

SUFFOLK COUNTY COUNCIL

HIGHWAYS ACT 1980

PUBLIC PATH CREATION AGREEMENT

BETWEEN

STUART KILLORAN MCKAY

AND

RUSSELL RAYMOND SMITH AND MELANIE PHOEBE SMITH

AND

SUFFOLK COUNTY COUNCIL

This Public Path Agreement is made the 31 day of March two thousand and twenty six between **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich IP1 2BX ('the Council') of the first part and **STUART KILLORAN MCKAY** of 3a Barr Drive, Lakenheath, IP27 9JF (the 'First Owner') of the second part and **RUSSELL RAYMOND SMITH** and **MELANIE PHOEBE SMITH** of is Sunset Barn, 125 Undley, Lakenheath, Brandon IP27 9BY (the 'Second Owner') of the third part (together 'the Owners').

WHEREAS

1. The Owners are registered as proprietors with absolute freehold title at HM Land Registry under the numbers SK260889 (the 'First Owner') and SK193140 (the 'Second Owner') of the land in the parish of Lakenheath shown on Map 1 annexed hereto
2. The Owners intends to dedicate to the public a right of way as a bridleway and such right of way is described in Schedule 1 hereto and is shown for the purposes of identification only on Map 2 annexed hereto by a black dashed line with crossbars
3. West Suffolk District Council has been consulted pursuant to Section 25(3) of the Highways Act 1980 ('the Act').

NOW IT IS HEREBY AGREED

1. In consideration of the execution of the works hereinafter mentioned and the agreement hereinafter contained and pursuant to Section 25 of the Highways Act 1980 the Owners hereby dedicate for use by the public for the purpose of a bridleway all that strip of land shown by a black dashed line with crossbars on Map 2 annexed hereto and described in Schedule 1 to this Agreement to the intent that the aforesaid strip of land shall thereafter be enjoyed by the public as a bridleway
2. The Owners shall if called upon by the Council but at the sole expense of the Council prove their title to the said strip of land with full title guarantee in fee simple
3. The Council shall undertake all works required to bring the dedicated bridleway into a fit state for use by the public as set out in the work certificate attached at Schedule 2 to this Deed. The bridleway shall be dedicated as a highway maintainable at public expense when all the works in the said certificate are complete as certified by the Council and this Agreement shall be sufficient evidence of such intention
4. The Owners hereby grant licence to the Council and its authorised agents or contractors to enter so much of their Land as far as may be reasonably necessary with such tools, equipment and vehicles as may be required, to undertake the works in the said certificate referred to clause 3. Any damage

caused to the Land as a consequence of such work to be made good to the
Owner's reasonable satisfaction as soon as practically possible

IN WITNESS whereof the hands of the parties hereto have executed this
Agreement as their deed the day and year first before written

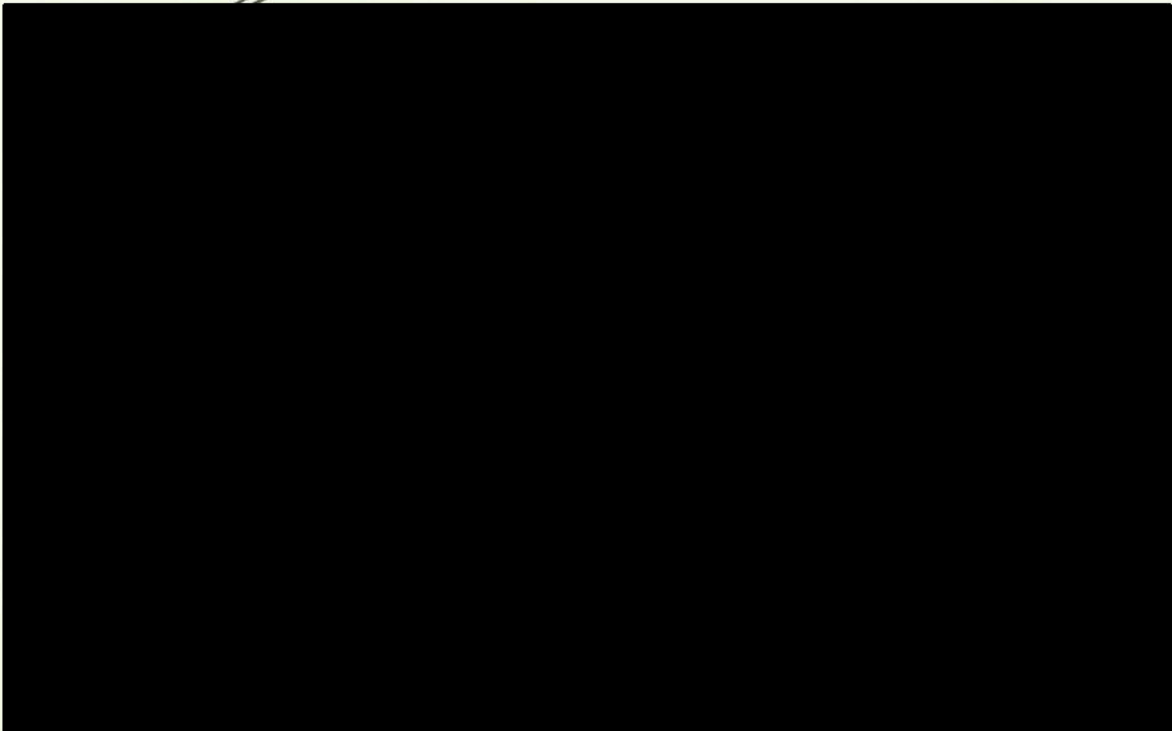
THE COMMON SEAL of)
SUFFOLK COUNTY COUNCIL)
was hereunto affixed in the)
presence of :)

An authorised officer of the Council

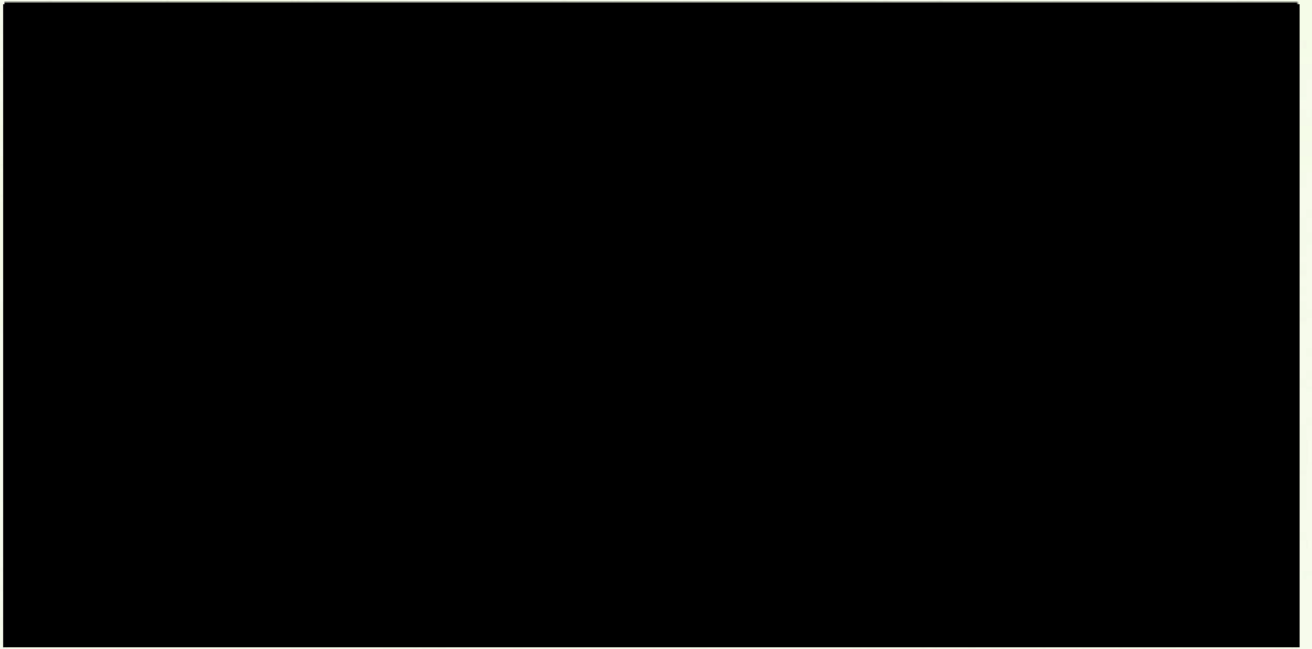
Mckay



EXECUTED as a deed by
STUART KILLORAN MCKAY



**EXECUTED as a deed by
RUSSELL RAYMOND SMITH and MELANIE PHOEBE SMITH**



SCHEDULE 1

Bridleway 28 Lakenheath

Commencing at a junction with Barr Drive, Lakenheath, at Ordnance Survey grid reference (OSGR) 57186,28335 (Point A) and proceeding for 92 metres in a generally east north easterly direction to OSGR 57194,28337 (Point B) then changing to a southerly direction for 315 metres to OSGR 57197,28306 (Point C) to a junction with Maids Cross Way, Lakenheath.

Width: 4 metres, except for at Point A where the width is 3 metres

Limitations: Subject to private vehicular rights

SCHEDULE 2

Highways Act 1980 Section 25 - Public Path Creation Agreement

CERTIFICATE OF WORKS

This is the formal document that specifies the work that Suffolk County Council (SCC) considers necessary to make the new path Lakenheath Bridleway 28 ('the New Route' as shown by a black dashed line A-B-C) fit for use by the public.

Landowner's Responsibilities

By signing this certificate, the landowner agrees to all works that are required to put the New Route in place on the ground, including those works that are to be carried out directly by the SCC Rights of Way appointed contractors.

When the landowner receives this certificate, any concerns or questions about the work must be raised at the time with the Definitive Map Officer (DMO) dealing with the public path creation agreement.

The County Council's responsibilities

The County Council will undertake the works and will take on future maintenance of the route commensurate with its bridleway status. Once completed, the County Council will certify the works.

Furniture such as signposts and waymarks will comply with the County Council approved, standard diagrams and will be installed by contractors appointed by them.

Other works such as preparing the path surface or clearing vegetation will be specified in this certificate and will be done by contractors appointed by the County Council.

The County Council will take on the future maintenance of the route (excluding gates, stiles or any other agreed structure/feature) as appropriate for public use. The ROW Officer will then certify the work as complete and notify the DMO.

Description of the Work Required - Please refer to the attached map for location of work.

Signposts and waymark posts – installed by SCC

- A signpost must be erected at the start and finish of a new route where it meets a road and at any other location where the County Council considers a signpost appropriate.

These are at Ordnance Survey grid references 57186,28335; 57194,28337; and 57197,28306 as shown on the map as Points A, B and C (positions subject to underground cables).

Preparing the surface of the path – SCC responsibility

The path surface must be level, firm, easy to use and free from any obstruction to the width as stated in the agreement.

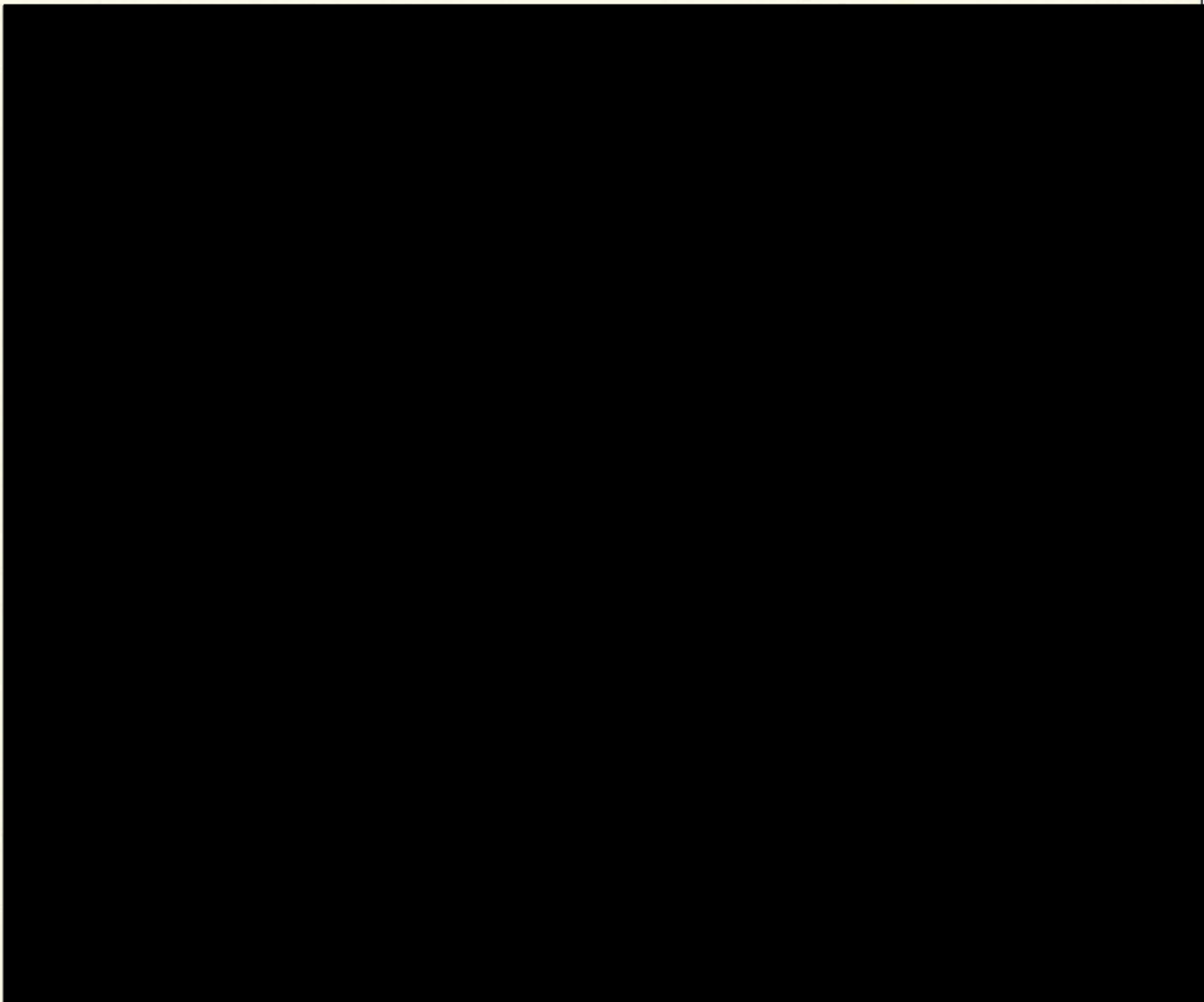
Surfacing works – From points B to C on the provided map, the specification for the construction of the new bridleway is as follows: Excavate down 150mm and store arisings on site. A geo-textile membrane will be installed to provide segregation from aggregate to existing subgrade, timber edging (150mm x 40mm) secured with wooden pegs (48mm x 48mm) at 1m intervals to be installed for edge retention. A base course of DOT Type 1 Granite will be laid and compacted to a depth of 150mm, a wearing course of Granite fines (0mm-4mm) will be laid and compacted with a camber to a depth of 30mm. All arisings from excavation will be graded at the side of the route to backfill the edging boards.

From points A to B on the provided map a no-dig construction methodology shall be implemented to mitigate the risk of damage to retained trees' root systems using a permeable ground protection solution, either the Arborcraft Cellular Confinement System or HDPE-based geocell units. The Infill Aggregate will be 4/20mm crushed aggregate (Granite). A non-woven geotextile membrane will be installed beneath the cellular confinement layer to provide separation between the imported aggregate and the existing subgrade. Timber edging (150mm x 40mm) secured with wooden pegs (48mm x 48mm) at 1m intervals will be installed for edge retention.

Vegetation and Tree Clearance works – undertaken by SCC

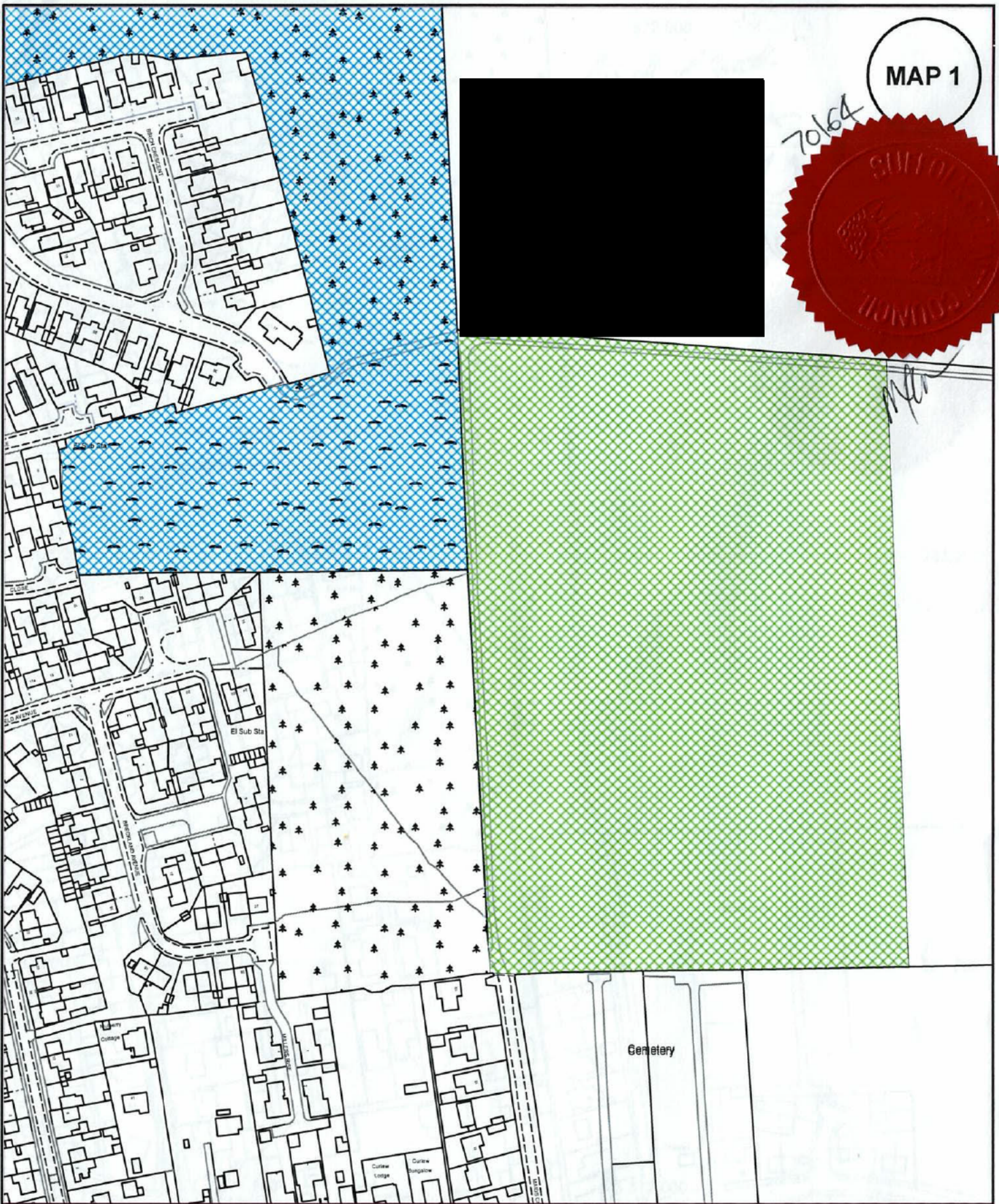
All recommendations to be followed as detailed in the Suffolk County Council Tree and Woodland Survey Report dated 04-09-2025. These works include ivy severance, crown lifting to a height of 4m and removal of any branches that have been identified as being potentially dangerous to users of the bridleway. Only trees that have a crown spread that could impact the new bridleway will be worked on. All works will be carried out by a suitably qualified arborist.

Signatures



MAP 1

70164



BARR DRIVE AND MAIDS CROSS WAY, LAKENHEATH LANDOWNERSHIP MAP



Suffolk County Council

Executive Director of Growth, Highways and Infrastructure
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



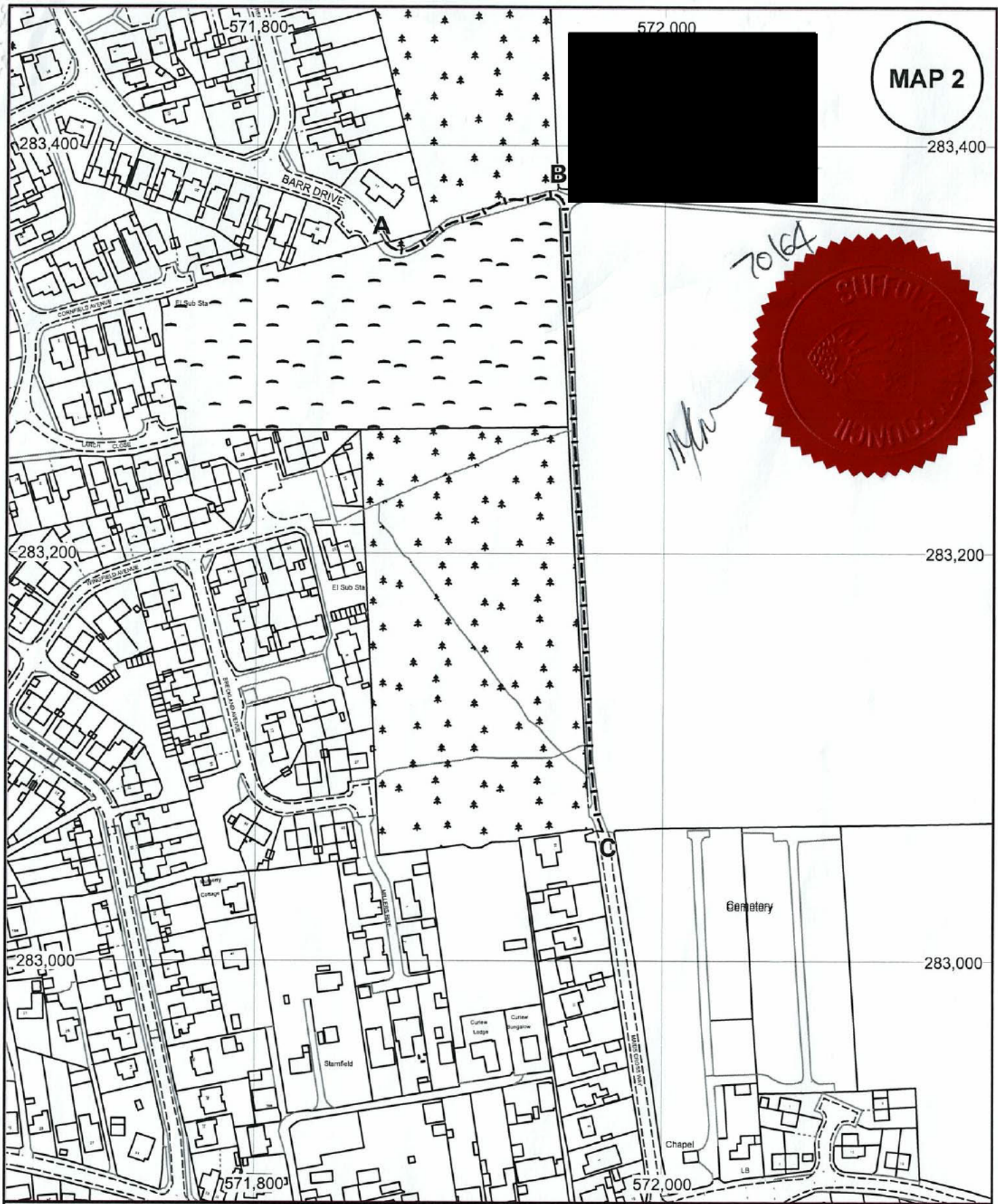
SK193140 - Mr R R Smith and Mrs M P Smith



SK260889 - Mr S K McKay



Scale: 1:2,500 at A4



**CREATION AGREEMENT - S25 HIGHWAYS ACT 1980
LAKENHEATH BRIDLEWAY 28**



---|---|---|---| Proposed Bridleway Creation (A - B - C)



Scale: 1:2,500 at A4

Executive Director of Growth, Highways and Infrastructure
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

DRAWN BY: HP

DATE: 04/02/2026

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