

DATED

4 MAY

2022

SUFFOLK COUNTY COUNCIL

(1)

- and -

CHAPEL NEW HOMES LTD

(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 Alongside Woodbridge Road, Bredfield, Suffolk

Nigel Inniss
Head of Legal Services
Suffolk County Council
5 Constantine Road Ipswich
Suffolk IP1 2DH

Ref: 68315/JL

THIS AGREEMENT is made the 4th day of MAY 2022
BETWEEN the following parties :-

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) CHAPEL NEW HOMES LTD (Co. Regn. No. 05079425) care of Scrutton Bland,
820 The Crescent, Colchester Business Park, Colchester CO4 9YQ. ("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)
"Cash Deposit"	Means the cash deposit for all of the Highway Works such cash deposit to be held by the County Council 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 Cash Deposit to provide the full sums necessary to carry out and maintain the Highway Works
"Cash Deposit Figure"	Means sum of £24,750.00 (Twenty-four thousand, seven hundred and fifty pounds) being the cost of the Highway Works plus 10 per cent
"Certificate of Final Completion"	Means any of the certificates referred to in paragraph 2.13 of this Agreement
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
"Commuted Sums"	Means jointly the following sums of: <ol style="list-style-type: none">1. £1,242.50 for Carriageway2. £3,939.00 for Footway

3. £2,107.50 for Drainage

which are calculated towards the cost of the County Council's future maintenance liability of the Highway Works.

"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 detailed on the Works Drawings and as set out in Schedule 2 of this Agreement
"Mortgagee"	Means jointly OAKHURST (EAST ANGLIA) LIMITED (Co. Regn. No. 02265454) of 10 Neale Street, Ipswich IP1 3JB and PEGASUS (EAST ANGLIA) LIMITED (Co. Regn. No. 05079425) of 14 Playford Road, Rushmere St.Andrew, Ipswich IP4 5RH
"Plan"	Means the plan annexed hereto
"Site"	Means land situated at Woodbridge Road, Bredfield, Suffolk shown edged red for identification only on the attached Plan
"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, and the "Date of Substantial Completion" and "Certificate of Substantial Completion" shall be construed accordingly
"Works Drawings"	Means the attached drawings bearing the numbers referred to in Schedule 1 or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

- (A) The County Council is the Local 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
- (B) 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 SK407230

- (C) The Mortgagee has a registered charge dated 18 March 2021 over the property registered with Title Number SK407230 and has provided a certificate of consent to the terms of this Agreement
- (D) The County Council considers that the Highways Works as shown on the Works Drawings and detailed in Schedule 2 need to be carried out and the County Council considers that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows :-

1. LEGAL EFFECT

1.1 In this Agreement unless the context otherwise requires :-

1.1.1 Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and

1.1.2 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

1.1.3 "party" or "parties" means a party or parties to this Agreement; and

1.1.4 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;

1.1.5 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

1.1.6 the headings and contents list in this Agreement shall not form part of or affect its construction; and

1.1.7 references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and

1.1.8 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 approval or agreement shall not be unreasonably withheld or delayed; and

1.1.9 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

- 1.2 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, 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
- 1.3 No waiver (whether express or implied) by the County Council of any breach or default by the Developer in performance or observance of any of the covenants 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 or from acting upon any subsequent breach or default
- 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 shall be governed and interpreted in accordance with the laws of England and shall be determined in the Courts of England and Wales
- 1.6 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 Developers to enter into this Agreement and to comply with the obligations set out at clauses 1.12 and 1.13
- 1.7 The Developer 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 this Agreement
- 1.8 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) to enter into and upon and remain upon the public highway to carry out the construction of the Highway Works within the

- timescales referred to in Schedule 2 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
- 1.9 The Developer covenants with the County Council as Highway Authority to comply with the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, and any amendments thereof
- 1.10 It is hereby agreed and declared that the provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement
- 1.11 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. The Developer shall indemnify and keep the County Council indemnified against any breach of the Developer's obligations under this clause
- 1.12 The Developer hereby agrees that on the date of Substantial Completion:
- 1.12.1 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 and the County Council agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at the public expense; and
- 1.12.2 the Developer hereby grants and assigns to the Council for the benefit of the New Highways full right and liberty over the property where hatched purple on the attached plan 152/201/23 Rev P1 ("the Surface Water Drainage Easement") to use the same for the passage or discharge of surface water from the New Highways into ditches on the Developer's land as indicated on the Works Drawings and to enter onto such part or parts of the land subject to the Surface Water Drainage Easement to cleanse repair maintain and replace surface water drains taking water from the highway and any conveyance of any such part or parts of the said land shall be expressed to be subject to the Council's easement in this regard
- 1.13 If called upon by the County Council so to do by notice in writing served within twenty-one years of the date of this Agreement 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 free in each case from encumbrances and together with all rights necessary to permit the use, inspection, maintenance, repair and replacement of the Highway Works and 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

1.14 *Not used*

1.15 This Agreement is a Deed. Any financial default will be declared by the County Council and registered as a Local Land Charge under section 278(5)(c) of the 1980 Act

1.16 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 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 clause 3.5 of this Agreement

1.17 Where, in accordance with clause 1.16 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

1.18 Where the Agreement has lapsed in accordance with clauses 1.16 or 1.17, the County Council may release to the Developer the Cash Deposit and interest 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. For the avoidance of doubt nothing in this clause requires the County Council to repay those sums payable under clause 3.5 of this Agreement save for any Commuted Sums not spent or committed

2 HIGHWAY WORKS

- 2.1 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
- 2.2 No work on the Highway Works shall commence and no contract or contracts in respect of the construction of the Highway Works shall be let until full details of the Highway Works have been submitted to the Director and the Director has given his written approval to the Highway Works and for the avoidance of doubt this Agreement does not constitute the written approval required under this clause
- 2.3 The Developer shall provide all relevant notices to the County Council under the New Roads and Street Works Act 1991 and Traffic Management Act 2004, and any amendments thereof
- 2.4 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
- 2.5 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
- 2.6 The Developer shall display and maintain prominent notices around the perimeter of the Site to warn the public of the dangers of entering the Site. However the display of such notices shall not relieve the Developer of any of his obligations and liabilities under this Agreement, the Control of Pollution Act 1974 or the Environment Protection Act 1990, or any amendments thereof
- 2.7 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from noise and from dust and as far as practicable the Highway Works are to be carried out in such a way that noise and dust are kept to a minimum
- 2.8 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

- 2.9 No Highway Works within or affecting existing public highways 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
- 2.10 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 and warning signs when and where necessary and undertake such further measures as may be reasonably required by the Director
- 2.11 Representatives of the County Council 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
- 2.12 On Substantial Completion of the Highway Works :-
 - 2.12.1 the Developer shall clear away and remove from the Site all constructional plant and temporary works of every kind and leave the Site in a safe, neat and tidy condition to the satisfaction of the Director
 - 2.12.2 the Developer shall provide the County Council with 6 paper copies of the 'as constructed' drawings and a pdf thereof
 - 2.12.3 the Director may issue a Certificate of Substantial Completion to the Developer
- 2.13 The Developer shall maintain the Highway Works for a period of eighteen (18) months (unless the Director agrees in writing a lesser period) 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 (18) 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. After the expiration of the period of eighteen (18) months and after any defects have been made good to the satisfaction of the Director he may issue at the written request of the Developer the Certificate of Final Completion in respect of the Highways Works

3 FINANCE

- 3.1 Where the Developer has provided a Cash Deposit, then after the issue of the

Certificate of Substantial Completion the County Council may approve the release of up to 75% of the Cash Deposit Figure and upon the issue of the Certificate of Final Completion the County Council may release to the Developer the remainder of the Cash Deposit and interest 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.

- 3.2 The Developer shall be insured from the date of this Agreement and throughout the period of construction of the Highway Works within the timescales referred to in Schedule 2 (or any other period as agreed by the Director) for public liability risks in the sum of at least ten million pounds (£10,000,000.00) in respect of any single claim, and shall produce these insurance policies to the Director on demand
- 3.3 The Developer shall on the date of this Agreement pay to the County Council the Cash Deposit in the sum of the Cash Deposit Figure for the Highway Works
- 3.4 Should the Developer default in the execution of his obligations to carry out and maintain the Highway Works then the County Council may itself carry out and maintain the Highway Works having first called upon the Cash Deposit for the full cost to be expended in so doing
- 3.5 The Developer shall pay to the County Council:-
 - 3.5.1 the legal costs of the County Council in connection with this Agreement prior to sealing of this Agreement; and
 - 3.5.2 interest at four per cent above the Bank of England Base Rate on any sum due to the County Council under this Agreement from the date on which it is due until the date it is paid, and
 - 3.5.3 the inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £2475 (Two thousand four hundred and seventy-five pounds) prior to sealing of this Agreement;
 - 3.5.4 the Commuted Sums prior to the sealing of this Agreement

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

Anna Mulholland

A Duly Authorised Officer



Executed as a deed by CHAPEL NEW HOMES LTD acting by a director
In the presence of:

Signature of Director: _____

[Signature]

Signature of witness: _____

[Signature]

Name (in BLOCK CAPITALS): JANE LOGGREN

Address: CONEXIONS, 159 PRINCES STREET IPSWICH.

Schedule 1
Works Drawings

Drawing Title	Drawing No
SECTION 278 CONSTRUCTION DETAILS	152/2017/21 Rev. P4
SECTION 278 PLAN LAYOUT	152/2017/20 Rev. P5
SURFACE WATER DRAINAGE EASEMENT PLAN	152/2017/23 Rev. P1

Schedule 2

Location	Description of Works
Land Alongside Woodbridge Road Bredfield Suffolk	New Access with frontage footways and associated drainage.

Timescales: The Highway Works are to be commenced within 12 months of the date of this Agreement and completed within 3 months of commencement.



Legend-

- Site Boundary
- Section 278- Area: 231.0m²
- Highway Boundary
- Proposed Levels
- Proposed Road Construction
- Stepped Road Construction
- Proposed Footway Construction
- Proposed Verge to SCC Specification
- Visibility Splays (2.4m x 43m)
- Section 23 Culvert Under Access and New Ditch to Site Frontage.
- Proposed Surface Water Gully
- Proposed Tactile Paving

- NOTES:**
1. This drawing is to be read in conjunction with GHB series 2020 drawings and documents and any other relevant project team documents.
 2. Preliminary Issue - Any work undertaken before approvals are received (in writing) are at risk of abortive works.
 - C1. All roadworks and adoptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Highway Estate Roads Construction Specification and agreed on site by the S.C.C. Engineer.
 - C2. The contractor is to take extreme care to locate and avoid any existing services.
 - D1. All main drainage works to be installed in accordance with Sewers for Adoption (7th Ed.) and AWS drawing DS/SPA/001.
 - D2. All manholes to be installed in accordance with Sewers for Adoption (7th Ed.).
 - D3. All drainage pipework to be:

Vitrified Clay	to	BS-EN 295
Concrete	to	BS 5911
Grey Iron	to	BS 437
Ductile Iron	to	BS-EN 598
UPVC	to	BS-EN 1401
PP	to	BS-EN 1852
Structure walled plastic	to	BS-EN 13476
 - D4. All pipe dimensions to be as shown.
 - D5. Sulphate resistant cement to be used in all concrete and concrete products used in main drainage works.
 - D6. Where cover to pipes is less than 1.2 m in trafficked areas and 0.9 m below other hard landscaped areas only rigid pipes with concrete surrounds/slab protection should be used.
 - D7. All inspection chambers to be 450 mm diameter. Where total depth exceeds 1.2 m the cover size should be 350 mm x 350 mm (Max.) to restrict access, where total depth is less than 1.2 m use 450 mm x 450 mm covers.
 - D8. Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
 - D9. The contractor is to ascertain the precise position, depth & size of all sewer connections before drain laying commences and report all discrepancies to the engineer.
 - D10. The design infiltration rate to be confirmed by representative testing to BRE DG365 prior to construction and all discrepancies reported to the engineer.
 - D11. The contractor is to ensure that all excavations for proposed drainage works are not undermining existing or proposed adjacent foundations.
 - H1. Verification of formation subgrade GBR required prior to installation of subbase. Refer to engineer if less than design value of 3% (Ref: Site Investigation).
 - H2. Foundation design to BRE CD 225 (Performance Class 2) in-situ testing of subbase required at top of granular material to confirm foundation stiffness achieved.
 - H3. All compaction of granular material to SHW Clause 802 unless stated otherwise.

P5	08.12.21	SCC Comments Added
P4	11.11.21	SCC Comments Added
P3	21.10.21	Adoption Limits Amended
P2	12.07.21	Layout Amended due to Culvert Changes

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Suffolk,
IP31 3PA

CHapel DEVELOPMENTS LTD.

PROPOSED DEVELOPMENT
WOODBRIDGE ROAD,
BREDFIELD, SUFFOLK.

SECTION 278 PLAN LAYOUT

Scale:	1:200 @ A1				
Date:	MAR 2021	Drawn:	JWT	Checked:	MSG
DWG Reference:	152-2017.DWG				
Status:	FOR INFORMATION				
Drawing Number:	152/2017/20			Revised:	P

PE = Preliminary, CR = Construction, AB = As Built

50 HRA35/14 F SURF 40/60 to BS-EN 13108-4 (Hot Rolled Asphalt) with 20 mm Coated Chippings (PSV 50)
 60 HRA50/20 BIN 40/60 to BS-EN 13108-4 (Hot Rolled Asphalt) with 20 mm Coated Chippings (PSV 55)
 125x255 Half Batter Kerb (HB2) to BS-EN1340
 100 HRA60/32 BASE 40/60 to BS-EN 13108-4 (Hot Rolled Asphalt)

420* Non-Frost-Susceptible Type 1 Granular Material to SHW Clause 803 (Assumed CBR Value 2% - To Be Confirmed by In-Situ Testing)

In-Situ CBR	<2%	2%	3%	4%	>5%
Depth of Sub-base	TBC	420	320	250	225

Geotextile Separating Membrane to be Laid on the Full Width of Road if CBR Value is Less Than 5%

TYPICAL SCC MINOR ACCESS ROAD CONSTRUCTION DETAIL

50x150 Flat Top Edging (EF) to BS-EN1340
 20 AC6 DENSE SURF 40/60 to BS-EN 13108-1 and PD6691 (Asphalt Concrete)
 50 AC20 DENSE BIN 40/60 to BS-EN 13108-1 and PD6691 (Asphalt Concrete)
 125x255 Half Batter Kerb (HB2) to BS-EN1340
 100 Non-Frost-Susceptible Type 1 Granular Material to SHW Clause 803 Assuming Light Vehicle Crossing of Footway Only
 Weed Control Fabric is to be placed under the Sub-Base to SCC Estate Road Specification Clause 10.4.3 (d)

TYPICAL SCC FOOTWAY CONSTRUCTION DETAIL

125x150 Bull Nosed Kerb (BN) (or As Detailed on Plan) to BS-EN1340 (Upstand < 6 mm)

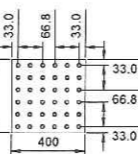
400 x 400 x 50 Blister Tactile Paving Flag Units Coloured Buff to BS-EN1339

25 Class 1 Mortar
 50 AC20 DENSE BIN 40/60 to BS-EN 13108-1 (Asphalt Concrete)
 20 AC6 DENSE SURF 40/60 to BS-EN 13108-1 (Asphalt Concrete)
 50x150 Flat Top Edging (EF) (or As Detailed on Plan) to BS-EN1340

225 Non-Frost-Susceptible Type 1 Granular Material to SHW Clause 803.

Weed Control Fabric is to be placed under the Sub-Base to SCC Estate Road Specification Clause 10.4.3 (d)

TYPICAL UNCONTROLLED PEDESTRIAN CROSSING CONSTRUCTION DETAIL



Stress Absorbing Membrane to BS-EN 15381 Between BIN and BASE layers

125 AC32 DENSE BASE 40/60 to BS-EN 13108-1 (Asphalt Concrete)

65 AC20 DENSE BIN 40/60 to BS-EN 13108-1 (Asphalt Concrete)

40 HRA30/14 F SURF 40/60 REC to BS-EN 13108-4 (Hot Rolled Asphalt) with 20 mm Coated Granite Chippings (PSV 50) Rolled In

40 Saw Cut Through Existing Construction to Form Neat Joint

Hot Poured 70 Pen. Bitumen Applied to All Surfaces (Vertical and Horizontal) of Joint Prior to Laying Surfacing to SHW Clause 920 and BS 594987

2NO. (1-3) Courses Class B Engineering Brickwork (215 MM Thick) To BS 5911 Bedded on and Pointed in Sand/Cement Mortar (10 MM Thick)

450 X 750 Pre-Cast Concrete Gully To BS5911-6

370 In-Situ C20/25 Concrete (Fully Compacted)

In-Situ Class C32/40 Concrete Surround (150 MM Thick) To SHW CLAUSE 1704

600 Rocker Pipe (or Bend) on Outlets

TYPICAL GULLY CONSTRUCTION DETAIL

Kerb and Backing (As Specified on Plan). Bed Kerb Onto Gully Brickwork Using 35 Thick Mortar Fillet. Use Class M1, M2 or Epoxy Mortar.

D400 Ductile Iron Gully Grating and Frame (450 mm x 410 mm x 150 mm) To BS-EN 124, Bedded on Class M1, M2 Or Epoxy Mortar (15 Min.). Due to Shared Surface, Use Pedestrian Friendly "Waffle" Grating.

Localised Depression in Surface Course To Encourage Flow into Gully.

2No. Courses Class B Engineering Brickwork (215 Thick) To BS 5911 Bedded on and Pointed in Sand/Cement Mortar (Min. 10 Thick)

Ductile Iron Gully Chute Connector with DN150 Outlet Spigot.

In-Situ Standardised Prescribed ST4 Concrete Surround (Min.150 Thick) To BS-EN 206-1.

TYPICAL CHUTE OUTLET KERB GULLY CONSTRUCTION DETAIL

50x150 Flat Top Edging (EF) to BS-EN1340

ST1 Concrete Bed & Backing to SHW Clauses 1101 & 2602

TYPICAL FLAT TOP EDGING (EF) CONSTRUCTION DETAIL

125x255 Half Batter Kerb (HB2) to BS-EN1340

ST1 Concrete Bed & Backing to SHW Clauses 1101 & 2602

TYPICAL HALF BATTER (HB2) KERB CONSTRUCTION DETAIL

125x150 Bull Nosed Kerb (BN) to BS-EN1340

ST1 Concrete Bed & Backing to SHW Clauses 1101 & 2602

TYPICAL BULL NOSED (BN) KERB CONSTRUCTION DETAIL

- NOTES:
- This drawing is to be read in conjunction with GHB series ***/2020 drawings and documents and any other relevant project team documents.
 - Preliminary Issue - Any work undertaken before approvals are received (in writing) are at risk of abortive works.
 - All roadworks and adoptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Highway Estate Roads Construction Specification and agreed on site by the S.C.C. Engineer. The contractor is to take extreme care to locate and avoid any existing services.
 - All main drainage works to be installed in accordance with Sewers for Adoption (7th Ed.) and AWS drawing DS/SFA/001.
 - All manholes to be installed in accordance with Sewers for Adoption (7th Ed.).
 - All drainage pipework to be:

Vitrified Clay	to	BS-EN 295
Concrete	to	BS 5911
Grey Iron	to	BS 437
Ductile Iron	to	BS-EN 598
PVC	to	BS-EN 1401
PP	to	BS-EN 1852
Structure walled plastic	to	BS-EN 13476
 - All pipe dimensions to be as shown.
 - Sulphate resistant cement to be used in all concrete and concrete products used in main drainage works.
 - Where cover to pipes is less than 1.2 m in trafficked areas and 0.9 m below other hard landscaped areas only rigid pipes with concrete surround/slab protection should be used.
 - All inspection chambers to be 450 mm diameter. Where total depth exceeds 1.2 m the cover size should be 350 mm x 350 mm (Max.) to restrict access, where total depth is less than 1.2 m use 450 mm x 450 mm covers.
 - Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
 - The contractor is to ascertain the precise position, depth & size of all sewer connections before drain laying commences and report all discrepancies to the engineer.
 - The design infiltration rate to be confirmed by representative testing to BRE DG365 prior to construction and all discrepancies reported to the engineer.
 - The contractor is to ensure that all excavations for proposed drainage works are not undermining existing or proposed adjacent foundations.
 - Verification of formation subgrade CBR, required prior to installation of subbase. Refer to engineer if less than design value of: 3% (Ref: Site Investigation)
 - Foundation design to **DMRB CD 225 (Performance Class 2)** in-situ testing of subbase required at top of granular material to confirm foundation stiffness achieved.
 - All compaction of granular material to SHW Clause 802 unless stated otherwise.

P4	11.11.21	SCC Comments Added
P3	21.10.21	Drainage Details Amended
P2	14.07.21	Culvert and Pedestrian Crossing Details Added

Revision: Date: Description:

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GHBullard & Associates LLP
 Civil and Traffic Engineering Consultants

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 27 Barton Road, Thurston, Suffolk, IP31 3PA

Client:

Project:

CHAPEL DEVELOPMENTS LTD.

Drawing Title:

PROPOSED DEVELOPMENT WOODBRIDGE ROAD, BREDFIELD, SUFFOLK.

Scale:

N.T.S @ A1

Date: MAR 2021 Drawn: JWT Checked: MSG

DWG Reference: 152-2017.DWG

Status: FOR INFORMATION

Drawing Number: 152/2017/21

Revision: P4

PE = Preliminary, CR = Construction, AB = As Built

John Bullard
MSG



Meadowhayes

The Shingles

E ROAD

The Beeches

Legend-

- Highway Boundary
- 3m Wide Surface Water Drainage Easement



- NOTES:**
- This drawing is to be read in conjunction with GHB series ***/2020 drawings and documents and any other relevant project team documents.
 - Preliminary Issue - Any work undertaken before approvals are received (in writing) are at risk of abortive works.
 - All roadworks and adoptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Highway Estate Roads Construction Specification and agreed on site by the S.C.C. Engineer.
 - The contractor is to take extreme care to locate and avoid any existing services.
 - All main drainage works to be installed in accordance with Sewers for Adoption (7th Ed.) and AWS drawing DS/SFA/001.
 - All manholes to be installed in accordance with Sewers for Adoption (7th Ed.).
 - All drainage pipework to be:
 - Vitrified Clay to BS-EN 295
 - Concrete to BS 5911
 - Gray Iron to BS 437
 - Ductile Iron to BS-EN 598
 - UPVC to BS-EN 1401
 - PP to BS-EN 1852
 - Structure walled plastic to BS-EN 13476
 - All pipe dimensions to be as shown.
 - Sulphate resistant cement to be used in all concrete and concrete products used in main drainage works.
 - Where cover to pipes is less than 1.2 m in trafficked areas and 0.9 m below other hard landscaped areas only rigid pipes with concrete surround/slab protection should be used.
 - All inspection chambers to be 450 mm diameter. Where total depth exceeds 1.2 m the cover size should be 350 mm x 350 mm (Max.) to restrict access. Where total depth is less than 1.2 m use 450 mm x 450 mm covers.
 - Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
 - The contractor is to ascertain the precise position, depth & size of all sewer connections before drain laying commences and report all discrepancies to the engineer.
 - The design infiltration rate to be confirmed by representative testing to BRE DG365 prior to construction and all discrepancies reported to the engineer.
 - The contractor is to ensure that all excavations for proposed drainage works are not undermining existing or proposed adjacent foundations.
 - Verification of formation subgrade CBR required prior to installation of subbase. Refer to engineer if less than design value of:
3% (Ref: Site Investigation)
 - Foundation design to BRE 225 (Performance Class 2) - In-situ testing of subbase required at top of granular material to confirm foundation stiffness achieved.
 - All compaction of granular material to SHW Clause B02 unless stated otherwise.

Signature

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Client: **CHAPEL DEVELOPMENTS LTD.**

Project: **PROPOSED DEVELOPMENT
WOODBIDGE ROAD,
BREDFIELD, SUFFOLK.**

Drawing Title: **SURFACE WATER DRAINAGE
EASEMENT PLAN**

Scale: **1:200 @ A1**

Date: **MAR 2022** Drawn: **JWT** Checked: **MSG**

DWG Reference: **152-2017.DWG**

Status: **FOR INFORMATION**

Drawing Number: **152/2017/23** Revision: **P1**

