
TECHNICAL NOTE

Project Title: St. Stephens Fields, Horsted Keynes

Report Reference: JNY10084 - 08

Date: 24/08/2021

APPLICATION REF: DM/20/4692 – LAND SOUTH OF ST. STEPHENS CHURCH, HAMSLAND

Introduction

- 1.1 This Technical Note has been prepared on behalf of Rydon Homes Ltd., to address comments provided by Mr Paul Fairbairn dated 22/07/21 in respect of the above application. This Technical Note addresses the comments provided in paragraph 2 in respect to the swept path analysis and the proposed access arrangement.

Proposed Access Review

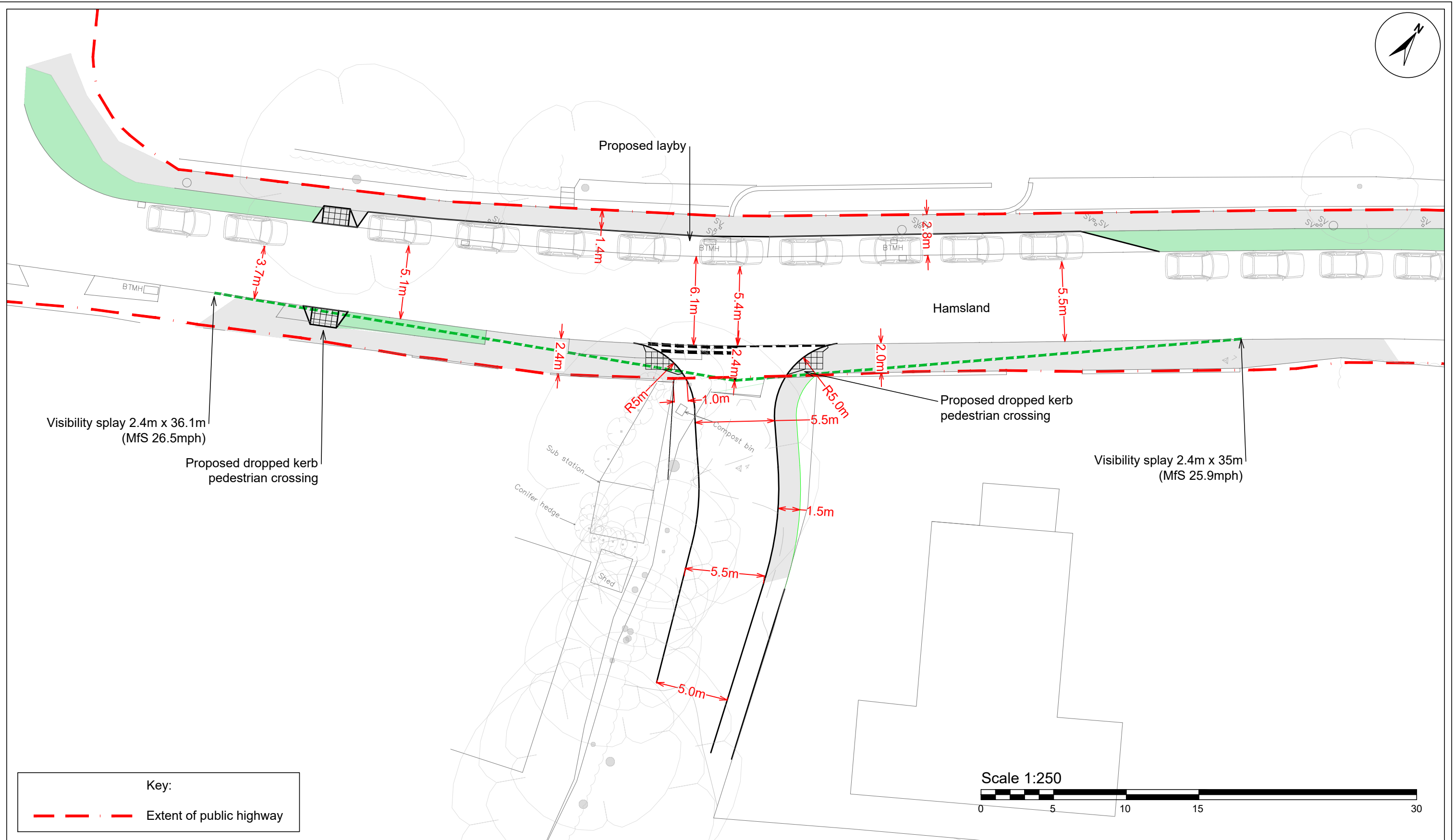
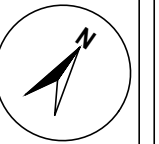
- 1.2 The proposed access arrangement was based on topographical survey although this did not include the footway to the northern side of Hamsland, this has since been included and is shown on the amended layout Drawing Ref: JNY10084-03 Rev E included in **Appendix A**.
- 1.3 The layby to the north of the site access has been adjusted slightly to ensure that the existing footway width, which is currently approximately 1.4m wide, is maintained and the proposed layby only results in the removal of the existing verge. This in turn has reduced the carriageway width opposite the site access to 5.4m should a car be parked here.
- 1.4 In order to ensure that this slight reduction in width does not affect the movements of a large refuse vehicle, the swept path analysis has been updated with the latest layout and is included in **Appendix B** as drawing No. JNY10084-04 Revision D.
- 1.5 The results show that a refuse that is some 12m in length and 2.5m in width, will still be able to manoeuvre into and out of the site without affecting the cars parked within the layby. It should also be noted that the size of vehicle tracked is the largest design vehicle for a refuse vehicle and the actual size of refuse vehicle to serve this area is likely to be smaller than that shown.

Summary

- 1.6 The proposed access arrangement and proposed layby on Hamsland has been updated and will still be able to accommodate the movements of large vehicles that will access the site on an infrequent basis.
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Appendices

Appendix A – Drawing No. JNY10084/03 E



Key:
 - - - - - Extent of public highway

Scale 1:250
 0 5 10 15 30

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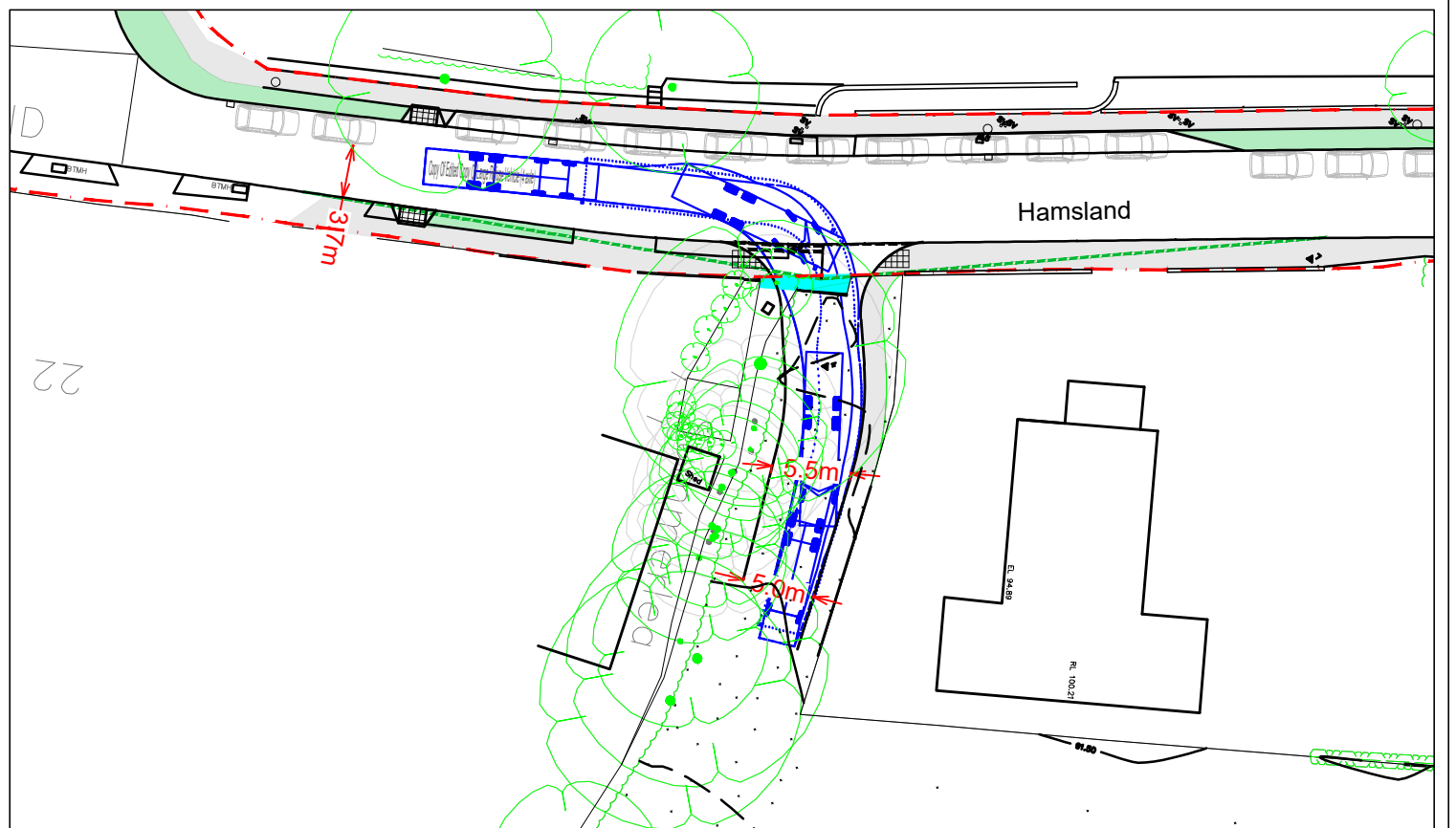
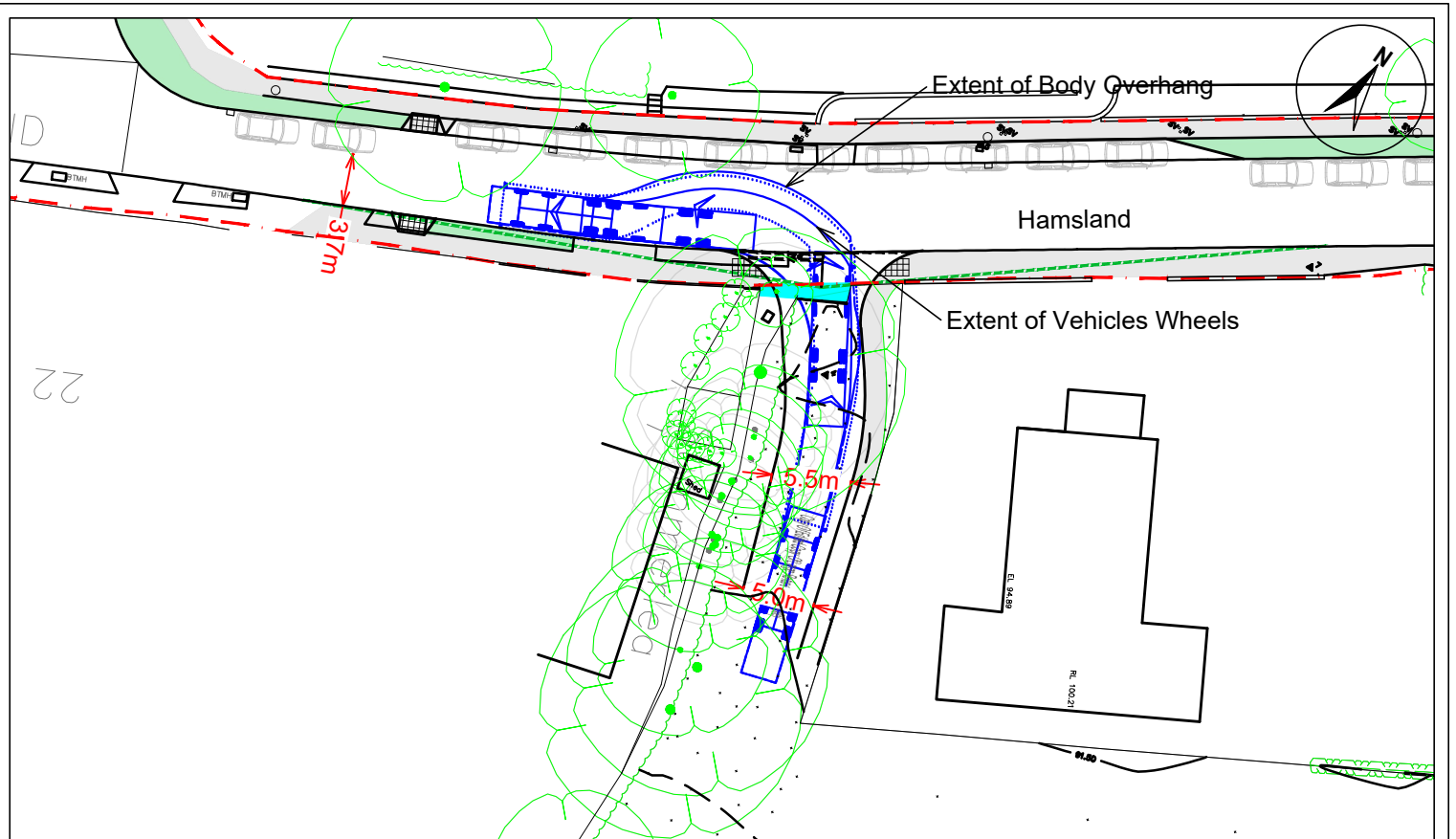
Client Rydon Homes Ltd
 Project St Stephens Fields, Horsted Keynes
 Title Proposed Site Access Visibility Splay

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 3. This drawing is to be read in conjunction with all relevant scheme drawings.

| Rev | Description | By | CB | Date |
|-----|---|----|----|------------|
| E | Replaced OS with topo | AJ | MA | 20/08/2021 |
| D | Revised boundary | | | 17/06/2021 |
| C | Dropped kerb and tactile added at access and highway boundary added | AJ | MA | 30/12/1899 |
| B | Access Road width amended | AJ | MA | 03/11/2020 |
| A | Amendments Made in response to RSA | DA | MA | 17/09/2019 |

Status PRELIMINARY
 Project Number JNY10084
 RPS Drawing/Figure Number JNY10084-03
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 Drawn By AJ
 Scale @ A3 1:250
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 Date Created April 2019
 Rev E

Appendix B – Drawing No. JNY10084/04 D



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Client Rydon Homes Ltd
Project St Stephens Fields, Horsted Keynes
Title Proposed Site Access
12m Refuse Collection Vehicle
Swept Path Analysis

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Status PRELIMINARY
Project Number JNY10084
RPS Drawing/Figure Number JNY10084-04
Scale @ A3 1:500
Drawn By AJ
MRA
PM/Checked by MRA
Date Created April 2019
Rev D

| | | | | |
|-----|---------------------------|----|-----|----------|
| C | Further swept paths added | AJ | MRA | 22.02.21 |
| B | | | | |
| A | | | | |
| Rev | Description | By | CB | Date |

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