

DATED

12 December

20 24

SUFFOLK COUNTY COUNCIL (1)

- and -

BRIDGEWOOD PROPERTY DEVELOPMENTS LIMITED (2)

- and -

CLOSE BROTHERS LIMITED (3)

AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980
and any other enabling power relating to
the development of land on the South of Ashbocking Road, Henley, Ipswich, Suffolk

Nigel Inniss
Head of Governance
Suffolk County Council
Endeavour House,
Russell Road
Ipswich Suffolk IP1 2BX

Ref: **70694/LW**

THIS AGREEMENT is made the 12th day of December 20 24
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) **BRIDGEWOOD PROPERTY DEVELOPMENTS LIMITED** (company number
07031323) of 1 London Road, Ipswich, IP1 1QJ ("the Developer")
- (3) **CLOSE BROTHERS LIMITED** (company number 00195626) of 10 Crown
Place, London, EC2A 4FT ("the Chargee")

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 £8,800.00 (Eight thousand, eight hundred 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)
"Commutated Sums"	Means the sum of £1,456.29 (One thousand, four hundred and fifty-six pounds and twenty-nine pence) 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
"Site"	Means land situated on the south side of Ashbocking Road, Henley, Ipswich, Suffolk and registered under title number SK413411
"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 registered at the Land Registry under Title Number SK413411
- (C) The Chargee has an unregistered charge over the Site which is currently pending registration at HM Land Registry
- (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 :-

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- 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

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- 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 other than Close Brothers Limited having an equitable 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 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 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
- 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 The Chargee acknowledges and declares that this Agreement has been entered into by the Developer with its consent and that the Site shall be bound by the obligations contained in this Agreement
- 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

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- 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 the Cash Deposit for the full cost to be expended in so doing
- 3.5 The Developer shall pay to the County Council:-

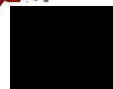
- 3.5.1 the legal costs of the County Council in connection with this Agreement prior to sealing of this Agreement; and
- 3.5.2 interest at four per cent above the Bank of England Base Rate on any sum due to the County Council under this Agreement from the date on which it is due until the date it is paid, and
- 3.5.3 the inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £2,135.00 (Two thousand, one hundred and thirty-five pounds) prior to sealing of this Agreement; and
- 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)



authorised Officer



Executed as a deed by BRIDGEWOOD PROPERTY DEVELOPMENTS LIMITED acting by a director in the presence of:

.....

Signature of witness:

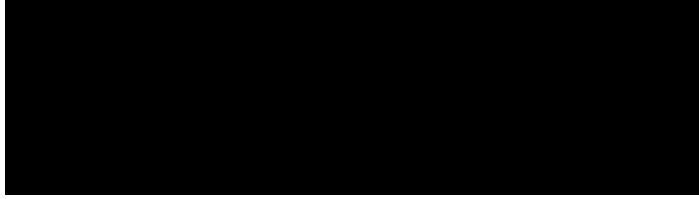
Name (in BLOCK CAPITALS)

Address:

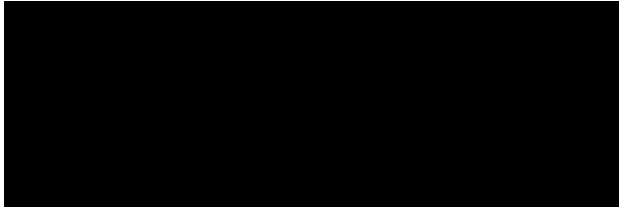


EW

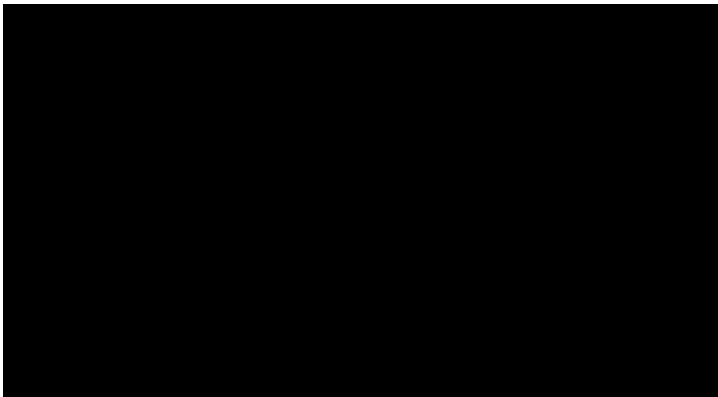
Executed as a deed by CLOSE BROTHERS LIMITED
acting by ~~a director and~~ ~~, a director~~



...
S
D



.....
SIGNATURE OF
DIRECTOR



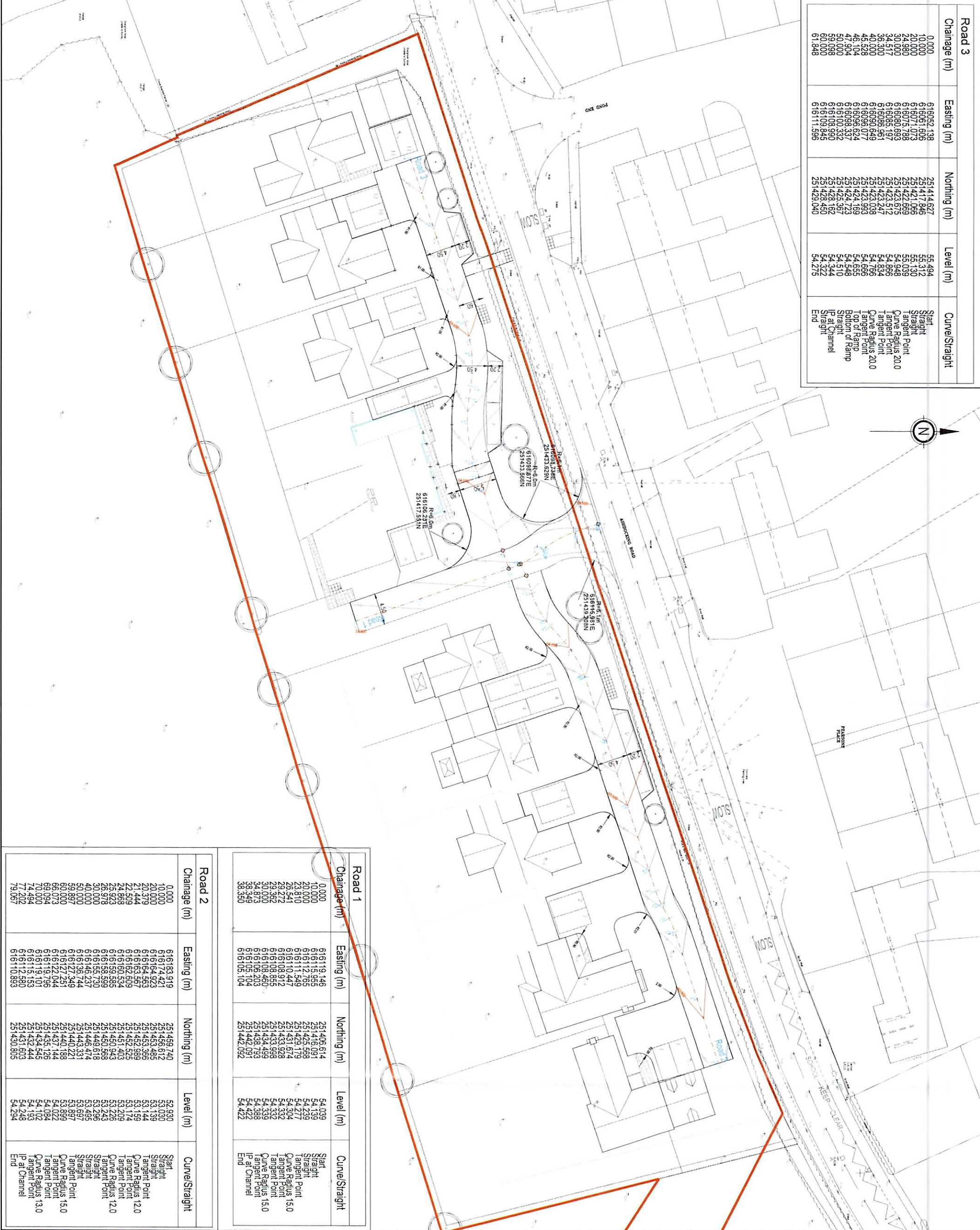
Schedule 1
Works Drawings

Title	Drawing No
Road Setting Out	2104-568 010D
Construction Details	2104-568-060B
Engineering Layout	2104-568 070J
Construction Details	2104-568 279A
Construction Details	2104-568 282A
Surfacing Layout	2104-568 072E
General Arrangement	2104- 568 278F

Schedule 2

Location	Description of Works
Land to the South of Ashbocking Road Henley	New bell mouth and provision of new pedestrian crossing

Road 3	Chainage (m)	Easting (m)	Northing (m)	Level (m)	Curve/Straight
	0.000	616052.138	251414.627	55.494	Start
	10.000	616051.606	251417.846	55.312	Straight
	20.000	616071.073	251421.066	55.130	Tangent Point
	24.980	616075.788	251422.669	55.039	Curve Radius 20.0
	30.000	616080.693	251423.915	54.948	Tangent Point
	34.517	616085.197	251423.512	54.886	Tangent Point
	36.000	616086.961	251423.242	54.834	Tangent Point
	40.000	616090.649	251423.038	54.786	Curve Radius 20.0
	45.528	616095.077	251423.993	54.666	Tangent Point
	46.104	616096.624	251424.169	54.655	Top of Ramp
	47.904	616098.337	251424.763	54.555	Bottom of Ramp
	50.000	616100.332	251425.367	54.510	Straight
	59.098	616108.990	251428.162	54.344	IP at Channel
	60.000	616109.845	251428.450	54.322	Straight
	61.846	616111.586	251429.040	54.275	End



- GENERAL
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 DRAWINGS AND ARCHITECT'S DRAWINGS AND THE SPECIFICATION.
 3. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
 4. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
 5. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
 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. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S DESIGN GUIDE AND SPECIFICATION.
 9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORKING AGREED WITH THE PLANNING AUTHORITY.
 10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE KEPT OPEN TO TRAFFIC AT ALL TIMES. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.
 11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL WASTE SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD BASE COURSE.
 12. ALL ROAD WORKS AND SPANS ARE TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS 2015.
 13. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH THE WATER AUTHORITY'S DESIGN GUIDE AND SPECIFICATION. VERSION 1.0 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.
 14. ALL PRIVATE CONNECTIONS TO ADAPTABLE SERVICES SHOULD BE A MINIMUM OF 100mm DIA/ETER (FOUL) & 150mm DIA/ETER (SURFACE) MADE IN WITHEED CLAY CONNECTING SEPTIC TO SEPTIC.

Road 1	Chainage (m)	Easting (m)	Northing (m)	Level (m)	Curve/Straight
	0.000	616119.146	251406.614	54.039	Start
	10.000	616115.955	251416.091	54.139	Straight
	20.000	616112.785	251425.568	54.239	Tangent Point
	23.810	616111.549	251429.179	54.277	Curve Radius 15.0
	26.541	616110.447	251431.674	54.304	Tangent Point
	29.272	616108.912	251433.928	54.332	Tangent Point
	29.362	616108.855	251433.998	54.332	Curve Radius 15.0
	30.000	616108.460	251434.499	54.339	Tangent Point
	34.873	616106.203	251438.793	54.388	IP at Channel
	36.349	616105.104	251442.091	54.422	
	36.350	616105.104	251442.092	54.422	End

Road 2	Chainage (m)	Easting (m)	Northing (m)	Level (m)	Curve/Straight
	0.000	616183.919	251459.740	52.030	Start
	10.000	616174.421	251456.612	53.030	Straight
	20.000	616164.923	251453.485	53.139	Straight
	20.379	616164.983	251453.386	53.144	Tangent Point
	21.444	616163.987	251452.989	53.159	Curve Radius 12.0
	22.809	616162.609	251452.525	53.174	Tangent Point
	24.868	616160.534	251451.403	53.209	Tangent Point
	25.923	616159.985	251450.943	53.226	Curve Radius 12.0
	26.978	616158.989	251450.588	53.243	Tangent Point
	30.000	616155.730	251446.618	53.296	Straight
	40.000	616146.237	251446.474	53.495	Straight
	50.000	616136.744	251443.331	53.697	Straight
	59.897	616127.349	251440.188	53.897	Tangent Point
	60.000	616122.044	251437.144	53.989	Curve Radius 15.0
	66.073	616119.796	251435.126	54.022	Tangent Point
	69.094	616119.101	251432.444	54.102	Tangent Point
	70.000	616115.153	251431.603	54.193	Curve Radius 13.0
	74.494	616112.580	251431.603	54.248	Tangent Point
	77.202	616110.983	251430.805	54.294	IP at Channel
	79.067				End

Unit is Greenwood Court, Skyline Way, Bury St Edmunds, IP22 1DY.
Tel 01254 424524 — www.ingenit.co.uk — email info@ingenit.co.uk

INGENIT
CONSULTING ENGINEERS

worksafe
SSIP
MEMBER OF THE

COMS
MEMBER OF THE

CONSTRUCTION

Project: LAND WEST OF ASHBOKING ROAD, HENLEY

Drawing Title: ROAD SETTING OUT

Client:	OMNICOPL LTD	Date:	MAY 2021
Drawn:	KLK	Checked:	KK
KLK	KK	Approved:	RGW

Scale: 1:250

Project No: 2104-558

Drawing No & Revision: 010D

Size: A1

MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
S1	1200	Type 2	54.146	52.60	1.321	61615.515	251413.261
S2	1200	Type 2	54.292	52.521	1.546	616110.796	251425.756
S3	1200	Type 2	54.351	52.474	1.652	616108.395	251433.198
S4	1200	Type 2	52.780	51.415	1.065	616184.690	251463.334
S5	1200	Type 2	52.650	51.150	1.200	616191.462	251463.164
S6	1200	Type 2	50.521	49.020	1.200	616256.017	251421.311
S7	---	HEADWALL	48.380	46.671	1.400	616304.551	251388.414
S8	---	HEADWALL	47.631	46.23	1.100	616325.057	251374.814
S9	1200	Type 2	47.375	45.90	1.175	616330.027	251370.697
S10	---	HEADWALL	47.225	45.755	1.320	616349.246	251375.764

DRAINAGE WHEN BELLOUTH IS DESIGNED TO FALL INTO SITE AND IS PROPOSED TO FALL OVER ANY ON-SITE AGREEMENTS

COVER	I	A	52.63m
54.146m	N	B	
DIAMETER	E	C	
1200mm	R	D	
Type 2	T	E	

COVER	I	A	52.521m
54.292m	N	B	52.521m
DIAMETER	E	C	
1200mm	R	D	
Type 2	T	E	

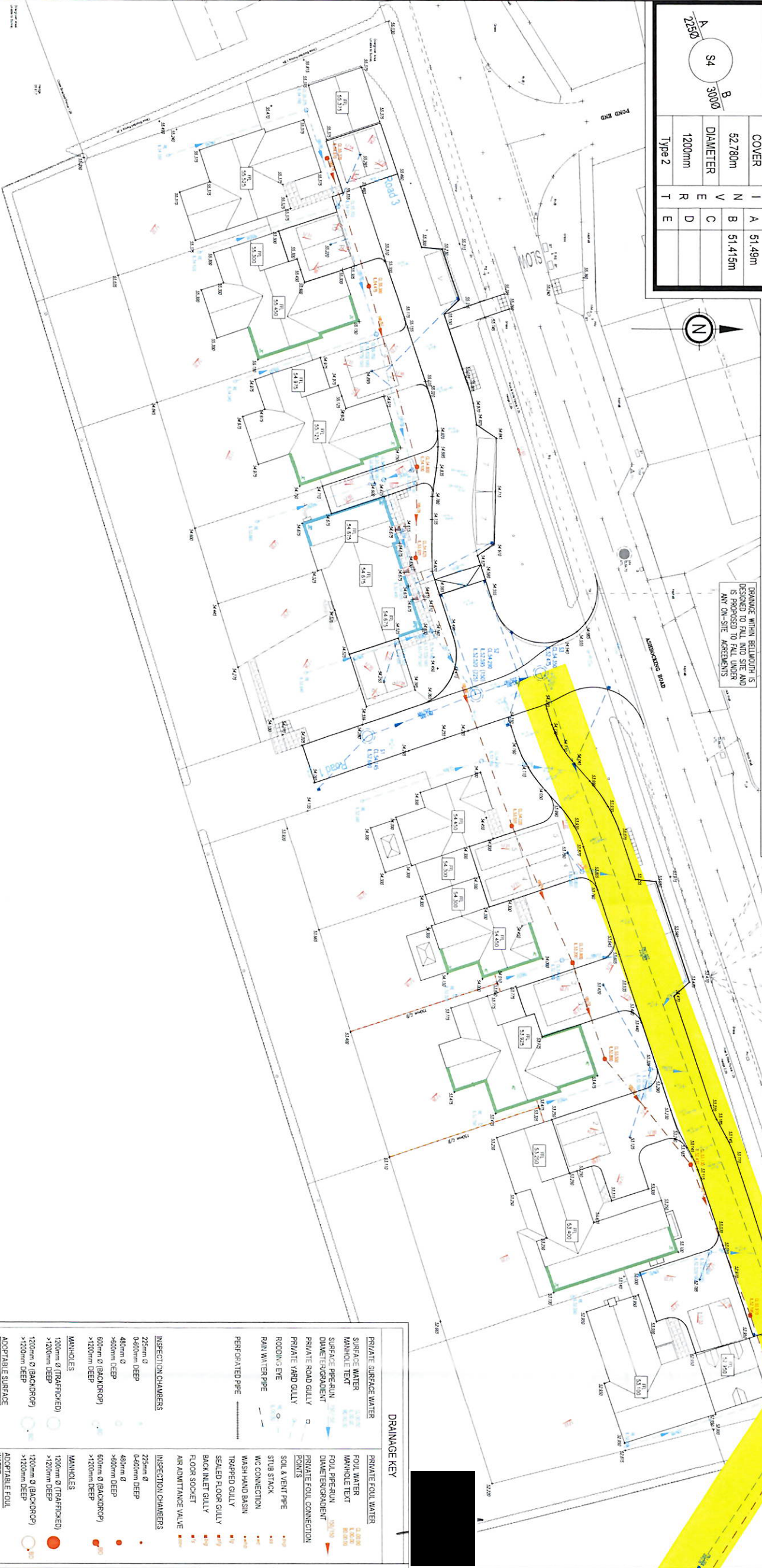
COVER	I	A	51.15m
52.645m	N	B	51.15m
DIAMETER	E	C	
1200mm	R	D	
Type 2	T	E	

COVER	I	A	49.021m
50.521m	N	B	49.021m
DIAMETER	E	C	
1200mm	R	D	
Type 2	T	E	

COVER	I	A	46.671m
48.380m	N	B	
DIAMETER	E	C	
—	R	D	
Type 2	T	E	

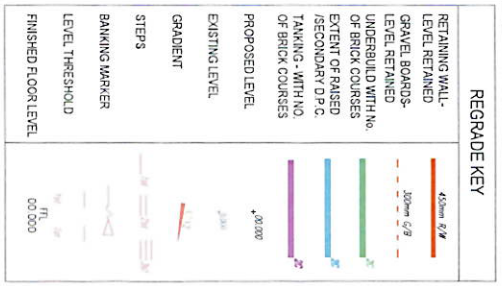
COVER	I	A	46.05m
47.375m	N	B	45.80m
DIAMETER	E	C	
1200mm	R	D	
Type 2	T	E	

COVER	I	A	45.755m
47.225m	N	B	
DIAMETER	E	C	
—	R	D	
Type 2	T	E	



DRAINAGE KEY	
<p><u>PRIVATE SURFACE WATER</u></p> <p>SURFACE WATER MANHOLE TEXT SURFACE PIPE-RUN DRAINAGE GRADIENT PRIVATE ROAD GULLY PRIVATE YARD GULLY ROOFS & BIE RAIN WATER PIPE PERFORATED PIPE</p>	<p><u>PRIVATE FOUL WATER</u></p> <p>FOUL WATER MANHOLE TEXT FOUL PIPE-RUN DRAINAGE GRADIENT PRIVATE FOUL CONNECTION STAIRS SOIL & VENT PIPE STUB STACK WC CONNECTION WASH HAND BASIN TRAPPED GULLY SEALED FLOOR GULLY BACK INLET GULLY FLOOR SOCKET AIR ADMITTANCE VALVE</p>
<p><u>INSPECTION CHAMBERS</u></p> <p>275mm Ø Ø400mm DEEP 450mm Ø >450mm DEEP 600mm Ø (BACKDROP) >1200mm DEEP</p> <p><u>MANHOLES</u></p> <p>1200mm Ø (TRAFFICLOPED) >1200mm DEEP 1200mm Ø (BACKDROP) >1200mm DEEP</p> <p><u>ACCEPTABLE SURFACE WATER</u></p> <p>SURFACE WATER MANHOLE TEXT STORM WATER PIPE-RUN INSPECTION CHAMBER DRAINAGE GRADIENT TYPE C GULLY ACCEPTABLE ROAD GULLY</p>	<p><u>INSPECTION CHAMBERS</u></p> <p>275mm Ø Ø400mm DEEP 450mm Ø >450mm DEEP 600mm Ø (BACKDROP) >1200mm DEEP</p> <p><u>MANHOLES</u></p> <p>1200mm Ø (TRAFFICLOPED) >1200mm DEEP 1200mm Ø (BACKDROP) >1200mm DEEP</p> <p><u>ACCEPTABLE FOUL WATER</u></p> <p>FOUL WATER MANHOLE TEXT FOUL WATER PIPE-RUN INSPECTION CHAMBER DRAINAGE GRADIENT TYPE C GULLY ACCEPTABLE ROAD GULLY</p>

<p>1. THE DRAWING HAS DRAWING ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.</p> <p>2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS' AND ARCHITECTS' DRAWINGS AND THE SPECIFICATION.</p> <p>3. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.</p> <p>4. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.</p> <p>5. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.</p> <p>6. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY AT THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.</p> <p>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.</p> <p>8. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITIES DESIGN GUIDE AND SPECIFICATION.</p> <p>9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET LIGHTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND TO THE WORKING AGREED WITH THE PLANNING AUTHORITY.</p> <p>10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE SWEEP AND KEPT CLEAR OF OBSTRUCTIONS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE, TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.</p> <p>11. ANY PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL UTILITIES SERVICES INCLUDING DUCTING PRIOR TO THE LAYING OF THE ROAD PAVEMENT COURSE.</p> <p>12. ALL ROAD WORKS AND SIGNS ARE TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS 2016.</p> <p>13. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH SEWERAGE SCHEMATIC GUIDANCE, PART C (2015) AND THE SEWERAGE BYELAWS (2015) DATED 15TH OCTOBER 2019 AND ANY ADDENDUM HERETO.</p> <p>14. ALL PRIVATE CONNECTIONS TO ADAPTABLE SERVICES SHOULD BE A MINIMUM OF 100mm DIA/100mm (FOU) 150mm DIA/150mm (FOU) 200mm DIA/200mm (FOU) 250mm DIA/250mm (FOU) 300mm DIA/300mm (FOU) 350mm DIA/350mm (FOU) 400mm DIA/400mm (FOU) 450mm DIA/450mm (FOU) 500mm DIA/500mm (FOU) 550mm DIA/550mm (FOU) 600mm DIA/600mm (FOU) 650mm DIA/650mm (FOU) 700mm DIA/700mm (FOU) 750mm DIA/750mm (FOU) 800mm DIA/800mm (FOU) 850mm DIA/850mm (FOU) 900mm DIA/900mm (FOU) 950mm DIA/950mm (FOU) 1000mm DIA/1000mm (FOU) 1050mm DIA/1050mm (FOU) 1100mm DIA/1100mm (FOU) 1150mm DIA/1150mm (FOU) 1200mm DIA/1200mm (FOU) 1250mm DIA/1250mm (FOU) 1300mm DIA/1300mm (FOU) 1350mm DIA/1350mm (FOU) 1400mm DIA/1400mm (FOU) 1450mm DIA/1450mm (FOU) 1500mm DIA/1500mm (FOU) 1550mm DIA/1550mm (FOU) 1600mm DIA/1600mm (FOU) 1650mm DIA/1650mm (FOU) 1700mm DIA/1700mm (FOU) 1750mm DIA/1750mm (FOU) 1800mm DIA/1800mm (FOU) 1850mm DIA/1850mm (FOU) 1900mm DIA/1900mm (FOU) 1950mm DIA/1950mm (FOU) 2000mm DIA/2000mm (FOU) 2050mm DIA/2050mm (FOU) 2100mm DIA/2100mm (FOU) 2150mm DIA/2150mm (FOU) 2200mm DIA/2200mm (FOU) 2250mm DIA/2250mm (FOU) 2300mm DIA/2300mm (FOU) 2350mm DIA/2350mm (FOU) 2400mm DIA/2400mm (FOU) 2450mm DIA/2450mm (FOU) 2500mm DIA/2500mm (FOU) 2550mm DIA/2550mm (FOU) 2600mm DIA/2600mm (FOU) 2650mm DIA/2650mm (FOU) 2700mm DIA/2700mm (FOU) 2750mm DIA/2750mm (FOU) 2800mm DIA/2800mm (FOU) 2850mm DIA/2850mm (FOU) 2900mm DIA/2900mm (FOU) 2950mm DIA/2950mm (FOU) 3000mm DIA/3000mm (FOU) 3050mm DIA/3050mm (FOU) 3100mm DIA/3100mm (FOU) 3150mm DIA/3150mm (FOU) 3200mm DIA/3200mm (FOU) 3250mm DIA/3250mm (FOU) 3300mm DIA/3300mm (FOU) 3350mm DIA/3350mm (FOU) 3400mm DIA/3400mm (FOU) 3450mm DIA/3450mm (FOU) 3500mm DIA/3500mm (FOU) 3550mm DIA/3550mm (FOU) 3600mm DIA/3600mm (FOU) 3650mm DIA/3650mm (FOU) 3700mm DIA/3700mm (FOU) 3750mm DIA/3750mm (FOU) 3800mm DIA/3800mm (FOU) 3850mm DIA/3850mm (FOU) 3900mm DIA/3900mm (FOU) 3950mm DIA/3950mm (FOU) 4000mm DIA/4000mm (FOU) 4050mm DIA/4050mm (FOU) 4100mm DIA/4100mm (FOU) 4150mm DIA/4150mm (FOU) 4200mm DIA/4200mm (FOU) 4250mm DIA/4250mm (FOU) 4300mm DIA/4300mm (FOU) 4350mm DIA/4350mm (FOU) 4400mm DIA/4400mm (FOU) 4450mm DIA/4450mm (FOU) 4500mm DIA/4500mm (FOU) 4550mm DIA/4550mm (FOU) 4600mm DIA/4600mm (FOU) 4650mm DIA/4650mm (FOU) 4700mm DIA/4700mm (FOU) 4750mm DIA/4750mm (FOU) 4800mm DIA/4800mm (FOU) 4850mm DIA/4850mm (FOU) 4900mm DIA/4900mm (FOU) 4950mm DIA/4950mm (FOU) 5000mm DIA/5000mm (FOU) 5050mm DIA/5050mm (FOU) 5100mm DIA/5100mm (FOU) 5150mm DIA/5150mm (FOU) 5200mm DIA/5200mm (FOU) 5250mm DIA/5250mm (FOU) 5300mm DIA/5300mm (FOU) 5350mm DIA/5350mm (FOU) 5400mm DIA/5400mm (FOU) 5450mm DIA/5450mm (FOU) 5500mm DIA/5500mm (FOU) 5550mm DIA/5550mm (FOU) 5600mm DIA/5600mm (FOU) 5650mm DIA/5650mm (FOU) 5700mm DIA/5700mm (FOU) 5750mm DIA/5750mm (FOU) 5800mm DIA/5800mm (FOU) 5850mm DIA/5850mm (FOU) 5900mm DIA/5900mm (FOU) 5950mm DIA/5950mm (FOU) 6000mm DIA/6000mm (FOU) 6050mm DIA/6050mm (FOU) 6100mm DIA/6100mm (FOU) 6150mm DIA/6150mm (FOU) 6200mm DIA/6200mm (FOU) 6250mm DIA/6250mm (FOU) 6300mm DIA/6300mm (FOU) 6350mm DIA/6350mm (FOU) 6400mm DIA/6400mm (FOU) 6450mm DIA/6450mm (FOU) 6500mm DIA/6500mm (FOU) 6550mm DIA/6550mm (FOU) 6600mm DIA/6600mm (FOU) 6650mm DIA/6650mm (FOU) 6700mm DIA/6700mm (FOU) 6750mm DIA/6750mm (FOU) 6800mm DIA/6800mm (FOU) 6850mm DIA/6850mm (FOU) 6900mm DIA/6900mm (FOU) 6950mm DIA/6950mm (FOU) 7000mm DIA/7000mm (FOU) 7050mm DIA/7050mm (FOU) 7100mm DIA/7100mm (FOU) 7150mm DIA/7150mm (FOU) 7200mm DIA/7200mm (FOU) 7250mm DIA/7250mm (FOU) 7300mm DIA/7300mm (FOU) 7350mm DIA/7350mm (FOU) 7400mm DIA/7400mm (FOU) 7450mm DIA/7450mm (FOU) 7500mm DIA/7500mm (FOU) 7550mm DIA/7550mm (FOU) 7600mm DIA/7600mm (FOU) 7650mm DIA/7650mm (FOU) 7700mm DIA/7700mm (FOU) 7750mm DIA/7750mm (FOU) 7800mm DIA/7800mm (FOU) 7850mm DIA/7850mm (FOU) 7900mm DIA/7900mm (FOU) 7950mm DIA/7950mm (FOU) 8000mm DIA/8000mm (FOU) 8050mm DIA/8050mm (FOU) 8100mm DIA/8100mm (FOU) 8150mm DIA/8150mm (FOU) 8200mm DIA/8200mm (FOU) 8250mm DIA/8250mm (FOU) 8300mm DIA/8300mm (FOU) 8350mm DIA/8350mm (FOU) 8400mm DIA/8400mm (FOU) 8450mm DIA/8450mm (FOU) 8500mm DIA/8500mm (FOU) 8550mm DIA/8550mm (FOU) 8600mm DIA/8600mm (FOU) 8650mm DIA/8650mm (FOU) 8700mm DIA/8700mm (FOU) 8750mm DIA/8750mm (FOU) 8800mm DIA/8800mm (FOU) 8850mm DIA/8850mm (FOU) 8900mm DIA/8900mm (FOU) 8950mm DIA/8950mm (FOU) 9000mm DIA/9000mm (FOU) 9050mm DIA/9050mm (FOU) 9100mm DIA/9100mm (FOU) 9150mm DIA/9150mm (FOU) 9200mm DIA/9200mm (FOU) 9250mm DIA/9250mm (FOU) 9300mm DIA/9300mm (FOU) 9350mm DIA/9350mm (FOU) 9400mm DIA/9400mm (FOU) 9450mm DIA/9450mm (FOU) 9500mm DIA/9500mm (FOU) 9550mm DIA/9550mm (FOU) 9600mm DIA/9600mm (FOU) 9650mm DIA/9650mm (FOU) 9700mm DIA/9700mm (FOU) 9750mm DIA/9750mm (FOU) 9800mm DIA/9800mm (FOU) 9850mm DIA/9850mm (FOU) 9900mm DIA/9900mm (FOU) 9950mm DIA/9950mm (FOU) 10000mm DIA/10000mm (FOU) 10050mm DIA/10050mm (FOU) 10100mm DIA/10100mm (FOU) 10150mm DIA/10150mm (FOU) 10200mm DIA/10200mm (FOU) 10250mm DIA/10250mm (FOU) 10300mm DIA/10300mm (FOU) 10350mm DIA/10</p>
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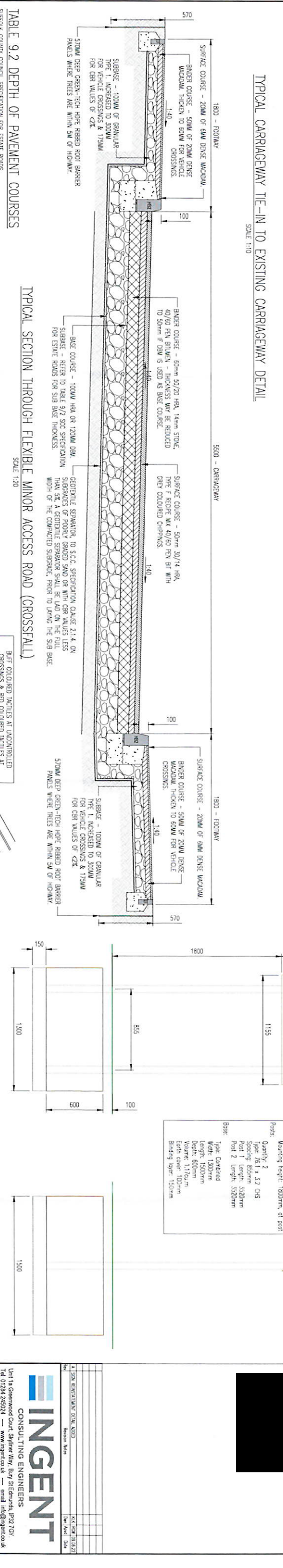
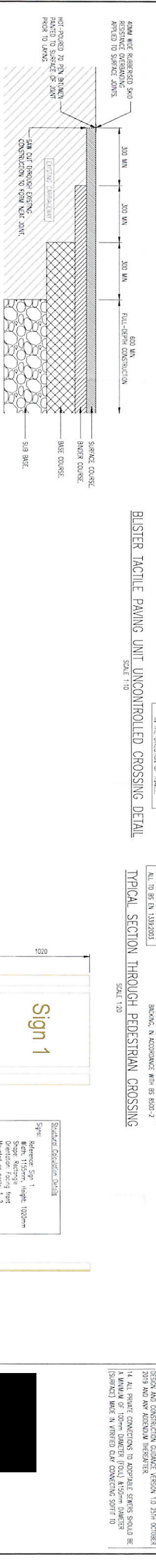
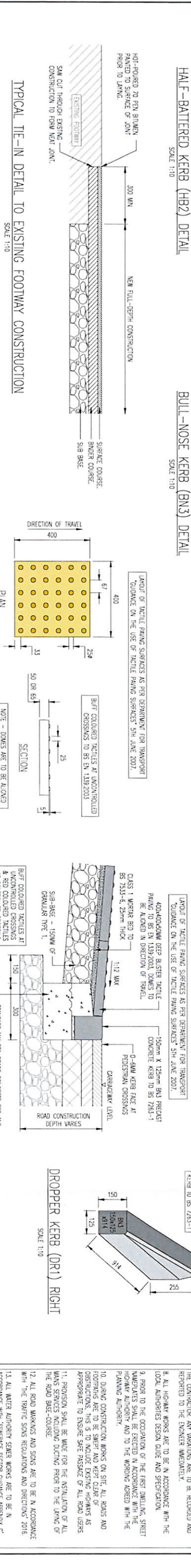
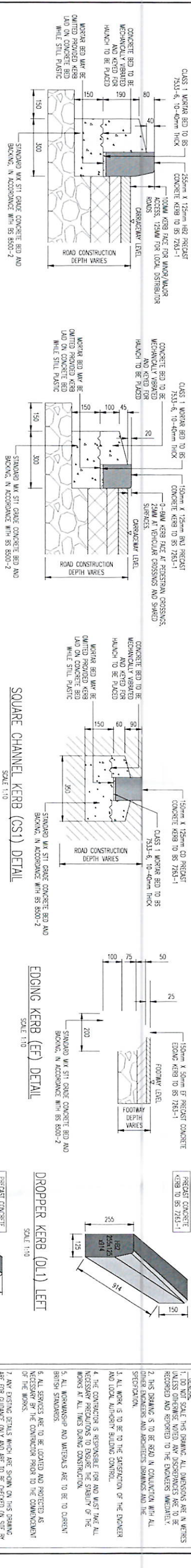


TABLE 9.2 DEPTH OF PAVEMENT COURSES

SUFFOLK COUNTY COUNCIL SPECIFICATION FOR ESTATE ROADS

TYPE OF ROAD	DEPTH OF SUB BASE FOR CAR VALUES (mm)	BASE COURSE DEPTH (mm)	SPRINKLING DEPTH (mm)	BLIND COURSE DEPTH (mm)	BLIND COURSE SURFACE COURSE
42% 2% 3% 4% 5%	2% 3% 4% 5%	100/100	100/100	100/100	100/100
SHARED SURFACE ROAD	SEE NOTE 3	370	280	225	80 HBA
MINOR ACCESS ROAD	SEE NOTE 3	420	320	225	80 HBA



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Unit 13 Greenwood Court, Snyne Way, Day Street, Ipswich, IP1 2YU
Tel: 01473 456789 — www.ingent.co.uk — email: info@ingent.co.uk

PRELIMINARY

Project: LAND WEST OF ASHBOKING ROAD, HENLEY

Client: OMNICOOP LTD

Drawn: KLK

Checked: KLK

Approved: RGW

Scale: AS SHOWN

Project No: 2104-558

Drawing No & Revision: 279A

Size: A1

CONSTRUCTION DETAILS

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND ARCHITECTURAL DRAWINGS AND THE SPECIFICATION.

3. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.

4. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.

5. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.

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. ALL HIGHWAY WORKS ARE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S DESIGN GUIDE AND SPECIFICATION.

9. PRIOR TO THE OCCUPATION OF THE FIRST DWELLING, STREET NAMEPLATES SHALL BE ERECTED IN ACCORDANCE WITH THE HIGHWAY AUTHORITY AND TO THE WORKING AGREED WITH THE PLANNING AUTHORITY.

10. DURING CONSTRUCTION WORKS ON SITE, ALL ROADS AND FOOTPATHS ARE TO BE KEPT OPEN AND ACCESSIBLE FOR ALL USERS. THIS IS TO INCLUDE EXISTING HIGHWAYS AS APPROPRIATE TO ENSURE SAFE PASSAGE OF ALL ROAD USERS.

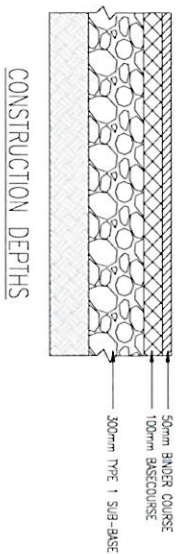
11. PROVISION SHALL BE MADE FOR THE INSTALLATION OF ALL WASTE SERVICES INCLUDING DRAINAGE PRIOR TO THE LAYING OF THE ROAD BASE COURSE.

12. ALL ROAD MARKINGS AND SIGNS ARE TO BE IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATIONS AND DIRECTIONS 2016.

13. ALL WATER AUTHORITY SEWER WORKS ARE TO BE IN ACCORDANCE WITH 'SEWERAGE SECTION GUIDANCE APPENDIX C' DESIGN AND CONSTRUCTION GUIDANCE VERSION 10, 25TH OCTOBER 2019 AND ANY ADDENDUM THEREAFTER.

14. ALL PRIVATE CONNECTIONS TO ADAPTABLE SEWERS SHOULD BE A MINIMUM OF 100mm DIAMETER (P90), 450mm DIAMETER (S100) AND BE MADE IN VIBRATED CLAY CONNECTING SOCKET TO (SURFACE) MADE IN VIBRATED CLAY CONNECTING SOCKET TO

NOTE:
SUSTAINABLE DRAINAGE IS REQUIRED TO PREVENT SURFACE WATER ENTERING THE HIGHWAY
ANY GATES SHOULD BE SET BACK AT LEAST 5M FROM CHANNEL OF CARPARKWAY AND
OPEN MANHOLS

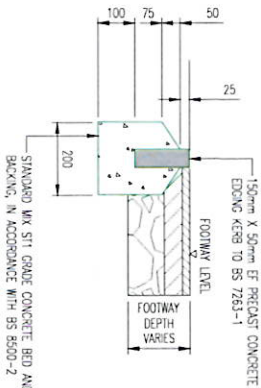
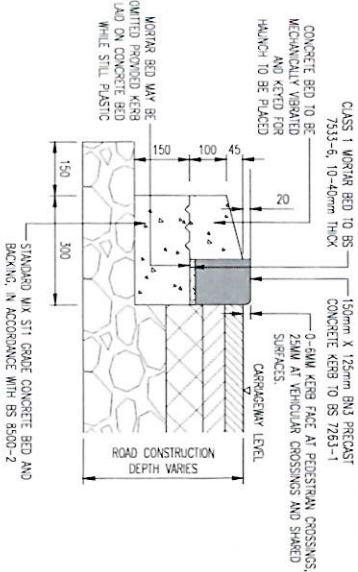


AREA TO BE SURFACED WITH A BOUND
MATERIAL FOR A MINIMUM OF 5M FROM
EDGE OF HIGHWAY BOUNDARY, SURFACE
BEYOND TO BE TYPE 1 OR 4 SUBBASE.

NOTE:
TESTING SHOULD BE CARRIED OUT TO CLAUSE 882 (MCHW) FOR
THE DETERMINATION OF THE SUBGRADE SURFACE MODULUS OF
THE FOUNDATION PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION OF THE OVERLAYING LAYERS. FURTHER TESTING
SHOULD BE CARRIED OUT TO CLAUSE 884/885 FOR THE
DETERMINATION OF A CLASS TWO FOUNDATION AS PER NORFOLK
LABS GUIDANCE.

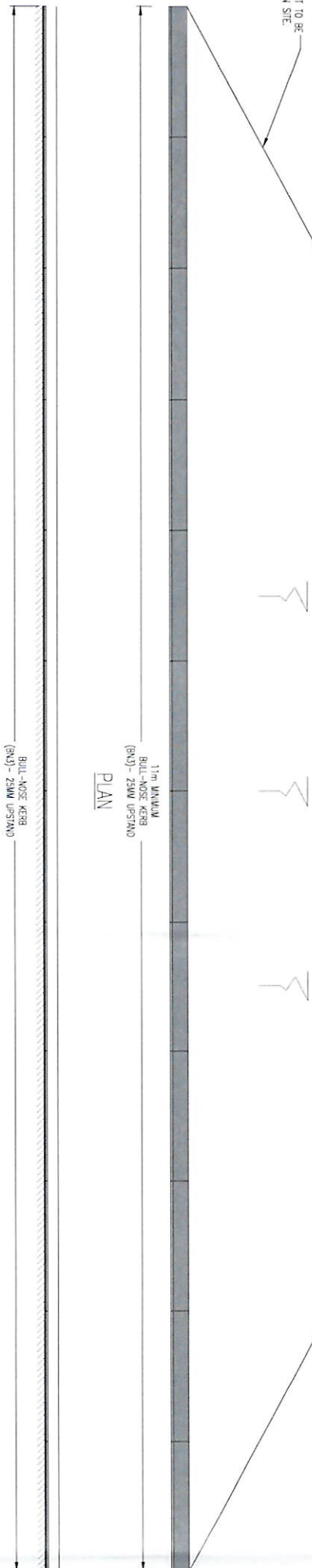
BULL-NOSE KERB (BN3) DETAIL

SCALE 1:10



EDGING KERB (EF) DETAIL

SCALE 1:10



ELEVATION

DM30 CONSTRUCTION ACCESS DETAIL

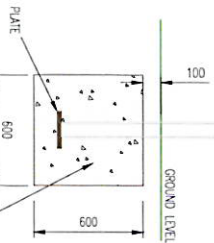
SCALE 1:20

REFERENCE - DEVELOPMENT MANAGEMENT DRAWING DM30



NOTE:
EARTHWORKS ARE TO BE IN ACCORDANCE WITH THE SPECIFICATION
FOR HIGHWAY WORKS SERIES 600 AND TO THE APPROVAL OF THE
LOCAL ENGINEER. MATERIALS USED TO BE IN ACCORDANCE WITH
TABLES 6/1 & 6/2. COMPACTION TO BE IN ACCORDANCE WITH
TABLE 6/4. MATERIAL TO BE BENCHED INTO EXISTING GROUND AND
COMPACTED IN SUITABLE LAYERS.

NOTE:
TESTING SHOULD BE CARRIED OUT TO CLAUSE 882 (MCHW) FOR
THE DETERMINATION OF THE SUBGRADE SURFACE MODULUS OF THE
FOUNDATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF
THE OVERLAYING LAYERS. FURTHER TESTING SHOULD BE CARRIED
OUT TO CLAUSE 884/885 FOR THE DETERMINATION OF A CLASS
TWO FOUNDATION AS PER NORFOLK LABS GUIDANCE.

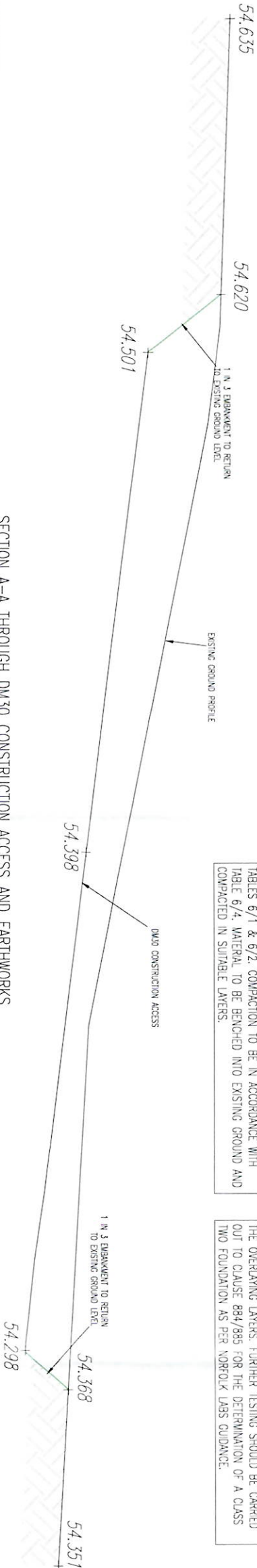


SIGN AND POST DETAILS

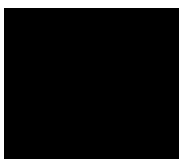
SCALE 1:20

SECTION A-A THROUGH DM30 CONSTRUCTION ACCESS AND EARTHWORKS

SCALE : NTS



NOTE:
REFER TO DRAWING 2104-568-280, GRADIENTS RUN PERPENDICULAR
TO ACCESS CHANNEL LINES AS SHOWN ON GENERAL ARRANGEMENT
DRAWING.



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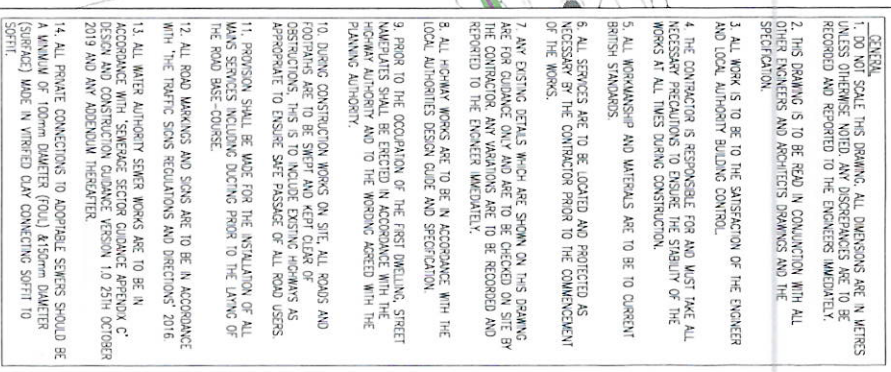
PRELIMINARY

Project:
LAND WEST OF ASHBOCKING ROAD,
HENLEY

Drawing Title:
MINOR WORKS
CONSTRUCTION DETAILS

Client:	OMNICORP LTD	Date:	MAY 2022
Drawn:	KLK	Checked:	RGW
Scale:	As Shown	Approved:	RGW

Project No:	2104-568	Drawing No & Revision:	282	Size:	A1
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	Revision	Notes	Date	By
F		UNCONTROLLED CROSSING REDUCED	05/06/22	K/S
E		UPDATED TO S.C.C. COMMENTS RELEASED 25/04/22	25/04/22	K/S
D		UNCONTROLLED CROSSING REDUCED	01/03/22	K/S
C		ADDED TO S.C.C. COMMENTS	21/09/21	K/S
B		ISSUED NOTES AMENDED	25/09/21	K/S
A		ISSUED NOTES UPDATED	20/07/21	K/S

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smas
worksafe
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CONSULTANT
SSIP
MEMBER
COAMS
SAFETY ASSOCIATION

PRELIMINARY

Project
LAND WEST OF ASHBOCKING ROAD,

HENLEY	Drawing Title
	S278 ACCESS GENERAL ARRANGEMENT

Client			Date
OMNIPOR LTD			MAY 2021
Drawn	Designed	Checked	Approved
KLK	KLK	RGW	RGW

Scale 1:250	
Project No 2104-568	Drawing No & Revision 278F
	Size A1