

DATED

sm 27 APRIL
~~19 March~~

2022

SUFFOLK COUNTY COUNCIL

(1)

- and -

BOOTH DEVELOPMENTS LTD

(2)

AGREEMENT

made pursuant to Section 278 of the Highways Act 1980
and any other enabling power relating to
the development of land at Orchid Meadows, The Chestnuts, Stock Corner,
Beck Row, Suffolk

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

Ref: 67984/JL

THIS AGREEMENT is made the 27th day of APRIL
BETWEEN the following parties :-

2022

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) BOOTH DEVELOPMENTS LTD (company number 10223035 of 4 Cricks Row,
West Row, Bury St Edmunds, Suffolk, IP28 8PQ ("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) |
| "Bond" | Means the bond with the Surety for the Highway Works, such bond to be in the form set out in Schedule 3 of this Agreement, so if the Developer should 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 Surety to provide the full value of the Bond to carry out and maintain the Highway Works |
| "Cash Deposit" | Means the cash deposit for all of the Highway Works 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 £20,702.22 (twenty-thousand, seven hundred and two pounds and twenty-two pence) being the cost of the Highway Works plus 10 per cent |
| "Certificate of Final Completion" | Means any of the certificates issued pursuant to paragraph 2.13 of this Agreement |

- "CDM Regulations" Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
- "Commutated Sums" Means collectively the sums of £512 (five hundred and twelve pounds) for new carriageway and £1,849 (one thousand eight hundred and forty-nine pounds) for new footway which is 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
- "Plan" Means the plan annexed hereto numbered and titled "Drawing No. 057/2019/20/P2 – Section 278 Agreement Layout Plan"
- "Site" Means land situated at Orchid Meadows, The Chestnuts, Stock Corner, Beck Row, 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 land being

developed adjacent to the Site

- (C) 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 Section 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 Developer to enter into this Agreement (other than standard consents and permissions from public bodies required to undertake the works)
- 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 and agents of 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 *Not used*
- 1.13 *Not used*
- 1.14 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
- 1.15 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
- 1.16 Where, in accordance with clause 1.15 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
- 1.17 Where the Agreement has lapsed in accordance with clauses 1.15 or 1.16, the County Council will 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 After the issue of the Certificate of Substantial Completion the County Council will 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 will 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 or prior to 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 £2070.22 (two

thousand and seventy pounds and twenty pence) 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)

A. McEneaney
A Duly Authorised Officer



Executed as a deed by BOOTH DEVELOPMENTS LTD acting by a director

In the presence of:

Signature of Director: *[Signature]*

Signature of witness: *[Signature]*

Name (in BLOCK CAPITALS): DAMEON STARMER

Address: 10 Wellington Close IP28 8PJ
Weston Row

Schedule 1
Works Drawings

Drawing No. 057/2019/20/P2 – Section 278 Agreement Layout Plan.
Drawing No. 057/2019/21/P2 – Section 278 Construction Details.

Schedule 2

Creation of a new access and footway

The Highway Works are to be commenced within 12 months of this agreement and completed within 4 weeks of commencement.

- NOTES:**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER 057/2019 DRG DRAWINGS AND OTHER RELEVANT DOCUMENTS, ARCHITECTS & SPECIALISTS DRAWINGS.
 2. ALL FOUNDATIONS AND ADAPTABLE STORM WATER DRAINAGE TO BE UNDERTAKEN IN ACCORDANCE WITH THE CURRENT S.E.C. HIGHWAY ESTIMATE.
 3. THE CONTRACTOR IS TO TAKE EXTREME CARE TO LOCATE AND AVOID ANY EXISTING SERVICES.
 4. NO PRIVATE SURFACE WATER TO DRAIN ONTO PUBLIC HIGHWAY AND VICE VERSA.
 5. ALL FINISHED FLOOR / SLAG LEVELS TO BE CONFIRMED BY THE ARCHITECT.
 6. ALL EXISTING SERVICES TO BE IDENTIFIED AND MARKED OUT PRIOR TO CONSTRUCTION.
 7. ALL ADAPTABLE STORM FLOOD DRAINAGE WORKS TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT S.E.C. HIGHWAY ESTIMATE.
 8. ALL DRAINAGE PREVIOUS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H AS RELAY AND PIPE DIMENSIONS TO BE AS SHOWN.
 9. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA.
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 12. PRODUCTS IN MAN DRAINAGE WORKS TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA.
 13. THE CONTRACTOR IS TO ASCERTAIN THE PRECISE POSITION, DEPTH & SIZE OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.
 14. ANY PRIVATE CHANNELS CONSIDERED TO BE REQUIRED.
 15. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA.
 16. ALL PAVING AND DRAINAGE PRODUCTS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE CURRENT S.E.C. HIGHWAY ESTIMATE.
 17. THIS DRAWING IS NOT TO BE USED FOR SETTING OUT PURPOSES. REFER TO THE ARCHITECT FOR SETTING OUT INFORMATION.
 18. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA. UNLESS OTHERWISE SPECIFIED, ALL DRAINAGE TO BE 100mm DIA.
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PRELIMINARY ISSUE

P2 30.09.21 Amended to Tie-in with Adjacent Development

GH Bullard & Associates LLP

27 Easton Road,
Suffolk,
IP31 3PA
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W: <http://www.ghbullard.co.uk>

BOOTH DEVELOPMENTS

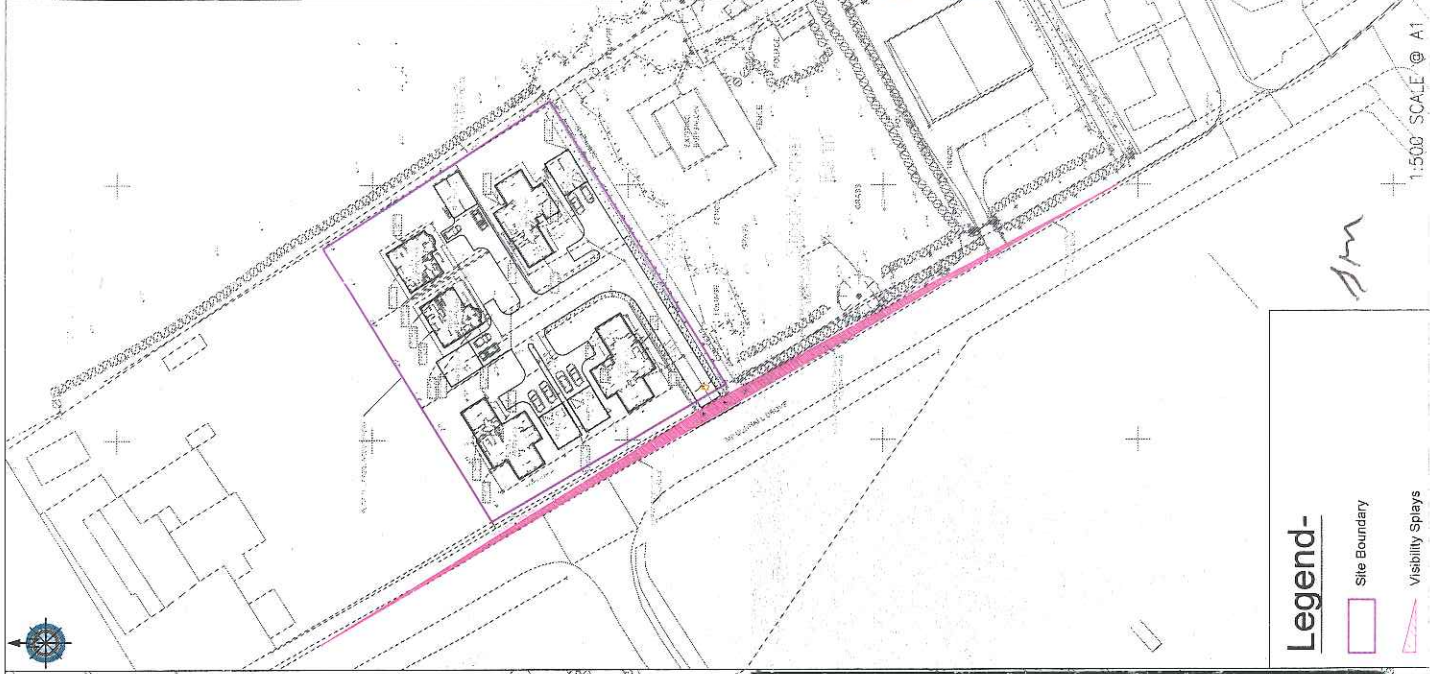
PROPOSED 5No. UNITS DEVELOPMENT AT
MILDENHALL DROVE, BECK ROW, SUFFOLK.

SECTION 278 PLAN LAYOUT AND
VISIBILITY SPLAYS

AS SHOWN @ A1

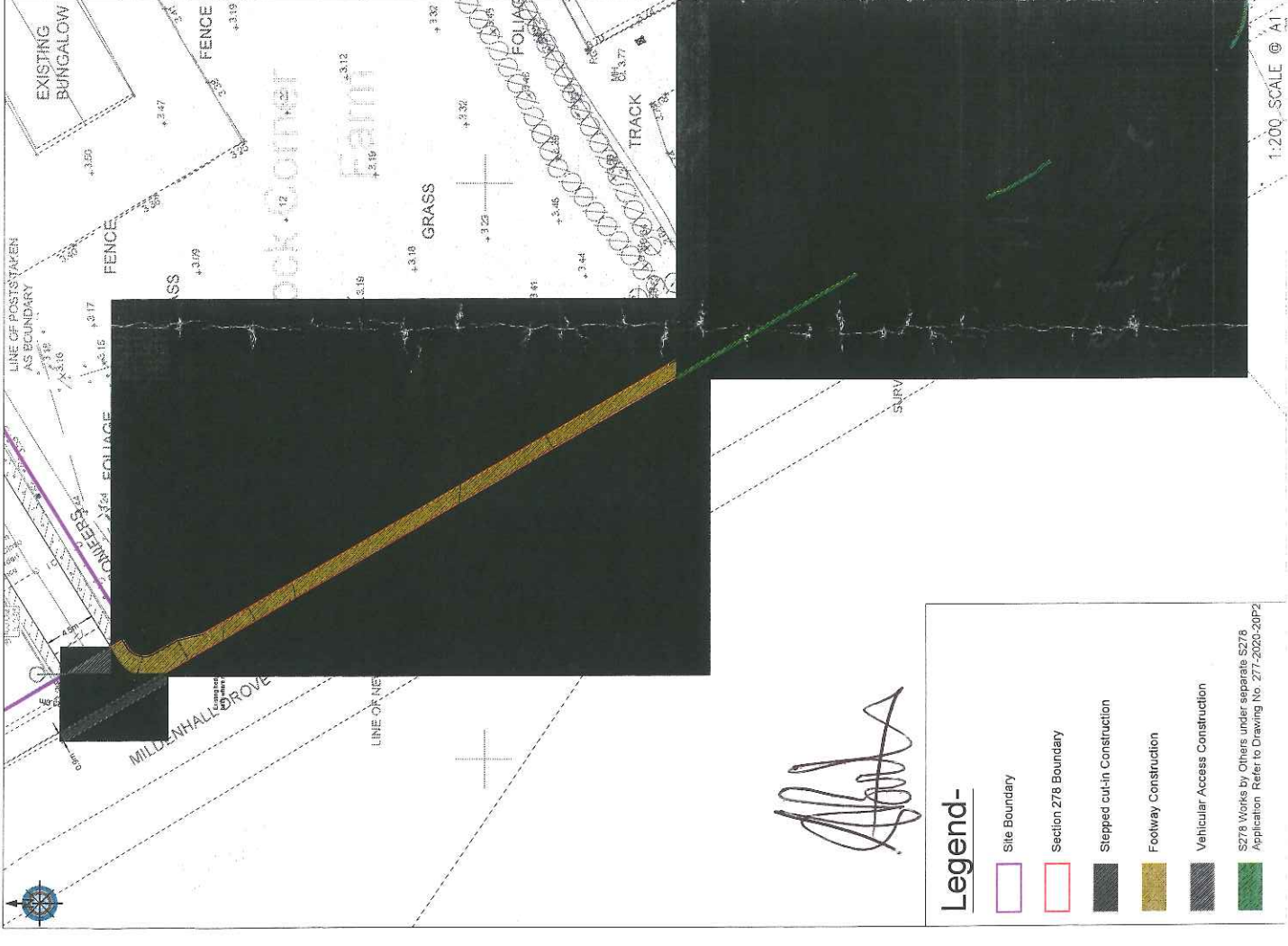
OCT 2020 DATE
JWT
MSG
057-2019-01.DWG

057/2019/20
P2



Legend-

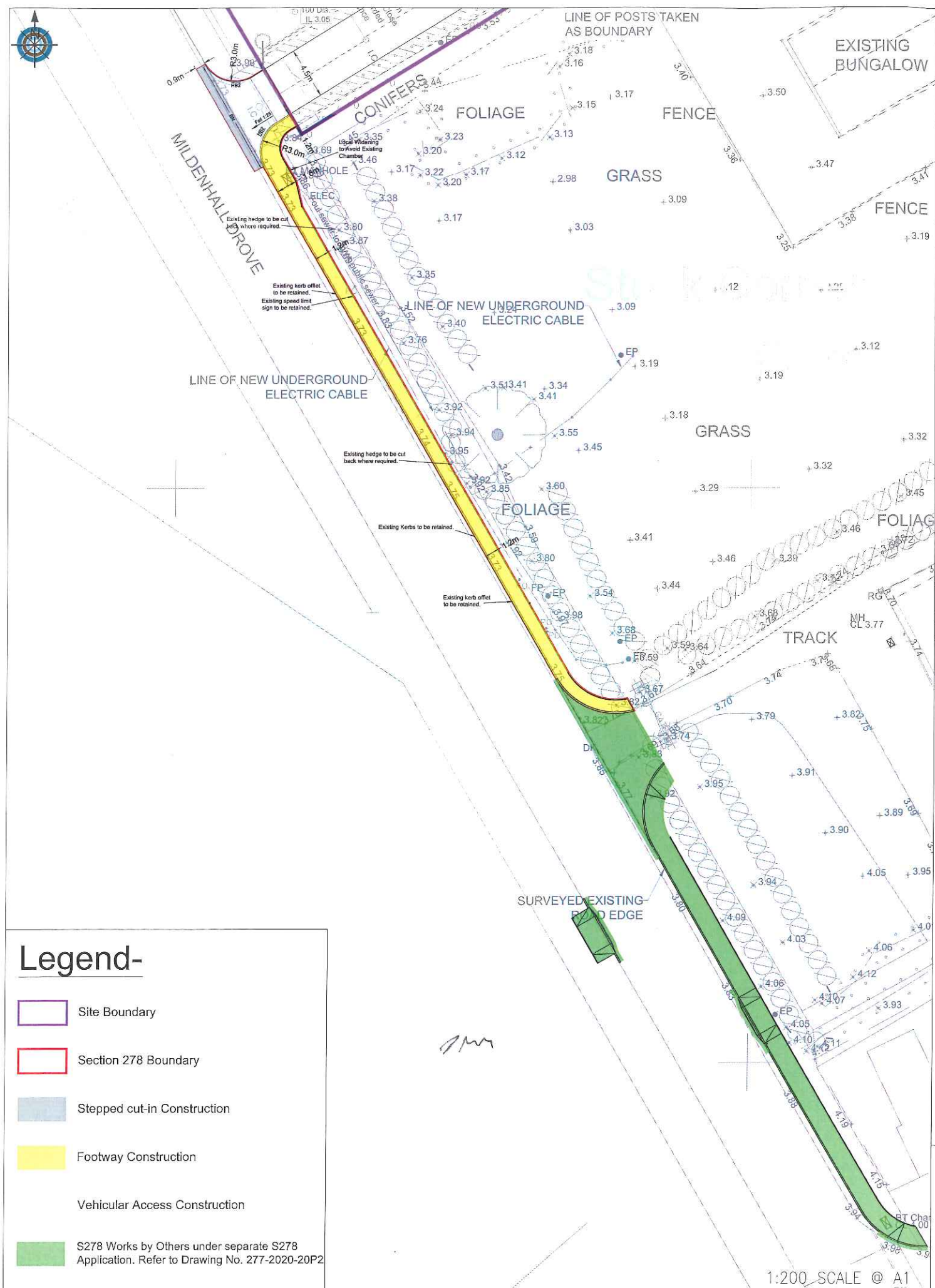
- Site Boundary
- Visibility Splays



Legend-

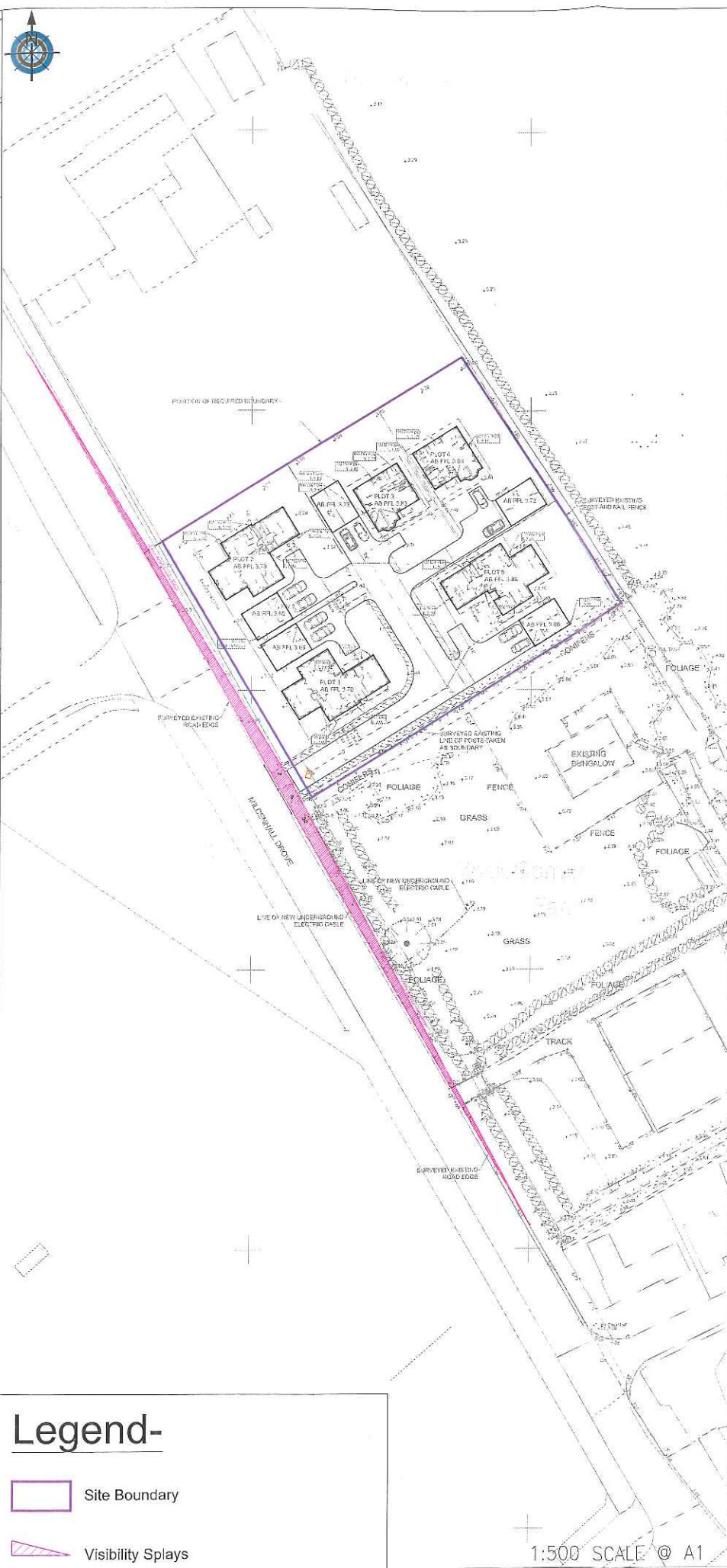
- Site Boundary
- Section 278 Boundary
- Stepped cut-in Construction
- Footway Construction
- Vehicular Access Construction

S278 Works by Others under separate S278 Application Refer to Drawing No. 277-2020-20P2



Legend-

- Site Boundary
- Section 278 Boundary
- Stepped cut-in Construction
- Footway Construction
- Vehicular Access Construction
- S278 Works by Others under separate S278 Application. Refer to Drawing No. 277-2020-20P2



Legend-

- Site Boundary
- Visibility Splays

NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER 057/2019 GH&B DRAWINGS AND OTHER RELEVANT ENGINEERS, ARCHITECTS & SPECIALISTS DRAWINGS & SPECIFICATIONS.
- ALL ROADWORKS AND ADAPTABLE STORM WATER DRAINAGE TO BE UNDERTAKEN IN STRICT ACCORDANCE WITH THE CURRENT S.C.C. HIGHWAY ESTATE ROADS CONSTRUCTION SPECIFICATION.
- THE CONTRACTOR IS TO TAKE EXTREME CARE TO LOCATE AND AVOID ANY EXISTING SERVICES.
- NO PRIVATE SURFACE WATER TO DRAIN ONTO PUBLIC HIGHWAY AND VICE VERSA.
- ALL FINISHED FLOOR / SLAB LEVELS TO BE CONFIRMED BY THE ARCHITECT.
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
- ALL ADAPTABLE S104 FOLL. DRAINAGE WORKS TO BE INSTALLED IN ACCORDANCE WITH THE SEWERS FOR ADOPTION 8th EDITION.
- ALL DRAINAGE PIPEWORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H AS BELOW AND PIPE DIMENSIONS TO BE AS SHOWN:
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;
- WHERE COVER TO PIPES IS <1.2m IN TRAFFICKED AREAS AND <0.9m IN SOFT LANDSCAPED AREAS ONLY RIGID PIPES WITH CONCRETE SURROUND/SLAB PROTECTION SHOULD BE USED.
- ALL INSPECTION CHAMBERS TO BE 450mm DIA. WHERE TOTAL DEPTH EXCEEDS 1.2m THE COVER SIZE SHOULD BE 350mm x 350mm Max. TO RESTRICT ACCESS. WHERE TOTAL DEPTH IS LESS THAN 1.2m USE 450mm x 450mm COVERS.
- SULPHATE RESISTANT CEMENT TO BE USED IN ALL CONCRETE AND CONCRETE PRODUCTS IN MAIN DRAINAGE WORKS.
- ALL COVER STRENGTHS TO BE D400 IN CARRIAGEWAYS, C250 IN LIGHTLY TRAFFICKED AREAS AND B125 IN ALL OTHER LANDSCAPED AREAS.
- THE CONTRACTOR IS TO ASCERTAIN THE PRECISE POSITION, DEPTH & SIZE OF ALL DRAINAGE CONNECTIONS BEFORE DRAIN LAYING COMMENCES AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- THE ARCHITECT IS TO ADVISE IF / WHERE RECESSED COVERS ARE REQUIRED.
- ANY PRIVATE CHAMBER COVER LEVELS SHOWN ARE INDICATIVE ONLY.
- HARDSTANDING AND DRAINAGE LEVELS TO BE IN STRICT ACCORDANCE WITH THOSE PROVIDED AND ANY AMENDS REPORTED BACK TO ENGINEER FOR APPROVAL.
- ALL PAVING AND DRAINAGE PRODUCTS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS GUIDANCE.
- REFER TO LANDSCAPE ARCHITECTS DETAILS.
- FOUL DRAINAGE CONNECTION SUBJECT TO SECTION 106 CONNECTION APPROVAL BY DRAINAGE AUTHORITY. DO NOT COMMENCE WORKS UNTIL APPROVAL IS OBTAINED.
- ARCHITECT FOR SETTING OUT INFORMATION.
- THIS DRAWING IS NOT TO BE USED FOR SETTING OUT PURPOSES. REFER TO ARCHITECT FOR SETTING OUT INFORMATION.
- DIMENSIONS ARE NOT TO BE MANUALLY SCALED FROM THIS DRAWING.

PRELIMINARY ISSUE

| Revise | Date | Description |
|--------|----------|---|
| P2 | 30.09.21 | Amended to Tie-in with Adjacent Development |

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27 Barton Road,
Thurston,
Suffolk,
IP31 3PA

Client: **BOOTH DEVELOPMENTS**

Project: **PROPOSED 5No. UNITS DEVELOPMENT AT MILDENHALL DROVE, BECK ROW, SUFFOLK.**

Drawing Title: **SECTION 278 PLAN LAYOUT AND VISIBILITY SPLAYS**

Scale: **AS SHOWN @ A1**

Date: **OCT 2020** Drawn: **JWT** Checked: **MSG**

DWG Reference: **057-2019-01.DWG**

Drawing Number: **057/2019/20** Revision: **P2**

50 HRA30/14 F SURF 40/60 to BS-EN 13108-4 (Hot Rolled Asphalt)
with 20 mm Coated Chippings (PSV 50)
50 HRA50/14 BIN 40/60 to BS-EN 13108-4 (Hot Rolled Asphalt)
125x150 Bull Nosed Kerb (BN) to BS-EN1340
100 HRA60/32 BASE 100/150 to BS-EN 13108-4 (Hot Rolled Asphalt)
Cut into Existing Road, Refer to: 'Typical Kerb Cut-in Construction Detail'

320* Non-Frost-Susceptible Type 1 Granular Material to
SHW Clause 803 (Assumed CBR Value 3% - To Be
Confirmed by In-Situ Testing)

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

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

TYPICAL SCC VEHICULAR ACCESS CONSTRUCTION DETAIL

Stress Absorbing Membrane to BS-EN 15381 Between BIN and BASE layers
65 AC20 DENSE BIN 40/60 to BS-EN 13108-1 (Asphalt Concrete)

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

Existing Paving (Cut Back to Solid Construction)

Saw Cut Through Existing Construction to Form Neat Joint

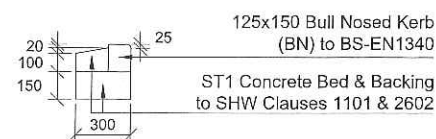
Hot Poured 70 Pen. Bitumen Applied to All Surfaces (Vertical and Horizontal) of
Joint Prior to Laying Surfacing to SHW Clause 920 and BS 594987

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

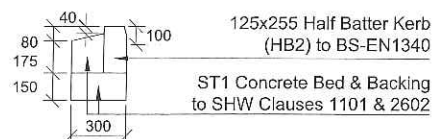
125 AC32 DENSE BASE 40/60 to BS-EN 13108-1 (Asphalt Concrete)

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

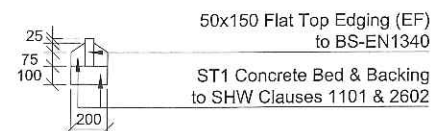
TYPICAL KERB CUT-IN CONSTRUCTION DETAIL



TYPICAL BULL NOSED (BN) KERB
CONSTRUCTION DETAIL



TYPICAL HALF BATTER (HB2)
KERB CONSTRUCTION DETAIL



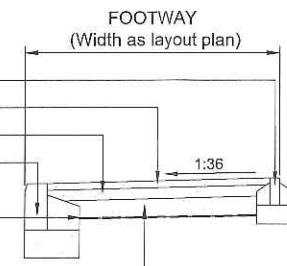
TYPICAL FLAT TOP EDGING (EF)
CONSTRUCTION DETAIL

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)
Existing Half Batter Kerb (HB2) to be retained.

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

100 Non-Frost-Susceptible Type 1 Granular Material to SHW Clause 803
Assuming Light Vehicle Crossing of Footway Only)

TYPICAL SCC FOOTWAY CONSTRUCTION DETAIL



NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER 057/2019 GHB DRAWINGS AND OTHER RELEVANT ENGINEERS, ARCHITECTS & SPECIALISTS DRAWINGS & SPECIFICATIONS
 - ALL ROADWORKS AND ADAPTABLE STORM WATER DRAINAGE TO BE UNDERTAKEN IN STRICT ACCORDANCE WITH THE CURRENT S.C.C. HIGHWAY ESTATE ROADS CONSTRUCTION SPECIFICATION.
 - THE CONTRACTOR IS TO TAKE EXTREME CARE TO LOCATE AND AVOID ANY EXISTING SERVICES.
 - NO PRIVATE SURFACE WATER TO DRAIN ONTO PUBLIC HIGHWAY AND VICE VERSA.
 - ALL FINISHED FLOOR / SLAB LEVELS TO BE CONFIRMED BY THE ARCHITECT.
 - ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.
 - ALL ADAPTABLE S104 FOUL DRAINAGE WORKS TO BE INSTALLED IN ACCORDANCE WITH THE SEWERS FOR ADOPTION 6th EDITION.
 - ALL DRAINAGE PIPEWORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS PART H.45 BELOW AND PIPE DIMENSIONS TO BE AS SHOWN.
- | | |
|--------------------------|----------------|
| 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 1452 |
| STRUCTURE WALLED PLASTIC | TO BS-EN 13476 |
- WHERE COVER TO PIPES IS <1.2m IN TRAFFICKED AREAS AND <0.9m IN SOFT LANDSCAPED AREAS ONLY RIGID PIPES WITH CONCRETE SURROUND/SLAB PROTECTION SHOULD BE USED.
 - ALL INSPECTION CHAMBERS TO BE 450mm DIA. WHERE TOTAL DEPTH EXCEEDS 1.2m THE COVER SIZE SHOULD BE 350mm x 350mm Max. TO RESTRICT ACCESS. WHERE TOTAL DEPTH IS LESS THAN 1.2m USE 450mm x 450mm COVERS.
 - SULPHATE RESISTANT CEMENT TO BE USED IN ALL CONCRETE AND CONCRETE PRODUCTS IN MAIN DRAINAGE WORKS.
 - ALL COVER STRENGTHS TO BE D400 IN CARRIAGEWAYS, C250 IN LIGHTLY TRAFFICKED AREAS AND S125 IN ALL OTHER LANDSCAPED AREAS.
 - THE CONTRACTOR IS TO ASCERTAIN THE PRECISE POSITION, DEPTH & SIZE OF ALL DRAINAGE CONNECTIONS BEFORE DRAIN LAYING COMMENCES AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
 - THE ARCHITECT IS TO ADVISE IF / WHERE RECESSED COVERS ARE REQUIRED.
 - ANY PRIVATE CHAMBER COVER LEVELS SHOWN ARE INDICATIVE ONLY.
 - HARDSTANDING AND DRAINAGE LEVELS TO BE IN STRICT ACCORDANCE WITH THOSE PROVIDED AND ANY AMENDS REPORTED BACK TO ENGINEER FOR APPROVAL.
 - ALL PAVING AND DRAINAGE PRODUCTS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS GUIDANCE.
 - REFER TO LANDSCAPE ARCHITECTS DETAILS.
 - FOUL DRAINAGE CONNECTION SUBJECT TO SECTION 106 CONNECTION APPROVAL BY DRAINAGE AUTHORITY. DO NOT COMMENCE WORKS UNTIL APPROVAL IS OBTAINED.
 - THIS DRAWING IS NOT TO BE USED FOR SETTING OUT PURPOSES. REFER TO ARCHITECT FOR SETTING OUT INFORMATION.
 - DIMENSIONS ARE NOT TO BE MANUALLY SCALED FROM THIS DRAWING.

PRELIMINARY ISSUE

| Revision | Date | Description |
|----------|----------|---|
| P2 | 30.09.21 | HB2 & BN Detail Added and VC Detail Removed |

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Registration No. 0021826, Registered in England and Wales

Client:

BOOTH DEVELOPMENTS

Project:

PROPOSED 5No. UNITS DEVELOPMENT AT
MILDENHALL DROVE, BECK ROW, SUFFOLK.

Drawing Title:

SECTION 278 CONSTRUCTION DETAILS

Scale:

N.T.S

Date: OCT 2020 Drawn: JWT Checked: MSG

DWG Reference: 057-2019-01.DWG

Drawing Number: 057/2019/21

Revision: P2