

00228/24

DATED 28 February 2024

SUFFOLK COUNTY COUNCIL (1)

- and -

TAYLOR WIMPEY UK LIMITED (2)

AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980
and any other enabling power relating to
the development of land off Norwich Road, North of Church Lane, Barham Suffolk
(PHASE 1)

Nigel Inniss
Head of Governance
Suffolk County Council
8 Russell Road Ipswich
Suffolk IP1 2BX

Ref: FB/1

**SECTION 278 AGREEMENT
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THIS AGREEMENT is made the 28th day of February 2024
BETWEEN the following parties :-

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX ("the County Council")
- (2) TAYLOR WIMPEY UK LIMITED (company number 01392762) of Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR ("the Developer")

RECITALS AND DEFINITIONS

(A) In this Agreement unless the context otherwise requires the following words shall have the following meanings :-

"1980 Act"	Means the Highways Act 1980 (as amended)
"Approved Contractor"	Means the contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
"Approved Sub-Contractor"	Means the sub-contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
"Certificate of Final Completion"	Means any of the certificates referred to in paragraph 15.3 of Schedule I
"Certificate of Substantial Completion"	Means any of the certificates referred to in paragraph 14.2 of Schedule I
"Committed Sums"	Means the sum of £29,390.91 (Twenty-Nine Thousand and Three Hundred and Ninety Pounds and Ninety-One Pence) which is calculated, as set out in paragraph 18.1 on Schedule I towards the cost of the County Council's future maintenance liability of the Highway Works

“Compensation Figure”	Means the sum of £21,400 (Twenty One Thousand and Four Hundred Pounds) which is the amount which the Director reasonably considers sufficient to meet the likely cost of settling claims and connected costs under Part I of the Land Compensation Act 1973
“Compensation Cash Deposit”	Means the cash deposit to be paid to the County Council in the sum of the Compensation Figure being the sum the County Council reasonably considers sufficient to meet the likely cost of settling claims and connected costs under Part I of the Land Compensation Act 1973
“Contract”	Means the contract or contracts in respect of each and all of the Highway Works
“Contractor”	Means the contractor or contractors who have been awarded the Contract to execute the Highway Works. For the avoidance of doubt the aforementioned definition does not include any subcontractor
“Development”	Means the development to be carried out pursuant to the Permission
“Director”	Means the County Council’s Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
“Highway Works”	Means the works collectively or individually as the context requires which are set out in Schedule III of this Agreement and shown in the Works Drawings (limited to the works forming part of “Phase 1” as indicated on plans Section 278 Layout Plan Sheet 1 156-016-817/P06 and Section 278 Layout Plan Sheet 2 156-016-818/P06)
“Highway Structure”	Means any bridge, subway, culvert, pipe, tunnel, or other structure built in, over, under or adjacent to any part of the highway
“Performance	Means the bond with the Performance Bond Surety for each and all of the Highway Works, such bond to be in the form set

Bond”	out in Schedule II, to the effect that should the Developer default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Performance Bond Surety to provide the full value of the Performance Bond (subject to the provisions hereinafter contained) to carry out the Highway Works and maintain the same as aforesaid
“Performance Figure”	Means the sum of £250,071.14 (Two Hundred and Fifty Thousand, Seventy-One Pounds and Fourteen Pence) being the Tender Sum plus 10 per cent in respect of the Highway Works and as set out in each of the Contracts
“Performance Bond Surety”	Means NHBC
“Permission”	Means the planning permission granted by Mid Suffolk District Council dated 20 March 2023 granted with reference number DC/22/03231 in respect of the Site together with any modification of it
“Road Safety Audit”	Means the evaluation of each and all of the Highway Works during design and at the end of construction to identify potential road safety problems that may affect any users of the highway and to suggest measures to eliminate or mitigate those problems in accordance with Department for Transport standards or by the County Council as agreed by the Director
“Site”	Means land situated off Norwich Road, North of Church Lane, Barham Suffolk shown edged red for identification only on the title plan filed under Title Number SK421198
“Specification”	The County Council's “Specification for Estate Roads” dated May 2007 (or later amendment current at the date of this Agreement) so far as this is consistent with the Works Drawings and description in Schedule III (subject to any variations agreed in writing by the Director)

“Sub-contractor”	Means the sub-contractor(s) working for the Contractor(s) who have been contracted to execute the Highway Works
“Substantial Completion”	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed
“Technical Standards”	Means the standards necessary to ensure complete conformity with all UK primary and secondary legislation (including by-laws) all guidance standards and codes of practice issued by the Department for Transport the County Council statutory undertakers and relevant professional institutes the Road Safety Audit and formal instructions issued by the Director from time to time during the design and implementation of the Highway Works and for the avoidance of doubt this shall include the Traffic Signs Regulations and General Directions 2016 and BS5489 in relation to the design of any street lighting
“Tender Sum”	Means the sum of £227,337.40 (Two Hundred and Twenty Seven Thousand, Three Hundred and Thirty Seven Pounds and Forty Pence) (including the costs associated with statutory undertakers work and traffic management) agreed by the Director for carrying out the Contract by the Contractor
“Works Drawings”	Means the attached drawings bearing the numbers referred to in Schedule IV or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

(B) In this Agreement unless the context otherwise requires :-

- (i) Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and
- (ii) Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and
- (iii) “party" or "parties" means a party or parties to this Agreement; and

- (iv) references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions; and
 - (v) where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and
 - (vi) the headings and contents list in this Agreement shall not form part of or affect its construction; and
 - (vii) references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and
 - (viii) where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such consent approval or agreement shall not be unreasonably withheld or delayed; and
 - (ix) any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument
- (C) The County Council is the highway authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (D) The Developer has the benefit of the Permission
- (E) The Developer is the registered proprietor with title absolute of the Site in so far as it is registered at the Land Registry under Title Number SK421198

- (F) The Developer wishes to dedicate as public highway that part of the Site upon which the Highway Works are to be constructed which does not currently form part of the public highway and the County Council agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at public expense on the terms and conditions hereinafter contained
- (G) Having regard to the development plan and other material considerations the County Council considers it expedient in the interests of the proper planning of their area that the Highway Works need to be carried out to facilitate the Development and that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows:-

1 LEGAL EFFECT

- 1.1. This Agreement and the covenants that appear hereinafter are made pursuant to Sections 38 72 and 278 of the 1980 Act Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them
- 1.2. This Agreement is a Deed. Any financial default under this Agreement will be registered as a Local Land Charge under section 278(5)(c) of the 1980 Act
- 1.3. No waiver (whether express or implied) by the County Council of any breach or default by the Developer in the performance or observance of any of the covenants, terms or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants, terms or obligations or from acting upon any subsequent breach or default in respect thereof
- 1.4. Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement

1.5. This Agreement is governed by and interpreted in accordance with English law and shall be determined in the Courts of England

2 NOTICES

2.1. Any notices or other written communication to be served or given by one party upon or to any other party under the terms of this Agreement shall be deemed to have been validly served or given if delivered by hand or sent by recorded delivery post or sent by the DX service to the party upon whom it is to be served or to whom it is to be given or as otherwise notified for the purpose by notice in writing provided that the notice or other written communication is addressed and delivered by hand or by recorded delivery post or by the DX service to the address of the party concerned as nominated in sub-clause 2.2. below

2.2. The address for any notice or other written communication in the case of each party to this Agreement shall be as follows:-

The County Council	Suffolk County Council Endeavour House 8 Russell Road Ipswich IP1 2BX marked for the attention of the Assistant Director of Governance, Legal and Assurance (or where the context requires the Executive Director of Growth, Highways and Infrastructure, Endeavour House 8 Russell Road Ipswich IP1 2BX)
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The Developer	marked for the attention of the Managing Director Taylor Wimpey East Anglia, Castle House, Kempson Way, Bury St Edmunds, Suffolk, IP32 7AR
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2.3. Any notice or other written communication to be given by the County Council shall be deemed to be valid and effective if on its face it is signed on behalf of the County Council by a duly authorised officer

3 GENERAL

- 3.1. All works and activities to be carried out under the terms of this Agreement (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Developer and at no cost to the County Council
- 3.2. All consideration given and payments made in accordance with the provisions of this Agreement shall be exclusive of any VAT properly payable in respect thereof and in the event of VAT becoming chargeable at any time in respect of any supply made in accordance with the terms of this Agreement then to the extent that VAT had not previously been charged in respect of that supply the person making the supply shall raise a VAT invoice to the person to whom the supply was made and the VAT shall be paid accordingly
- 3.3. The County Council and their respectively duly authorised officers and agents may enter upon the land on which the Highway Works are being carried out at any reasonable time to ascertain whether the terms of the Agreement are being or have been complied with

4 ARBITRATION

- 4.1. Any dispute or difference arising between the parties as a result of this Agreement may be referred to the arbitration of a single arbitrator to be agreed upon between the parties or failing agreement within fourteen days after either of the parties has given to the other a written request requiring the appointment of an arbitrator to a person to be appointed at the request of either of the parties by the President for the time being of The Institution of Civil Engineers
- 4.2. Any reference to arbitration shall be undertaken in accordance with and subject to the provisions of the Arbitration Act 1996 save as follows:-
 - (a) the seat of the arbitration shall be at the County Council's offices in Ipswich Suffolk
 - (b) where appropriate the arbitrator may consolidate arbitral proceedings

(c) with the parties' agreement the arbitrator may appoint experts or legal advisers

4.3 A party wishing to refer any such dispute or difference to arbitration shall notify the other party in writing of such intention without delay

4.4 The arbitrator shall act as a referee and not as an expert except in any case where the parties to a dispute or difference agree on the arbitrator when such parties may also agree that such arbitrator shall act as an expert

4.5 Subject to Sections 67 68 and 69 of the Arbitration Act 1996 the parties agree to be bound by the decision of the arbitrator

5 COVENANTS

5.1 The Developer covenants and warrants to the County Council that they have full power to enter into this Agreement and there is no other person having a charge over or any other interest in the Site whose consent is necessary for the Developer to enter into this Agreement and to comply with the obligations set out at paragraph 14.3 of Schedule I

5.2 The Developer hereby covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise agreed by the County Council) carry out and comply with the obligations set out in Schedule I and the details set out in Schedules III and IV hereto

5.3 The County Council without prejudice to its statutory powers and duties hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary for the Developer to perform the obligations under the terms of this Agreement) to enter into and upon and remain upon the highway to carry out the construction of the Highway Works within the timescales referred to in Schedule III hereto or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway

- 5.4 The Developer covenants with the County Council not to commence the Highway Works set out in Schedule III unless road space has first been booked with the County Council
- 5.5 The Developer covenants with the County Council as highway authority to give written notice not less than three calendar months prior to works commencing, in order that the County Council as highway authority has sufficient time to ensure that the commencement of works will cause the least disruption possible to road users and the County Council reserves the right to refuse consent and/or to stop or require the stopping of works under the terms of this Agreement and relevant legislation where the aforesaid notice period is not complied with
- 5.6 The Developer covenants with the County Council as highways authority to comply with the provisions of the New Roads and Street Works Act 1991, the Traffic Management Act 2004 and any amendments thereof
- 5.7 The County Council covenants with the Developer that on the date of issue of the Certificate of Final Completion the roads subject to the Highway Works shall thenceforth be, to the extent they are not already, adopted as highways maintainable at the public expense

6 THIRD PARTY RIGHTS

- 6.1 It is hereby agreed and declared that the provisions of Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

7 LAPSE

- 7.1 If the Highway Works have not been commenced within one (1) year from the date of this Agreement, save as this period is otherwise extended in writing by the Director at his discretion, then this Agreement shall lapse and be of no further effect (save to the extent already complied with) and the Developer agrees to pay to the County Council any costs reasonably and properly incurred by the County Council prior to the lapse of this Agreement (which have not already been paid) including but not limited to those costs set out in paragraph 19 of Schedule I to this Agreement
- 7.2 Where, in accordance with clause 7.1 above the Director, at his discretion, agrees in writing to an extension to the period of one (1) year

after which this Agreement shall lapse, this Agreement shall lapse at the end of such period as agreed in writing by the Director where the Highway Works have not been commenced by the expiry of that extension period

In witness whereof this Agreement has been executed and delivered as a Deed on the date first written above

The COMMON SEAL of)
SUFFOLK COUNTY COUNCIL)
was hereunto affixed)
in the presence of)

...Anna Mulholland.....
A Duly Authorised Officer



SCHEDULE I

1 THE DESIGN OF THE HIGHWAY WORKS

- 1.1 The design of the Highway Works shall be to the satisfaction of the Director with due consideration of the Technical Standards
- 1.2 No work on any of the Highway Works shall commence and no Contract for their construction shall be let until
 - 1.2.1 full details of the design of the Highway Works to be commenced in the form of plans, drawings, specifications and other materials have been submitted to the Director together with the name of the principal designer (whom the Developer shall appoint for the full duration of the design and construction of each and all of the Highway Works) in accordance with the CDM Regulations and any codes of practice referred to therein
 - 1.2.2 the Director has given his written approval (such approval not to be unreasonably withheld or delayed) to the Highway Works to be commenced and such approval shall not be given if the said plans, drawings, specifications and other documentation have not adequately addressed the issues raised in the pre-construction stages of the Road Safety Audit process and if given shall lapse if the Highway Works are not commenced within twelve (12) months of the date of the said Director's approval
 - 1.2.3 preliminary proposals, detailed contract drawings, schedules and specifications for Highway Structures have been prepared by the Developer and submitted for written approval to the Director's Bridge Office in accordance with Department for Transport Document BD2/12 and the structural design and checking procedure has been carried out by an incorporated or chartered engineer familiar with Department for Transport Codes of Practice and experienced in the design of Highways Structures. The documents are to be agreed as applicable with the Director before the design is commenced and details are submitted for approval

- 1.3 If the Director does not propose to give his approval in relation to those matters referred to in paragraph 1.2 of this Schedule he shall in each case as soon as possible in writing inform the Developer and if the Director requires amendments or additions to the plans drawings specifications and other materials referred to in paragraph 1.2 of this Schedule these amendments shall be undertaken by the Developer at his own expense and a revised set of updated documents shall be re-submitted to the Director for his approval
- 1.4 Without prejudice to paragraph 1.2 of this Schedule, the Director shall not give his approval as referred therein until the Developer has paid the sum referred to in paragraph 19.1.3 towards the cost of checking the design of the Highway Works and inspecting the Highway Works. The Highway Works at all times shall be carried out in accordance with the plans, drawings, specifications and other materials which have received the Director's approval referred to in paragraph 1.2 of this Schedule and the Developer shall in the execution of the Highway Works comply or ensure that the Contractor complies with the Technical Standards

2 LETTING OF THE CONTRACT

- 2.1 No Contract shall be let until all traffic management measures have been prepared by the Developer and approved in writing by the Director ("the approved programme") and thereafter each of the Contracts will be offered to an Approved Contractor
- 2.2 The Contract to be let under paragraph 2.1 of this Schedule shall be let under NEC3 suite of contracts (and any amendments thereto shall be approved by the Director) and the Developer shall obtain the agreement of the Contractor to be bound by the agreed drawings in Schedule IV
- 2.3 The Contract shall be awarded by the Developer subject to the Director having first given his written approval to the proposed chartered engineer(s) or other suitably qualified person(s) who shall be independent of the Contractor and will supervise the execution of the Highway Works by the Contractor
- 2.4 The Developer shall not award the Contract unless the Approved Contractor and the Approved Sub-Contractor/s concerned are insured throughout the period of the Contract (such period to include the

maintenance period detailed in paragraph 15.1 of this Schedule) for public liability risks in the sum of at least ten million pounds (£10,000,000) in respect of any single claim and the Developer shall ensure that the Contractor remains so insured throughout the period of the Contract and prior to the commencement of each or all of the Highway Works or any maintenance works carried out in accordance with paragraph 15.1 of this Schedule the Developer shall produce to the Director insurance policies fully covering the Developer's liability in respect of the matters set out in this Agreement

2.5 The Developer shall not sub-contract or assign the Contract without the written approval of the Director and any sub-contractor shall be an Approved Sub-Contractor

3 INSPECTION OF THE HIGHWAY WORKS

3.1 The Developer shall provide the Director with not less than twenty-four (24) hours nor more than seventy-two (72) hours notice (excluding weekends and bank holidays) of any intended execution of the Highway Works specifying the tasks to be carried out in accordance with the approved programme referred to in paragraph 2.1 of this Schedule

3.2 Without prejudice to the approved programme the Developer shall notify the Director in writing at least twenty-eight (28) days prior to the commencement of any work connected with statutory undertaker's equipment

3.3 Without prejudice to the approved programme the Developer shall notify the Bridge Office and the Director in writing at least seventy-two (72) hours prior to the commencement of each and every stage of excavation and concrete operations associated with any Highway Structures

3.4 The Developer shall during the progress of each and all of the Highway Works give to or procure for the Director and any person or persons duly authorised by him free access to every part of the Highway Works and the Site (upon reasonable prior notice except in the case of emergency where no notice is required) and permit him or them to inspect the same as they proceed and all materials used or intended to be used therein and shall give effect to any reasonable and proper requirements made or reasonable and proper directions given by the Director to conform to the

approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule

- 3.5 The Developer shall not cover up or put out of view any works forming part of the Highway Works without the approval of the Director and shall afford full opportunity for the Director to examine and measure any work which is about to be covered up or put out of view and to examine foundations before permanent work is placed thereon and shall give at least seventy-two (72) hours' notice to the Director whenever any such work or foundations is or are ready or about to be ready for examination
- 3.6 The Director shall without unreasonable delay, unless she considers it unnecessary and advises the Developer accordingly, attend when required by the Developer for the purpose of examining such works or of examining such foundations
- 3.7 The Director shall for the purposes of paragraphs 3.1 to 3.6 be allowed reasonable access and admission (upon reasonable prior notice except in the case of emergency where no notice is required) to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or admission is refused due to circumstances beyond the control of the Developer)

4 TESTING OF MATERIALS

- 4.1 The Developer shall reimburse the County Council for all reasonable and properly incurred costs and expenses whatsoever arising from the operation of paragraphs 4.2 to 4.5
- 4.2 The Director shall require the testing of materials plant and workmanship used or proposed to be used in the Highway Works and in his reasonable discretion have the power to reject any materials plant or workmanship so tested which he may reasonably and properly find to be not in accordance with the approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule In relation to Highways Structures the Director will require a schedule of testing to be agreed prior to the commencement of works or any part thereof

4.3 The Developer shall as soon as is reasonably practicable replace or repair any materials plant or workmanship which have been found to be not in accordance with the approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule

4.4 The Director shall for the purposes of paragraphs 4.2 to 4.5 be allowed reasonable access and admission (upon reasonable prior notice except in the case of emergency where no notice is required) to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or admission is refused due to circumstances beyond the control of the Developer)

4.5 The Developer shall as soon as is reasonably practicable remove such materials and plant as are rejected by the Director pursuant to paragraph 4.2. of this Schedule which are not capable of repair or remedy from the Site and if the Developer shall wish to continue to store such rejected materials and plant on the Site they shall be stored separately from those materials and plant which have not been so rejected or which the Developer shall wish in future to use in execution of the Highway Works

5 OPENING OF THE HIGHWAY WORKS

5.1 During the construction of each and all of the Highway Works and prior to the issue of the Certificate of Substantial Completion:

(a) the Director may issue instructions to the Developer to open or expose any of the Highway Works which has been covered up without previously being inspected by the Director

(b) should the Developer fail to comply with any such instructions the County Council may so take up or expose the relevant part of the Highway Works causing as little damage or inconvenience as is possible in respect of any other part or parts of the Highway Works the reasonable and proper cost of such taking up or exposure and reinstatement to be met by the Developer

PROVIDED THAT if the Highway Works or any part or parts thereof are covered up by the Developer after giving the notice referred to in paragraph 3.5 of this Schedule and the Director shall have failed to inspect in the period

therein referred to and the Director shall subsequently require the Highway Works or any part of them to be uncovered for the purposes of inspection:-

- (a) if inspection reveals the relevant part or parts of the Highway Works to have been completed in accordance with the approved detailed plans drawings and specification referred to in paragraph 1.2 of this Schedule all costs in respect of such uncovering and inspection and of reinstating the part or parts of the Highway Works uncovered shall be borne by the County Council; or
- (b) if inspection reveals the relevant part or parts of the Highway Works not to have been completed in accordance with the approved detailed plans drawings and specifications referred to in paragraph 1.2 of this Schedule all reasonable and proper costs in respect of uncovering and inspection and of reinstating the part or parts of the Highway Works uncovered shall be borne by the Developer

6 UNDERTAKERS

6.1 Insofar as the County Council as Highway Authority is required by any legislation regulation direction or code of practice (including in particular but without prejudice to the generality of the foregoing the New Roads and Street Works Act 1991) to serve a notice or notices in respect of the Highway Works on undertakers or other persons the Developer shall comply with such requirement on behalf of the County Council before the Highway Works commence and shall thereafter assume on behalf of the County Council such responsibilities as follow on therefrom in particular during the construction of the Highway Works and prior to the issue of the Certificate of Substantial Completion the Developer shall also:-

- (a) carry out or procure the carrying out of such works and activities in regard to the plant and equipment of undertakers as are required by undertakers in accordance with their statutory powers under the New Roads and Street Works Act 1991 as a result of the construction or intended construction of each and all of the Highway Works
- (b) cause all public sewers, highway drains gas and water mains electric cables and telecommunications ducts or other apparatus which are to be laid by the Developer under the Highway Works

together with all necessary connections from them to the boundary of the Highway Works to be laid so far as is practicable under the Highway Works before the foundation of the Highway Works are laid and shall also in so far as is practicable cause the connections from electric cables to any street lamp to be laid before the paving of the footways comprised in the Highway Works is carried out

- (c) cause all trench works within the highway to be backfilled and reinstated in accordance with the Specification for the Reinstatement of Openings in the Highway as determined from time to time under the New Roads and Street Works Act 1991
- (d) not at any time give consent to the erection by any telecommunications operator of telegraph poles or telephone poles or to the erection by any statutory undertaker or public or private company firm or individual of any over ground or underground equipment without the consent in writing of the Director (such consent not to be unreasonably held or delayed)

7 PROTECTION OF THE PUBLIC

- 7.1 The Developer shall give due consideration to adjoining owners and occupiers at all times and shall organise activities relating to the Highway Works in such a manner as to cause the least practicable disruption
- 7.2 Prominent notices shall be displayed and maintained around the perimeter of the site of each and all of the Highway Works to warn the public of the dangers of entering the Site
- 7.3 The Developer shall nominate a member of the site management team as the contact point for the Director in the event of an emergency and shall advise a daytime and twenty-four (24) hour contact number to the Director for the same purpose
- 7.4 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from noise and in particular:
 - 7.4.1 the Developer shall afford all reasonable facilities to enable the Director to carry out such site investigations as she may deem necessary in order to determine noise emission levels

- 7.4.2 all vehicles and plant including compressors shall be fitted with effective silencers and acoustic covers as appropriate and maintained in good working order and all static plant shall be located to minimise nuisance to persons living or working in the vicinity
- 7.4.3 all portable traffic signals and pumps shall be operated from mains electricity unless otherwise agreed with the Director
- 7.4.4 noisy activities shall not be permitted on Sundays and Bank Holidays and except as agreed in writing by the Director shall not be permitted outside the hours of 9.30 a.m. to 4.30 p.m. Monday to Friday and 9.30 a.m. to 1 p.m. on Saturdays

PROVIDED THAT if in the reasonable opinion of the Director the Developer is not dealing adequately with the control of noise the Developer shall carry out or procure the carrying out of such additional measures as the Director considers necessary at the Developer's expense

- 7.5 Compliance with the provisions of paragraph 7.4 shall not relieve the Developer of any of his obligations and liabilities under this Agreement the Control of Pollution Act 1974 or the Environmental Protection Act 1990
- 7.6 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from dust and as far as practicable works are to be carried out in such a way that dust is kept to a minimum PROVIDED THAT if in the reasonable opinion of the Director the Developer is not dealing adequately with the control of dust the Developer shall carry out or procure the carrying out of such additional measures as the Director considers necessary at the Developer's expense
- 7.7 The Developer shall arrange the regular removal of refuse likely to encourage vermin and arrange for suitable secure storage containers to be provided for collection
- 7.8 The Developer shall keep a log book on site to record all complaints received from the public and the action taken in response and the log book shall be available for inspection by the Director

8 PREVENTION OF MUD BEING CARRIED ON THE PUBLIC HIGHWAY

- 8.1 Provision shall be made at the Site to limit in so far as is practicable the amount of mud dust and other materials carried on to adjacent public highways by vehicles and plant leaving the Site
- 8.2 The Developer shall keep or procure the keeping of all roads footpaths rights of way and other means of passage leading to or from or crossing the Site free from mud slurry or other hazardous substances that are deposited through the construction of the Highway Works and any such substance so deposited on any such road footpath right of way or other means of passage shall be promptly removed by or at the direction of the Developer
- 8.3 The Director may close any associated crossings entrances and exits if such substances deposited are not promptly removed by the Developer and any losses or expenses incurred as a result shall be borne by the Developer and on removal of such substances the Director shall reopen such crossings entrances and exits and the Developer shall bear the costs incurred

9 TRAFFIC CONTROL

- 9.1 During the periods when the Highway Works are being executed the Developer shall institute at his own expense measures previously approved in writing by the Director to maintain the safe flow of traffic on the highways in the vicinity of the site of the Highway Works
- 9.2 The Highway Works shall be signed and protected to at least the standards of Chapter 8 of the Traffic Signs Manual published by His Majesty's Stationery Office and the proposed arrangements shall be approved in writing by the Director before the Highway Works commence

10 TIMING

- 10.1 No Highway Works within or affecting existing public highways or temporary diversions which could interfere with the traffic flow will be permitted within the morning and evening peak periods i.e. 7.30 - 9.30 a.m. and 4.30 - 6.30 p.m. Monday to Friday except as agreed in writing by the Director

11 SAFETY

11.1 During the periods when the Highway Works are being carried out the Developer shall provide all watching and lighting as required and shall maintain all lights, guards, fencing, warning signs when and, where necessary, undertake such further measures as may be reasonably required by the Director

12 ACCOMMODATION WORKS

12.1 The Developer shall carry out or ensure that there shall be carried out all related accommodation works associated with the Highway Works

13 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

13.1 The Developer shall be the only client for the purpose of the CDM Regulations and the Developer agrees to undertake the obligations of a client under the CDM Regulations and to use all reasonable endeavours to ensure that the Highway Works are carried out in accordance with the CDM Regulations

13.2 The Highway Works shall not commence until the Developer as the only client has provided to the Director:

13.2.1 an estimate of the number of working days and/or person days of construction work and the number of workers working on site simultaneously at any one point in the project which the Contract will entail

13.2.2 written details of the principal designer and the principal contractor appointed for the project and also provide copies of the Construction Phase Plan and Health & Safety File

13.2.3 a copy of the Notification of Project (form HSE F10) to the HSE pursuant to Regulation 6 of the CDM Regulations

13.3 Throughout the Highway Works the Developer shall provide to the Director copies of the updates and revisions to the construction phase plan and Health and Safety File pursuant to Regulation 12

- 13.4 Within twenty-eight (28) days of issue of the Certificate of Substantial Completion for any or all of the Highway Works the Developer shall provide to the Director
- 13.4.1 a plan showing the land over which those Highways Works have been constructed and
 - 13.4.2 a Health and Safety file conforming in all respects with the CDM Regulations and which shall accord with the current format used by the County Council to include a separate Health and Safety File for each Highway Structure
- 13.5 The Director shall be at liberty to delay issue of the Certificate of Final Completion in respect of any of the Highway Works if the Developer fails to provide the Director with the documents referred to in 13.4.1 and 13.4.2 above within twenty-eight (28) days of issue of any Certificate of Substantial Completion for any of the Highway Works equivalent to the number of days after the twenty-eight (28) day period that the documents were submitted
- 13.6 In respect of the Highway Works generally the Developer shall provide to the Director the final information in both paper and electronic format and shall at least comprise:
- 13.6.1 1:500 scale (or alternative scale as may be specified by the Director) "as built" drawings
 - 13.6.2 records of the earthworks showing sources of material used in areas of fill description of fill materials descriptions of sub-grades in cut areas copies of results of tests of material carried out as part of the supervision of the construction of the earthworks
 - 13.6.3 records of the sources of supply of all deliveries of road construction materials with details of the location of the Highway Works at which each load is placed
 - 13.6.4 records of the sources of supply of all other manufactured materials (e.g. drainage goods, fencing materials, traffic signs, electrical components and cables etc).
- 13.7 No work on Highway Structures shall commence until the general Health

and Safety file information including format to be supplied in respect of Highway Structures has been agreed with the County Council's Bridge Engineer and shall accord with the County Council's current Technical Approval Procedure for Highway Structures

13.8 The Developer shall indemnify and keep the County Council indemnified against any breach of the Developer's obligations under this paragraph
13

14 SITE CLEARANCE AND CERTIFICATE(S) OF SUBSTANTIAL COMPLETION

14.1 On Substantial Completion of the Highway Works the Developer shall:-

14.1.1 clear away and remove from the site of the Highway Works all constructional plant and temporary works of every kind and leave the site of the Highway Works in a neat and tidy condition to the satisfaction of the Director and

14.1.2 carry out stage 3 of the Road Safety Audit process and comply to the satisfaction of the Director with recommendations arising thereunder prior to the opening of the Highway Works to the public

14.2. Upon Substantial Completion of the Highway Works including any additional work resulting from stage 3 of the Road Safety Audit process to the satisfaction in all respects of the Director he shall issue a Certificate of Substantial Completion in respect of those Highway Works to the Developer provided that all costs and expenses owing to the County Council have been paid in respect of those Highway Works

14.3. The Developer hereby agrees that on the date of Substantial Completion that part of the Site upon which the Highways Works are constructed which does not currently form part of the public highway shall be dedicated as highway under section 38 of the 1980 Act

14.4. After the issue of the Certificate of Substantial Completion the County Council shall approve a reduction of 90% of the Performance Figure in respect of the relevant Highway Works and the County Council shall release the Developer and the Performance Bond Surety and each of

them from their obligations under the Performance Bond in respect of the relevant Highway Works to such extent

15 DEFECTS CORRECTION PERIOD AND CERTIFICATE OF FINAL COMPLETION

- 15.1 The Developer shall maintain each and all of the Highway Works for a period of eighteen (18) months (unless the Director agrees in writing a lesser period having considered paragraph 15.2) from the issue of the related Certificate of Substantial Completion and prior to the expiration of this period the Developer shall reinstate and make good any damage or defect which may have arisen from any cause whatsoever or be discovered during the said period of eighteen months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director
- 15.2 After the expiration of the period of twelve (12) months from Substantial Completion or the date the Development becomes operational (whichever is the latter) the Developer shall (unless the Director writes to the Developer informing him that it is to be carried out sooner or that he does not need to do so) carry out stage 4 of the Safety Audit and comply to the satisfaction of the Director with any recommendations arising thereunder
- 15.3 After the expiration of the period of eighteen (18) months referred to in paragraph 15.1 (or such lesser period as agreed in writing by the Director under paragraph 15.1) and after any defects have been made good as therein provided including any improvements arising under stage 4 of the Road Safety Audit to the satisfaction of the Director and after the provisions of paragraph 13.4 and paragraph 20.5 of this Schedule have been fulfilled the Director shall issue forthwith to the Developer the Certificate of Final Completion in respect of the Highway Works provided that the Certificate of Final Completion shall in the case of road gullies extend only as far as their points of entry to the surface water sewers where those are not being adopted by the County Council as highway drains and upon the issue of the Certificate of Final Completion the County Council shall release the Developer and the Performance Bond

Surety and each of them from all subsisting obligations under the Performance Bond in respect of those Highway Works

15.4 If called upon to do so by notice in writing served within twenty-one years of the date hereof by the County Council the Developer agrees to transfer to the County Council in consideration of one pound any land over which any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with any other land dedicated as public highway by the Developer hereunder free in each case from encumbrances and together with all rights necessary to permit the use inspection maintenance repair and replacement of all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land

16 INDEMNITY

16.1 The Developer shall from the date of this Agreement indemnify the County Council against all claims charges costs expenses liability or loss whatsoever arising out of and incidental to any or all of the Highway Works including but not limited to those arising out of any legally sustainable claims for payments under Section 10 of the Compulsory Purchase Act 1965 and Part I of the Land Compensation Act 1973 (as amended) in connection with those Highway Works provided that the Developer's indemnity will not extend to any claims submitted to the County Council arising out of the negligence of the County Council's employees or arising out of any works of alteration carried out to any of the Highway Works by the County Council after the issue of the related Certificate of Final Completion

16.2 THE indemnities referred to at 16.1 shall apply PROVIDED THAT:-

16.2.1 The County Council shall notify the Developer as soon as practically possible upon receipt of any claim cost action or demand.

16.2.2 The County Council shall not action, progress, defend or settle any such claim, action, cost or demand without first giving details of such claim, action, cost or demand to the Developer and allow

the Developer the opportunity to make representations to the County Council as to the validity and quantum of such claim, action, cost or demand.

- 16.2.3 The County Council shall permit the Developer to make such investigations and/or tests as the Developer may reasonably deem necessary to verify such claims, actions, costs or demands
- 16.2.4 The County Council shall in settling any such claim give full and due regard to representations on the proposed settlement.
- 16.2.5 The County Council shall use all reasonable endeavours to keep costs to a minimum and to settle any claims, actions, costs or demands in a reasonable and timely manner
- 16.2.6 The County Council will at all times after notifying the Developer keep the Developer fully informed and liaise with the Developer regarding any liability for consultants' fees and as to the amount of those fees
- 16.2.7 The Developer may at any point take over the progression of any claim, actions, cost or demand and where the Developer decides to step in then the County Council shall assist the Developer where requested in relation to the provision of information.

16.3 The indemnification referred to in paragraph 16.1 includes:

- 16.3.1 all fees incurred by claimants which the County Council is obliged to pay, and those of the County Council or its agent or contractor, in negotiating any claims (together with VAT payable on the claimants' professional advisors' fees);
- 16.3.2 statutory interest payments to claimants and their professional advisors; and
- 16.3.3 the County Council's reasonable and proper legal costs in making the compensation, fees and interest payments

17 PERFORMANCE BOND

17.1 Without expense to the County Council the Developer and the Performance Bond Surety shall on the date of this Agreement enter into the Performance Bond for each and all of the Highway Works and the Developer and Performance Bond Surety shall be bound to the County Council in the amount of the Performance Figure for the Highway Works

17.2 Should the Developer default in the execution of its obligations to carry out any or all of the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council may (subject to the provisions hereinafter contained) itself carry out the Highway Works and maintain the same as aforesaid having first called upon the Performance Bond Surety for the cost to be expended in so doing

17.2.1 Unless there is a danger to users of the highway the County Council shall give twenty (20) working days prior written notice (or lesser period as may in the circumstances be reasonable) of its intention to commence work under Paragraph 17.2

17.2.2 any notice served under this paragraph shall specify the period of the notice ("the Notice Period") the extent of the work which the County Council proposes to carry out and full details of all matters in respect of which the Director considers that the Highway Works have not been carried out in accordance with the terms of this Agreement

17.2.3 if before the expiry of the Notice Period the Developer serves written notice upon the County Council that the Developer intends diligently to execute the works specified in the notice in accordance with the terms of this Agreement and specifies a time to complete that the County Council considers reasonable in the circumstances the County Council shall not be entitled to execute the relevant part or parts of the Highway Works specified in the notice served under this paragraph unless the Developer then fails to execute those works within the agreed time scale

17.3 If the Developer should default in the execution of its obligations to carry out any or all of the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Performance Bond Surety to provide the full Performance Figure (or such sum that remains following reduction of the Performance Bond in accordance with Paragraph 14.4 of this Schedule) in accordance with this Agreement. Save that the County Council after all works are completed and all contracts and any contract claims settled will return any Performance Bond sum unused with interest at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request to the Performance Bond Surety within one month of all the aforementioned completing and settling. If for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this Agreement

18 COMMUTED SUMS FOR MAINTENANCE

18.1 Prior to the date of this Agreement the Developer shall pay to the County Council the Commuted Sums calculated as follows:

	£
Carriageway	£1,480.05
Footways / Cycleways	£19,670.70
Street Lighting	£3,738.90
Drainage	£701.14
Traffic Signals / Road Signs	£2,071.64
Verges, Trees and Street Furniture	£362.40
Bollards	£1,366.08

19 LEGAL AND ADMINISTRATIVE COSTS

19.1 The Developer shall pay to the County Council:-

- 19.1.1 the whole of the costs reasonably and properly incurred by the County Council's Legal Services Department in connection with the preparation and completion of this Agreement and these costs shall be payable prior to sealing of this Agreement;
- 19.1.2 interest at four per cent above the Bank of England Base Rate from time to time on any sum due to the County Council under this Agreement which is outstanding for more than twenty-eight (28) days from the date on which it was demanded or in the event that a dispute or difference regarding such payment is referred to arbitration pursuant to clause 4.1 of this Agreement the said twenty-eight (28) day period shall run from the date of the decision of the arbitrator (such interest to be charged on the amount outstanding each day from the date of issue of a written demand for any sum due or in the event that a dispute or difference regarding such payment is referred to arbitration pursuant to clause 4.1 of this Agreement such interest to be charged on the amount outstanding each day from the date of issue of the decision of the arbitrator)
- 19.1.3 The greater of £5000 (Five thousand pounds) or 7½% of the Performance Figure (excluding the costs associated with statutory undertakers work and traffic management) for the Highway Works towards the costs and expenses of the County Council of checking the design of each and all of the Highway Works and inspecting each and all of the Highway Works such sum shall be payable prior to sealing of this Agreement
- 19.1.4 the reasonable cost to the County Council of undertaking Road Safety Audits and also the cost of the safety checks of details submitted which sum shall be payable prior to the safety audit commencing
- 19.1.5 the cost of any temporary and permanent traffic regulation orders which sum shall be payable prior to any work on the making of such order being commenced

19.1.6 the full cost of any other road traffic orders required to facilitate the Highway Works which sum shall be payable prior to any work on the making of such order being commenced

19.1.8 the whole of the costs reasonably and properly incurred by the County Council in connection with surveying and assessing the land upon which the Highways Works are to be constructed and land in the vicinity of the Highway Works as deemed necessary by the County Council in order to provide the Compensation Figure for the Compensation Bond, and these costs shall be payable prior to sealing of this Agreement

20 PARTS I AND II OF THE LAND COMPENSATION ACT 1973

Part I and II Claims

20.1 On the date of this Agreement and without expense to the County Council the Developer shall pay the Compensation Cash Deposit to the County Council in the amount of the Compensation Figure

20.2 Compensation Cash Deposit shall provide that should the Developer default in any way in his obligation to pay to the County Council the sums specified in paragraph 16 of this Schedule the County Council may call upon the Compensation Cash Deposit to pay the sums due under paragraph 16 and paragraph 20.4 of this Schedule to the County Council or any shortfall in the event that some of the monies have already been paid to the County Council

Part I Claims - Depreciation Caused By Public Works

20.3 Upon the date which falls seven (7) years from the point at which the last of the Highway Works is first open to public traffic and if all duly made claims are settled the County Council will release the Developer from all subsisting obligations under the Compensation Cash Deposit and the remainder of the Cash Deposit shall be returned together with interest as applied at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request. If for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to

this Agreement save that if all duly made claims are not settled all but an amount reasonably sufficient to settle such claims will be released

20.4 The Developer hereby undertakes and agrees with the County Council that in the event of any claim for compensation or otherwise or costs or charges arising in connection with or incidental to or in consequence of the carrying out of the Highway Works whether mandatory or discretionary which may be incurred by virtue of any enactment or statutory instrument and otherwise hereby provided for he will hold the County Council fully indemnified from and against all claims charges costs and expenses in connection therewith or arising therefrom

Part II Claims

20.5 The Developer covenants with the County Council to comply with the requirements of the Noise Insulation Regulations 1975 (SI 1975/1763) as amended and to provide to the County Council such evidence as is required by the Director to demonstrate compliance with the Noise Insulation Regulations 1975 prior to the issuing by the County Council of the Certificate of Final Completion in accordance with paragraph 15.3 of this Schedule

SCHEDULE II

Performance Bond Agreement

DATED 28 February 2024

TAYLOR WIMPEY UK LIMITED (1)

- and -

National House-Building Council (2)

PERFORMANCE BOND

relating to the development of land off Norwich Road, North of Church Lane, Barham
Suffolk

BY THIS BOND TAYLOR WIMPEY UK LIMITED of Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR ("the Developer") and **NATIONAL HOUSE-BUILDING COUNCIL** of NHBC House Davy Avenue, Knowlhill, Milton Keynes, MK5 8FP ("the Surety") are held and firmly bound to **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2DH ("the County Council") in the sum of £250,071.14 (Two Hundred and Fifty Thousand, Seventy One Pounds and Fourteen Pence) to be paid to the County Council for the payment of which sum the Developer and the Surety bind themselves their successors and assigns jointly and severally

IN WITNESS whereof the Developer and the Surety have hereunto executed and delivered the same on but not before this 28 day of February Two thousand and Twenty-Four

1. The Developer has entered into an Agreement under seal with the County Council of even date made under Section 278 of the 1980 Act whereby the Developer undertook at its own expense to carry out works as set out in Schedule III of the said Agreement and shown in the Works Drawings annexed to the said Agreement ("the Highway Works")
2. It is intended that this Bond shall be construed as one with the said Agreement

NOW THE CONDITION of the above-written Bond is such that if the Developer shall duly perform and observe all the terms provisions conditions and stipulations of the said Agreement (in so far as they relate to the Highway Works) on the Developer's part to be performed and observed according to the true intent and meaning thereof or if on default by the Developer the Surety shall duly satisfy and discharge the

damages sustained by the County Council up to the amount of the above-written Bond then the above-written Bond shall be null and void but otherwise shall remain in full force and effect **PROVIDED ALWAYS** that the giving by the County Council of any extension of time for performing the said Agreement or any stipulations therein contained and on the part of the Developer to be performed or any other forgiveness or forbearance on the part of the County Council or its successors or assigns shall not in any way release the Surety from any liability under the above-written Bond

EXECUTED as a DEED

for and on behalf of

TAYLOR WIMPEY UK LIMITED

acting by its Attorneys

.....



Attorney Signature

in the presence of:-

Witness Signature:

Witness Name:

Witness Address:


Camila Menezes
Estate Conveyancer
Taylor Wimpey UK Limited
.....
Castle House
Kempson Way
.....
Suffolk Business Park
Bury St Edmunds
.....
IP32 7AR


.....

Attorney Signature

in the presence of:-

Witness Signature:

Witness Name:

Witness Address:


.....
Camila Menezes
Estate Conveyancer
Taylor Wimpey UK Limited
.....
Castle House
Kempson Way
.....
Suffolk Business Park
Bury St Edmunds
.....
IP32 7AR

SIGNED as a DEED by

[ALYCE HALE]

as attorney for

Team Leader Bonds

NATIONAL HOUSE-BUILDING COUNCIL under a

power of attorney dated 28th September 2023

Alyce Hale
.....
as attorney for National House-Building Council

in the presence of

Scott Parker
.....
Name of Witness

[Signature]
.....
Witness Signature

CREDIT RISK UN
.....
Occupation of Witness

Address of Witness: NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks
MK5 8FP

SCHEDULE III

The Highways Works comprising the following works:

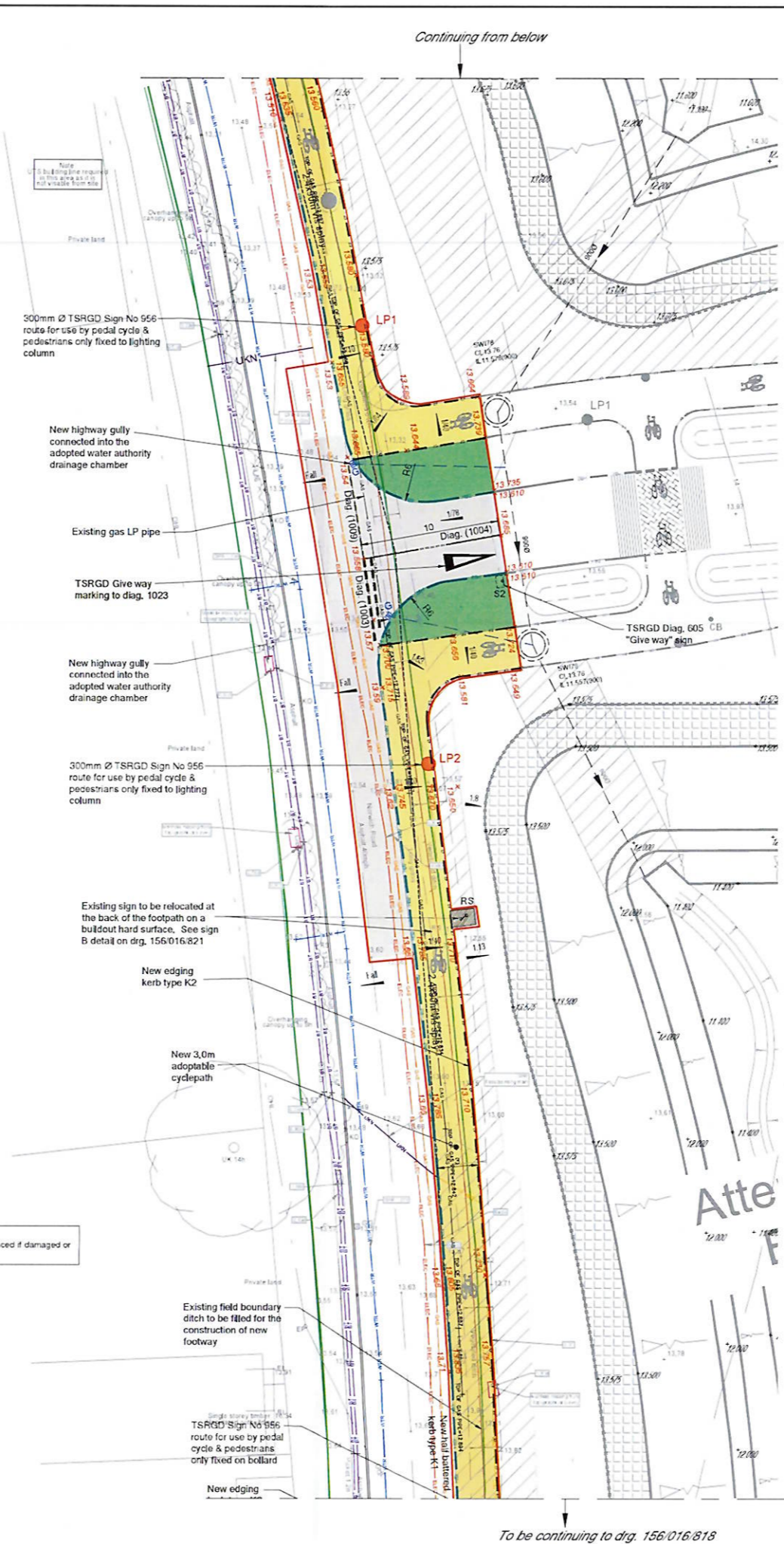
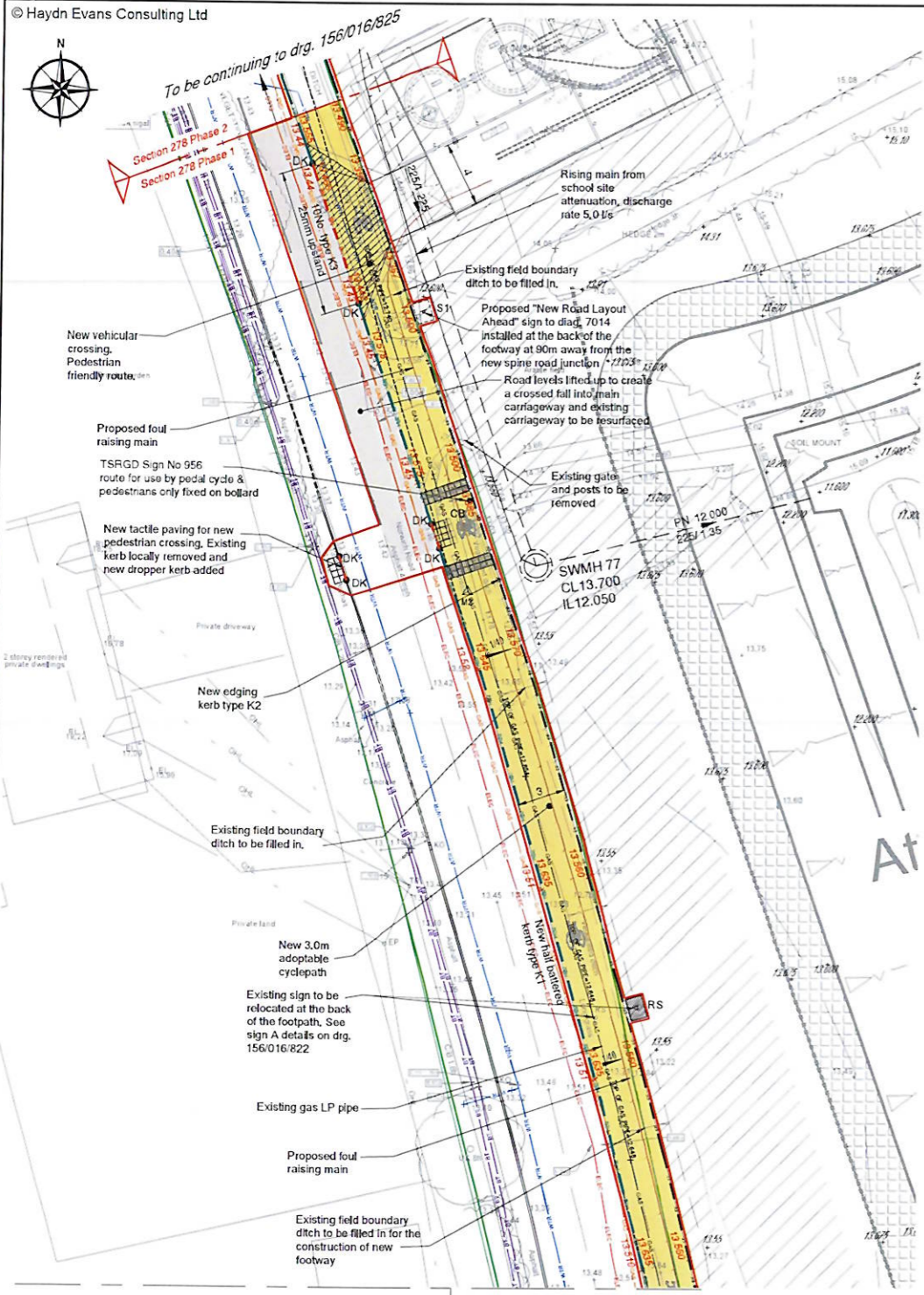
<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
<u>Barham, Norwich Road</u>	creation of a new access, frontage cycleway, surface water drainage culvert and associated signing.	

Timescales: The Highways Works are to be commenced within 12 (twelve) months of the date of this Agreement and completed within 3 (three) months of commencement of the Highway Works

SCHEDULE IV

Approved List of drawings

	Title	Drawing number
1.	Section 278 Layout Plan Sheet 1	156-016-817/P08
2.	Section 278 Layout Plan Sheet 2	156-016-818/P06
3.	Section 278 Construction Details Sheet 1	156-016-821/P05
4.	Section 278 Construction Details Sheet 2	156-016-822/P05
5.	Section 278 Construction Details Sheet 3	156-016-823/P05
6.	Section 278 Longitudinal Sections	156-016-501/P08
7.	Approved Street Lighting Drawing Date Stamped 03/07/2023	



- SECTION 278 KEY**
- x 00.00 Proposed Adoptable Levels
 - x 00.00 Proposed Site Levels
 - +0.00 Existing Ground Levels
 - Existing road kerb
 - 600x900 Paving slab retirement
 - New asphalt road construction
 - New footpath construction-Asphalt
 - Adoptable verge area
 - New speed table ramps-Granite sets
 - New brindle colour block paving road construction
 - Proposed tactile paving
 - Proposed for adoption Surface water drainage
 - Rising main
 - Bollards
 - CB Cycle Bollards
 - Proposed highway surface water gully
 - Proposed highway surface water manhole
 - 225/1 225 Proposed highway surface water drain
 - S278 Highway work - Red
 - S278 Highway boundary - Green Taken from SCC records
 - Conduroy paving
 - LP2 LP4 S278 Lighting column

- KERBING KEY**
- H32 125mm upstand kerbing type K1
 - BN kerb (125x150) 25mm upstand type K3
 - BN kerb (125x150) 0-6mm upstand type K3
 - EF flush edging type K2
 - CS2 channel kerb (flush) type CN
 - Transition kerb (flush)
 - DK Dropper kerb

Topographical survey abbreviations & symbols

- | | |
|-----------------------------|----------------------------|
| AH Arch Head Height | FH Fire Hydrant |
| AR Assumed Route | FBD Floor Board Direction |
| AV Air Valve | FH Fire Hydrant |
| BB Belisha Beacon | FL Floor Level |
| BH Bore Hole | FP Flag Pole |
| BL Bed Level | FW Fouled Water |
| BO Bollard | GG Gully Grate |
| BP Brace Post | GV Gas Valve |
| BS Bus Stop | HH Head Height |
| BU Bush | IC Inspection Cover |
| BW Barbed Wire Fence | IL Invert Level |
| BX Box (Utilities) | IR Iron Railings |
| CB Close Board Fence | KO Kerb Outlet |
| CH CH Height | LP Lamp Post |
| CL Cover Level | MH Manhole |
| CL Chain Link Fence | MP Marker Post |
| C-Lev Ceiling Level | NB Name Board |
| Col Column | OHL Overhead Line (approx) |
| C/P Chestnut Paling Fence | Pan Panel Fence |
| CR Cable Riser | PB Post Box |
| DC Drainage Channel | PM Parking Meter |
| DH Door Head Height | PO Post |
| DP Down Pipe | P/R Post & Rail Fence |
| DR Drain | PW Post & Wire Fence |
| EL Eaves Level | PW/P Wall Partition Wall |
| EP Electric Pole | RE Rodding Eye |
| ER Earth Rod | RL Ridge Level |
| ET EP+Transformer | RP Reflector Post |
| FB Flower Bed | RS Road Sign |
| FBD Floor Board Direction | RSD Roller Shutter Door |
| FRSJ Rolled Steel Jais | TV Cable TV Cover |
| SI Sign Post | UB Universal Beam |
| SP Arch Spring Point Height | UC Unknown Cover |
| SV Stop Valve | UK Unknown Tree |
| SW Surface Water | USB Under Side Beam |
| SY Stay | UTL Unable To Lift |
| Tac Tactile Paving | VP Vent Pipe |
| TC Telecom Cover | WB Waste Bin |
| TH Trial Pit | WH Weep Hole |
| THL Threshold Level | WL Water Level |
| TL Traffic Light | WM Water Meter |
| TOW Top of Wall | WO Wash Out |
| TP Telegraph Pole | WC Floor to Ceiling Height |
| TV Cable TV Cover | |

- General Notes**
- Do not scale this drawing. All dimensions are in metres unless otherwise noted. Any discrepancies are to be recorded and reported to the engineers immediately.
 - This drawing is to be read in conjunction with all other engineers and architects drawings, and the specification.
 - All works are to be carried out in accordance with the specification for the works and with Suffolk County Council specification for Estate Roads. The specification for the works refers to 'Volume 1 of the Manual for Contract Documents for Highway Works' for highway works and the 'Civil Engineering Specification for the Water Industry' is applicable for the drainage works.
 - All workmanship and materials are to be to current British Standards.
 - The contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
 - All services are to be located and protected as necessary by the contractor prior to the commencement of the works.
 - Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
 - During construction works on site, all roads and footpaths are to be swept and kept clear of obstructions, this is to include existing highways as appropriate to ensure safe passage of all road users.
 - Provision shall be made for the installation of all mains services including ducting prior to the laying of the road base-course.
 - All road markings and signs are to be in accordance with 'The Traffic Signs Regulations and General Directions 2015'.
 - All private connections to adoptable sewers should be a minimum of 100mm diameter (foul) and 150mm diameter (surface) made in vitrified clay connecting soft to soft.



Site Location - Viewport Layout

Rev	Date	Description	Drawn	Chk'd	App'd
P08	22/01/24	Drainage for school area colour revised	RT		
P07	14/11/23	Existing gas pipe added under proposed footpath	RT	JC	JC
P06	29/08/23	Conduroy paving added to each side of pedestrian crossing or entry/exit cycle on carriageway. Cycle bollards moved at back of footway. Sign A buildout area hatched, 300mm dia. note added to signs mounted on lighting columns. Lighting columns added to key. S278 hatch removed on Phase 2 areas.	RT	JC	JC
P05	24/07/23	Highway Ownership Boundary added. Adoptable lighting column added. Cycle signs and marking revised as clouded as to RSA comments.	RT	JC	JC
P04	28/03/23	S278 Phase mark added	RT	JC	JC
P03	20/03/23	Amendment to SCC technical comments	RT	JC	JC
P02	14/02/23	Existing services added.	RT	JC	JC
P01	08/11/22	Initial issue	RT	MJ	MJ

PRELIMINARY

HAYDN EVANS

Second Floor, Hyde Park House
Crown Street, Ipswich, IP1 3LG

01473 236550
www.haydnevans.co.uk
mail@haydnevans.co.uk

TAYLOR WIMPEY

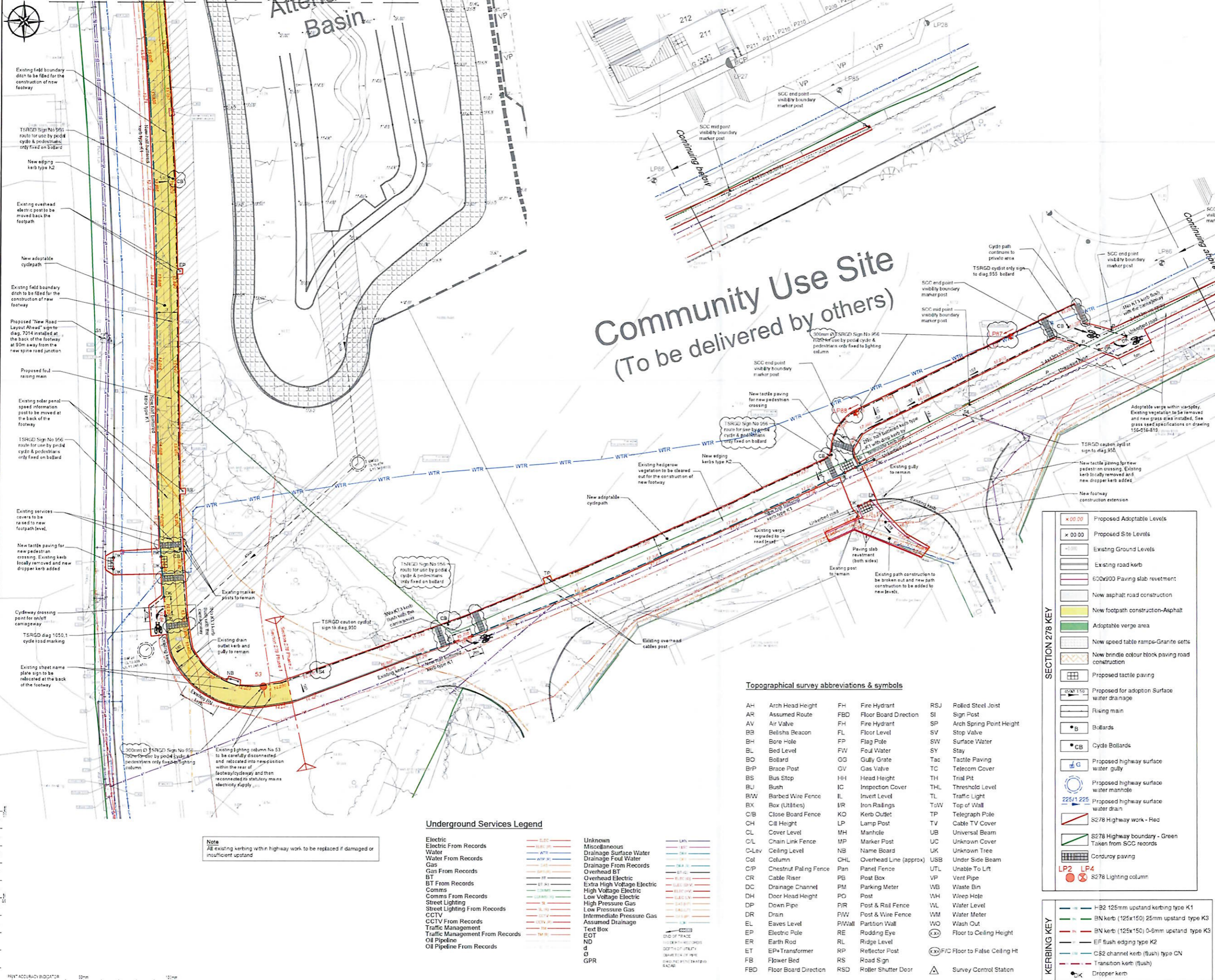
CHURCH LANE, BARHAM SUFFOLK

SECTION 278 LAYOUT SHEET 1 OF 5

Scale: A1 @ 1:200	Drawn: RT	Checked: MJ	Approved:	Date: JUNE 22
Drawing No: 156-016-817				Revision: P08

Underground Services Legend

Electric From Records	Unknown	---
Water From Records	Miscellaneous	---
Gas From Records	Drainage Surface Water	---
BT From Records	Drainage Foul Water	---
Comms From Records	Drainage From Records	---
Street Lighting From Records	Overhead BT	---
CCTV From Records	Overhead Electric	---
Traffic Management From Records	Extra High Voltage Electric	---
Oil Pipeline From Records	High Voltage Electric	---
	Low Voltage Electric	---
	High Pressure Gas	---
	Low Pressure Gas	---
	Intermediate Pressure Gas	---
	Assumed Drainage	---
	Text Box	---
	EDT	---
	ND	---
	d	---
	Ø	---
	GPR	---



- General Notes**
1. Do not scale this drawing. All dimensions are in metres unless otherwise noted. Any discrepancies are to be recorded and reported to the engineers immediately.
 2. This drawing is to be read in conjunction with all other engineers and architects drawings, and the specification.
 3. All works are to be carried out in accordance with the specification for the works and with Suffolk County Council specification for Estate Roads. The specification for the works refers to 'Volume 1 of the Manual for Contract Documents for Highway Works' for highway works and the 'Civil Engineering Specification for the Water Industry' is applicable for the drainage works.
 4. All workmanship and materials are to be to current British Standards.
 5. The contractor is responsible for, and must take all necessary precautions to ensure the stability of the works at all times during construction.
 6. All services are to be located and protected as necessary by the contractor prior to the commencement of the works.
 7. Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
 8. During construction works on site, all roads and footpaths are to be swept and kept clear of obstructions, this is to include existing highways as appropriate to ensure safe passage of all road users.
 9. Provision shall be made for the installation of all mains services including ducting prior to the laying of the road base-course.
 10. All road markings and signs are to be in accordance with 'The Traffic Signs Regulations and General Directions 2015'.
 11. All private connections to adoptable sewers should be a minimum of 100mm diameter (foul) and 150mm diameter (surface) made in vitrified clay connecting to soft.



Rev.	Date	Description	Drawn	CHK'd	App'd
P06	29/08/23	Corduroy paving added to each side of pedestrian crossing or only/exit cycle on carriageway. Cycle bollards moved at back of footway. Sign 4 moved at the back of footway. 300mm dia. note added to signs mounted on lighting columns. Lighting columns added to key. S278 hatch removed on Phase 2 areas. Lighting columns 88 & 87 added.	RT	JC	JC
P05	24/07/23	Highway Ownership Boundary added. Adoptable lighting column added. Cycle signs and marking revised as clouded as to RSA comments. Vis splay and sign S4 added as clouded	RT	JC	JC
P04	28/03/23	S278 Phase mark added	RT	JC	JC
P03	20/03/23	Amendment to SCC technical comments	RT	JC	JC
P02	14/02/23	Existing services added.	RT	JC	JC
P01	08/11/22	Initial issue	RT	MJ	MJ

PRELIMINARY

HAYDN EVANS
1473 236550
www.haydn-evans.co.uk
mail@haydn-evans.co.uk

TAYLOR WIMPEY

CHURCH LANE, BARHAM
SUFFOLK

SECTION 278 LAYOUT SHEET 2 OF 5

Scale	1:250	Drawn	RT	Checked	MJ	Approved		Date	JUNE '22
Drawing No.	156-016-818						Revision	P06	

SECTION 278 KEY

x 00.00	Proposed Adoptable Levels
x 00.00	Proposed Site Levels
-1.00	Existing Ground Levels
[Symbol]	Existing road kerb
[Symbol]	600x900 Paving slab revetment
[Symbol]	New asphalt road construction
[Symbol]	New footpath construction-Asphalt
[Symbol]	Adoptable verge area
[Symbol]	New speed table ramps-Granite setts
[Symbol]	New brindle colour block paving road construction
[Symbol]	Proposed tactile paving
[Symbol]	Proposed for adoption Surface water drainage
[Symbol]	Rising main
[Symbol]	Bollards
[Symbol]	Cycle Bollards
[Symbol]	Proposed highway surface water gully
[Symbol]	Proposed highway surface water manhole
[Symbol]	Proposed highway surface water drain
[Symbol]	S278 Highway work - Red
[Symbol]	S278 Highway boundary - Green
[Symbol]	Taken from SCC records
[Symbol]	Corduroy paving
[Symbol]	S278 Lighting column

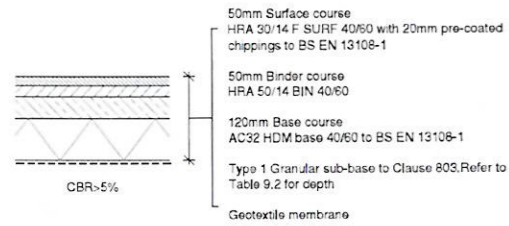
Topographical survey abbreviations & symbols

AH	Arch Head Height	FH	Fire Hydrant	RSJ	Roller Steel Joist
AR	Assumed Route	FBD	Floor Board Direction	SI	Sign Post
AV	Air Valve	FL	Floor Level	SP	Arch Spring Point Height
BB	Belisha Beacon	FP	Flag Pole	SV	Stop Valve
BH	Bore Hole	FW	Foul Water	SW	Surface Water
BL	Bed Level	GG	Gully Grate	SY	Stay
BO	Bollard	GV	Gas Valve	Tac	Tactile Paving
BrP	Brace Post	HH	Head Height	TC	Telecom Cover
BS	Bus Stop	IC	Inspection Cover	TH	Trial Pit
BU	Bush	IL	Invert Level	THL	Threshold Level
BW	Barbed Wire Fence	IR	Iron Railings	TL	Traffic Light
BX	Box (Utilities)	KO	Kerb Outlet	ToW	Top of Wall
CB	Close Board Fence	LP	Lamp Post	TP	Telegraph Pole
CH	Chill Height	MH	Manhole	TV	Cable TV Cover
CL	Cover Level	MP	Marker Post	UB	Universal Beam
CL	Chain Link Fence	NB	Name Board	UC	Unknown Cover
C-Lev	Ceiling Level	CHL	Overhead Line (approx)	UK	Unknown Tree
Col	Column	Pan	Panel Fence	USB	Under Side Beam
C/P	Chestnut Paling Fence	PB	Post Box	UTL	Unable To Lift
CR	Cable Riser	PM	Parking Meter	VP	Vent Pipe
DC	Drainage Channel	PO	Post	WB	Waste Bin
DH	Door Head Height	P/R	Post & Rail Fence	WH	Weep Hole
DP	Down Pipe	P/W	Post & Wire Fence	WL	Water Level
DR	Drain	P/Wall	Partition Wall	WM	Water Meter
EL	Eaves Level	RE	Rodding Eye	WO	Wash Out
EP	Electric Pole	RP	Reflector Post	(x)	Floor to Ceiling Height
ER	Earth Rod	RS	Road Sign	(x)	F/C Floor to False Ceiling Ht
ET	EP+Transformer	RSD	Roller Shutter Door	(x)	Survey Control Station
FB	Flower Bed				
FBD	Floor Board Direction				

Underground Services Legend

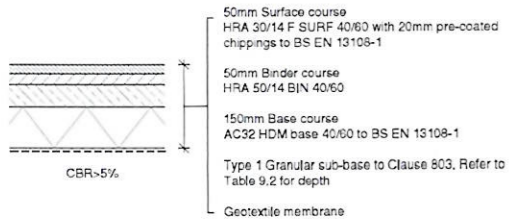
Electric From Records	[Symbol]	Unknown	[Symbol]
Water From Records	[Symbol]	Miscellaneous	[Symbol]
Gas From Records	[Symbol]	Drainage Surface Water	[Symbol]
Comms From Records	[Symbol]	Drainage Foul Water	[Symbol]
Street Lighting From Records	[Symbol]	Overhead BT	[Symbol]
CCTV From Records	[Symbol]	Extra High Voltage Electric	[Symbol]
Traffic Management From Records	[Symbol]	Low Voltage Electric	[Symbol]
Oil Pipeline From Records	[Symbol]	High Pressure Gas	[Symbol]
		Intermediate Pressure Gas	[Symbol]
		Assumed Drainage	[Symbol]
		Text Box	[Symbol]
		EOT	[Symbol]
		ND	[Symbol]
		d	[Symbol]
		GPR	[Symbol]

Note
All existing kerbing within highway work to be replaced if damaged or insufficient upstand



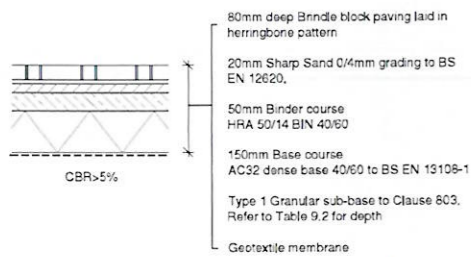
MINOR ACCESS ROAD CONSTRUCTION (TURNING HEAD)

Scale 1:20



MAJOR ACCESS ROAD CONSTRUCTION

Scale 1:20

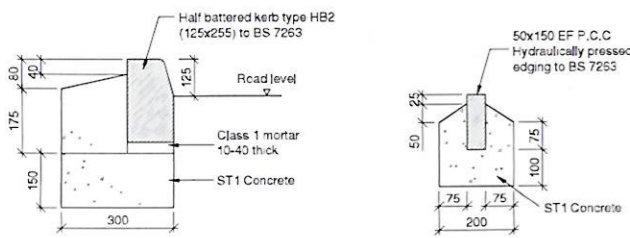


BLOCK PAVING CONSTRUCTION (RAMP)



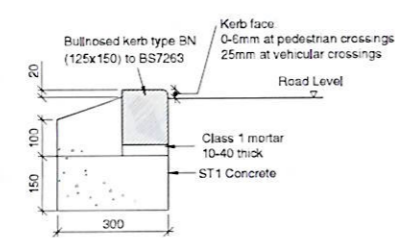
VEHICULAR CROSSING CONSTRUCTION

Scale 1:20

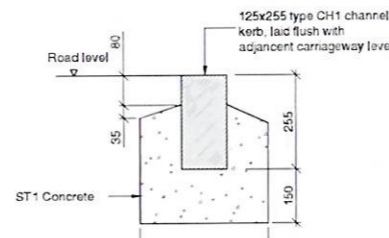


KERB TYPE K1
SCALE 1:10

KERB TYPE K2
SCALE 1:10



KERB TYPE K3
SCALE 1:10



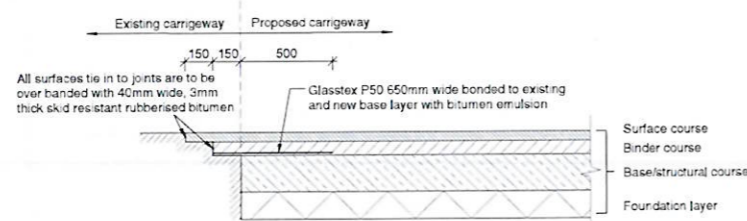
KERB TYPE CN (Drainage grip)
SCALE 1:10

Suffolk County Council, Environment and Transport Specification for Estate Roads, May 2007

ROAD CATEGORY	DEPTH OF SUB-BASE FOR CBR VALUES					ROAD BASE DEPTH (mm)		SURFACING DEPTH (mm)	
	less than 2%	2%	3%	4%	5% and greater	Bitumen bound	Lean concrete	Base course	Wearing course
	See Clause 2.1.3	370	280	225	225	80 HRA 100 DBM	130	HRA 60 HRA 60 HRA 50	HRA 50 HRA 50 HRA 50
Shared surface road	See Clause 2.1.3	370	280	225	225	80 HRA 100 DBM	130	HRA 60 HRA 60 HRA 50	HRA 50 HRA 50 HRA 50
Minor access road		420	320	250	225	140	140	HRA 60 HRA 50 HRA 50	HRA 50 HRA 50 HRA 50
Major access road		450	340	270	225	180	180	HRA 70 HRA 50 HRA 50	HRA 50 HRA 50 HRA 50
Local distributor road		500	380	300	225	180	180	HRA 70 HRA 50 HRA 50	HRA 50 HRA 50 HRA 50

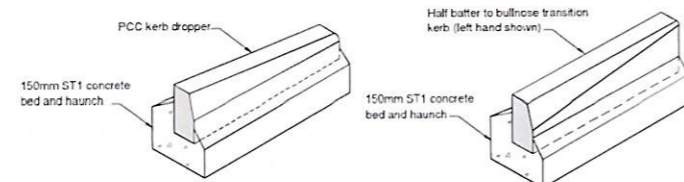
Clause 2.1.3. Special Engineering considerations will be required where the geotechnical report indicates poor ground conditions as a result of a combination of poor soil at formation level, formation level CBR values of less than 2% and high ground water tables. The Developer will be expected to show that a stable platform on which to construct the highways can be achieved.

Clause 2.1.4 On subgrades of poorly graded sands or with CBR of less than 5%, a geotextile separator shall be laid on the full width of the compacted subgrade prior to spreading the sub-base.



TIE - IN TO EXISTING

SCALE 1:20

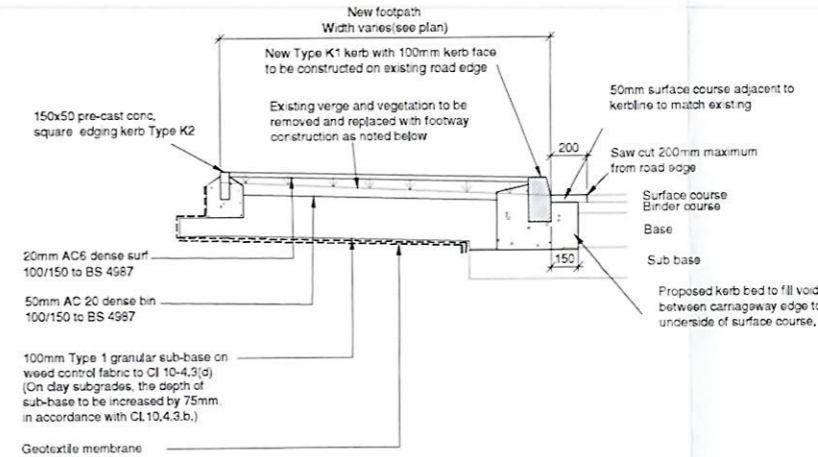


DROPPER PCC KERB
N.T.S

125x225 PCC TRANSITION KERB (Speed table ramp)
N.T.S

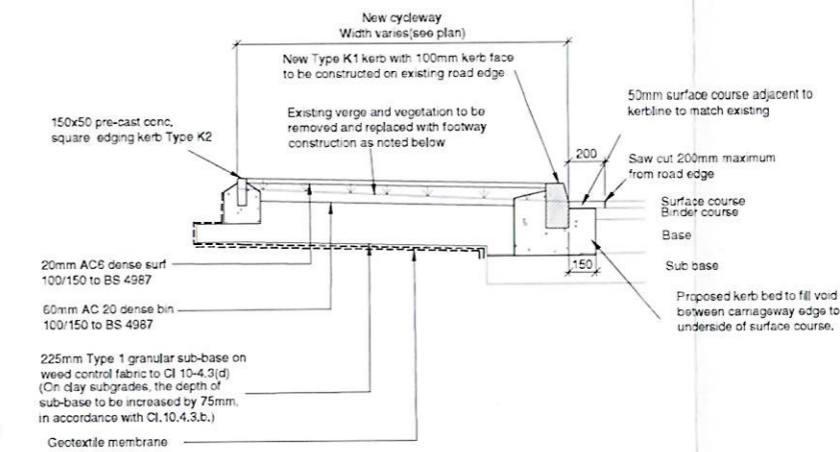
GENERAL ROAD MARKINGS SCHEDULE
(REFER TO ISO TRAFFIC SIGNS MANUAL CHAPTER 5)

DIAG No.	LINE LENGTH	GAP LENGTH	MARKING COLOR	LINE THICKNESS	COMMENTS
1003	800	300	WHITE	2x250	GIVE WAY LINE AT JUNCTION
1004	4000	2000	WHITE	100	DASHED LINE AT CENTRELINE
1057	-	-	WHITE	-	CYCLE
1090	600	300	WHITE	100	DASHED LINE AT END OF CARRIAGEWAY
1062	-	-	-	-	SAFETY BUMP
10015	600	600	WHITE	200	GIVE WAY LINE AT CROSSINGS



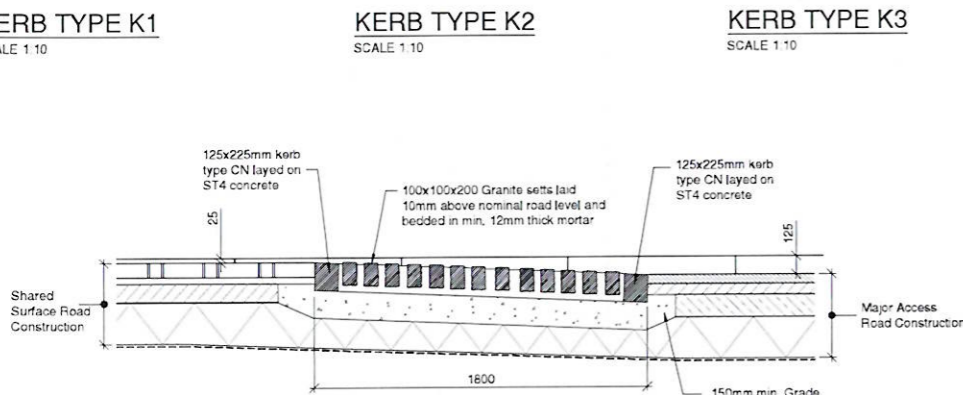
ASPHALT FOOTWAY CONSTRUCTION

Refer to Suffolk County Council 'Specification for Estate Roads' drawing 10/103B for additional notes
Scale 1:20

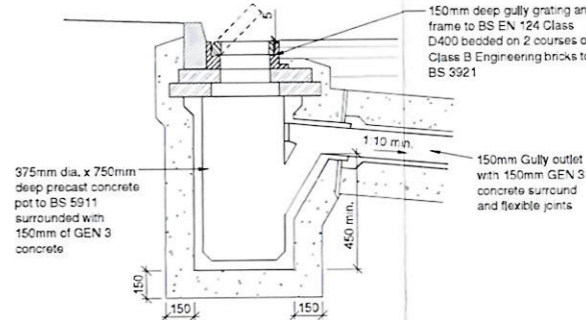


CYCLEWAY CONSTRUCTION

Refer to Suffolk County Council 'Specification for Estate Roads' drawing 10/103B for additional notes
Scale 1:20



RAMP DETAIL
SHARED SURFACE ROAD
Scale 1:20



ROAD GULLY

Refer to Suffolk County Council 'Specification for Estate Roads' drawing 7/105B for additional notes
Scale N.T.S

- General Notes:
- Do not scale this drawing. All dimensions are in metres unless otherwise noted. Any discrepancies are to be recorded and reported to the engineers immediately.
 - This drawing is to be read in conjunction with all other engineers and architects drawings, and the specification.
 - All works are to be carried out in accordance with the specification for the works and with Suffolk County Council specification for Estate Roads. The specification for the works refers to 'Volume 1 of the Manual for Contract Documents for Highway Works' for highway works and the 'Civil Engineering Specification for the Water Industry' is applicable for the drainage works.
 - All workmanship and materials are to be to current British Standards.
 - The contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
 - All services are to be located and protected as necessary by the contractor prior to the commencement of the works.
 - Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
 - During construction works on site, all roads and footpaths are to be exempt and kept clear of obstructions, this is to include existing highways as appropriate to ensure safe passage of all road users.
 - Provision shall be made for the installation of all mains services including during prior to the laying of the road base-course.
 - All road markings and signs are to be in accordance with 'The Traffic Signs Regulations and General Directions 2016'.
 - All private connections to adaptable covers should be a minimum of 100mm diameter (top) and 150mm diameter (surface) made in vitrified clay connecting soffit to soffit.

Site Control
All levels and coordinates are in metres and relate to the topographical survey drawing

Handwritten signatures: 'A', 'jgw', and 'dave'

Rev	Date	Description	Drawn	Checked	App'd
P05	14/06/23	Ramp detail revised, Other minor amendments	RT	JC	JC
P04	28/03/23	CBR shown under construction specifications	RT	JC	JC
P03	20/03/23	Amendment to SCC technical comments	RT	JC	JC
P02	14/02/23	Kerb type 1 detail amended	RT	JC	JC
P01	09/11/22	Initial issue	RT	MJ	MJ

Scale: PRELIMINARY

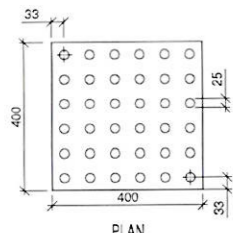
HAYDN EVANS
01473 236550
www.haydn-evans.co.uk
mail@haydn-evans.co.uk
Second Floor, Hyde Park House
Crown Street, Ipswich, IP1 3LG

TAYLOR WIMPEY

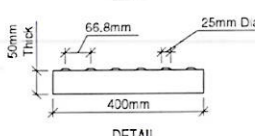
CHURCH LANE, BARHAM
SUFFOLK

SECTION 278 DETAILS
SHEET 1 OF 3

Scale	Drawn	Checked	Approved	Date
As Shown	RT	MJ		JUNE 22
Drawing No.	156-016-821			Revision
				P05



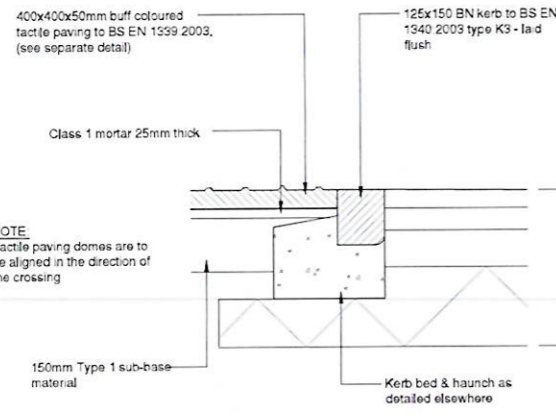
PLAN



DETAIL

BLISTER TYPE TACTILE MODULE DETAIL

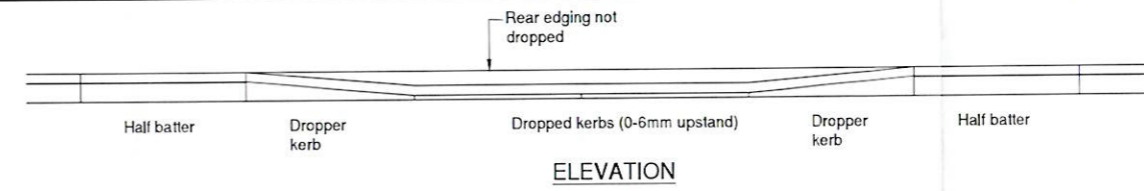
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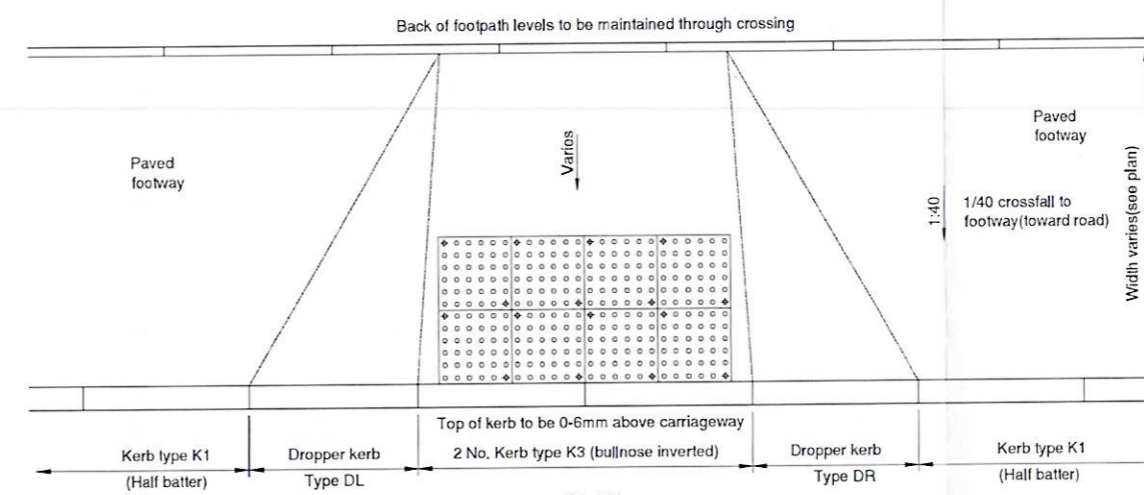
NOTE
Tactile paving domes are to be aligned in the direction of the crossing

BLISTER TYPE TACTILE INSTALLATION DETAIL

SCALE 1:10



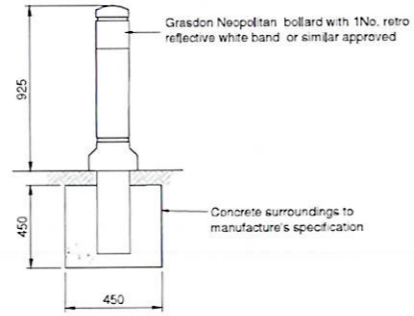
ELEVATION



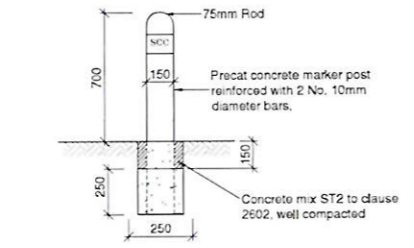
PLAN

PEDESTRIAN CROSSING LAYOUT

SCALE 1:20

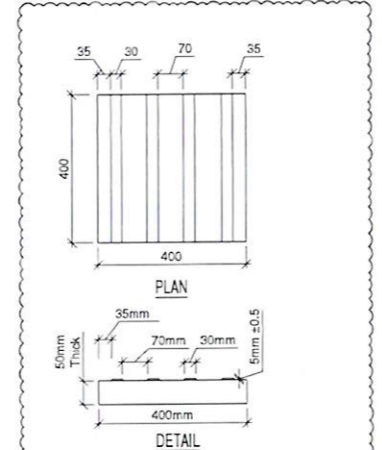


BOLLARD IN VERGE AREA DETAIL



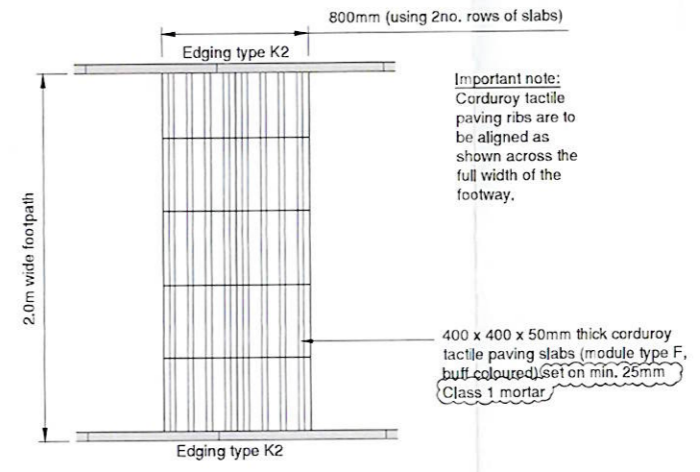
VISIBILITY SPLAY BOUNDARY MARKER POST

Refer to Suffolk County Council drawing SCD 1200-8 for additional notes
Scale 1:20



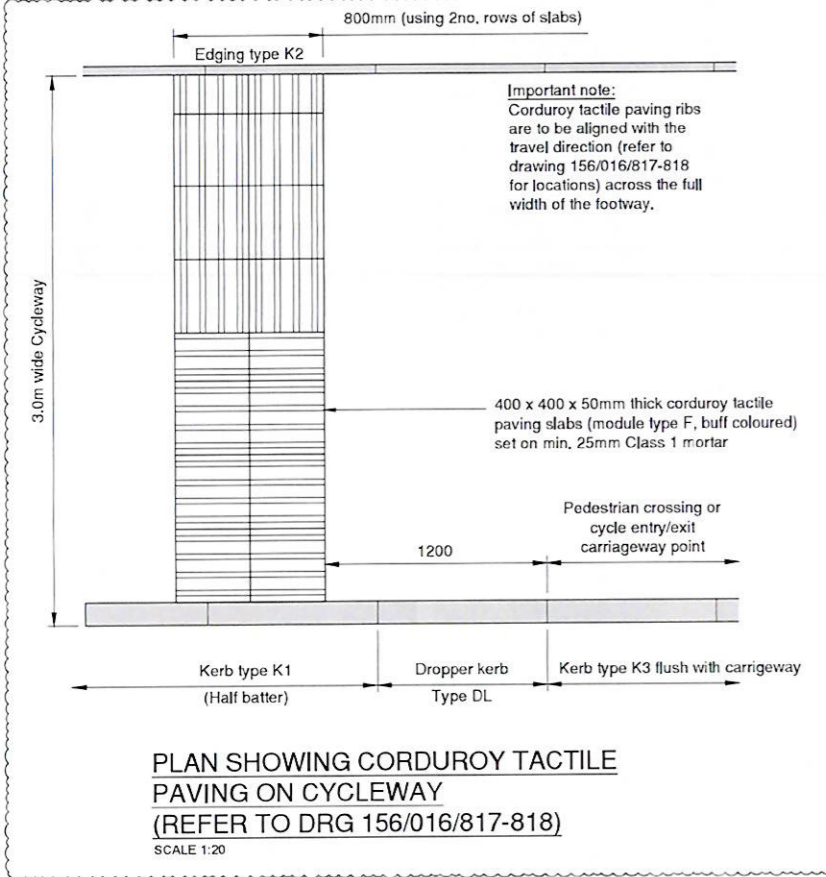
CORDUROY PAVING MODULE DETAIL

SCALE 1:10



PLAN SHOWING CORDUROY TACTILE PAVING ON FOOTWAY

(REFER TO DRG 156/016/820)
SCALE 1:20

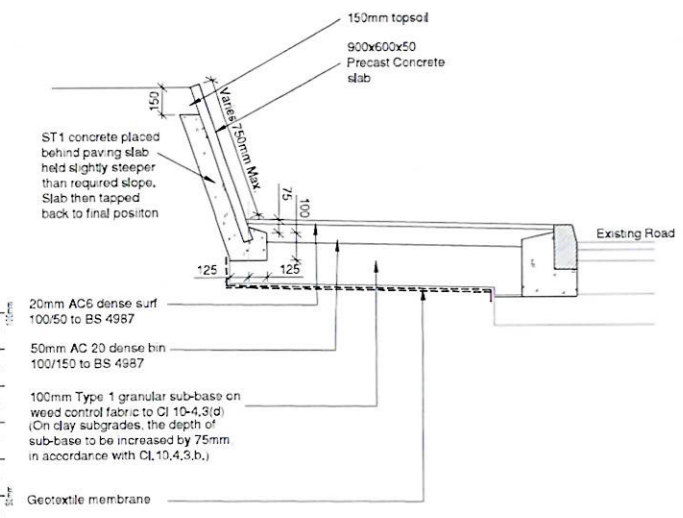


PLAN SHOWING CORDUROY TACTILE PAVING ON CYCLEWAY

(REFER TO DRG 156/016/817-818)
SCALE 1:20

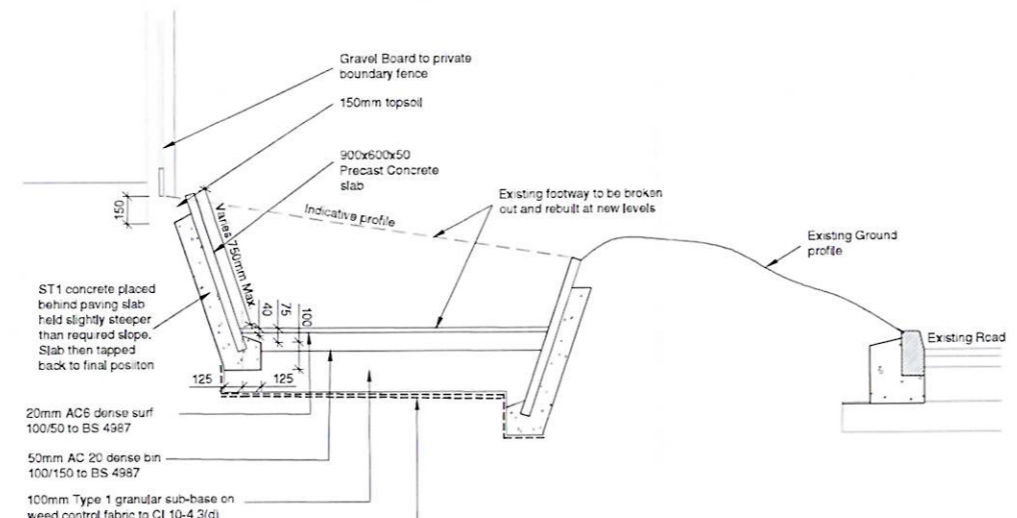
Important note:
Corduroy tactile paving ribs are to be aligned with the travel direction (refer to drawing 156/016/817-818 for locations) across the full width of the footway.

Important note:
Corduroy tactile paving ribs are to be aligned as shown across the full width of the footway.



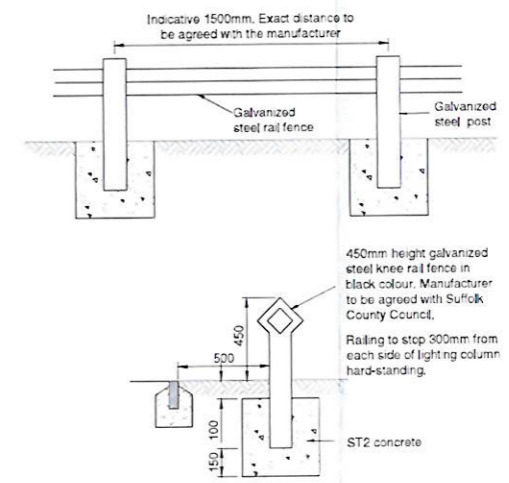
Paving Slab Revetment (single side of footway)

Refer to Suffolk County Council 'Specification for Estate Roads' drawing 10/104B for additional notes
Scale 1:20



Paving Slab Revetment (both sided of footway)

Refer to Suffolk County Council 'Specification for Estate Roads' drawing 10/104B for additional notes
Scale 1:20



450mm height galvanized steel knee rail fence in black colour. Manufacturer to be agreed with Suffolk County Council.
Railing to stop 300mm from each side of lighting column hard-standing.

- General Notes
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 - All works are to be carried out in accordance with the specification for the works and with Suffolk County Council specification for Estate Roads. The specification for the works refers to 'Volume 1 of the Manual for Contract Documents for Highway Works' for highway works and the 'Civil Engineering Specification for the Water Industry' is applicable for the drainage works.
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 - All private connections to adoptable sewers should be a minimum of 100mm diameter (foul) and 150mm diameter (surface) made in vitrified clay connecting soffit to soffit.
- Site Control
All levels and coordinates are in metres and relate to the topographical survey drawing

Handwritten signatures and initials: SP, JAW, DAW

Drawn	Date	Description	Drawn	CHK'd	App'd
P05	29/08/23	Corduroy tactile paving at cycleway added and bedding note revised as clouded. Cycleway bollard moved to drg. 823	RT	JC	JC
P04	24/07/23	Corduroy tactile paving detail added	RT	JC	JC
P03	13/06/23	Corduroy tactile paving detail removed	RT	JC	JC
P02	20/03/23	Amendment to SCC technical comments	RT	JC	JC
P01	09/11/22	Initial issue	RT	MJ	MJ

PRELIMINARY

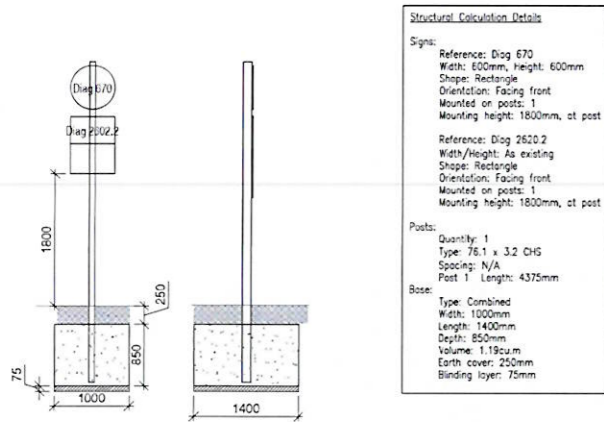
Client: TAYLOR WIMPEY

Project: CHURCH LANE, BARHAM SUFFOLK

Drawing title: SECTION 278 DETAILS SHEET 2 OF 3

Scale	Drawn	Checked	Approved	Date
1:250	RT	MJ		JUNE '22

Drawing no. 156-016-822 P05



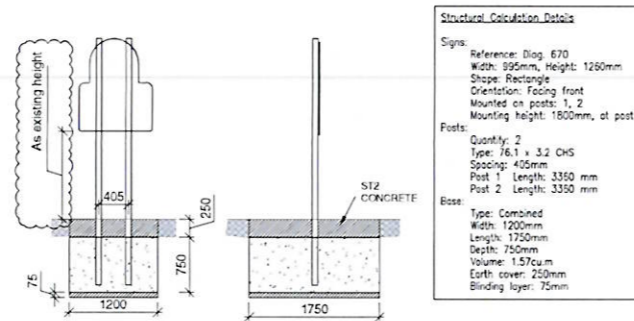
Existing 30mph speed limit sign to be replaced with 30mph sign, as shown, when the change of speed limit 1RD plan is approved.

Signing Project	MAXIMUM SPEED LIMIT mph	Width (mm)	600	Background	White
Sign Reference	Diag. 670	Height (mm)	600	Border	Red
Material	Class RA2	Area (sq.m)	0.28	Legend	Red

Signing Project	ROUTE FOR USE BY PEDAL CYCLE WITH ROUTE NUMBER	Width (mm)	As existing	Background	Blue
Sign Reference	Diag 2602.2	Height (mm)	As existing	Border	White
Material	Class RA2	Area (sq.m)	As existing	Legend	White

Signing Project	ADDITIONAL PEDAL CYCLE ROUTE PLATE	Width (mm)	As existing	Background	Blue
Sign Reference	100.0	Height (mm)	As existing	Border	White
Material	Class RA2	Area (sq.m)	As existing	Legend	White

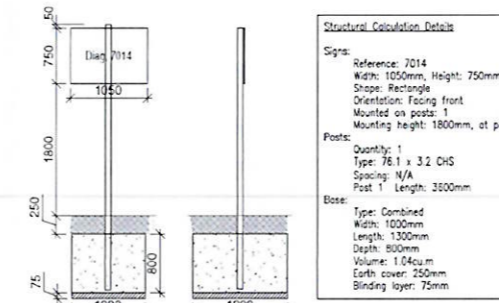
EXISTING SIGN A DETAIL
Scale: 1:50



Signing Project	MAXIMUM SPEED LIMIT mph	Width (mm)	600	Background	White
Sign Reference	Diag. 670	Height (mm)	600	Border	Red
Material	Class RA2	Area (sq.m)	0.28	Legend	Red

Signing Project	ADDITIONAL PLATE	Width (mm)	As existing	Background	Grey
Sign Reference	100.0	Height (mm)	As existing	Border	White
Material	Class RA2	Area (sq.m)	1.25	Legend	White

EXISTING SIGN B DETAIL
Scale: 1:50

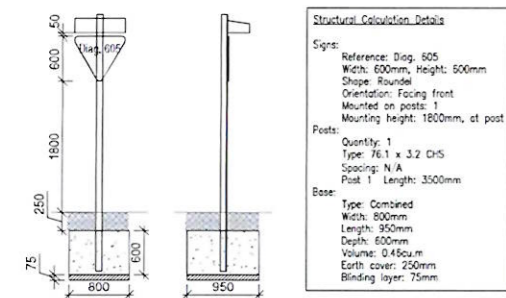


Signing Project	NEW ROAD LAYOUT AHEAD	Width (mm)	1050	Background	Red
Sign Reference	7014	Height (mm)	750	Border	White
Material	Class RA2	Area (sq.m)	0.79	Legend	White

SIGNS TO BE MIN. 90m DISTANCE FROM NEW ROAD LAYOUT ON ALL APPROACHING ROADS.

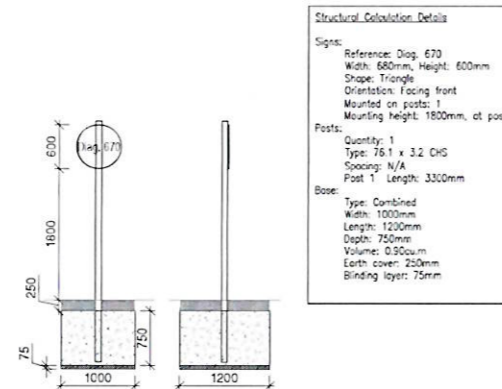
SIGNS TO COMPLY WITH TRAFFIC SIGN REGULATIONS AND GENERAL DIRECTION (TSRGD) 2016 WITH "REMOVED BY DATE" WRITTEN ON THE BACK OF THE SIGNS PLATE COMPLYING WITH TSRGD AND AGREED WITH SUFFOLK COUNTY COUNCIL INSPECTOR.

SIGN 1 DETAIL
Scale: 1:50



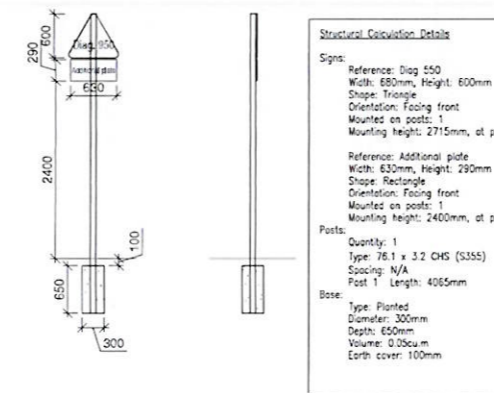
Signing Project	GIVE WAY	Width (mm)	600	Background	White
Sign Reference	Diag. 605	Height (mm)	600	Border	Red
Material	Class RA2	Area (sq.m)	0.24	Legend	Red

SIGN 2 DETAIL
(Illuminated sign)
Scale: 1:50



Signing Project	MAXIMUM SPEED LIMIT mph	Width (mm)	600	Background	White
Sign Reference	Diag. 670	Height (mm)	600	Border	Red
Material	Class RA2	Area (sq.m)	0.28	Legend	Red

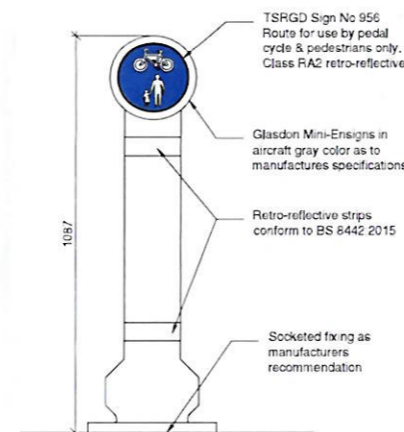
SIGN 3 DETAIL
Scale: 1:50



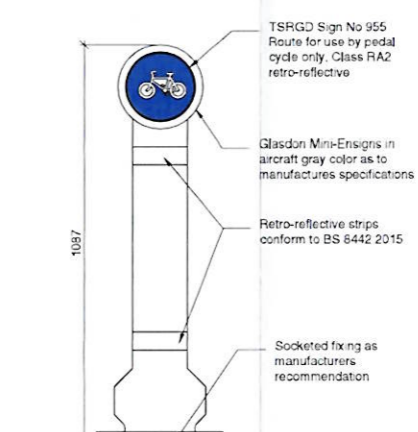
Signing Project	Cycle Routes Ahead	Width (mm)	680	Background	White
Sign Reference	Diag 950	Height (mm)	600	Border	Red
Material	Class RA2	Area (sq.m)	0.24	Legend	Red

Signing Project	Additional Plate	Width (mm)	630	Background	White
Sign Reference	50.0	Height (mm)	290	Border	Black
Material	Class RA2	Area (sq.m)	0.18	Legend	Black

SIGN 4 DETAIL
Scale: 1:50



PEDESTRIAN & CYCLES BOLLARD
SCALE 1:10



CYCLES ONLY BOLLARD
SCALE 1:10

- General Notes**
- Do not scale this drawing. All dimensions are in metres unless otherwise noted. Any discrepancies are to be recorded and reported to the engineers immediately.
 - This drawing is to be read in conjunction with all other engineers and architects drawings, and the specification.
 - All works are to be carried out in accordance with the specification for the works and with Suffolk County Council specification for Estate Roads. The specification for the works refers to "Volume 1 of the Manual for Contract Documents for Highway Works" for highway works and the "Civil Engineering Specification for the Water Industry" is applicable for the drainage works.
 - All workmanship and materials are to be to current British Standards.
 - The contractor is responsible for and must take all necessary precautions to ensure the stability of the works at all times during construction.
 - All services are to be located and protected as necessary by the contractor prior to the commencement of the works.
 - Any existing details which are shown on this drawing are for guidance only and are to be checked on site by the contractor. Any variations are to be recorded and reported to the engineer immediately.
 - During construction works on site, all roads and footpaths are to be swept and kept clear of obstructions, this is to include existing highways as appropriate to ensure safe passage of all road users.
 - Provision shall be made for the installation of all mains services including ducting prior to the laying of the road base-course.
 - All road markings and signs are to be in accordance with "The Traffic Signs Regulations and General Directions 2016".

Site Control
All levels and coordinates are in metres and relate to the topographical survey drawing.

Handwritten signatures and initials:
[Signature]
[Signature]
[Signature]

P05	29/08/23	Pedestrian and cycle bollard moved from drg.822. Existing sign A & B notes revised as clouded	RT	JC	JC
P04	24/07/23	Sign 4 and cycle only bollard details added	RT	JC	JC
P03	13/06/23	Signs A & 3 revised	RT	JC	JC
P02	20/03/23	Signs amended to SCC technical comments. Signs 1, 2 & 3 added.	RT	JC	JC
P01	09/11/22	Initial issue	RT	MJ	MJ

PRELIMINARY

HAYDN EVANS
01473 235550
www.haydn-evans.co.uk
mail@haydn-evans.co.uk

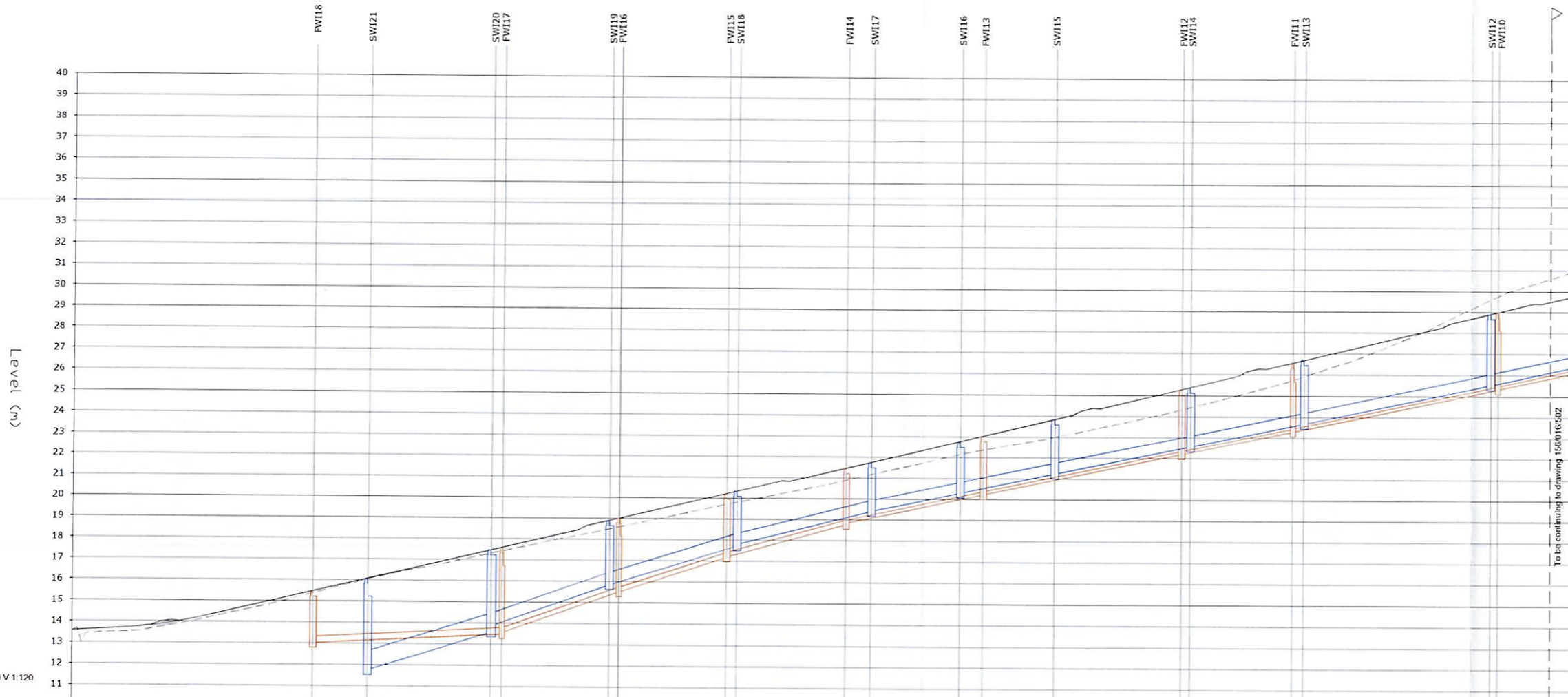
Second Floor, Hyde Park House
Crown Street, Ipswich, IP1 3LG

TAYLOR WIMPEY

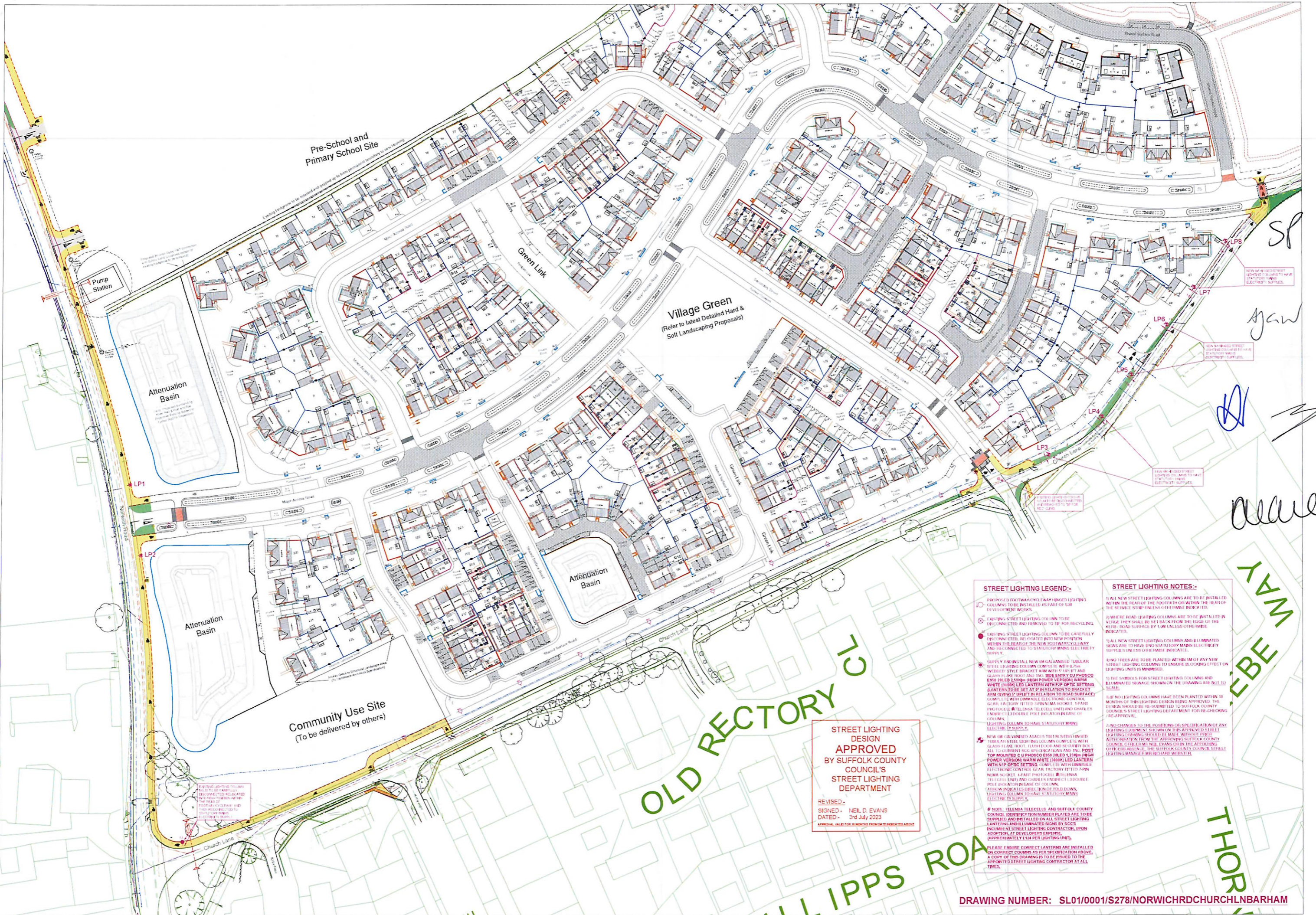
CHURCH LANE, BARHAM
SUFFOLK

SECTION 278 DETAILS
SHEET 3 OF 3

Scale	1:250	Drawn	RT	Checked	MJ	Approved		Date	JUNE '22
Drawing No.	156-016-823							Revision	P05



CHAINAGE	0+000	10+000	18+515	20+315	23+315	30+000	32+819	40+000	50+000	60+000	70+000	80+000	90+000	100+000	120+000	121+032	130+000	150+000	156+782	160+000	165+582	170+000	180+000	190+000	200+000	210+000	220+000	235+155	237+865	240+000	240+000	240+000	240+000	250+000	260+000	270+000	280+000	282+265	290+000	300+000	310+000	323+997	320+000	325+797	330+000	346+0+4	340+000	347+814	350+000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
EXISTING LEVELS	13.561	13.504	13.710	14.066	14.539	15.024	15.548	16.068	16.592	17.069	17.544	18.022	18.552	19.081	19.559	20.037	20.515	20.891	21.359	21.847	22.325	22.803	23.281	23.759	24.237	24.715	25.193	25.672	26.150	26.628	27.106	27.584	28.062	28.540	29.018	29.496	29.974	30.452	30.930	31.408	31.886	32.364	32.842	33.320	33.798	34.276	34.754	35.232	35.710	36.188	36.666	37.144	37.622	38.100	38.578	39.056	39.534	40.012	40.490	40.968	41.446	41.924	42.402	42.880	43.358	43.836	44.314	44.792	45.270	45.748	46.226	46.704	47.182	47.660	48.138	48.616	49.094	49.572	50.050	50.528	51.006	51.484	51.962	52.440	52.918	53.396	53.874	54.352	54.830	55.308	55.786	56.264	56.742	57.220	57.698	58.176	58.654	59.132	59.610	60.088	60.566	61.044	61.522	62.000	62.478	62.956	63.434	63.912	64.390	64.868	65.346	65.824	66.302	66.780	67.258	67.736	68.214	68.692	69.170	69.648	70.126	70.604	71.082	71.560	72.038	72.516	72.994	73.472	73.950	74.428	74.906	75.384	75.862	76.340	76.818	77.296	77.774	78.252	78.730	79.208	79.686	80.164	80.642	81.120	81.598	82.076	82.554	83.032	83.510	83.988	84.466	84.944	85.422	85.900	86.378	86.856	87.334	87.812	88.290	88.768	89.246	89.724	90.202	90.680	91.158	91.636	92.114	92.592	93.070	93.548	94.026	94.504	94.982	95.460	95.938	96.416	96.894	97.372	97.850	98.328	98.806	99.284	99.762	100.240	100.718	101.196	101.674	102.152	102.630	103.108	103.586	104.064	104.542	105.020	105.498	105.976	106.454	106.932	107.410	107.888	108.366	108.844	109.322	109.800	110.278	110.756	111.234	111.712	112.190	112.668	113.146	113.624	114.102	114.580	115.058	115.536	116.014	116.492	116.970	117.448	117.926	118.404	118.882	119.360	119.838	120.316	120.794	121.272	121.750	122.228	122.706	123.184	123.662	124.140	124.618	125.096	125.574	126.052	126.530	127.008	127.486	127.964	128.442	128.920	129.398	129.876	130.354	130.832	131.310	131.788	132.266	132.744	133.222	133.700	134.178	134.656	135.134	135.612	136.090	136.568	137.046	137.524	138.002	138.480	138.958	139.436	139.914	140.392	140.870	141.348	141.826	142.304	142.782	143.260	143.738	144.216	144.694	145.172	145.650	146.128	146.606	147.084	147.562	148.040	148.518	148.996	149.474	149.952	150.430	150.908	151.386	151.864	152.342	152.820	153.298	153.776	154.254	154.732	155.210	155.688	156.166	156.644	157.122	157.600	158.078	158.556	159.034	159.512	159.990	160.468	160.946	161.424	161.902	162.380	162.858	163.336	163.814	164.292	164.770	165.248	165.726	166.204	166.682	167.160	167.638	168.116	168.594	169.072	169.550	170.028	170.506	170.984	171.462	171.940	172.418	172.896	173.374	173.852	174.330	174.808	175.286	175.764	176.242	176.720	177.198	177.676	178.154	178.632	179.110	179.588	180.066	180.544	181.022	181.500	181.978	182.456	182.934	183.412	183.890	184.368	184.846	185.324	185.802	186.280	186.758	187.236	187.714	188.192	188.670	189.148	189.626	190.104	190.582	191.060	191.538	192.016	192.494	192.972	193.450	193.928	194.406	194.884	195.362	195.840	196.318	196.796	197.274	197.752	198.230	198.708	199.186	199.664	200.142	200.620	201.098	201.576	202.054	202.532	203.010	203.488	203.966	204.444	204.922	205.400	205.878	206.356	206.834	207.312	207.790	208.268	208.746	209.224	209.702	210.180	210.658	211.136	211.614	212.092	212.570	213.048	213.526	214.004	214.482	214.960	215.438	215.916	216.394	216.872	217.350	217.828	218.306	218.784	219.262	219.740	220.218	220.696	221.174	221.652	222.130	222.608	223.086	223.564	224.042	224.520	224.998	225.476	225.954	226.432	226.910	227.388	227.866	228.344	228.822	229.300	229.778	230.256	230.734	231.212	231.690	232.168	232.646	233.124	233.602	234.080	234.558	235.036	235.514	235.992	236.470	236.948	237.426	237.904	238.382	238.860	239.338	239.816	240.294	240.772	241.250	241.728	242.206	242.684	243.162	243.640	244.118	244.596	245.074	245.552	246.030	246.508	246.986	247.464	247.942	248.420	248.898	249.376	249.854	250.332	250.810	251.288	251.766	252.244	252.722	253.200	253.678	254.156	254.634	255.112	255.590	256.068	256.546	257.024	257.502	257.980	258.458	258.936	259.414	259.892	260.370	260.848	261.326	261.804	262.282	262.760	263.238	263.716	264.194	264.672	265.150	265.628	266.106	266.584	267.062	267.540	268.018	268.496	268.974	269.452	269.930	270.408	270.886	271.364	271.842	272.320	272.798	273.276	273.754	274.232	274.710	275.188	275.666	276.144	276.622	277.100	277.578	278.056	278.534	279.012	279.490	279.968	280.446	280.924	281.402	281.880	282.358	282.836	283.314	283.792	284.270	284.748	285.226	285.704	286.182	286.660	287.138	287.616	288.094	288.572	289.050	289.528	290.006	290.484	290.962	291.440	291.918	292.396	292.874	293.352	293.830	294.308	294.786	295.264	295.742	296.220	296.698	297.176	297.654	298.132	298.610	299.088	299.566	300.044	300.522	301.000	301.478	301.956	302.434	302.912	303.390	303.868	304.346	304.824	305.302	305.780	306.258	306.736	307.214	307.692	308.170	308.648	309.126	309.604	310.082	310.560	311.038	311.516	311.994	312.472	312.950	313.428	313.906	314.384	314.862	315.340	315.818	316.296	316.774	317.252	317.730	318.208	318.686	319.164	319.642	320.120	320.598	321.076	321.554	322.032	322.510	322.988	323.466	323.944	324.422	324.900	325.378	325.856	326.334	326.812	327.290	327.768	328.246	328.724	329.202	329.680	330.158	330.636	331.114	331.592	332.070	332.548	333.026	333.504	333.982	334.460	334.938	335.416	335.894	336.372	336.850	337.328	337.806	338.284	338.762	339.240	339.718	340.196	340.674	341.152	341.630	342.108	342.586	343.064	343.542	344.020	344.498	344.976	345.454	345.932	346.410	346.888	347.366	347.844	348.322	348.800	349.278	349.756	350.234	350.712	351.190	351.668	352.146	352.624	353.102	353.580	354.058	354.536	355.014	355.492	355.970	356.448	356.926	357.404	357.882	358.360	358.838	359.316	359.794	360.272	360.750	361.228	361.706	362.184	362.662	363.140	363.618	364.096	364.574	365.052	365.530	366.008	366.486	366.964	367.442	367.920	368.398	368.876	369.354	369.832	370.310	370.788	371.266	371.744	372.222	372.700	373.178	373.656	374.134	374.612	375.090	375.568	376.046	376.524	377.002	377.480	377.958	378.436	378.914	379.392	379.870	380.348	380.826	381.304	381.782	382.260	382.738	383.216	383.694	384.172	384.650	385.128	385.606	386.084	386.562	387.040	387.518	387.996	388.474	388.952	389.430	389.908	390.386	390.864	391.342	391.820	392.298	392.776	393.254	393.732	394.210	394.688	395.166	395.644	396.122	396.600	397.078	397.556	398.034	398.512	398.990	399.468	399.946	400.424	400.902	401.380	401.858	402.336	402.814	403.292	403.770	404.248	404.726	405.204	405.682	406.160	406.638	407.116	407.594	408.072	408.550	409.028	409.506	410.000	410.480	410.960	411.440	411.920	412.400	412.880	413.360	413.840	414.320	414.800	415.280	415.760	416.240	416.720	417.200	417.680	418.160	418.640	419.120	419.600	420.080	420.560	421.040	421.520	422.000	422.480	422.960	423.440	423.920	424.400	424.880	425.360	425.840	426.320	426.800	427.280	427.760	428.240	428.720	429.200	429.680	430.160	430.640	431.120	431.600	432.080	432.560	433.040	433.520	434.000	434.480	434.960	435.440	435.920	436.400	436.880	437.360	437.840	438.320	438.800	439.280	439.760	440.240	440.720	441.200	441.680	442.160	442.640	443.120	443.600	444.080	444.560	445.040	445.520	446.000	446.480	446.960	447.440	447.920	448.400	448.880	449.360	449.840	450.320	450.800	451.280	451.760	452.240	452.720	453.200	453.680	454.160	454.640	455.120	455.600	456.080	456.560	457.040	457.520	458.000	458.480	458.960	459.440	459.920	460.400	460.880	461.360	461.840	462.320	462.800	463.280	463.760	464.240	464.720	465.200	465.680	466.160	466.640	467.120	467.600	468.080	468.560	469.040	469.520	470.000	470.480	470.960	471.440	471.920	472.400	472.880	473.360	473.840	474.320	474.800	475.280	475.760	476.240	476.720



Pre-School and Primary School Site

Green Link

Village Green
(Refer to latest Detailed Hard & Soft Landscaping Proposals)

Attenuation Basin

Attenuation Basin

Community Use Site
(To be delivered by others)

Church Lane

STREET LIGHTING DESIGN
APPROVED
BY SUFFOLK COUNTY COUNCIL'S
STREET LIGHTING DEPARTMENT

REVISED -
SIGNED - NEIL D. EVANS
DATED - 3rd July 2023
APPROVAL VALID FOR 12 MONTHS FROM DATE INDICATED ABOVE

STREET LIGHTING LEGEND:-

- 1. PROPOSED FOOTWAY CYCLEWAY AND STREET LIGHTING COLUMNS TO BE INSTALLED AS PART OF SITE DEVELOPMENT WORKS.
- 2. EXISTING STREET LIGHTING COLUMNS TO BE DISCONNECTED AND REMOVED TO BE FOR RECYCLING.
- 3. EXISTING STREET LIGHTING COLUMNS TO BE GENERALLY DISCONNECTED, RELOCATED INTO NEW PORTION WITHIN THE BEAR OF THE NEW FOOTWAY CYCLEWAY AND RECONNECTED TO STATUTORY MAINS ELECTRICITY SUPPLY.
- 4. SUPPLY AND INSTALL NEW GALVANNEED STEEL STREET LIGHTING COLUMN COMPLETE WITH 6.5m WINDLIFT STYLE BRACKET ARM WITH 1.5m ENTRY AND GAIN FLARE HOOT AND INSIDE ENTRY CUP PHOSCO E850 250W HIGH POWER VERSION WARM WHITE (HW) LED LANTERNS WITH 1.2m OPTIC SETTING PLANTER TO BE SET AT 90° IN RELATION TO ROAD SURFACE AND COLUMNS TO BE PLANTED IN RELATION TO ROAD SURFACE COMPLETE WITH UNIMABLE ELECTRICAL CONTROL GEAR FACTORY TITLED 7.5m NEMA SCREW TYPE PROTECTIVE BELLS AND TELEPHONE COLUMNS TO HAVE STATUTORY MAINS ELECTRICAL SUPPLY.
- 5. NEW GALVANNEED STEEL STREET LIGHTING COLUMN COMPLETE WITH 6.5m WINDLIFT STYLE BRACKET ARM WITH 1.5m ENTRY AND GAIN FLARE HOOT AND INSIDE ENTRY CUP PHOSCO E850 250W HIGH POWER VERSION WARM WHITE (HW) LED LANTERNS WITH 1.2m OPTIC SETTING COMPLETE WITH UNIMABLE ELECTRICAL CONTROL GEAR FACTORY TITLED 7.5m NEMA SCREW TYPE PROTECTIVE BELLS AND TELEPHONE COLUMNS TO HAVE STATUTORY MAINS ELECTRICAL SUPPLY.
- 6. NOTE: TELEPHONE CELLS AND SUFFOLK COUNTY COUNCIL IDENTIFICATION NUMBER PLATES ARE TO BE SUPPLIED AND INSTALLED ON ALL STREET LIGHTING LANTERNS AND ILLUMINATED SIGNS BY SOCS IN ACCORDANCE WITH THE APPROPRIATE SUFFOLK COUNTY COUNCIL STREET LIGHTING CONTRACT, UPON APPROVAL BY DEVELOPER'S ENGINEER (APPROXIMATELY £24 PER LIGHTING UNIT).
- 7. PLEASE ENSURE CORRECT LANTERNS ARE INSTALLED ON CORRECT COLUMNS AS PER SPECIFICATION ABOVE. A COPY OF THIS DRAWING IS TO BE PROVIDED TO THE APPROPRIATE STREET LIGHTING CONTRACTOR AT ALL TIMES.

STREET LIGHTING NOTES:-

- 1. ALL NEW STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE BEAR OF THE FOOTWAY OR WITHIN THE BEAR OF THE STREET SETBACK UNLESS OTHERWISE INDICATED.
- 2. WHERE ROAD LIGHTING COLUMNS ARE TO BE INSTALLED IN VERGES THEY SHALL BE SET BACK FROM THE EDGE OF THE VERGE ROAD SURFACE BY 5.0m UNLESS OTHERWISE INDICATED.
- 3. ALL NEW STREET LIGHTING COLUMNS AND ILLUMINATED SIGNS ARE TO HAVE STATUTORY MAINS ELECTRICITY SUPPLY UNLESS OTHERWISE INDICATED.
- 4. NO TREES ARE TO BE PLANTED WITHIN 3m OF ANY NEW STREET LIGHTING COLUMNS TO ENSURE BLOCKING EFFECT ON LIGHTING IS MINIMISED.
- 5. THE SYMBOLS FOR STREET LIGHTING COLUMNS AND ILLUMINATED SIGNS SHOWN ON THE DRAWING ARE NOT TO SCALE.
- 6. IF NO LIGHTING COLUMNS HAVE BEEN PLANTED WITHIN 30 MONTHS OF THIS LIGHTING DESIGN BEING APPROVED, THE DESIGN SHOULD BE SUBMITTED TO SUFFOLK COUNTY COUNCIL'S STREET LIGHTING DEPARTMENT FOR RECHECKING / RE-APPROVAL.
- 7. NO CHANGES TO THE POSITION OR DISCREPANCY OF ANY EXISTING LIGHTING COLUMNS OR ILLUMINATED SIGNS SHALL BE MADE WITHOUT THE WRITTEN AUTHORITY OF THE APPROPRIATE SUFFOLK COUNTY COUNCIL. ALL THE LIGHTING COLUMNS AND ILLUMINATED SIGNS SHOWN ON THIS DRAWING ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE SUFFOLK COUNTY COUNCIL STREET LIGHTING CONTRACT, UPON APPROVAL BY DEVELOPER'S ENGINEER (APPROXIMATELY £24 PER LIGHTING UNIT).

Handwritten notes:
SP
Jaw
allure

WILLOW WAY

THORNTON WAY