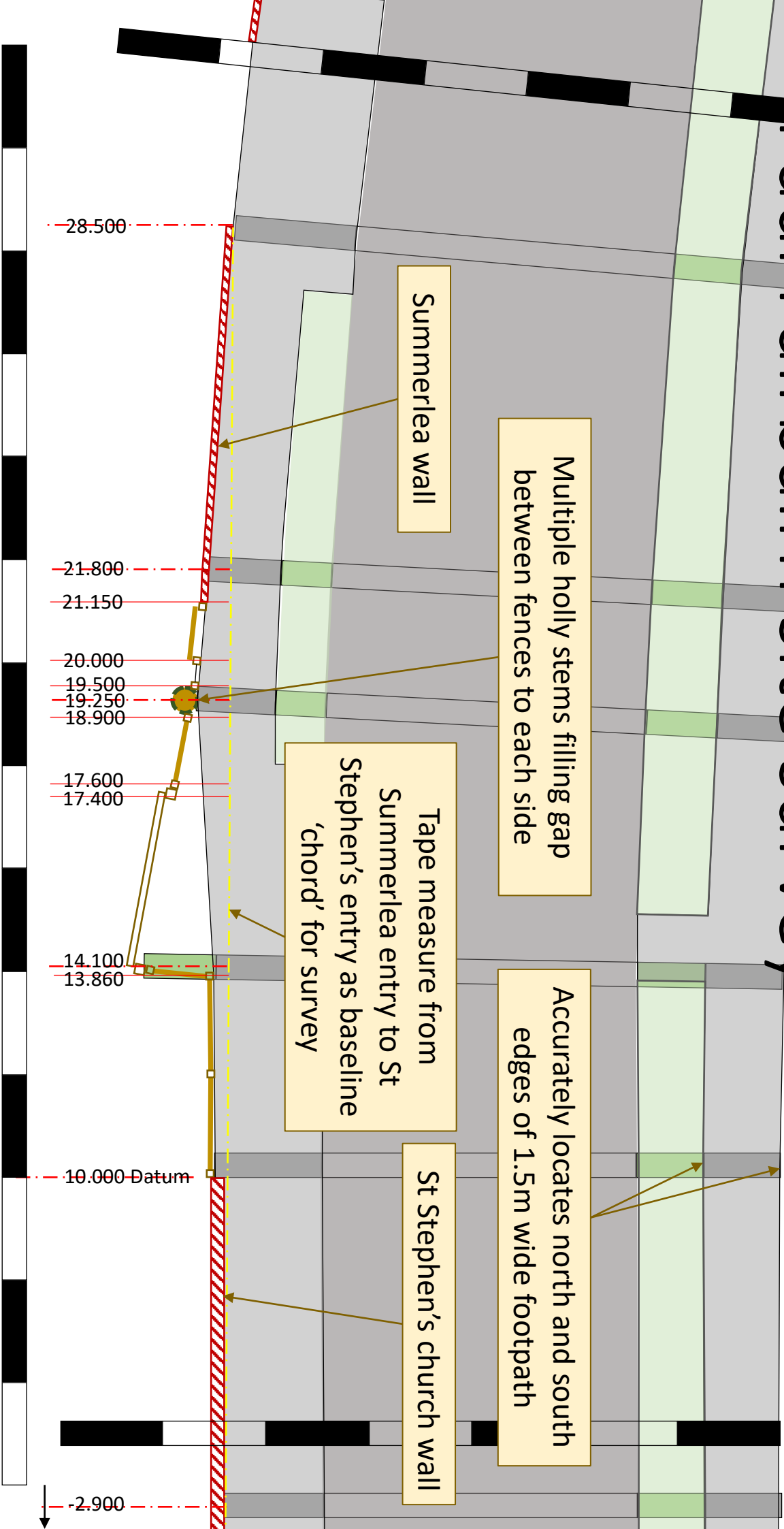
Photos of survey site

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

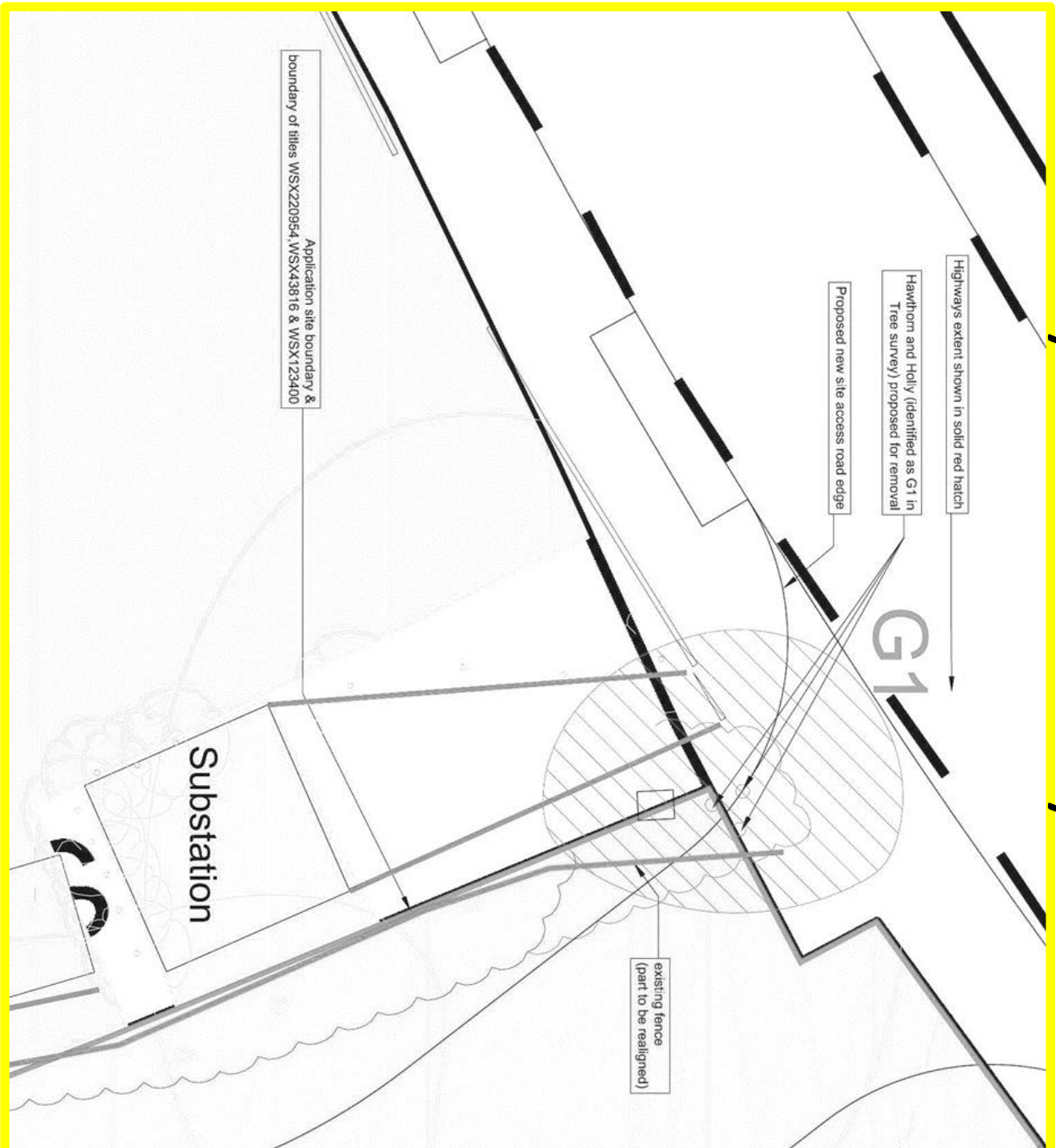
Paul Fairbairn site survey



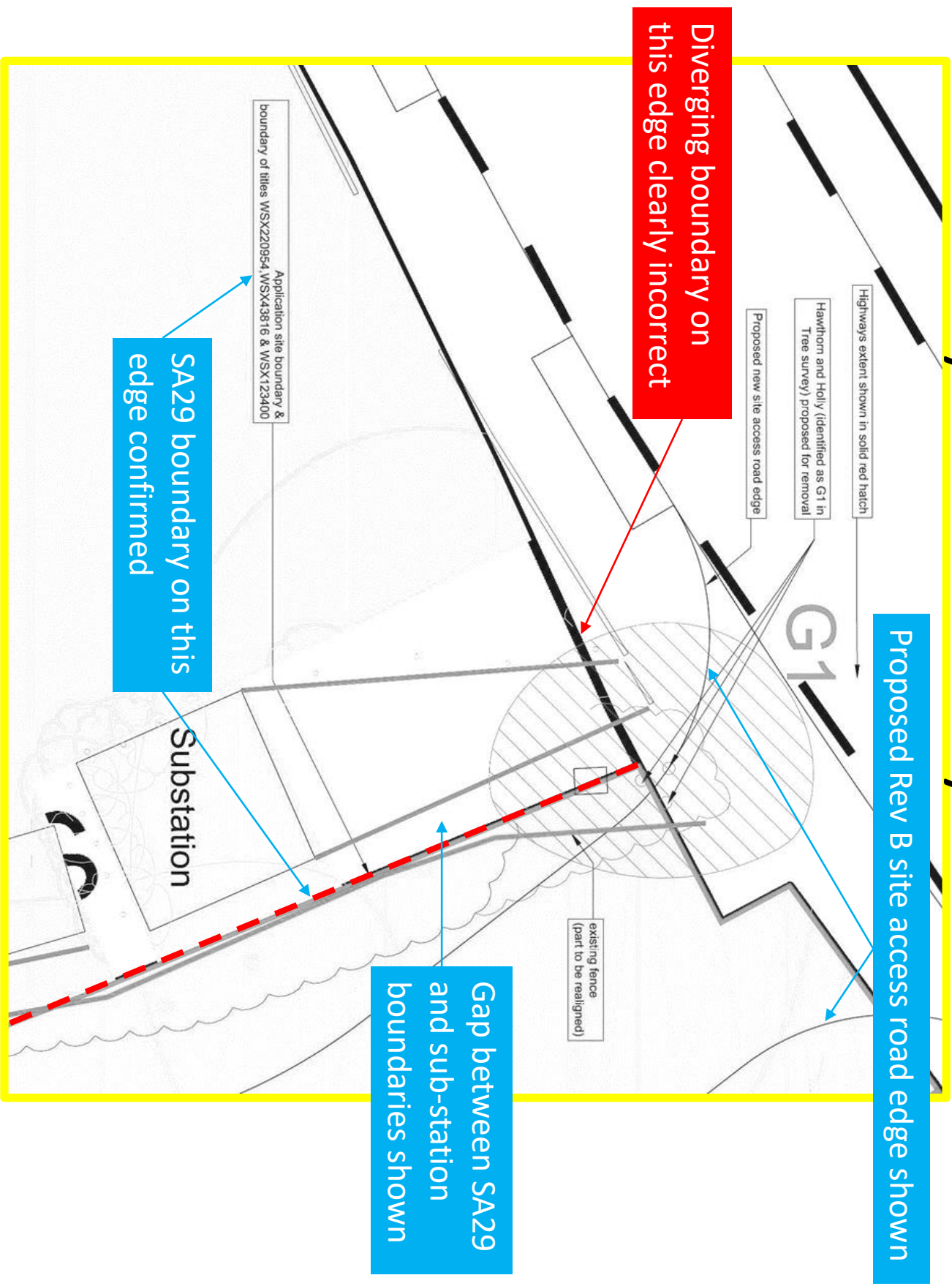
2 metre increments: 1:100 @ A4

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

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

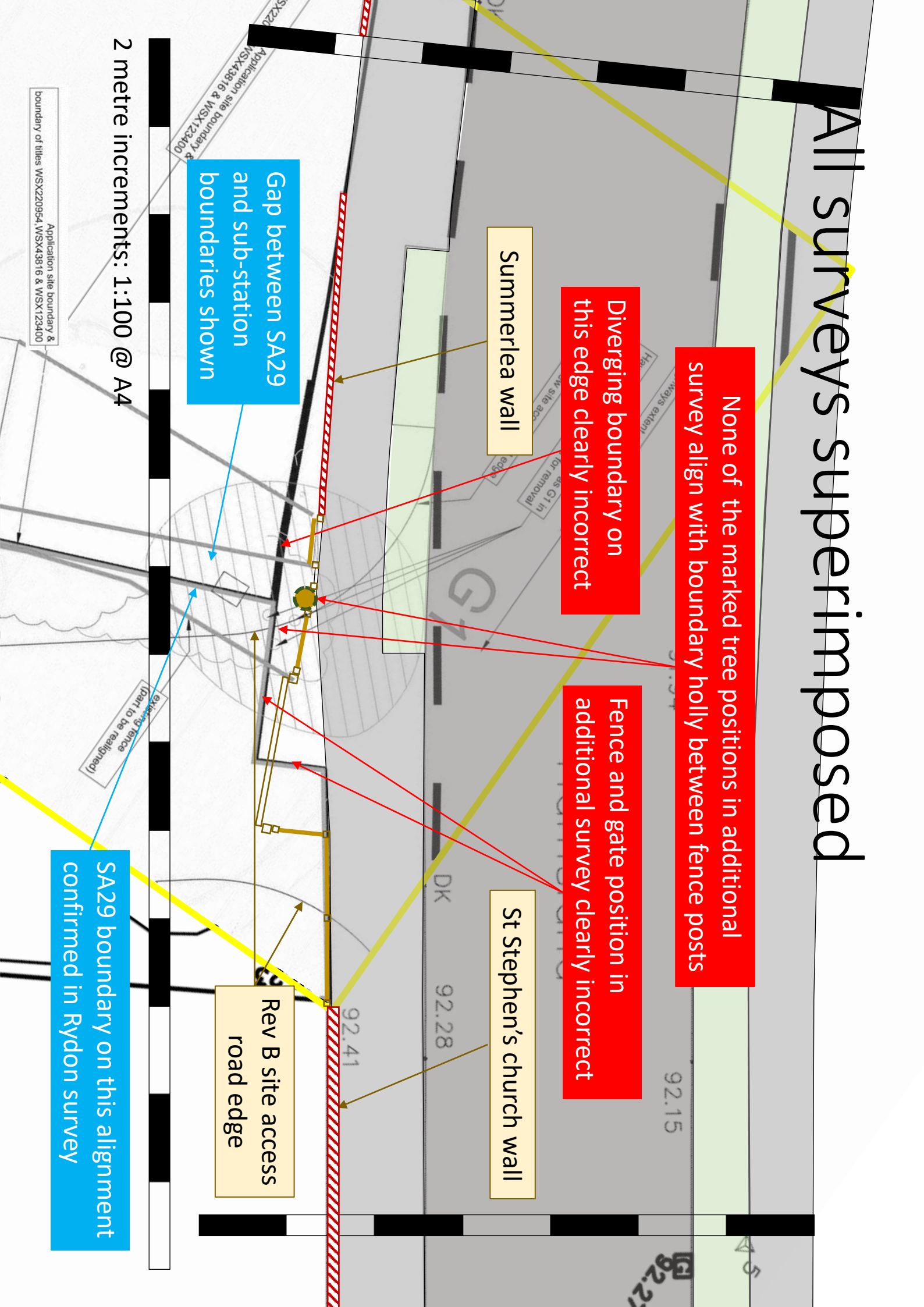
Gap between SA29 and sub-station boundaries shown

Rev B site access road edge

SA29 boundary on this alignment confirmed in Rydon survey

2 metre increments: 1:100 @ A4

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



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

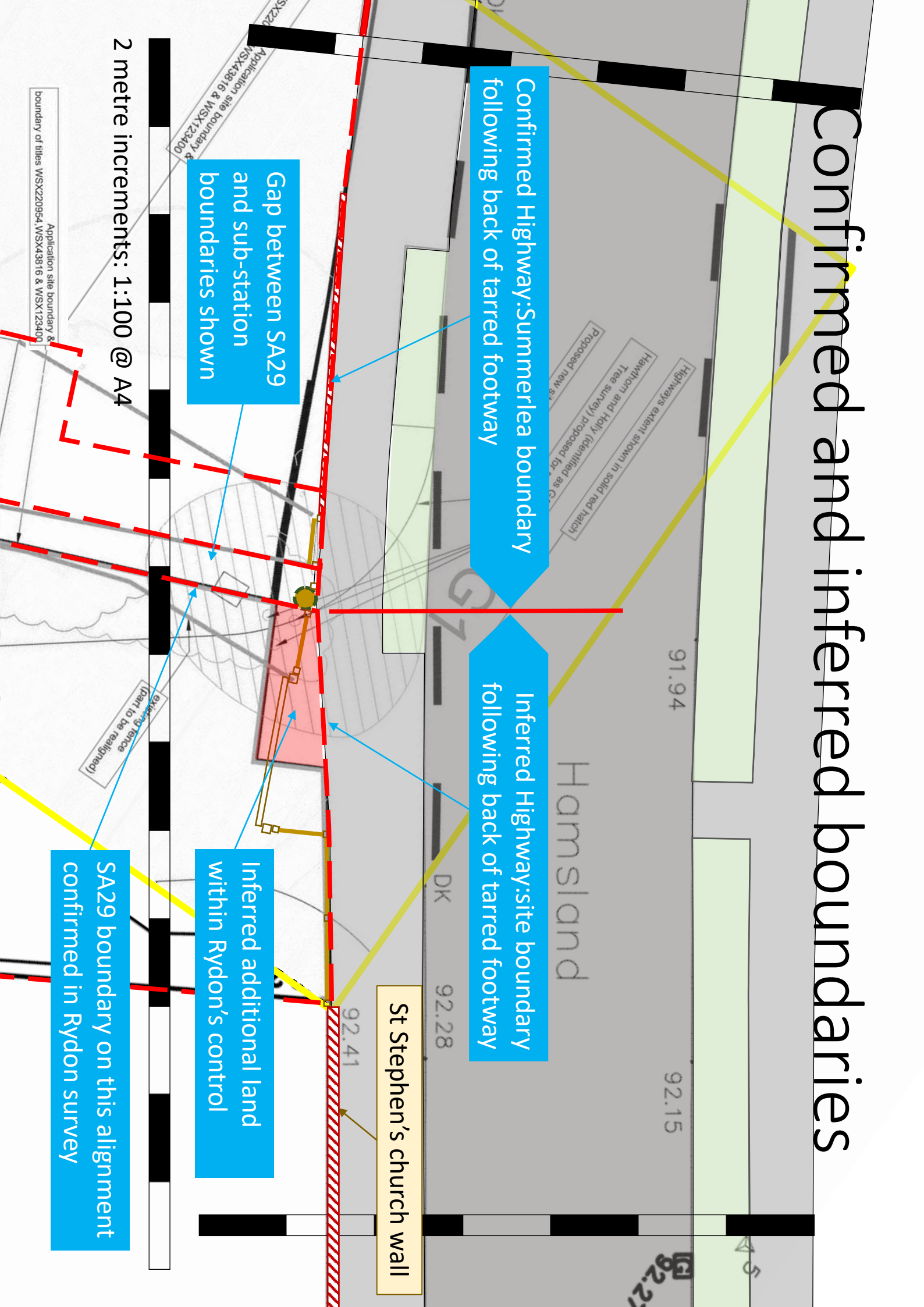
Inferred additional land within Rydon's control

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

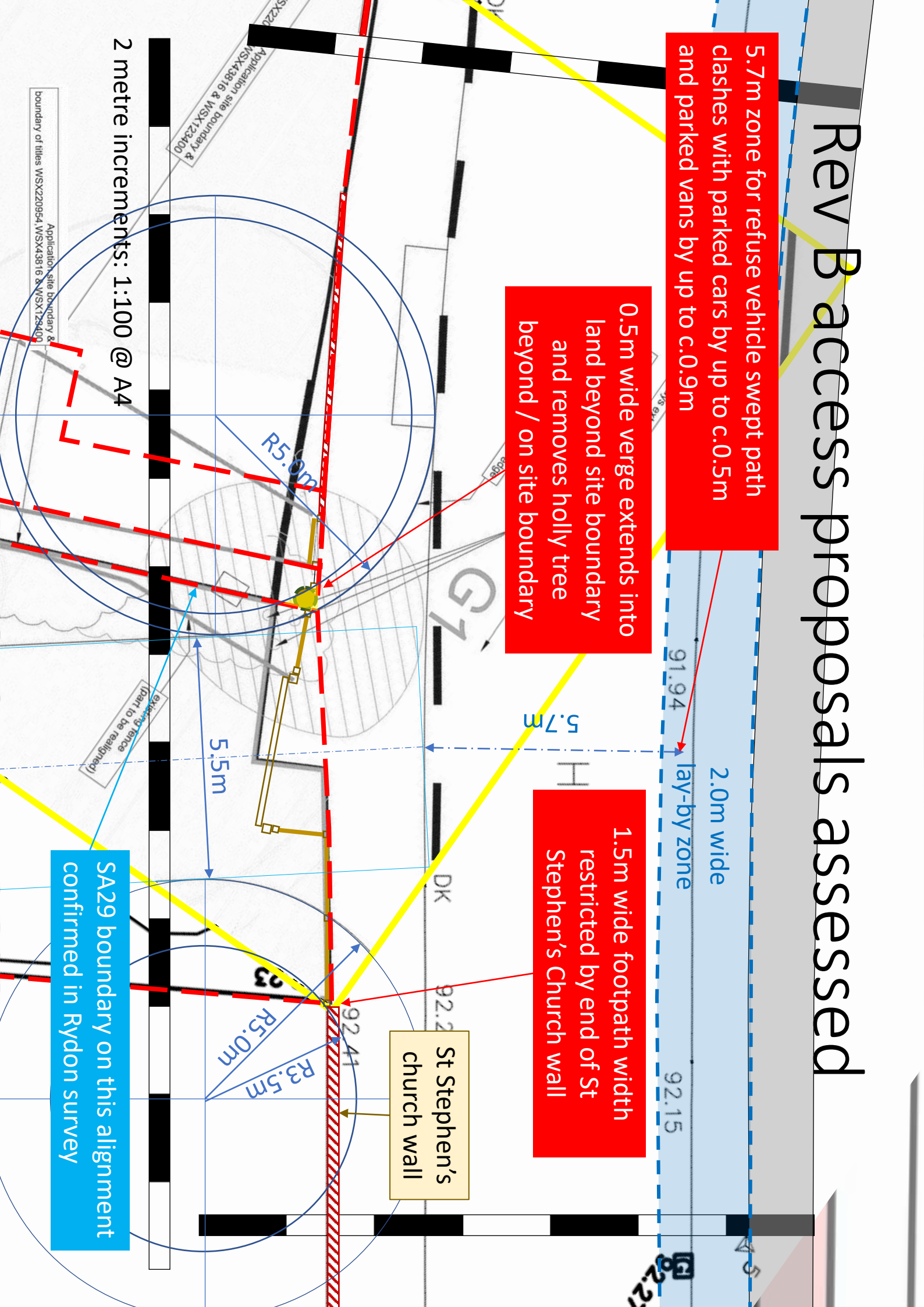
1.5m wide footpath width restricted by end of St Stephen's Church wall

2.0m wide lay-by zone

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

2.0m wide lay-by zone

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

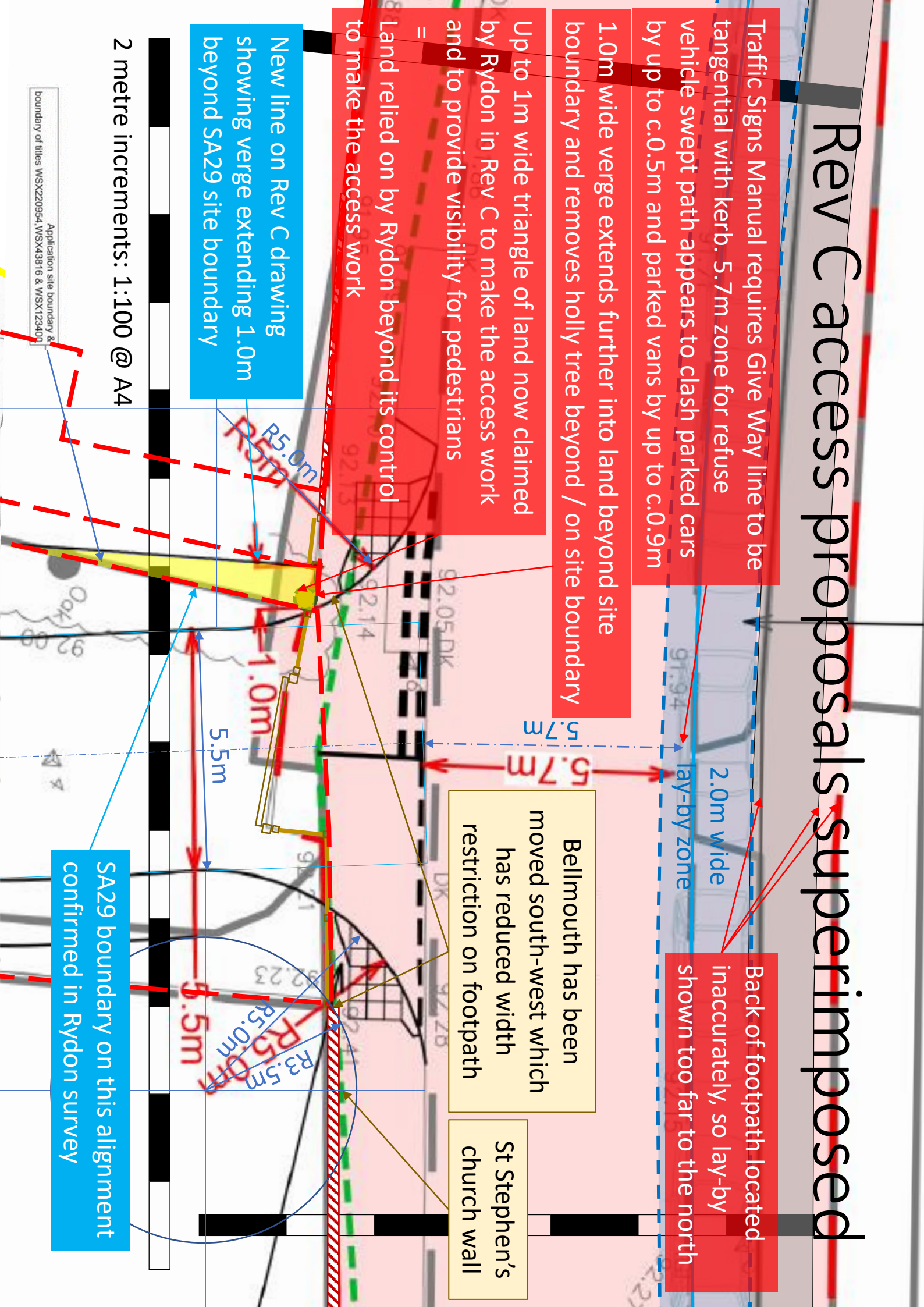
St Stephen's church wall

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

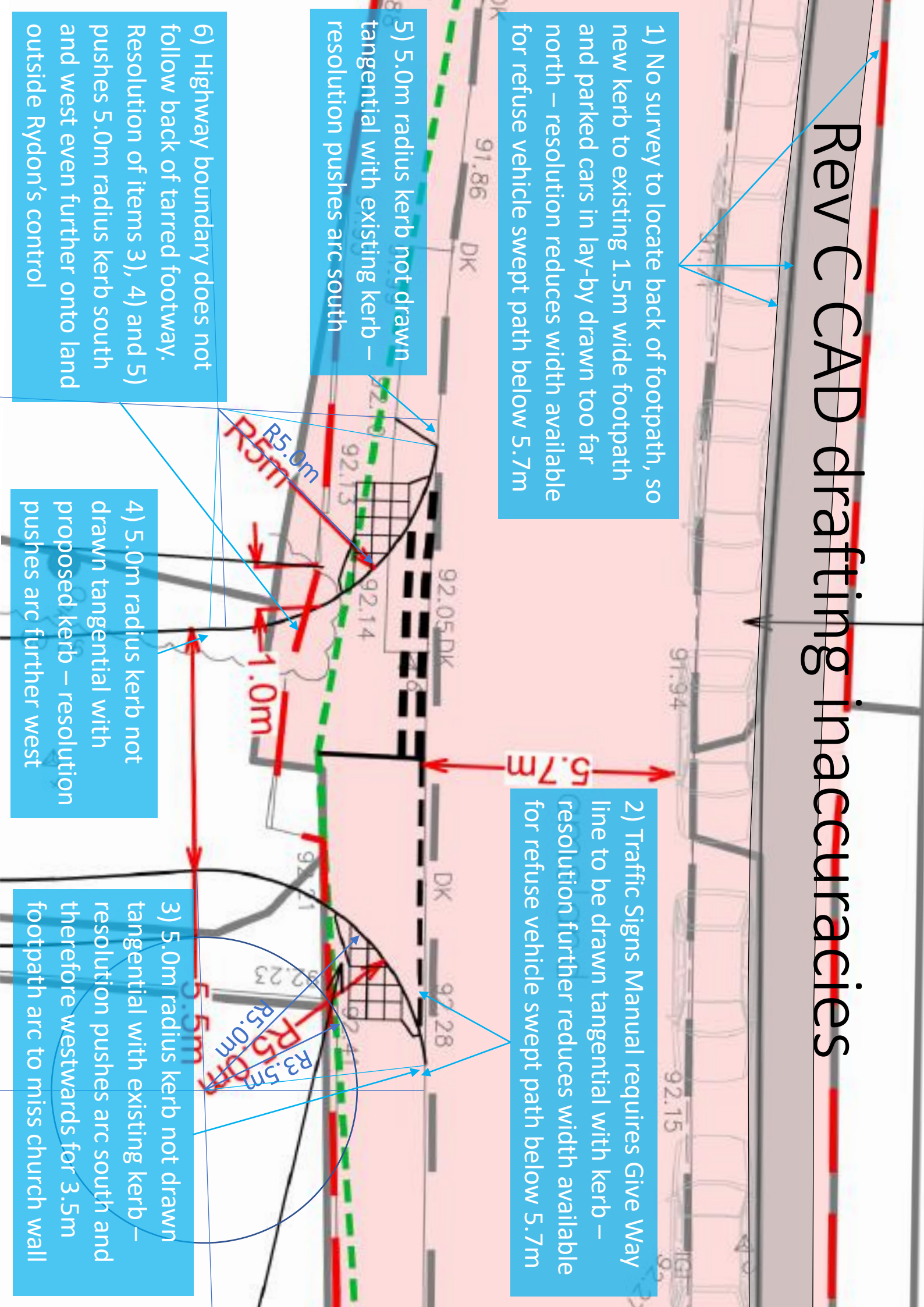
5) 5.0m radius kerb not drawn tangential with existing kerb – resolution pushes arc south

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

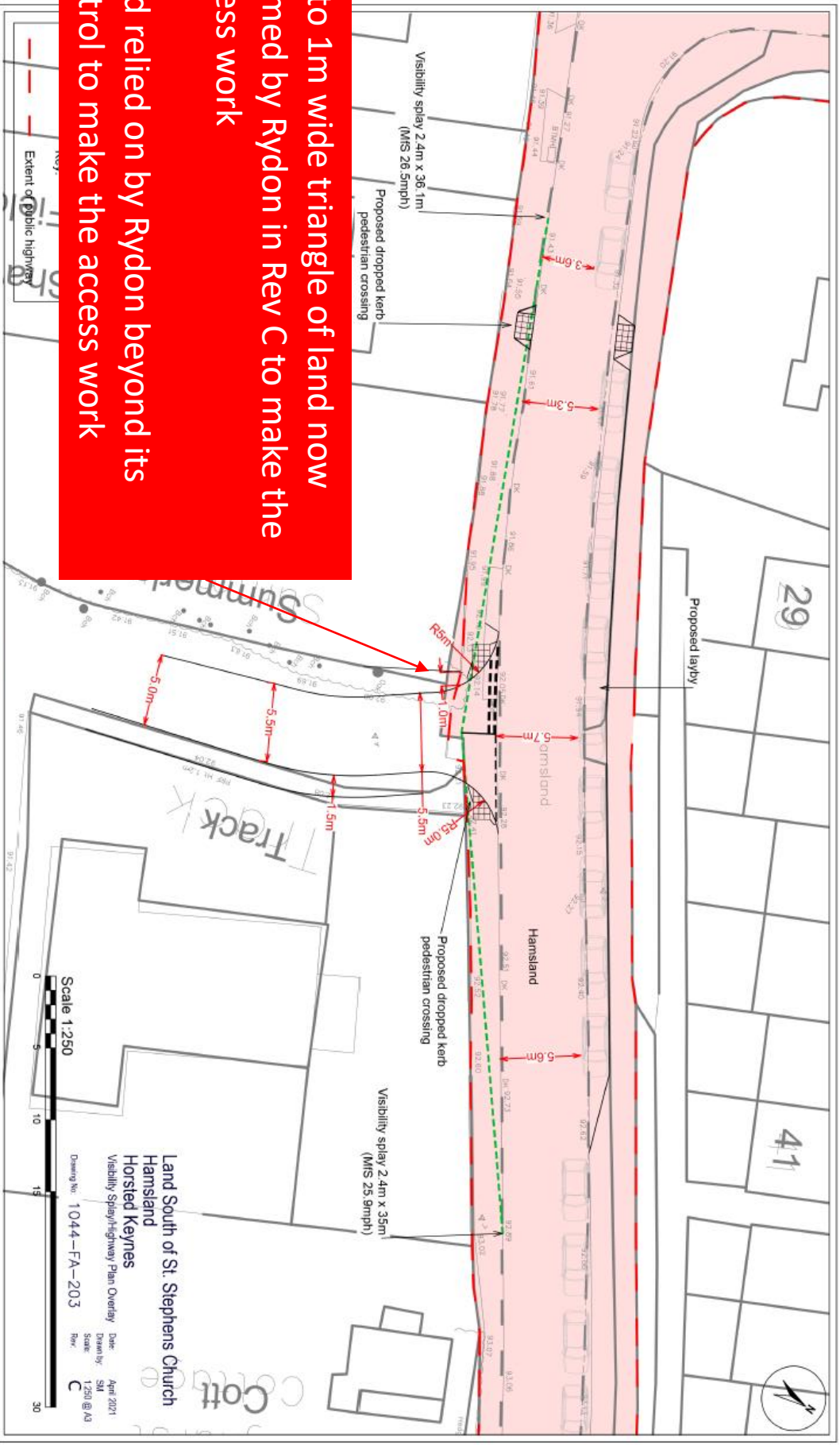


Conclusions

- 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	03/11/2022
A	Amendments Made in response to S&A	DA	MA	17/03/21
Rev	Checked by	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

Drawn by: AJ
Scale @ A3: 1:250
RPS Drawing/figure Number: JNY10094-03

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