

DATED 17 April 2024

SUFFOLK COUNTY COUNCIL (1)

- and -

BELLWAY HOMES LIMITED (2)

AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980
and any other enabling power relating to
the development of land on the west side of Reeve Lodge, Reeve Lodge, High Road,
Trimley St Martin, Felixstowe, IP11 0SL, Suffolk

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

Ref: AS/S278/80389

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THIS AGREEMENT is made the 17th day of April 2024
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) **BELLWAY HOMES LIMITED** (company number 00670176) of Woolsington
House, International Drive, Woolsington, Newcastle Upon Tyne, England,
NE13 8BF ("the Developer")

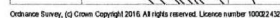
RECITALS AND DEFINITIONS

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

“1980 Act”	Means the Highways Act 1980 (as amended)
“Approved Contractor”	Means the contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
“Approved Sub-Contractor”	Means the sub-contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
“CDM Regulations”	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
“Certificate of Final Completion”	Means any of the certificates referred to in paragraph 15.3 of Schedule I
“Certificate of Substantial Completion”	Means any of the certificates referred to in paragraph 14.2 of Schedule I
“Commutated Sums”	Means the sum of £19,845.25 (Nineteen Thousand, Eight Hundred and Forty Five Pounds and Twenty Five Pence) which is calculated, as set out in paragraph 18.1 on Schedule I towards the cost of the County Council’s future maintenance liability of the Highway Works
“Contract”	Means the contract or contracts in respect of each and all of the Highway Works
“Contractor”	Means the contractor or contractors who have been awarded the Contract to execute the Highway Works. For the avoidance of doubt the aforementioned definition does not include any subcontractor
“Development”	Means the development to be carried out pursuant to the Permission
“Director”	Means the County Council’s Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand

“Highway Works”	Means the works collectively or individually as the context requires which are set out in Schedule III of this Agreement and shown in the Works Drawings
“Highway Structure”	Means any bridge, subway, culvert, pipe, tunnel, or other structure built in, over, under or adjacent to any part of the highway
“Performance Bond”	Means the bond with the Performance Bond Surety for each and all of the Highway Works, such bond to be in the form set out in Schedule II.A, to the effect that should the Developer default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Performance Bond Surety to provide the full value of the Performance Bond (subject to the provisions hereinafter contained) to carry out the Highway Works and maintain the same as aforesaid
“Performance Figure”	Means the sum of £533,307.50 (Five Hundred and Thirty Three Thousand, Three Hundred and Seven Pounds and Fifty Pence) being the Tender Sum plus 10 per cent in respect of the Highway Works and as set out in each of the Contracts
“Performance Bond Surety”	Means National House-Building Council whose office is situate at NHBC House, Davy Avenue, Knowlhill, Milton Keynes, England, MK5 8FP
“Permission”	Means the planning permission granted by East Suffolk Council dated 28 July 2023 granted with reference number DC/20/5279/OUT in respect of the Site together with any modification of it
“Road Safety Audit”	Means the evaluation of each and all of the Highway Works during design and at the end of construction to identify potential road safety problems that may affect any users of the highway and to suggest measures to eliminate or mitigate those problems in accordance with Department for Transport standards or by the County Council as agreed by the Director

“Site”	Means land on the west side of Reeve Lodge, Reeve Lodge, High Road, Trimley St Martin, Felixstowe, IP11 0SL, Suffolk shown edged red for identification only on the attached plan no 018-013-003-P1
“Specification”	The County Council’s “Specification for Estate Roads” dated May 2007 (or later amendment current at the date of this Agreement) so far as this is consistent with the Works Drawings and description in Schedule III (subject to any variations agreed in writing by the Director)
“Sub-contractor”	Means the sub-contractor(s) working for the Contractor(s) who have been contracted to execute the Highway Works
“Substantial Completion”	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed
“Technical Standards”	Means the standards necessary to ensure complete conformity with all UK primary and secondary legislation (including by-laws) all guidance standards and codes of practice issued by the Department for Transport the County Council statutory undertakers and relevant professional institutes the Road Safety Audit and formal instructions issued by the Director from time to time during the design and implementation of the Highway Works and for the avoidance of doubt this shall include the Traffic Signs Regulations and General Directions 2016 and BS5489 in relation to the design of any street lighting
“Tender Sum”	Means the sum of £484,825.00 (Four Hundred and Eighty-Four Thousand and Eight Hundred and Twenty Five Pounds) (including the costs associated with statutory undertakers work and traffic management) agreed by the Director for carrying out the Contract by the Contractor
“Works Drawings”	Means the attached drawings bearing the numbers referred to in Schedule IV or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works



note

© This drawing is the copyright of Parc Design Solutions Ltd., and may not be reproduced or amended without written permission. No liability will be accepted for amendments made by other persons. The contractor is to check and verify all dimensions and levels prior to work commencing. The contractor is to comply with all current Building Legislation whether or not specifically stated on this drawing. This drawing must be read with and checked against all relevant Engineers and Architects drawings and all other specialist information provided.

Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation. Sketch proposals may be based on enlargements of OS Sheets and estimations of existing site features and will therefore need to be verified by survey.

Do not scale. Only figured dimensions to be worked to. Any discrepancies are to be reported to Para Design Solutions Ltd.

notes

Survey information based on
Survey Solutions drawings
23697se-01 - 08

site

Proposed Residential Development
TRIMLEY ST. MARTIN

drawing title
Location Plan

drawn

SC

scale
1:1250 @ A1

drawing number
018 - 013 - 003

checked

SC

date	December 2020
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revisions
P1

parc DESIGN ■
SOLUTIONS
■ architecture and urban design

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- (B) In this Agreement unless the context otherwise requires :-
- (i) Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and
 - (ii) Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and
 - (iii) "party" or "parties" means a party or parties to this Agreement; and
 - (iv) references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions; and
 - (v) where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and
 - (vi) the headings and contents list in this Agreement shall not form part of or affect its construction; and
 - (vii) references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and
 - (viii) where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such consent approval or agreement shall not be unreasonably withheld or delayed; and
 - (ix) any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument

- (C) The County Council is the highway authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (D) The Developer has the benefit of the Permission
- (E) The Developer is the registered proprietor with title absolute of the Site in so far as it is registered at the Land Registry under Title Number SK421161
- (F) The Developer wishes to dedicate as public highway that part of the Site upon which the Highway Works are to be constructed which does not currently form part of the public highway and the County Council agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at public expense on the terms and conditions hereinafter contained
- (G) Having regard to the development plan and other material considerations the County Council considers it expedient in the interests of the proper planning of their area that the Highway Works need to be carried out to facilitate the Development and that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows:-

1 LEGAL EFFECT

- 1.1. This Agreement and the covenants that appear hereinafter are made pursuant to Sections 38 72 and 278 of the 1980 Act Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them
- 1.2. This Agreement is a Deed. Any financial default under this Agreement will be registered as a Local Land Charge under section 278(5)(c) of the 1980 Act
- 1.3. No waiver (whether express or implied) by the County Council of any breach or default by the Developer in the performance or observance of any of the covenants, terms or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County

Council from enforcing any of the covenants, terms or obligations or from acting upon any subsequent breach or default in respect thereof

1.4. Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement

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

2 NOTICES

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

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

The County Council	Suffolk County Council Endeavour House 8 Russell Road Ipswich IP1 2BX marked for the attention of the Assistant Director of Governance, Legal and Assurance (or where the context requires the Executive Director of Growth, Highways and Infrastructure, Endeavour House 8 Russell Road Ipswich IP1 2BX)
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The Developer	marked for the attention of the Managing Director Philip Standen of Bellway Homes Limited (Essex) Bellway House 1 Cunard Square
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Townfield Street Chelmsford Essex
CM1 1AQ

- 2.3. Any notice or other written communication to be given by the County Council shall be deemed to be valid and effective if on its face it is signed on behalf of the County Council by a duly authorised officer

3 GENERAL

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

4 ARBITRATION

- 4.1. Any dispute or difference arising between the parties as a result of this Agreement may be referred to the arbitration of a single arbitrator to be agreed upon between the parties or failing agreement within fourteen days after either of the parties has given to the other a written request requiring the appointment of an arbitrator to a person to be appointed at the request

of either of the parties by the President for the time being of The Institution of Civil Engineers

4.2. Any reference to arbitration shall be undertaken in accordance with and subject to the provisions of the Arbitration Act 1996 save as follows:-

(a) the seat of the arbitration shall be at the County Council's offices in Ipswich Suffolk

(b) where appropriate the arbitrator may consolidate arbitral proceedings

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

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

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

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

5 COVENANTS

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

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

5.3 The County Council without prejudice to its statutory powers and duties hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary for the Developer

to perform the obligations under the terms of this Agreement) to enter into and upon and remain upon the public highway to carry out the construction of the Highway Works within the timescales referred to in Schedule III hereto or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway

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

6 THIRD PARTY RIGHTS

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

7 LAPSE

- 7.1 If the Highway Works have not been commenced within one (1) year from the date of this Agreement, save as this period is otherwise extended in writing by the Director at his discretion, then this Agreement shall lapse

7.2 Where, in accordance with clause 7.1 above the Director, at his discretion, agrees in writing to an extension to the period of one (1) year after which this Agreement shall lapse, this Agreement shall lapse at the end of such period as agreed in writing by the Director where the Highway Works have not been commenced by the expiry of that extension period

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



EXECUTED as a **DEED** by **BELLWAY HOMES LIMITED** acting by its duly appointed Attorneys pursuant to a power of attorney granted on 1 October 2023, both in the presence of:

Attorney (1)

Name: [Redacted]
Signature: [Redacted]

Attorney (2)

Name: X.. [Redacted]
Signature: [Redacted]

Witness

Signature of witness: [Redacted]
Name of witness: [Redacted]
Address: X.. [Redacted]
Occupation: [Redacted]

SCHEDULE I

1 THE DESIGN OF THE HIGHWAY WORKS

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

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

2 LETTING OF THE CONTRACT

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

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

- 2.5 The Developer shall not sub-contract or assign the Contract without the written approval of the Director and any sub-contractor shall be an Approved Sub-Contractor, such approval not to be unreasonably withheld or delayed.

3 INSPECTION OF THE HIGHWAY WORKS

- 3.1 The Developer shall provide the Director with not less than twenty-four (24) hours nor more than seventy-two (72) hours' notice (excluding weekends and bank holidays) of any intended execution of the Highway Works specifying the tasks to be carried out in accordance with the approved programme referred to in paragraph 2.1 of this Schedule
- 3.2 Without prejudice to the approved programme the Developer shall notify the Director in writing at least twenty-eight (28) days prior to the commencement of any work connected with statutory undertaker's equipment
- 3.3 Without prejudice to the approved programme the Developer shall notify the structures team and the Director in writing at least seventy-two (72) hours prior to the commencement of each and every stage of excavation and concrete operations associated with any Highway Structures
- 3.4 The Developer shall during the progress of each and all of the Highway Works give to or procure for the Director and any person or persons duly authorised by him free access to every part of the Highway Works and the Site and permit him or them to inspect the same as they proceed and all materials used or intended to be used therein and shall give effect to any reasonable and proper requirements made or reasonable and proper directions given by the Director to conform to the approved detailed plans

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

- 3.5 The Developer shall not cover up or put out of view any works forming part of the Highway Works without the approval of the Director and shall afford full opportunity for the Director to examine and measure any work which is about to be covered up or put out of view and to examine foundations before permanent work is placed thereon and shall give at least seventy-two (72) hours' notice to the Director whenever any such work or foundations is or are ready or about to be ready for examination
- 3.6 The Director shall without unreasonable delay, unless she considers it unnecessary and advises the Developer accordingly, attend when required by the Developer for the purpose of examining such works or of examining such foundations
- 3.7 The Director shall for the purposes of paragraphs 3.1 to 3.6 be allowed reasonable access and admission to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or admission is refused due to circumstances beyond the control of the Developer)

4 TESTING OF MATERIALS

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

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

- 4.4 The Director shall for the purposes of paragraphs 4.2 to 4.5 be allowed reasonable access and admission to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or admission is refused due to circumstances beyond the control of the Developer)
- 4.5 The Developer shall as soon as is reasonably practicable remove such materials and plant as are rejected by the Director pursuant to paragraph 4.2. of this Schedule which are not capable of repair or remedy from the Site and if the Developer shall wish to continue to store such rejected materials and plant on the Site they shall be stored separately from those materials and plant which have not been so rejected or which the Developer shall wish in future to use in execution of the Highway Works

5 OPENING OF THE HIGHWAY WORKS

- 5.1 During the construction of each and all of the Highway Works and prior to the issue of the Certificate of Substantial Completion:
- (a) the Director may issue instructions to the Developer to open or expose any of the Highway Works which has been covered up without previously being inspected by the Director
 - (b) should the Developer fail to comply with any such instructions the County Council may so take up or expose the relevant part of the Highway Works causing as little damage or inconvenience as is possible in respect of any other part or parts of the Highway Works the reasonable and proper cost of such taking up or exposure and reinstatement to be met by the Developer
- 5.2 PROVIDED THAT if the Highway Works or any part or parts thereof are covered up by the Developer after giving the notice referred to in paragraph 3.5 of this Schedule and the Director shall have failed to inspect in the period therein referred to and the Director shall subsequently require the Highway Works or any part of them to be uncovered for the purposes of inspection:-

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

6 UNDERTAKERS

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

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

in so far as is practicable cause the connections from electric cables to any street lamp to be laid before the paving of the footways comprised in the Highway Works is carried out

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

7 PROTECTION OF THE PUBLIC

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

located to minimise nuisance to persons living or working in the vicinity

7.4.3 all portable traffic signals and pumps shall be operated from mains electricity unless otherwise agreed with the Director

7.4.4 noisy activities shall not be permitted on Sundays and Bank Holidays and except as agreed in writing by the Director shall not be permitted outside the hours of 9.30 a.m. to 4.30 p.m. Monday to Friday and 9.30 a.m. to 1 p.m. on Saturdays

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

7.5 Compliance with the provisions of paragraph 7.4 shall not relieve the Developer of any of his obligations and liabilities under this Agreement the Control of Pollution Act 1974 or the Environmental Protection Act 1990

7.6 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from dust and as far as practicable works are to be carried out in such a way that dust is kept to a minimum PROVIDED THAT if in the reasonable opinion of the Director the Developer is not dealing adequately with the control of dust the Developer shall carry out or procure the carrying out of such additional measures as the Director considers necessary at the Developer's expense

7.7 The Developer shall arrange the regular removal of refuse likely to encourage vermin and arrange for suitable secure storage containers to be provided for collection

7.8 The Developer shall keep a log book on site to record all complaints received from the public and the action taken in response and the log book shall be available for inspection by the Director

8 PREVENTION OF MUD BEING CARRIED ON THE PUBLIC HIGHWAY

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

9 TRAFFIC CONTROL

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

10 TIMING

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

11 SAFETY

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

12 ACCOMMODATION WORKS

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

13 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

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

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

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

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

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

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

- 13.4 Within twenty-eight (28) days of issue of the Certificate of Substantial Completion for any or all of the Highway Works the Developer shall provide to the Director

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

Approval Procedure for Highway Structures

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

14 SITE CLEARANCE AND CERTIFICATE(S) OF SUBSTANTIAL COMPLETION

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

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

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

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

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

14.4. After the issue of the Certificate of Substantial Completion the County Council shall approve a reduction of up to 90% of the Performance Figure in respect of the relevant Highway Works and the County Council shall release the Developer and the Performance Bond Surety and each of them from their obligations under the Performance Bond in respect of the relevant Highway Works to such extent

15 DEFECTS CORRECTION PERIOD AND CERTIFICATE OF FINAL COMPLETION

- 15.1 The Developer shall maintain each and all of the Highway Works for a period of eighteen (18) months (unless the Director agrees in writing a lesser period having considered paragraph 15.2) from the issue of the related Certificate of Substantial Completion and prior to the expiration of this period the Developer shall reinstate and make good any damage or defect which may have arisen from any cause whatsoever or be discovered during the said period of eighteen months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director
- 15.2 After the expiration of the period of twelve (12) months from Substantial Completion or the date the Development becomes operational (whichever is the latter) the Developer shall (unless the Director writes to the Developer informing him that it is to be carried out sooner or that he does not need to do so) carry out stage 4 of the Safety Audit and comply to the satisfaction of the Director with any recommendations arising thereunder
- 15.3 After the expiration of the period of eighteen (18) months referred to in paragraph 15.1 (or such lesser period as agreed in writing by the Director under paragraph 15.1) and after any defects have been made good as therein provided including any improvements arising under stage 4 of the Road Safety Audit to the satisfaction of the Director and after the provisions of paragraph 13.4 and paragraph 20.2 of this Schedule have been fulfilled the Director shall issue forthwith to the Developer the Certificate of Final Completion in respect of the Highway Works provided that the Certificate of Final Completion shall in the case of road gullies extend only as far as their points of entry to the surface water sewers where those are not being adopted by the County Council as highway drains and upon the issue of the Certificate of Final Completion the County Council shall release the Developer and the Performance Bond Surety and each of them from all subsisting obligations under the Performance Bond in respect of those Highway Works
- 15.4 If called upon to do so by notice in writing served within twenty-one years of the date hereof by the County Council the Developer agrees to transfer to the County Council in consideration of one pound any land over which any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with

any other land dedicated as public highway by the Developer hereunder free in each case from encumbrances and together with all rights necessary to permit the use inspection maintenance repair and replacement of all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land

16 INDEMNITY

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

16.2 The County Council shall notify the Developer forthwith upon receipt of any such claim or liability

16.3 The County Council shall not accept or settle any claim without first having given the Developer the opportunity to provide the County Council with representations as to the validity of such claim

16.4 The indemnification referred to in paragraph 16.1 includes:

16.4.1 all fees incurred by claimants which the County Council is obliged to pay, and those of the County Council or its agent or contractor, in negotiating any claims (together with VAT payable on the claimants' professional advisors' fees);

16.4.2 statutory interest payments to claimants and their professional advisors; and

- 16.4.3 the County Council's reasonable and proper legal costs in making the compensation, fees and interest payments

17 PERFORMANCE BOND

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

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

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

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

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

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

18 COMMUTED SUMS FOR MAINTENANCE

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

	£
Roads	8,236.00
Footways	2,345.00
Street Lighting	4,199.25
Drainage	1,065.00
Traffic Signs	4,000

19 LEGAL AND ADMINISTRATIVE COSTS

19.1 The Developer shall pay to the County Council:-

19.1.1 the whole of the costs of the County Council's Legal Services Department in connection with the preparation and completion of this Agreement and these costs shall be payable prior to sealing of this Agreement;

- 19.1.2 interest at four per cent above the Bank of England Base Rate from time to time on any sum due to the County Council under this Agreement which is outstanding for more than twenty-eight (28) days from the date on which it was demanded or in the event that a dispute or difference regarding such payment is referred to arbitration pursuant to clause 4.1 of this Agreement the said twenty-eight (28) day period shall run from the date of the decision of the arbitrator (such interest to be charged on the amount outstanding each day from the date of issue of a written demand for any sum due or in the event that a dispute or difference regarding such payment is referred to arbitration pursuant to clause 4.1 of this Agreement such interest to be charged on the amount outstanding each day from the date of issue of the decision of the arbitrator)
- 19.1.3 The greater of £5000 (Five thousand pounds) or 7.5% of the Performance Figure (excluding the costs associated with statutory undertakers work and traffic management) for the Highway Works towards the costs and expenses of the County Council of checking the design of each and all of the Highway Works and inspecting each and all of the Highway Works such sum shall be payable prior to sealing of this Agreement
- 19.1.4 the reasonable cost to the County Council of undertaking Road Safety Audits and also the cost of the safety checks of details submitted which sum shall be payable prior to the safety audit commencing
- 19.1.5 the cost of any temporary and permanent traffic regulation orders which sum shall be payable prior to any work on the making of such order being commenced
- 19.1.6 the full cost of any other road traffic orders required to facilitate the Highway Works which sum shall be payable prior to any work on the making of such order being commenced

20 PARTS I AND II OF THE LAND COMPENSATION ACT 1973

Part I and II Claims

Part I Claims - Depreciation Caused By Public Works

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

Part II Claims

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

20.3 The Developer covenants with the County Council to comply with the obligations contained within Clause 20.1 and 20.2 PROVIDED ALWAYS THAT:

20.3.1 Prior to settling any claim under Part I and/or Part II of the Land Compensation Act 1973 the County Council shall give the Developer the opportunity to comment and to take advice from the Developers own independent consultant in relation to any such proposed settlement and

20.3.2 The Developer and/or its independent consultant shall be entitled to make representations to the County Council in relation to any proposed settlement in respect to any claim under Part I and/or Part II of the Land Compensation Act 1973

20.3.3 The County Council shall have proper regard to any representations made by the Developer or its consultant in accordance with Clause 20.3 above.

SCHEDULE II.A

Performance Bond Agreement

DATED _____ 20

BELLWAY HOMES LIMITED (1)

- and -

NATIONAL HOUSE-BUILDING COUNCIL (2)

PERFORMANCE BOND

relating to the development of land on the west side of Reeve Lodge, Reeve Lodge,
High Road, Trimley St Martin, Felixstowe, IP11 0SL Suffolk

BY THIS BOND BELLWAY HOMES LIMITED of Woolsington House, Woolsington, Newcastle Upon Tyne, England, NE13 8BF ("the Developer") and **NATIONAL HOUSE-BUILDING COUNCIL** ("the Surety") are held and firmly bound to **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2DH ("the County Council") in the sum of £533,307.50 (Five Hundred and Thirty Three Thousand, Three Hundred and Seven Pounds and Fifty Pence- pounds) to be paid to the County Council for the payment of which sum the Developer and the Surety bind themselves their successors and assigns jointly and severally

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

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

NOW THE CONDITION of the above-written Bond is such that if the Developer shall duly perform and observe all the terms provisions conditions and stipulations of the said Agreement (in so far as they relate to the Highway Works) on the Developer's part to be performed and observed according to the true intent and meaning thereof or if on default by the Developer the Surety shall duly satisfy and discharge the damages sustained by the County Council up to the amount of the above-written Bond then the above-written Bond shall be null and void but otherwise shall remain in full force and

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

EXECUTED as a **DEED** by **BELLWAY HOMES LIMITED** acting by its duly appointed Attorneys pursuant to a power of attorney granted on 1 October 2023, both in the presence of:

Attorney (1)

Name:

Signature:

Attorney (2)

Name:

Signature:.....

Witness

Signature of witness:

Name of witness:.....

Address:

Occupation:.....

Signed as a deed by _____ as attorney for
National House-Building Council under a Power of Attorney
dated [_____]

.....
As attorney for National House-Building Council

In the presence of:

.....

Name of Witness	Witness Signature
-----------------	-------------------

Occupation of Witness.....
Address of Witness.....
.....

SCHEDULE III

The Highways Works comprising the following works:

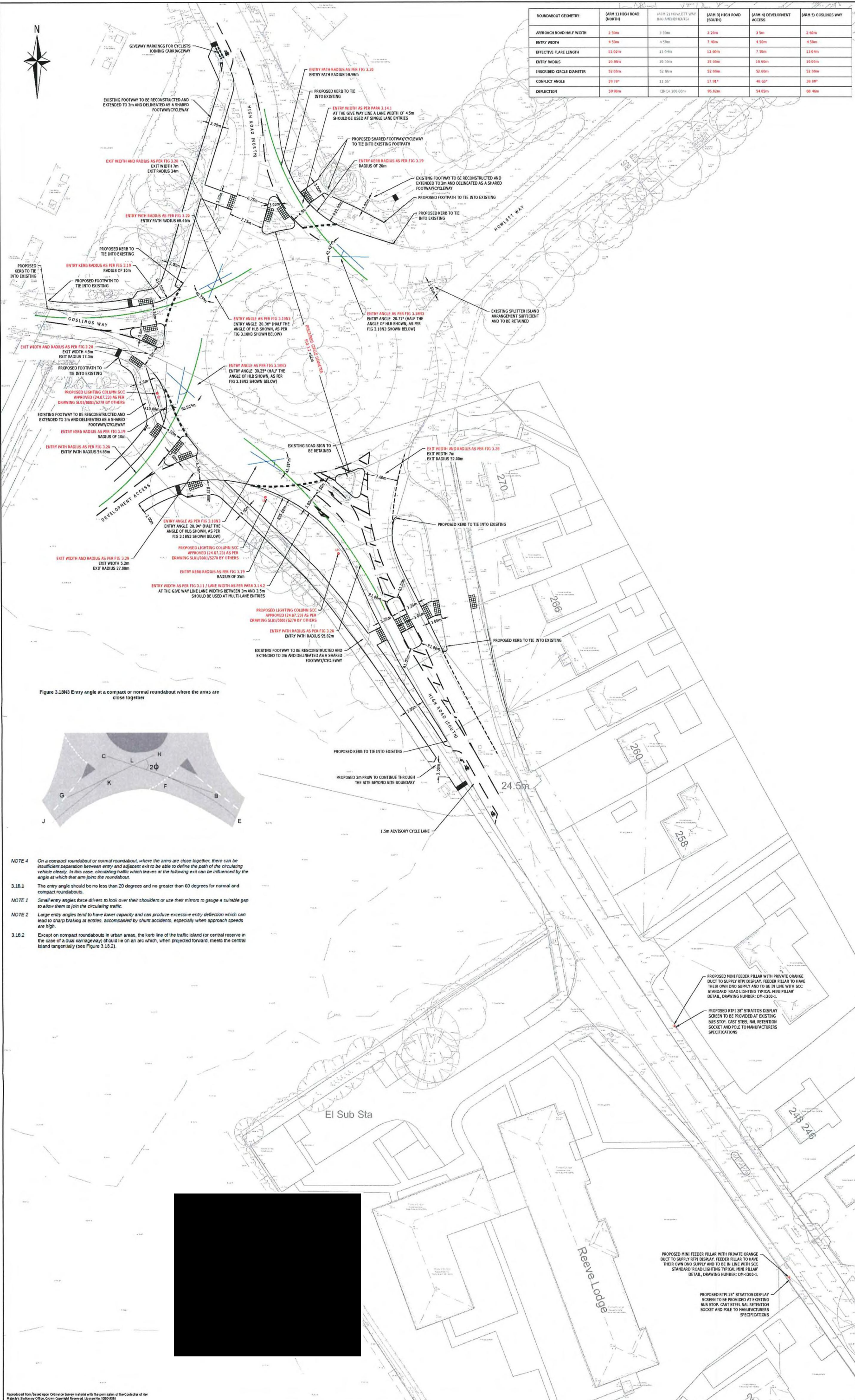
<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
<u>High Road, Trimley St Martin</u>	Construction of new arm on existing roundabout to gain access to new development and footway improvements with new pedestrian crossing island and to install bus stop real time information boards	

Timescales: The Highways Works are to be commenced within 24 (twenty-four) months of the date of this Agreement and completed within 6 (six) months of commencement of the Highway Works

SCHEDULE IV

Approved List of drawings

	Title	Drawing No
1.	S278 Highway General Arrangement	2203072-100 C5
2.	S278 Swept Path Analysis	2203072-110 C2
3.	S278 Junction Visibility and Sight Stopping Distances	2203072-120 C2
4.	S278 Site Clearance Plan	2203072-200 C3
5.	S278 Kerbing and Paving General Arrangement	2203072-300 C4
6.	S278 Coloured Plan	2203072-350 C4
7.	S278 Road Markings and Traffic Signs	2203072-400 C5
8.	S278 Traffic Sign Details	2203072-420 C2
9.	S278 Surface Water General Arrangement	2203072-500 C2
10.	S278 Contours and Alignment Plan	2203072-600 C2
11.	S278 Standard Construction Details (Sheet 1 of 2)	2203072-700 C2
12.	S278 Standard Construction Details (Sheet 2 of 2)	2203072-701 C2
13.	S278 Legal Plan	2203072-950 C2
14.	Trimley St Martin off High Rd S278 Roundabout Wrks - Approved Street Lighting 26 th February 2024	SL01/0001/S278/OFFHI GHRDTRIMLEYSTMART IN



ROUNDBOUT GEOMETRY:	(ARM 1) HIGH ROAD (NORTH)	(ARM 2) HOWLETT WAY (W/ APPROACH)	(ARM 3) HIGH ROAD (SOUTH)	(ARM 4) DEVELOPMENT ACCESS	(ARM 5) GOSLINGS WAY
APPROACH ROAD HALF WIDTH	3.50m	3.50m	3.20m	3.5m	2.60m
ENTRY WIDTH	4.50m	4.50m	7.40m	4.50m	4.50m
EFFECTIVE FLARE LENGTH	11.02m	11.04m	13.00m	7.50m	13.04m
ENTRY RADIUS	20.00m	10.00m	25.00m	10.00m	10.00m
INScribed CIRCLE DIAMETER	52.00m	52.00m	52.00m	52.00m	52.00m
CONFLICT ANGLE	19.78°	11.91°	17.91°	48.43°	28.89°
DEFLECTION	59.90m	CIRCA 105.00m	95.82m	54.45m	68.40m

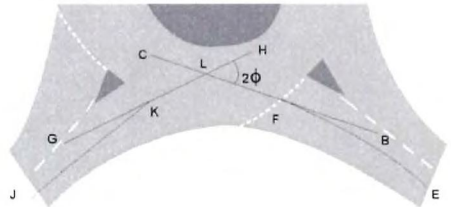
- NOTE:
- NO WORKS SHALL COMMENCE WITHIN THE EXISTING PUBLIC HIGHWAY UNTIL THE AGREEMENT IS SIGNED.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL FILL MATERIAL UP TO FOUNDATION LEVEL OF THE PROPOSED HIGHWAYS TO BE APPROVED AND COMPACTED IN LAYERS AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY DURING THE COURSE OF THE WORKS TO BE REPAIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR AREA ENGINEER.
 - CONTINUITY OF ACCESS TO OCCUPIED AREAS TO BE MAINTAINED TO SATISFACTION OF HIGHWAYS INSPECTOR, AREA OFFICE ENGINEER AND/OR LOCAL AUTHORITY.
 - ANY ABANDONED/REDUNDANT PIPES AND CHAMBERS THAT FALL WITHIN THE PROPOSED HIGHWAY SHALL BE GRUBBED UP AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL OF THE CARRIAGEWAY WITH SELECTED GRANULAR MATERIAL OR PERMANENTLY FILLED WITH CONCRETE (OR SIMILAR FILLER).
 - ALL REDUNDANT CONNECTIONS IN EXISTING MANHOLES/CHAMBERS THAT ARE AFFECTED BY THE WORKS SHALL BE SEALED AND THE REMAINING MADE GOOD AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR UTILITY COMPANY INVOLVED.
 - ANY EXISTING LIVE DRAINS, SEWERS, DUCTS, CABLES, ETC. THAT WILL PASS UNDER THE PROPOSED HIGHWAY SHALL BE SURVEYED, PROBED, TRACED, RIGGED, JETTED, CCTV, ETC. TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
 - ANY EXISTING LIVE MANHOLES, CHAMBERS, BOXES, ETC. THAT WILL BE LOCATED WITHIN THE PROPOSED HIGHWAY SHALL BE SURVEYED TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
 - DEVELOPER/CONTRACTOR TO PROVIDE SUITABLE AND EFFECTIVE WHEEL WASHING FACILITIES TO PREVENT MUD FROM BEING CONVEYED ONTO THE PUBLIC HIGHWAY AND TO PROVIDE THE MEANS TO CLEAN THE HIGHWAY TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
 - ALL DRAIN CONNECTIONS BENEATH THE HIGHWAY ARE TO HAVE MINIMUM 150mm CONCRETE BED AND SURROUND, WHERE COVER IS LESS THAN 1.2m.
 - CONTRACTOR TO COMPLY WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL 2005.
 - REFER TO HIGHWAY AGREEMENT STANDARD DETAILS DRAWINGS.
 - HIGHWAY INSPECTOR TO APPROVE ALL KERB AND/OR EDGING LINE AND LEVEL ON SITE WITH THE MAIN CONTRACTOR PRIOR TO INSTALLMENT. THE HIGHWAY INSPECTOR WILL DIRECT THE CONTRACTOR ACCORDINGLY TO ACHIEVE A SATISFACTORY FINISH WHICH MAY DEVIATE FROM THE TECHNICALLY APPROVED DETAILED DRAWINGS. THE CONTRACTOR WILL RECORD ALL VARIANCES FOR THE 'AS-BUILT' DRAWINGS ISSUE.

- CONTRACTOR NOTES
- THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:
- WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
 - WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
 - HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
 - THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
 - THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

LEGEND

- PROPOSED ROAD MARKINGS
- PROPOSED CONDUITY PAVING
- PROPOSED TACTILE BLISTER PAVING - UNCONTROLLED CROSSING
- PROPOSED KERB LINES
- PROPOSED LAMP POSTS BY OTHERS - SCC APPROVED. TO HAVE STRUTTER GUARDS WITH TOPSOIL
- PROPOSED MINI FEEDER PILLAR (AS PER SCC DETAIL, DWG NO. DM-1300-1) AND ORANGE DUCT (MIN. 30mm) TO SUPPLY BUS STOP RTP SCREENS
- STREET NAME PLATE

Figure 3.1B3 Entry angle at a compact or normal roundabout where the arms are close together



- NOTE 4 On a compact roundabout or normal roundabout, where the arms are close together, there can be insufficient separation between entry and adjacent exit to be able to define the path of the circulating vehicle clearly. In this case, circulating traffic which leaves at the following exit can be influenced by the angle at which that arm joins the roundabout.
- 3.1B.1 The entry angle should be no less than 20 degrees and no greater than 60 degrees for normal and compact roundabouts.
- NOTE 1 Small entry angles force drivers to look over their shoulders or use their mirrors to gauge a suitable gap to allow them to join the circulating traffic.
- NOTE 2 Large entry angles tend to have lower capacity and can produce excessive entry deflection which can lead to sharp braking at entries, accompanied by shunt accidents, especially when approach speeds are high.
- 3.1B.2 Except on compact roundabouts in urban areas, the kerb line of the traffic island (or central reserve in the case of a dual carriageway) should lie on an arc which, when projected forward, meets the central island tangentially (see Figure 3.1B.2).

PROPOSED MINI FEEDER PILLAR WITH PRIVATE ORANGE DUCT TO SUPPLY RTP DISPLAY. FEEDER PILLAR TO HAVE THEIR OWN DNO SUPPLY AND TO BE IN LINE WITH SCC STANDARD ROAD LIGHTING TYPICAL MINI PILLAR DETAIL, DRAWING NUMBER: DM-1300-1.

PROPOSED RTP 28" STRATTONS DISPLAY SCREEN TO BE PROVIDED AT EXISTING BUS STOP. CAST STEEL NAL RETENTION SOCKET AND POLE TO MANUFACTURERS SPECIFICATIONS

PROPOSED MINI FEEDER PILLAR WITH PRIVATE ORANGE DUCT TO SUPPLY RTP DISPLAY. FEEDER PILLAR TO HAVE THEIR OWN DNO SUPPLY AND TO BE IN LINE WITH SCC STANDARD ROAD LIGHTING TYPICAL MINI PILLAR DETAIL, DRAWING NUMBER: DM-1300-1.

PROPOSED RTP 28" STRATTONS DISPLAY SCREEN TO BE PROVIDED AT EXISTING BUS STOP. CAST STEEL NAL RETENTION SOCKET AND POLE TO MANUFACTURERS SPECIFICATIONS

NOT FOR CONSTRUCTION

SUBJECT TO TECHNICAL APPROVAL

Rev	Description	Drn	Chk	App	Dat
1	Issue for Comments	WJH	WJH	JEC	05.08.24
2	Issue for Comments	WJH	WJH	JEC	25.08.24
3	Issue for Comments	WJH	WJH	JEC	07.09.24
4	Issue for Comments	WJH	WJH	JEC	02.10.24
5	Issue for Comments	WJH	WJH	JEC	24.10.24
6	Issue for Comments	WJH	WJH	JEC	08.07.25

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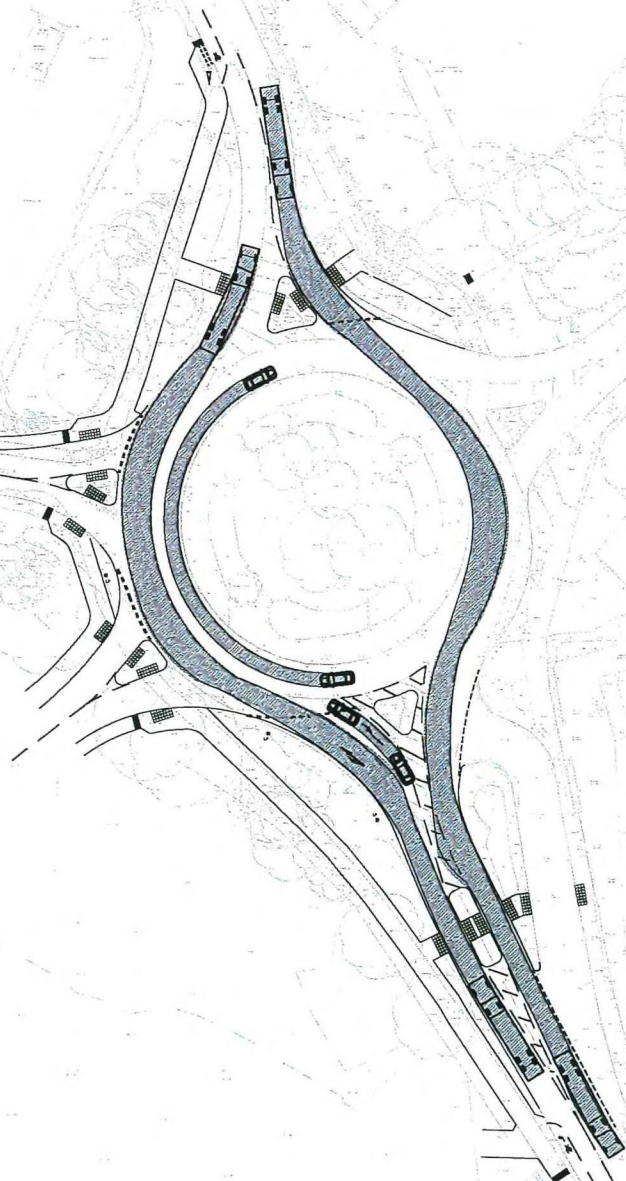
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E-mail: enquiries@ardent-engineers.co.uk

Client: **BELLWAY HOMES (ESSEX) LTD**

Project Title: **KINGSFLEET PARK TRIMLEY ST MARTIN**

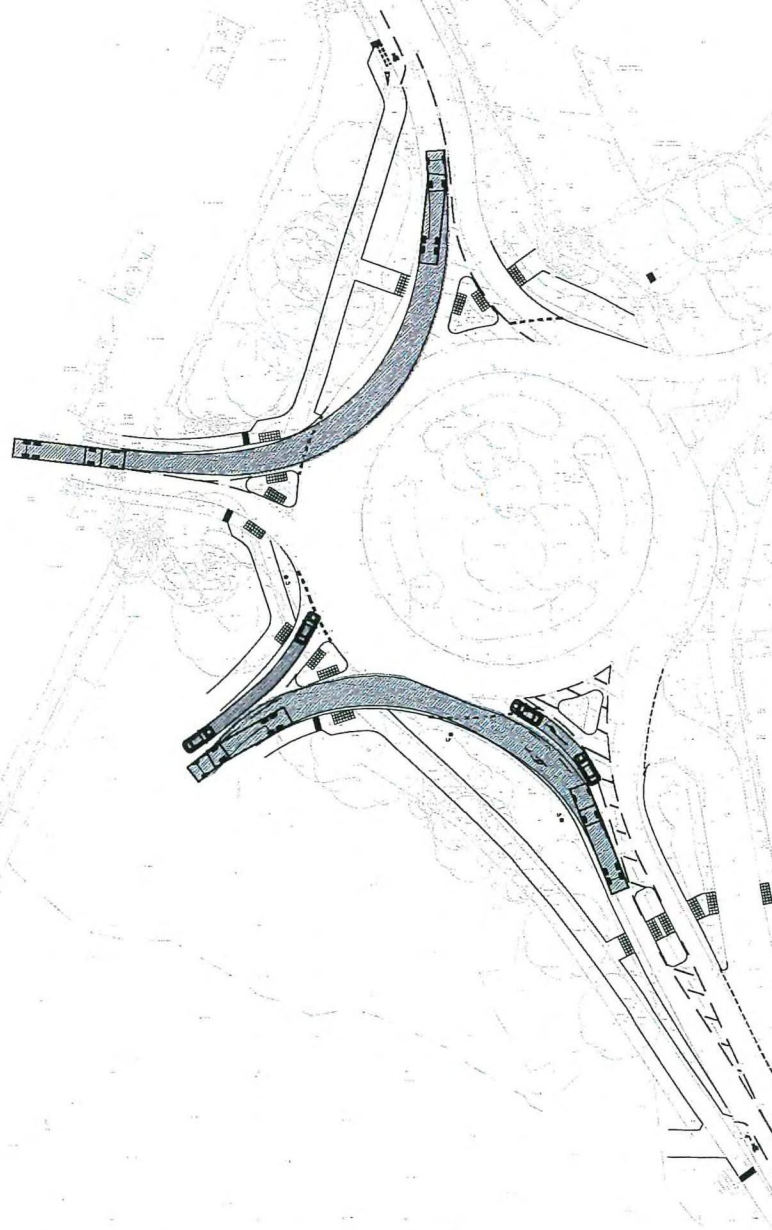
Drawing Title: **S278 HIGHWAY GENERAL ARRANGEMENT**

AD Scale: 1:250	Date: 10.02.25	Designed by: MJR
Drawn by: MJR	Checked by: MJR	Approved by: JEC
Drawing Number: 2203072-100	Rev: C5	



VIEWPORT 1 - HIGH ROAD NORTHBOUND
AND SOUTHBOUND TRACKING
(1:500)

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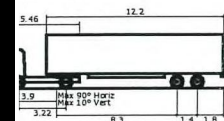
VIEWPORT 2 - SITE ACCESS AND
ADJACENT ACCESS TRACKING
(1:500)

NOT FOR
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SUBJECT TO
TECHNICAL APPROVAL

NOTE:

1. NO WORKS SHALL COMMENCE WITHIN THE EXISTING PUBLIC HIGHWAY UNTIL THE AGREEMENT IS SIGNED.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
3. ALL FILL MATERIAL UP TO FOUNDATION LEVEL OF THE PROPOSED HIGHWAYS TO BE APPROVED AND CONDUCTED IN LAYERS AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY DURING THE COURSE OF THE WORKS TO BE REPAIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR AREA ENGINEER.
6. CONTINUITY OF ACCESS TO OCCUPIED AREAS TO BE MAINTAINED TO SATISFACTION OF HIGHWAYS INSPECTOR, AREA OFFICE ENGINEER AND/OR LOCAL AUTHORITY.
7. ANY ABANDONED/REDUNDANT PIPES AND CHAMBERS THAT FALL WITHIN THE PROPOSED HIGHWAY SHALL BE GRUBBED UP AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL OF THE CARRIAGEWAY WITH SELECTED GRANULAR MATERIAL OR PERMANENTLY FILLED WITH CONCRETE (OR SIMILAR FILLER).
8. ALL REDUNDANT CONNECTIONS IN EXISTING MANHOLES/CHAMBERS THAT ARE AFFECTED BY THE WORKS SHALL BE SEALED AND THE BENCHING MADE GOOD AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR UTILITY COMPANY INVOLVED.
9. ANY EXISTING LIVE DRAINS, SEWERS, DUCTS, CABLES, ETC. THAT WILL PASS UNDER THE PROPOSED HIGHWAY SHALL BE SURVEYED, PROBED, TRACED, RODDED, JETTED, CCTV'D, ETC. TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
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11. DEVELOPER/CONTRACTOR TO PROVIDE SUITABLE AND EFFECTIVE WHEEL WASHING FACILITIES TO PREVENT MUD FROM BEING CONVEYED ONTO THE PUBLIC HIGHWAY AND TO PROVIDE THE MEANS TO CLEAN THE HIGHWAY TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
12. ALL DRAIN AND SEWER PIPES ARE TO BE LAID SOFFIT TO SOFFIT, UNLESS SHOWN OTHERWISE.
13. ALL DRAIN CONNECTIONS BENEATH THE HIGHWAY ARE TO HAVE MINIMUM 150mm CONCRETE BED AND SURROUND, WHERE COVER IS LESS THAN 1.2m.
14. CONTRACTOR TO COMPLY WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL 2009.
15. REFER TO HIGHWAY AGREEMENT STANDARD DETAILS DRAWINGS.
16. HIGHWAY INSPECTOR TO APPROVE ALL KERB AND/OR EDGING LINE AND LEVEL ON SITE WITH THE MAIN CONTRACTOR PRIOR TO INSTALLMENT. THE HIGHWAY INSPECTOR WILL DIRECT THE CONTRACTOR ACCORDINGLY TO ACHIEVE A SATISFACTORY FINISH WHICH MAY DEVIATE FROM THE TECHNICALLY APPROVED DETAILED DRAWINGS. THE CONTRACTOR WILL RECORD ALL VARIANCES FOR THE 'AS-BUILT' DRAWINGS ISSUE.

VEHICLE PROFILES:



Large Articulated Vehicle
Overall Length 15.400m
Overall Width 2.500m
Overall Body Height 3.652m
Min Body Ground Clearance 0.406m
Wheel Width 2.376m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.610m



Koda Octavia
Overall Length 4.572m
Overall Width 1.800m
Overall Body Height 1.488m
Min Body Ground Clearance 0.249m
Track Width 1.713m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.100m

C2	PROJECT NAME UPDATED AS REQUESTED	MJR	MJR	JEC	12.01.23
C1	TRACKING UPDATED TO SUIT REVISED ALIGNMENT	MJR	MJR	JEC	02.08.23
Rev	Description	Dm	Chk	App	Date

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Client
**BELLWAY HOMES
(ESSEX) LTD**

Project Title:
**KINGSFLEET PARK
TRIMLEY ST MARTIN**

Drawing Title:
S278 SWEEP PATH ANALYSIS

A1 Scale	Date	Designed by
1:250	10.02.23	MJR
Drawn by	Checked by	Approved by
MJR	MJR	JC
Drawing Number	2203072-110	Rev
		C2

File Location: g:\ardent\projects\2203072 - Kingsfleet Park - 110 - S278 Sweep Path Analysis.dwg



- KEY:
- FORWARD VISIBILITY TO GIVE WAY LINE AS PER FIG 3.39
 - FORWARD VISIBILITY AT ENTRY AS PER FIG 3.43N (40m)
 - EXIT VISIBILITY SSD (70m UNLESS OTHERWISE NOTED)
 - EXIT VISIBILITY CIRCULARITY AS PER TABLE 3.43 (40m)
 - VISIBILITY TO RIGHT AS PER FIG 3.45 AND FIG 3.46 (40m)
 - VISIBILITY TO PEDESTRIAN CROSSING AT EXT EXIT AS PER FIG 3.53, PARA 3.53 & NOTE 3.53.1
 - 1.5m x 43m PEDESTRIAN VISIBILITY SPLAY
- PLEASE NOTE WHOLE CIRCULARITY CARRIAGEWAY HAS CLEAR VISIBILITY AS PER FIG 3.48 AND FIG 3.50

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CDM NOTES

THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:

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- WORKS WITHIN AND ADJUTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
- HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
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- THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

NOT FOR
CONSTRUCTION

SUBJECT TO
TECHNICAL APPROVAL

C2	PROJECT NAME UPDATED	MJR	MJR	JEC	12.06.23
C1	UPDATED TO SHOW NEW ALIGNMENT	MJR	MJR	JEC	02.08.23
A	ENTRY ANGLES UPDATED AND PEDESTRIAN VISIBILITY SPLAYS ADDED FOLLOWING COMMENTS	MJR	MJR	JEC	06.07.23

Rev	Description	Drn	Chk	App	Date
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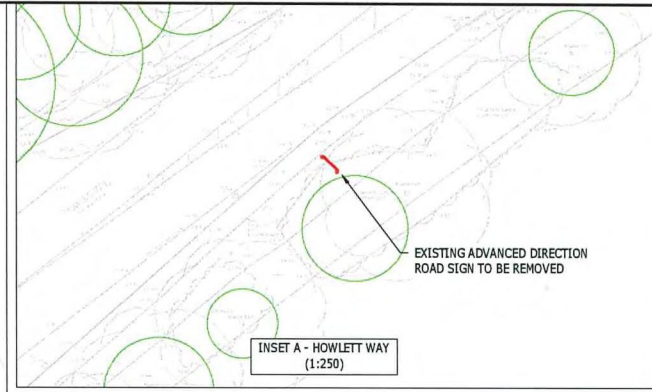
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worksafe consultant
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SSIP
SIGNED
REGISTERED
COMPANY

Client	BELLWAY HOMES (ESSEX) LTD		
Project Title	KINGSFLEET PARK TRIMLEY ST MARTIN		
Drawing Title	S278 JUNCTION VISIBILITY AND SIGHT STOPPING DISTANCES		
A1 Scale	1:250	Date	10.02.23
Designed by	MJR	Checked by	MJR
Drawn by	MJR	Approved by	JC
Drawing Number	2203072-120		Rev C2



- NOTE:**
- NO WORKS SHALL COMMENCE WITHIN THE EXISTING PUBLIC HIGHWAY UNTIL THE AGREEMENT IS SIGNED.
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CDM NOTES

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- HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
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CONSTRUCTION

SUBJECT TO
TECHNICAL APPROVAL

C3	FOOTPATH AND TREE CLEARANCE UPDATED FOLLOWING COMMENTS. PROJECT NAME UPDATED.	MJR	MJR	JEC	07.09.23
C2	AMP POST BUILD OUTS ADDED	MJR	MJR	JEC	03.08.23
C1	UPDATED TO SUIT NEW ALIGNMENT	MJR	MJR	JEC	26.07.23
A	EXTENT OF RESURFACING AMENDED FOLLOWING COMMENTS. LANDSCAPING CUT BACK NOTES ADDED	MJR	MJR	JEC	06.07.23
Rev	Description	Drn	Chk	App	Date

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SSIP
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Infrastructure Project

Client:	BELLWAY HOMES (ESSEX) LTD		
Project Title:	KINGSFLEET PARK TRIMLEY ST MARTIN		
Drawing Title:	S278 SITE CLEARANCE PLAN		
AI Scale	Date	Designed by	
1:250	10.02.23	MJR	
Drawn by	Checked by	Approved by	
MJR	MJR	JC	
Drawing Number	2203072-200		Rev
			C

- KEY**
- EXISTING KERBS, CONCRETE BED AND BACKING TO BE REMOVED
 - EXISTING FENCING TO BE REMOVED
 - HEDGEROWS/DENSE VEGETATION/TREES AND ROOTS TO BE REMOVED
 - EXISTING TREE BOUGHS LOWER THAN 2.4m TO BE CUT BACK
 - EXISTING SOFT LANDSCAPE TO BE STRIPPED OF VEGETATION & TOP SOIL AND EXCAVATED TO FORMATION LEVEL IN ACCORDANCE WITH MCHW SERIES 600 FOR FULL DEPTH ROAD/FOOTWAY CONSTRUCTION (ALLOWANCE TO BE MADE FOR NECESSARY BATTER SLOPES)
 - EXISTING ROAD/FOOTWAY CONSTRUCTION TO BE REMOVED
 - EXISTING ROAD/FOOTWAY CONSTRUCTION TO BE REMOVED AND GROUND EXCAVATED TO FORMATION LEVEL IN ACCORDANCE WITH SERIES 600 OF MCHW FOR FULL DEPTH ROAD/FOOTWAY CONSTRUCTION
 - PLANE OFF EXISTING SURFACING COURSE, RETAIN UNDERLYING CONSTRUCTION FOR OVERLAY OF PROPOSED FOOTWAY CONSTRUCTION.
 - NOTE: EXISTING FOOTWAY CONSTRUCTION TO BE INSPECTED ON-SITE AFTER PLANE OFF AND MADE GOOD OR RECONSTRUCTED IF REQUIRED BY SCC. IN SUCH CASES, THE MINIMUM CONSTRUCTION WIDTH IS TO BE 0.5m TO ENSURE ADEQUATE SUB-BASE COMPACTION.**
 - PLANE OFF EXISTING SURFACING COURSE (400mm, RETAIN UNDERLYING CONSTRUCTION)
 - EXISTING LIGHTING COLUMN TO BE REMOVED/RELOCATED TO VERGE OR BACK OF FOOTPATH
 - EXISTING SIGNAGE TO BE REMOVED/RELOCATED
 - EXISTING ROAD GULLY/KERB OUTLET TO BE REMOVED/RELOCATED TO PROPOSED EDGE OF CARRIAGEWAY
 - EXISTING CHAMBER TO BE RELOCATED TO PROPOSED VERGE/FOOTWAY
 - EXISTING CHAMBER COVER TO REMAIN IN POSITION AND BE RESET TO PROPOSED SURFACE LEVEL
 - ROOT PROTECTION AREAS
 - EXISTING ROAD MARKINGS TO BE REMOVED VIA HYDROBLASTING
 - PROPOSED LAMPOST



- KEY**
- PROPOSED HALF BATTER TYPE H2 KERB WITH 100mm UPSTAND
 - PROPOSED DROPPER TYPE BN KERB
 - PROPOSED DROPPED TYPE BN KERB 0-5mm UPSTAND
 - PROPOSED CHANNEL KERB LAID FLUSH
 - PROPOSED TYPE EF FLAT TOP KERB
 - PROPOSED FOOTWAY CONSTRUCTION (PSV 55+)
NOTE: MINIMUM CONSTRUCTION WIDTH OF 0.5m REQUIRED TO ENSURE ADEQUATE SUB-BASE COMPACTION.
 - PROPOSED FOOTWAY CONSTRUCTION: APPLY NEW SURFACE COURSE (PSV 55+)
NOTE: EXISTING FOOTWAY CONSTRUCTION TO BE INSPECTED ON-SITE AFTER PLANE OFF AND MADE GOOD OR RECONSTRUCTED IF REQUIRED BY KCC. IN SUCH CASES, THE MINIMUM CONSTRUCTION WIDTH IS TO BE 0.5m TO ENSURE ADEQUATE SUB-BASE COMPACTION.
 - PROPOSED FOOTWAY CONSTRUCTION: REGULATE EXISTING ASPHALT (100-200mm) AND APPLY NEW SURFACE COURSE (PSV 55+)
 - PROPOSED CARRIAGEWAY CONSTRUCTION (PSV 66+)
 - PROPOSED CARRIAGEWAY CONSTRUCTION: APPLY NEW SURFACE COURSE (PSV 66+)
 - PROPOSED UNCONTROLLED PEDESTRIAN TACTILE CROSSING: 400 x 400 x 50mm PCC BLISTER PAVING - BUFF COLOUR
 - PROPOSED TACTILE CORDUROY PAVING - BUFF COLOUR
 - 150mm (MINIMUM) SUITABLE TOPSOIL 5A OR 5B TO SHW CLAUSE 618, GRASS SEED

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 - ALL DRAIN AND SEWER PIPES ARE TO BE LAID SOFFIT TO SOFFIT, UNLESS SHOWN OTHERWISE.
 - ALL DRAIN CONNECTIONS BENEATH THE HIGHWAY ARE TO HAVE MINIMUM 150mm CONCRETE BED AND SURROUND, WHERE COVER IS LESS THAN 1.2m.
 - CONTRACTOR TO COMPLY WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL 2009.
 - REFER TO HIGHWAY AGREEMENT STANDARD DETAILS DRAWINGS.
 - HIGHWAY INSPECTOR TO APPROVE ALL KERB AND/OR EDGING LINE AND LEVEL ON SITE WITH THE MAIN CONTRACTOR PRIOR TO INSTALLMENT. THE HIGHWAY INSPECTOR WILL DIRECT THE CONTRACTOR ACCORDINGLY TO ACHIEVE A SATISFACTORY FINISH WHICH MAY DEVIATE FROM THE TECHNICALLY APPROVED DETAILED DRAWINGS. THE CONTRACTOR WILL RECORD ALL VARIANCES FOR THE 'AS-BUILT' DRAWINGS ISSUE.

CDM NOTES

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- THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

NOT FOR
CONSTRUCTION

SUBJECT TO
TECHNICAL APPROVAL

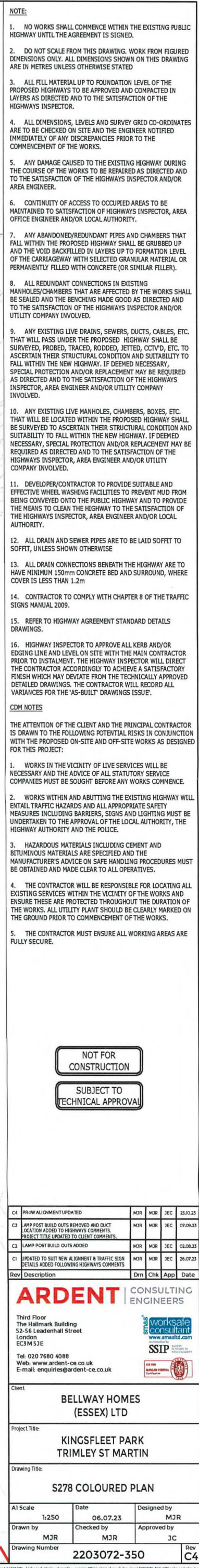
C4	PROW ALIGNMENT AMENDED TO SUIT ON SITE	MJR	MJR	JEC	25.10.23
C3	STREET COLUMN BUILD OUTS REMOVED AND TACTILE PAVING INCREASED TO 3 ROWS FOLLOWING SCC COMMENTS. PROJECT TITLE UPDATED.	MJR	MJR	JEC	09.08.23
C2	LAMP POST BUILD OUTS ADDED	MJR	MJR	JEC	03.08.23
C1	UPDATED TO SUIT NEW ALIGNMENT	MJR	MJR	JEC	26.07.23
A	EXTENT OF RESURFACING AND KERB LINES AMENDED FOLLOWING COMMENTS	MJR	MJR	JEC	06.07.23
Rev	Description	Drn	Chk	App	Date

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E-mail: enquiries@ardent-ce.co.uk



Client	BELLWAY HOMES (ESSEX) LTD				
Project Title	KINGSFLEET PARK TRIMLEY ST MARTIN				
Drawing Title	S278 KERBING AND PAVING GENERAL ARRANGEMENT				
AI Scale	1:250	Date	10.02.23	Designed by	MJR
Drawn by	MJR	Checked by	MJR	Approved by	JC
Drawing Number	2203072-300				Rev C4



1. NO WORKS SHALL COMMENCE WITHIN THE EXISTING PUBLIC HIGHWAY UNTIL THE AGREEMENT IS SIGNED.
2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED
3. ALL FILL MATERIAL UP TO FOUNDATION LEVEL OF THE PROPOSED HIGHWAYS TO BE APPROVED AND COMPACTED IN LAYERS AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
5. ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY DURING THE COURSE OF THE WORKS TO BE REPAIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR AREA ENGINEER.
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SUBJECT TO
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C4	PROW ALIGNMENT UPDATED	MJR	MJR	JEC	25.10.23
C3	LAMP POST BUILD OUTS REMOVED AND DUCT LOCATION UPDATED TO HIGHWAYS COMMENTS. PROJECT TIME UPLOADED TO CLIENT COMMENTS.	MJR	MJR	JEC	07.06.23
C2	LAMP POST BUILD OUTS ADDED	MJR	MJR	JEC	02.08.23
C1	UPDATED TO SUIT NEW ALIGNMENT & TRAFFIC SIGN DETAILS ADDED FOLLOWING HIGHWAYS COMMENTS	MJR	MJR	JEC	26.07.23
Rev	Description	Drn	Chk	App	Date

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INSTITUTION

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STANDARDS
INSTITUTION

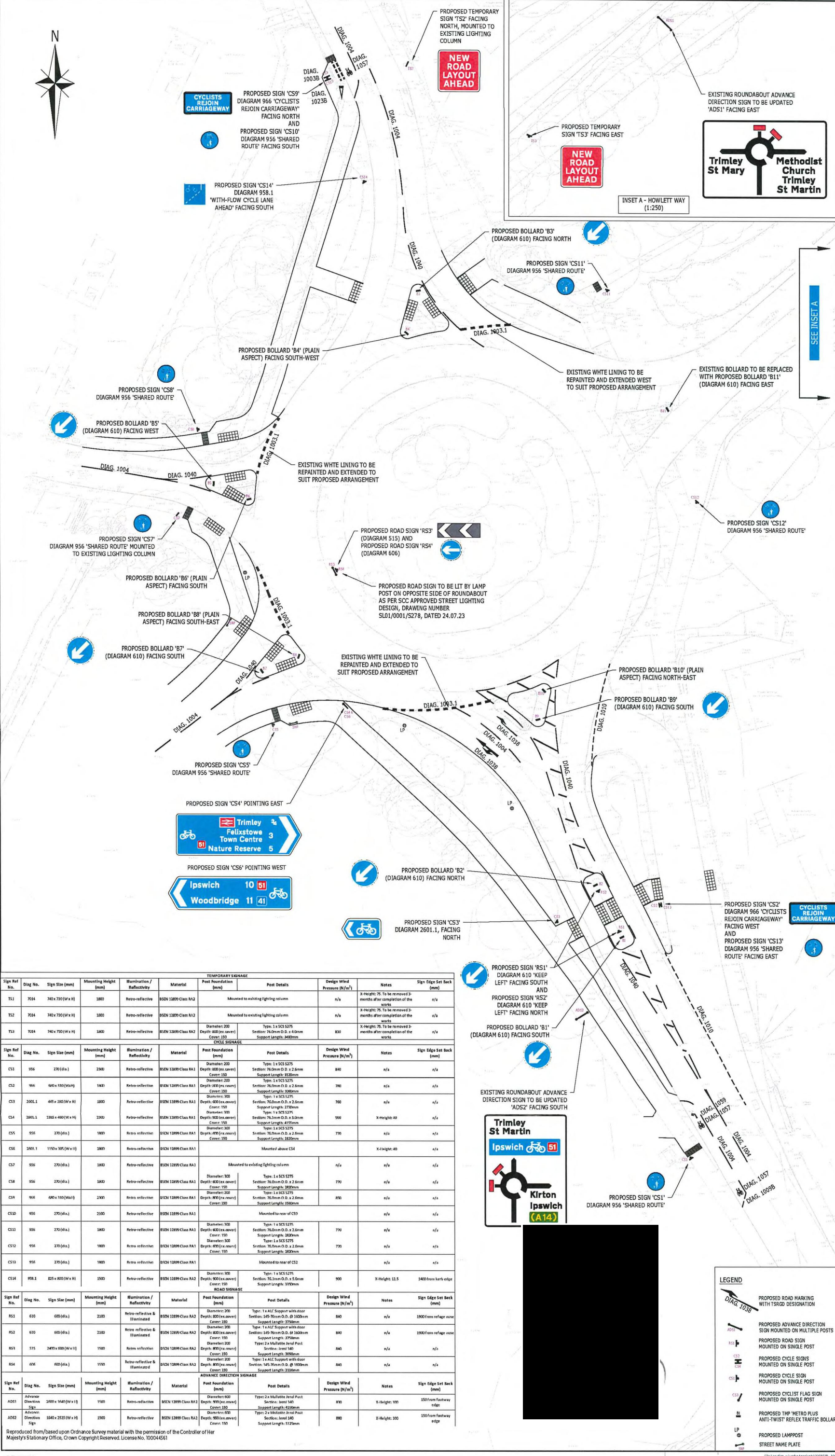
Client			
BELLWAY HOMES (ESSEX) LTD			
Project Title:			
KINGSFLEET PARK TRIMLEY ST MARTIN			
Drawing Title:			
S278 COLOURED PLAN			
A1 Scale	Date	Designed by	
1:250	06.07.23	MJR	
Drawn by	Checked by	Approved by	
MJR	MJR	JC	
Drawing Number		Rev	
2203072-350		C4	

LEGEND:

	CARRIAGEWAY
	FOOTWAY
	TACTILE PAVING
	PROPOSED SIGNAGE
	PROPOSED NEW/REPOSITIONED GULLIES
	VERGE
	HIGHWAY BOUNDARY
	PROPOSED LAMPOST
	LIGHTING DUCT AS PER LIGHTING DESIGN (SL01/0001/S278)

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SUBJECT TO TECHNICAL APPROVAL

Rev	Description	Drn	Chk	App	Date
C5	STREET NAME PLATES ADDED	MJR	MJR	JEC	02.02.24
C4	BOLLARD B11 ADDED TO PLAN TO REPLACE EXISTING BOLLARD FOLLOWING LIGHTING DESIGN	MJR	MJR	JEC	25.10.23
C3	PROJECT NAME UPDATED	MJR	MJR	JEC	02.09.23
C2	NOTE ADDED RE SIGN ON ROUNDABOUT BEING LIT FOLLOWING APPROVED LIGHTING DESIGN	MJR	MJR	JEC	02.08.23
C1	POST SIZES CHANGED TO MINIMUM 76mm FOLLOWING HIGHWAYS COMMENTS	MJR	MJR	JEC	26.07.23
A	ADDITIONAL SIGNAGE ADDED FOLLOWING HIGHWAYS/AUDIT COMMENTS	MJR	MJR	JEC	06.07.23

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worksafe consultant

www.worksafeconsultant.com

SSIP

SAFETY SIGNED IN PLACE

Client: **BELLWAY HOMES (ESSEX) LTD**

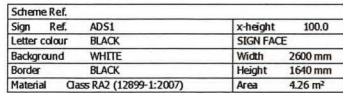
Project Title: **KINGSFLEET PARK TRIMLEY ST MARTIN**

Drawing Title: **S278 ROAD MARKINGS AND TRAFFIC SIGNS**

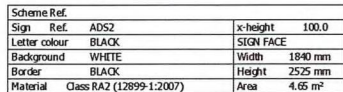
AI Scale	Date	Designed by
1:250	10.02.23	MJR

Drawn by	Checked by	Approved by
MJR	MJR	JEC

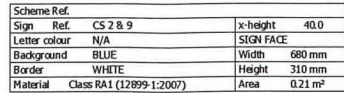
Drawing Number	Rev
2203072-400	C5



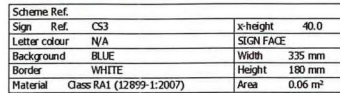
Sign	Ref.	AD51	x-height	100.0
Letter colour	BLACK		SIGN FACE	
Background	WHITE		Width	2600 mm
Border	BLACK		Height	1640 mm
Material	Glass RA2 (12899-1:2007)		Area	4.26 m²



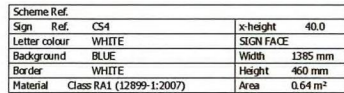
Scheme Ref.		
Sign Ref.	ADS2	x-height 100.0
Letter colour	BLACK	SIGN FACE
Background	WHITE	Width 1840 mm
Border	BLACK	Height 2525 mm
Material	Class RA2 (12899-1:2007)	Area 4.65 m ²



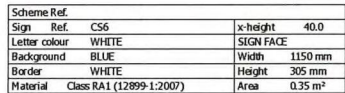
Sign	Ref.	CS 2 & 9	x-height	40.0
Letter colour	N/A		SIGN FACE	
Background	BLUE		Width	680 mm
Border	WHITE		Height	310 mm
Material	Class RA1 (12899-1:2007)		Area	0.21 m ²



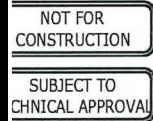
Sign	Ref.	CS3	x-height	40.0
Letter colour	N/A		SIGN FACE	
Background	BLUE		Width	335 mm
Border	WHITE		Height	180 mm
Material	Glass RA1 (12899-1:2007)		Area	0.06 m²



Sign	Ref.	CS4	x-height	40.0
Letter colour	WHITE		SIGN FACE	
Background	BLUE		Width	1385 mm
Border	WHITE		Height	460 mm
Material	Class RA1 (12899-1:2007)		Area	0.64 m ²



Sign	Ref.	CS6	x-height	40.0
Letter colour	WHITE		SIGN FACE	
Background	BLUE		Width	1150 mm
Border	WHITE		Height	305 mm
Material	Class RA1 (12899-1:2007)		Area	0.35 m ²



C2	PROJECT NAME UPDATED	MJR	MJR	JEC	12.09.23
C1	ISSUED FOR CONSTRUCTION. SUBJECT TO APPROVAL	MJR	MJR	JEC	02.08.23
Rev	Description	Drn	Chk	App	Date

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Client **BELLWAY HOMES
(ESSEX) LTD**

Project Title: **KINGSFLEET PARK
TRIMLEY ST MARTIN**

Drawing Title:

S278 TRAFFIC SIGN DETAILS

AI Scale NTS	Date 10.02.23	Designed by MJR
Drawn by MJR	Checked by MJR	Approved by JC
Drawing Number 2203072-420		Rev C2



PROPOSED GULLY TO PICK UP WATER
PRIOR TO DROPPED KERB, TO DRAIN
TO EXISTING HIGHWAYS DRAINAGE

PROPOSED RELOCATED
GULLY TO CONNECT TO
EXISTING GULLY HEAD

EXISTING GULLIES
TO BE REMOVED

PROPOSED GULLY TO SERVE NEW
SITE ACCESS TO DRAIN TO
EXISTING HIGHWAYS DRAINAGE

PROPOSED GULLY TO SERVE NEW
SITE ACCESS TO DRAIN TO
EXISTING HIGHWAYS DRAINAGE

PROPOSED RELOCATED
GULLY TO CONNECT TO
EXISTING GULLY HEAD

EXISTING GULLIES TO BE REMOVED

PROPOSED RELOCATED
GULLY TO CONNECT TO
EXISTING GULLY HEAD

PROPOSED RELOCATED
GULLY TO CONNECT TO
EXISTING GULLY HEAD

EXISTING GULLIES TO BE REMOVED

IMPORTANT NOTE:
EXISTING DRAINAGE NETWORK IS TO
BE SURVEYED BY THE CONTRACTOR TO
ENABLE CONNECTIONS FOR THE NEW
PROPOSED GULLIES TO BE DESIGNED
AND AGREED WITH SCC.

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5. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

LEGEND:

- PROPOSED SITE BOUNDARY
- PROPOSED ROAD GULLY

NOT FOR
CONSTRUCTION

SUBJECT TO
TECHNICAL APPROVAL

C2	PROJECT NAME UPDATED	MJR	MJR	JEC	12.08.23
C1	UPDATED TO SHOW NEW ALIGNMENT, GULLY ADDED	MJR	MJR	JEC	02.08.23
A	ROAD ALIGNMENTS UPDATED FOLLOWING COMMENTS AND GULLIES SHIFTED TO SUIT	MJR	MJR	JEC	06.03.23
Rev	Description	Drn	Chk	App	Date

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consultant
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SSIP
SUPPORTING
STRUCTURAL
INTEGRITY
PRACTICES

Client	BELLWAY HOMES (ESSEX)		
Project Title:	KINGSFLEET PARK TRIMLEY ST MARTIN		
Drawing Title:	S278 SURFACE WATER GENERAL ARRANGEMENT		
AI Scale	Date	Designed by	
1:250	10.02.23	MJR	
Drawn by	Checked by	Approved by	
MJR	MJR	JC	
Drawing Number	2203072-500		Rev C



GENERAL NOTE:
WHERE EXISTING FOOTPATHS ARE BEING EXTENDED, THE GRADIENT OF THE FOOTPATH SHOULD FALL AT 1:40 FALLING IN THE DIRECTION OF THE EXISTING FOOTPATH FALL.

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- LEGEND
- PROPOSED SITE BOUNDARY
 - 24.600 PROPOSED MAJOR CONTOUR (100mm)
 - PROPOSED MINOR CONTOUR (25mm)
 - (24.60) EXISTING SPOT LEVEL
 - PROPOSED ON-SITE CONTOURS
 - 1:20 PROPOSED GRADIENT ARROW

NOT FOR
CONSTRUCTION

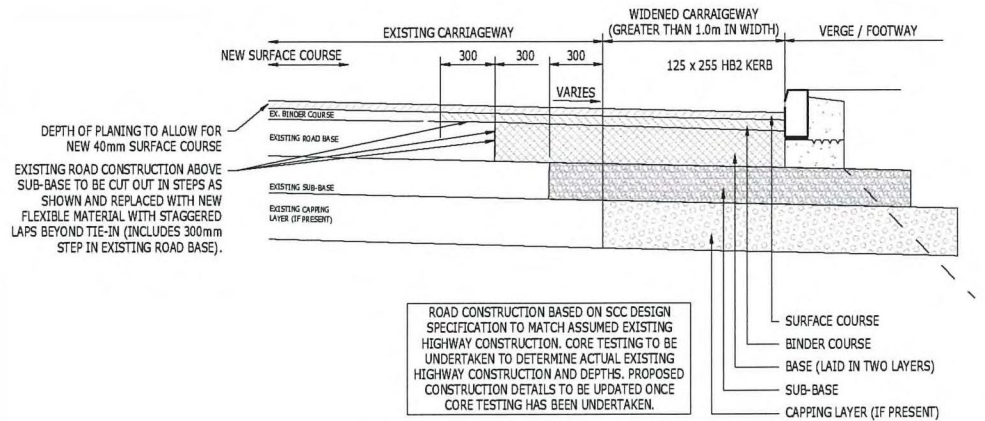
SUBJECT TO
TECHNICAL APPROVAL

C2	PROJECT NAME UPDATED	MJR	MJR	JEC	12.09.23
C1	CONTOURS AMENDED TO SUIT 100mm UPSTAND FOLLOWING HIGHWAYS COMMENTS	MJR	MJR	JEC	03.08.23
A	KERB LINES AND CONTOURS AMENDED FOLLOWING COMMENTS	MJR	MJR	JEC	06.07.23
Rev	Description	Drn	Chk	App	Date

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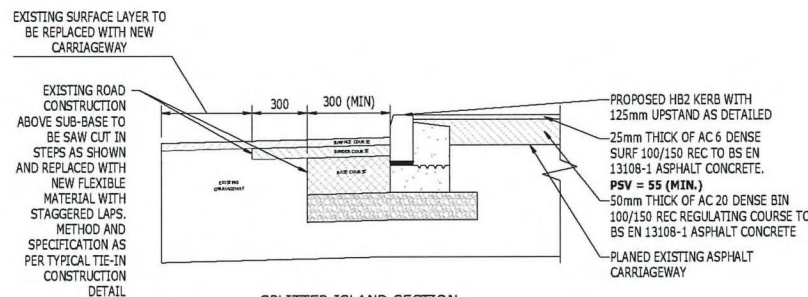
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52-56 Leadenhall Street
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EC3M 5JE
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

Client	BELLWAY HOMES (ESSEX) LTD		
Project Title	KINGSFLEET PARK TRIMLEY ST MARTIN		
Drawing Title	S278 CONTOURS AND ALIGNMENT PLAN		
A1 Scale	1:250	Date	10.02.23
Designed by	MJR	Checked by	MJR
Drawn by	MJR	Approved by	JC
Drawing Number	2203072-600		Rev C2



NOTE: TRACK COAT (K170) TO BE APPLIED TO BASE AND BINDER COURSE LAYERS IMMEDIATELY BEFORE LAYING THE NEW ASPHALT LAYER. PREFORMED SEALING STRIPS TO BE APPLIED TO VERTICAL FACES OF EXISTING PAVEMENT AFTER CUTTING IN ACCORDANCE WITH DMRB CD 226 CHAPTER 3 'ON-LINE WIDENING AND UPGRADING OF EXISTING PAVEMENTS'

TYPICAL TIE-IN CONSTRUCTION DETAIL
(1:20)

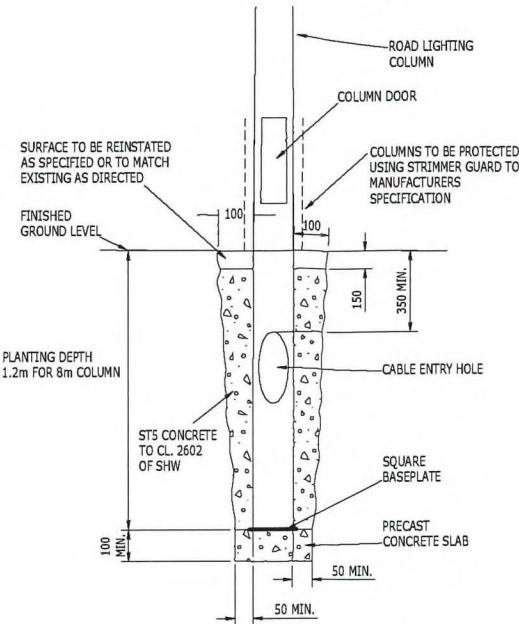


SPLITTER ISLAND SECTION
(1:20)

TABLE A - CAPPING LAYER & SUB-BASE THICKNESS REQUIREMENTS

CBR VALUE (%)	SUB BASE ONLY PROVIDED
	Min. SUB BASE THICKNESS (mm)
<2	SPECIAL MEASURES APPLY
2	450
3	340
4	270
>5	225

FOR TENDER PURPOSES, A CBR VALUE OF 3.0% IS ASSUMED AT THE FORMATION LEVEL OF THE HIGHWAY. ACTUAL SUB-BASE / CAPPING LAYER THICKNESS TO BE DETERMINED IN ACCORDANCE WITH THE ABOVE TABLE, BASED UPON CBR TESTING AT 30m INTERVALS ON THE COMPLETED FORMATION. TEST RESULTS TO BE SUBMITTED TO ENGINEER & HIGHWAYS INSPECTOR FOR CLARIFICATION OF SUB-BASE / CAPPING LAYER CONSTRUCTION PRIOR TO CONTINUATION OF WORKS.



TYPICAL LIGHTING COLUMN BEDDING DETAIL
(1:20)

TYPICAL STREET LIGHTING COLUMN POSITION TO EDGE OF HIGHWAY
(1:20)

- NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. LIGHTING COLUMNS AND BRACKETS SHALL COMPLY WITH SHW CL. 1302.
 3. LIGHTING COLUMNS AND BRACKETS SHALL BE PROTECTED AGAINST CORROSION TO THE REQUIREMENTS OF SHW CL. 1309 FOR GALVANISED COLUMNS AND/OR CL. 1321 FOR PAINTED COLUMNS.
 4. BACKFILLING FOUNDATIONS SHALL COMPLY WITH SHW CL. 1305.
 5. CABLE ENTRY HOLE SHALL BE SMOOTH AND HAVE A MINIMUM WIDTH OF 50mm.
 6. A DUCT EQUAL IN SIZE TO THE WIDTH OF THE CABLE ENTRY HOLE SHALL BE MADE THROUGH THE CONCRETE FILLING TO SHW CL. 1305.4.
 7. PRECAST CONCRETE BASE SLAB TO HAVE MINIMUM DIMENSIONS OF SHAFT WIDTH PLUS 100mm.
 8. PLANTING DEPTH AND DISTANCE TO BOTTOM OF COLUMN DOOR FROM FINISHED GROUND LEVEL TO BE TO COLUMN MANUFACTURERS RECOMMENDATIONS.
 9. MINIMUM CLEARANCE TO COLUMN TO BE 450mm FROM THE CHANNEL OF ANY CARRIAGEWAY.

PRIMARY STREET ROAD CONSTRUCTION SPECIFICATION

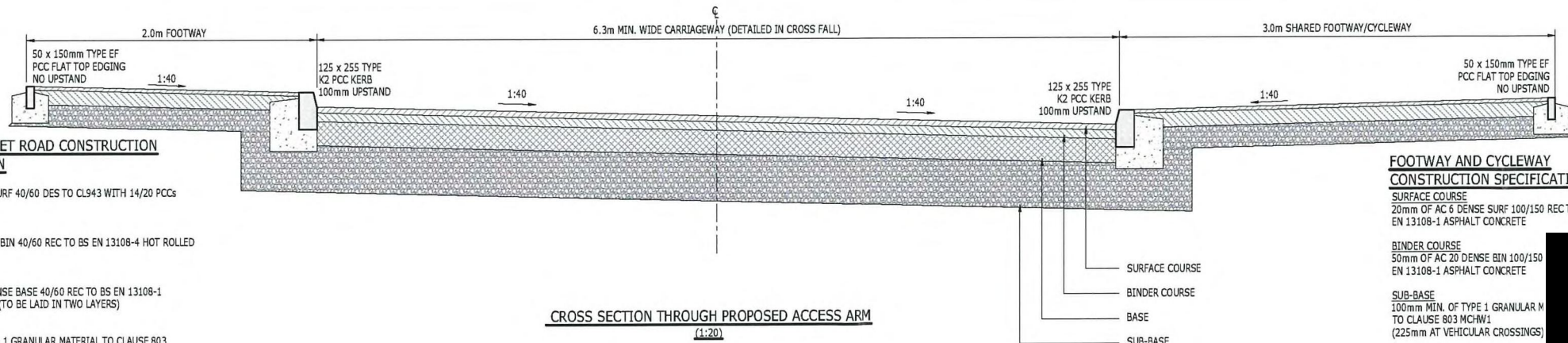
SURFACE COURSE
50mm HRA 35/14F SURF 40/60 DES TO CL943 WITH 14/20 PCCs PSV65

BINDER COURSE
50mm OF HRA 60/20 B1N 40/60 REC TO BS EN 13108-4 HOT ROLLED ASPHALT

BASE
150mm OF AC 32 DENSE BASE 40/60 REC TO BS EN 13108-1 ASPHALT CONCRETE (TO BE LAID IN TWO LAYERS)

SUB-BASE
340mm MIN. OF TYPE 1 GRANULAR MATERIAL TO CLAUSE 803 MCHW1

GEOTEXTILE SEPARATOR TO BE PROVIDED ON FULL WIDTH OF THE COMPACTED SUBGRADE PRIOR TO SPREADING THE SUB-BASE FOR CBR VALUES LESS THAN 5% AS PER CLAUSE 2.1.4



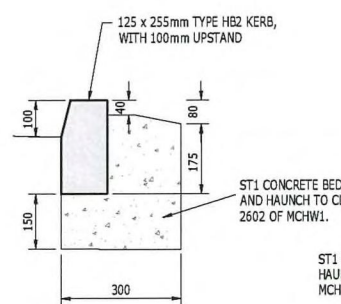
FOOTWAY AND CYCLEWAY CONSTRUCTION SPECIFICATION

SURFACE COURSE
20mm OF AC 6 DENSE SURF 100/150 REC TO BS EN 13108-1 ASPHALT CONCRETE

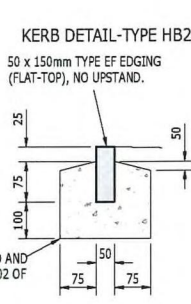
BINDER COURSE
50mm OF AC 20 DENSE B1N 100/150 EN 13108-1 ASPHALT CONCRETE

SUB-BASE
100mm MIN. OF TYPE 1 GRANULAR M TO CLAUSE 803 MCHW1 (225mm AT VEHICULAR CROSSINGS)

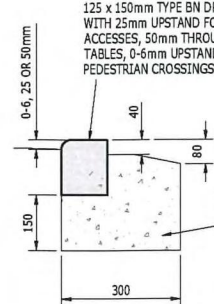
GEOTEXTILE
NON WOVEN GEOTEXTILE IN ACCORD WITH BS EN 13249, 'TERRAM T1000' APPROVED



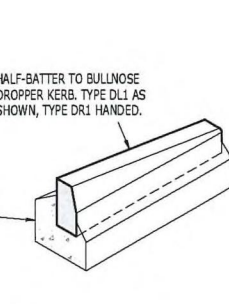
HALF-BATTERED TYPE HB2



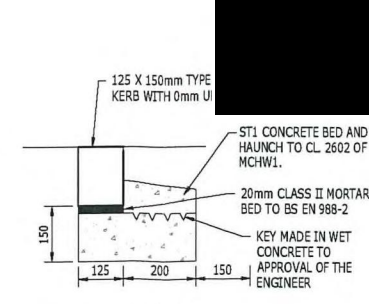
EDGING TYPE EF



KERB DETAIL-TYPE BN (DROPPED)



TRANSITION KERB



FLUSH CS2 KERB DETAIL
(SCALE 1:20)

TYPICAL KERB DETAILS
(1:10)

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Rev	Description	Drn	Chk	App	Date
C2	LIGHTING DETAIL UPDATED TO SHOW STRIMMER GUARDS TO HIGHWAYS COMMENTS AND PROJECT TITLE CHANGES TO CLIENT COMMENTS	MJR	MJR	JEC	07.09.21
C1	KERBING UPSTANDS AMENDED TO 100mm UPSTAND FOLLOWING HIGHWAYS COMMENTS	MJR	MJR	JEC	02.08.21

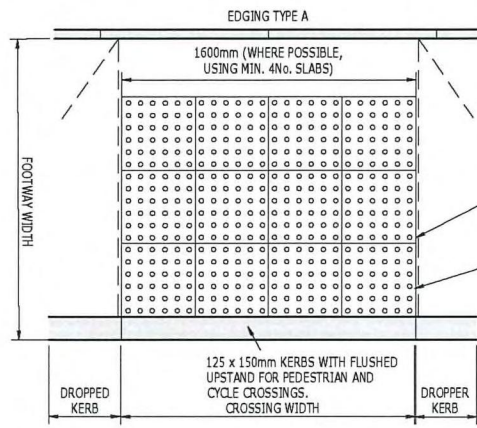
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London
EC3M 5JE

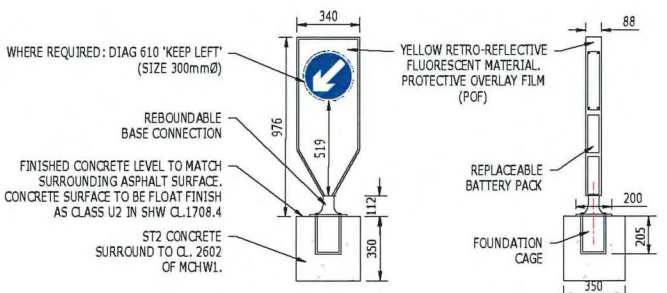
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

worksafe consultant
www.smasistd.com
SSIP

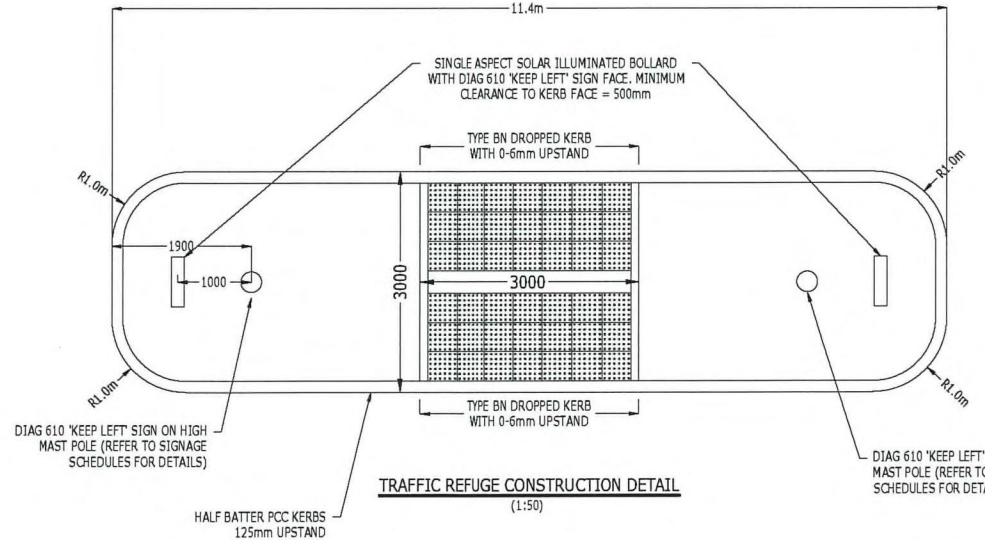
Client	BELLWAY HOMES (ESSEX) LTD	
Project Title	KINGSFLEET PARK TRIMLEY ST MARTIN	
Drawing Title	S278 STANDARD CONSTRUCTION DETAILS (SHEET 1 OF 2)	
A1 Scale	Date	Designed by
AS SHOWN	10.02.23	MJR
Drawn by	Checked by	Approved by
MJR	MJR	JEC
Drawing Number	2203072-700	
Rev	C2	



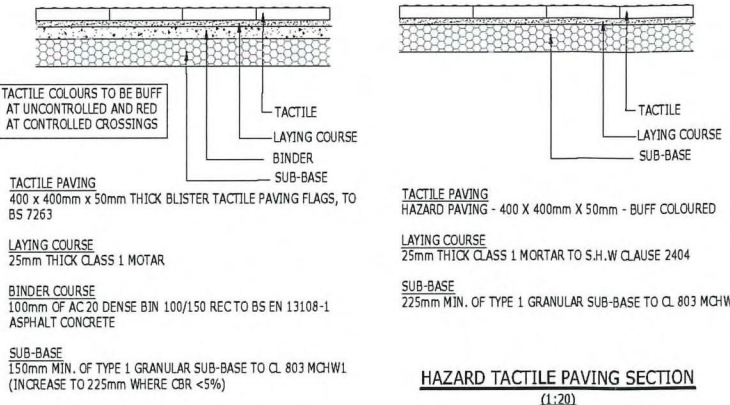
PLAN SHOWING TYPICAL TACTILE PAVING REQUIREMENTS TO FOOTWAY AT UNCONTROLLED CROSSING (1:20)



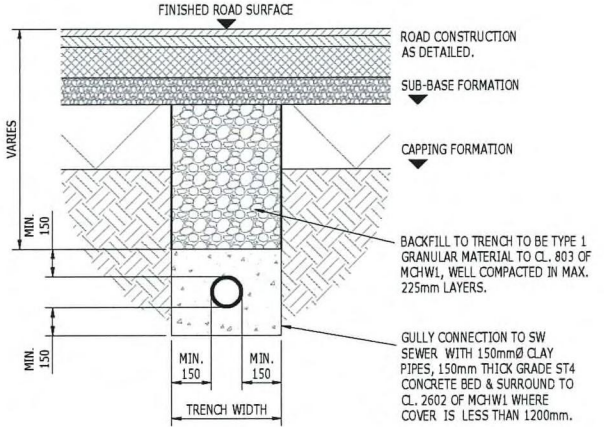
SOLAR ILLUMINATED BOLLARD DETAIL (BOLLARD TYPICALLY TYP EVO SOLAR OR SIMILARLY APPROVED) (TO BE READ IN CONJUNCTION WITH MANUFACTURER'S DETAILS) (N.T.S)



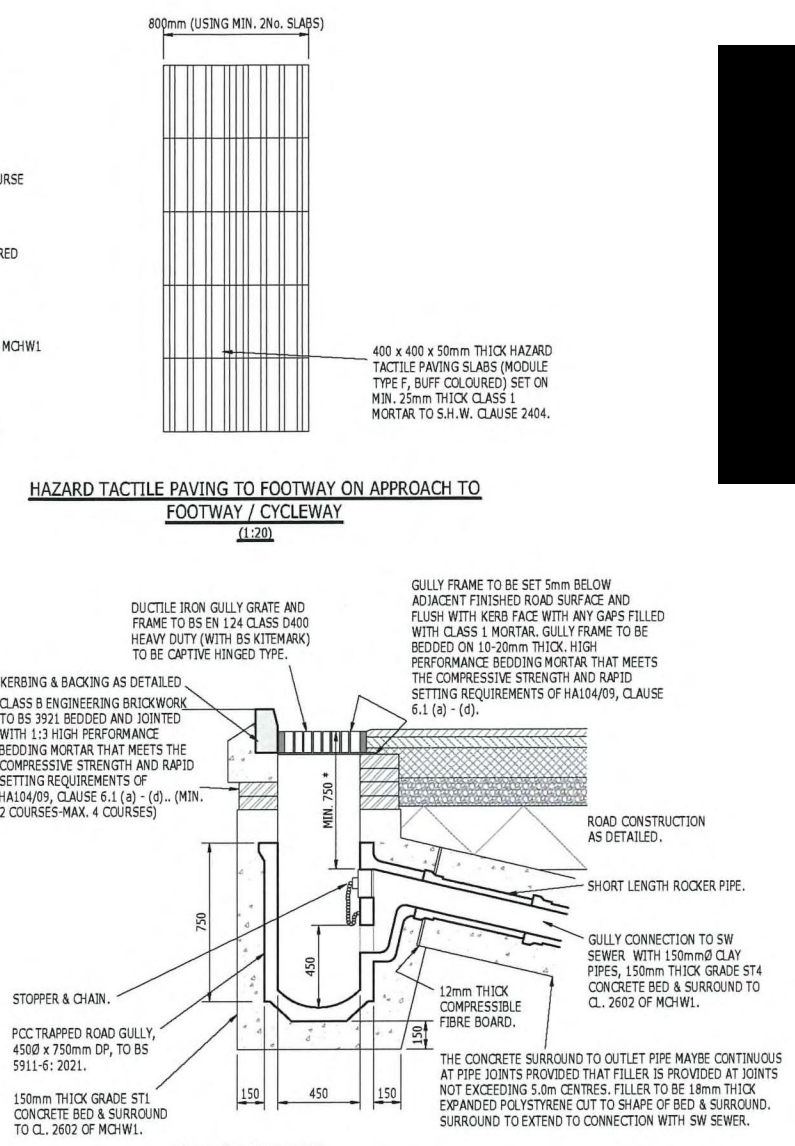
TRAFFIC REFUGE CONSTRUCTION DETAIL (1:50)



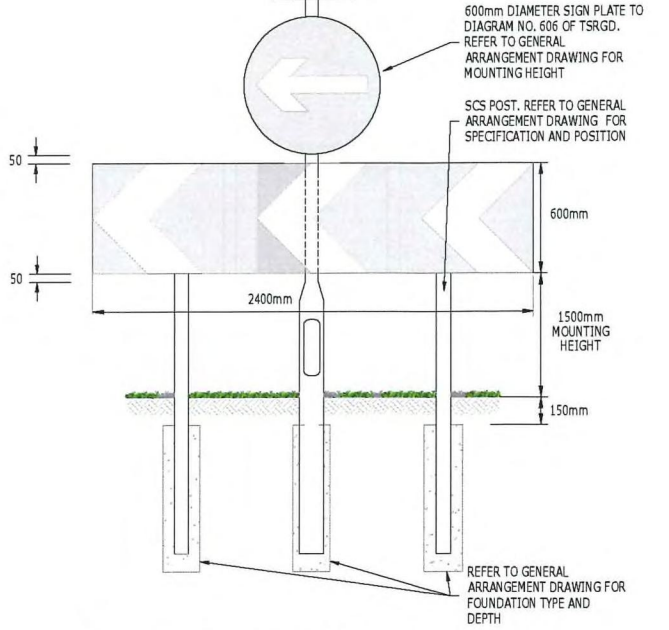
TACTILE PAVING SECTION (1:20)



GULLY CONNECTION DETAIL (1:20)



ROAD GULLY DETAIL (1:20)



DETAIL SHOWING ILLUMINATED CHEVRON SIGN TO ROUNDABOUT (N.T.S)

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 - ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY DURING THE COURSE OF THE WORKS TO BE REPAIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR AREA ENGINEER.
 - CONTINUITY OF ACCESS TO OCCUPIED AREAS TO BE MAINTAINED TO SATISFACTION OF HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
 - ANY ABANDONED/REDUNDANT PIPES AND CHAMBERS THAT ARE WITHIN THE PROPOSED HIGHWAY SHALL BE GRUBBED UP AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL WITH THE CARRIAGEWAY WITH SELECTED GRANULAR MATERIAL OR PERMANENTLY FILLED WITH CONCRETE (OR SIMILAR FILLER).
 - ALL REDUNDANT CONNECTIONS IN EXISTING HIGHWAYS/CHAMBERS THAT ARE AFFECTED BY THE WORKS SHALL BE SEALED AND THE BENCHINGS MADE GOOD AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR UTILITY COMPANY INVOLVED.
 - ANY EXISTING LIVE DRAINS, SEWERS, DUCTS, CABLES, ETC. THAT WILL PASS UNDER THE PROPOSED HIGHWAY SHALL BE SURVEYED, PROBED, TRACED, RODDED, JETTED, CCTV'D, ETC. TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
 - ANY EXISTING LIVE MANHOLES, CHAMBERS, BOXES, ETC. THAT WILL BE LOCATED WITHIN THE PROPOSED HIGHWAY SHALL BE SURVEYED TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
 - DEVELOPER/CONTRACTOR TO PROVIDE SUITABLE AND EFFECTIVE WHEEL WASHING FACILITIES TO PREVENT MUD FROM BEING CONVEYED ONTO THE PUBLIC HIGHWAY AND TO PROVIDE THE MEANS TO CLEAN THE HIGHWAY TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
 - ALL DRAIN AND SEWER PIPES ARE TO BE LAID SOFFIT TO SOFFIT, UNLESS SHOWN OTHERWISE.
 - ALL DRAIN CONNECTIONS BENEATH THE HIGHWAY ARE TO HAVE MINIMUM 150mm CONCRETE BED AND SURROUND, WHERE COVER IS LESS THAN 1.2m.
 - CONTRACTOR TO COMPLY WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL 2009.
 - REFER TO HIGHWAY AGREEMENT STANDARD DETAILS DRAWINGS.
 - HIGHWAY INSPECTOR TO APPROVE ALL KERB AND/OR EDGING LINE AND LEVEL ON SITE WITH THE MAIN CONTRACTOR PRIOR TO INSTALLMENT. THE HIGHWAY INSPECTOR WILL DIRECT THE CONTRACTOR ACCORDINGLY TO ACHIEVE A SATISFACTORY FINISH WHICH MAY DEVIATE FROM THE TECHNICALLY APPROVED DETAILED DRAWINGS. THE CONTRACTOR WILL RECORD ALL VARIANCES FOR THE 'AS-BUILT' DRAWINGS ISSUE.

NOT FOR CONSTRUCTION SUBJECT TO TECHNICAL APPROVAL

C2	TACTILE PAVING UPDATED TO 3 ROWS TO HIGHWAYS COMMENTS AND PROJECT TITLE CHANGES TO CLIENT	MJR	MJR	JEC	07.09.23
C1	ISLAND DETAIL UPDATED TO 2nd 1m RADIUS & KERB AMENDED TO 100mm FOLLOWING COMMENTS	MJR	MJR	JEC	02.08.23
A	ISLAND DETAIL UPDATED AND CHEVRON DETAIL ADDED FOLLOWING COMMENTS	MJR	MJR	JEC	06.07.23
Rev	Description	Dwn	Chk	App	Date

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SSIP
SPECIALIST INSTITUTE FOR THE
SAFETY OF THE PROJECT

Client	BELLWAY HOMES (ESSEX) LTD		
Project Title	KINGSFLEET PARK TRIMLEY ST MARTIN		
Drawing Title	S278 STANDARD CONSTRUCTION DETAILS (SHEET 2 OF 2)		
A1 Scale	AS SHOWN	Date	10.02.23
Designed by	MJR	Checked by	MJR
Drawn by	MJR	Approved by	JC
Drawing Number	2203072-701		Rev C2



- NOTE:**
1. NO WORKS SHALL COMMENCE WITHIN THE EXISTING PUBLIC HIGHWAY UNTIL THE AGREEMENT IS SIGNED.
 2. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 3. ALL FILL MATERIAL UP TO FOUNDATION LEVEL OF THE PROPOSED HIGHWAYS TO BE APPROVED AND COMPACTED IN LAYERS AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR.
 4. ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 5. ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY DURING THE COURSE OF THE WORKS TO BE REPAIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR AREA ENGINEER.
 6. CONTINUITY OF ACCESS TO OCCUPIED AREAS TO BE MAINTAINED TO SATISFACTION OF HIGHWAYS INSPECTOR, AREA OFFICE ENGINEER AND/OR LOCAL AUTHORITY.
 7. ANY ABANDONED/REDUNDANT PIPES AND CHAMBERS THAT FALL WITHIN THE PROPOSED HIGHWAY SHALL BE GRUBBED UP AND THE VOID BACKFILLED IN LAYERS UP TO FORMATION LEVEL OF THE CARRIAGEWAY WITH SELECTED GRANULAR MATERIAL OR PERMANENTLY FILLED WITH CONCRETE (OR SIMILAR FILLER).
 8. ALL REDUNDANT CONNECTIONS IN EXISTING MANHOLES/CHAMBERS THAT ARE AFFECTED BY THE WORKS SHALL BE SEALED AND THE BENCHING MADE GOOD AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR AND/OR UTILITY COMPANY INVOLVED.
 9. ANY EXISTING LIVE DRAINS, SEWERS, DUCTS, CABLES, ETC. THAT WILL PASS UNDER THE PROPOSED HIGHWAY SHALL BE SURVEYED, PROBED, TRACED, RODDED, JETTED, CCTV'D, ETC. TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
 10. ANY EXISTING LIVE MANHOLES, CHAMBERS, BOXES, ETC. THAT WILL BE LOCATED WITHIN THE PROPOSED HIGHWAY SHALL BE SURVEYED TO ASCERTAIN THEIR STRUCTURAL CONDITION AND SUITABILITY TO FALL WITHIN THE NEW HIGHWAY. IF DEEMED NECESSARY, SPECIAL PROTECTION AND/OR REPLACEMENT MAY BE REQUIRED AS DIRECTED AND TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR UTILITY COMPANY INVOLVED.
 11. DEVELOPER/CONTRACTOR TO PROVIDE SUITABLE AND EFFECTIVE WHEEL WASHING FACILITIES TO PREVENT MUD FROM BEING CONVEYED ONTO THE PUBLIC HIGHWAY AND TO PROVIDE THE MEANS TO CLEAN THE HIGHWAY TO THE SATISFACTION OF THE HIGHWAYS INSPECTOR, AREA ENGINEER AND/OR LOCAL AUTHORITY.
 12. ALL DRAIN AND SEWER PIPES ARE TO BE LAID SOFFIT TO SOFFIT, UNLESS SHOWN OTHERWISE.
 13. ALL DRAIN CONNECTIONS BENEATH THE HIGHWAY ARE TO HAVE MINIMUM 150mm CONCRETE BED AND SURROUND, WHERE COVER IS LESS THAN 1.2m.
 14. CONTRACTOR TO COMPLY WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL 2009.
 15. REFER TO HIGHWAY AGREEMENT STANDARD DETAILS DRAWINGS.
 16. HIGHWAY INSPECTOR TO APPROVE ALL KERB AND/OR EDGING LINE AND LEVEL ON SITE WITH THE MAIN CONTRACTOR PRIOR TO INSTALLMENT. THE HIGHWAY INSPECTOR WILL DIRECT THE CONTRACTOR ACCORDINGLY TO ACHIEVE A SATISFACTORY FINISH WHICH MAY DEVIATE FROM THE TECHNICALLY APPROVED DETAILED DRAWINGS. THE CONTRACTOR WILL RECORD ALL VARIANCES FOR THE 'AS-BUILT' DRAWINGS ISSUE.

CDM NOTES

THE ATTENTION OF THE CLIENT AND THE PRINCIPAL CONTRACTOR IS DRAWN TO THE FOLLOWING POTENTIAL RISKS IN CONJUNCTION WITH THE PROPOSED ON-SITE AND OFF-SITE WORKS AS DESIGNED FOR THIS PROJECT:

1. WORKS IN THE VICINITY OF LIVE SERVICES WILL BE NECESSARY AND THE ADVICE OF ALL STATUTORY SERVICE COMPANIES MUST BE SOUGHT BEFORE ANY WORKS COMMENCE.
2. WORKS WITHIN AND ABUTTING THE EXISTING HIGHWAY WILL ENTAIL TRAFFIC HAZARDS AND ALL APPROPRIATE SAFETY MEASURES INCLUDING BARRIERS, SIGNS AND LIGHTING MUST BE UNDERTAKEN TO THE APPROVAL OF THE LOCAL AUTHORITY, THE HIGHWAY AUTHORITY AND THE POLICE.
3. HAZARDOUS MATERIALS INCLUDING CEMENT AND BITUMINOUS MATERIALS ARE SPECIFIED AND THE MANUFACTURER'S ADVICE ON SAFE HANDLING PROCEDURES MUST BE OBTAINED AND MADE CLEAR TO ALL OPERATIVES.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES WITHIN THE VICINITY OF THE WORKS AND ENSURE THESE ARE PROTECTED THROUGHOUT THE DURATION OF THE WORKS. ALL UTILITY PLANT SHOULD BE CLEARLY MARKED ON THE GROUND PRIOR TO COMMENCEMENT OF THE WORKS.
5. THE CONTRACTOR MUST ENSURE ALL WORKING AREAS ARE FULLY SECURE.

SECTION 278 WORKS

- HIGHWAY BOUNDARY
- SITE BOUNDARY
- EXISTING HIGHWAY LAND UPON WHICH WORKS ARE TO BE CARRIED OUT

**NOT FOR
CONSTRUCTION**

**SUBJECT TO
TECHNICAL APPROVAL**

C2	PROJECT NAME UPDATED	MJR	MJR	JEC	12.09.23
C1	UPDATED TO SUIT NEW ALIGNMENT	MJR	MJR	JEC	02.08.23
Rev	Description	Dn	Chk	App	Date

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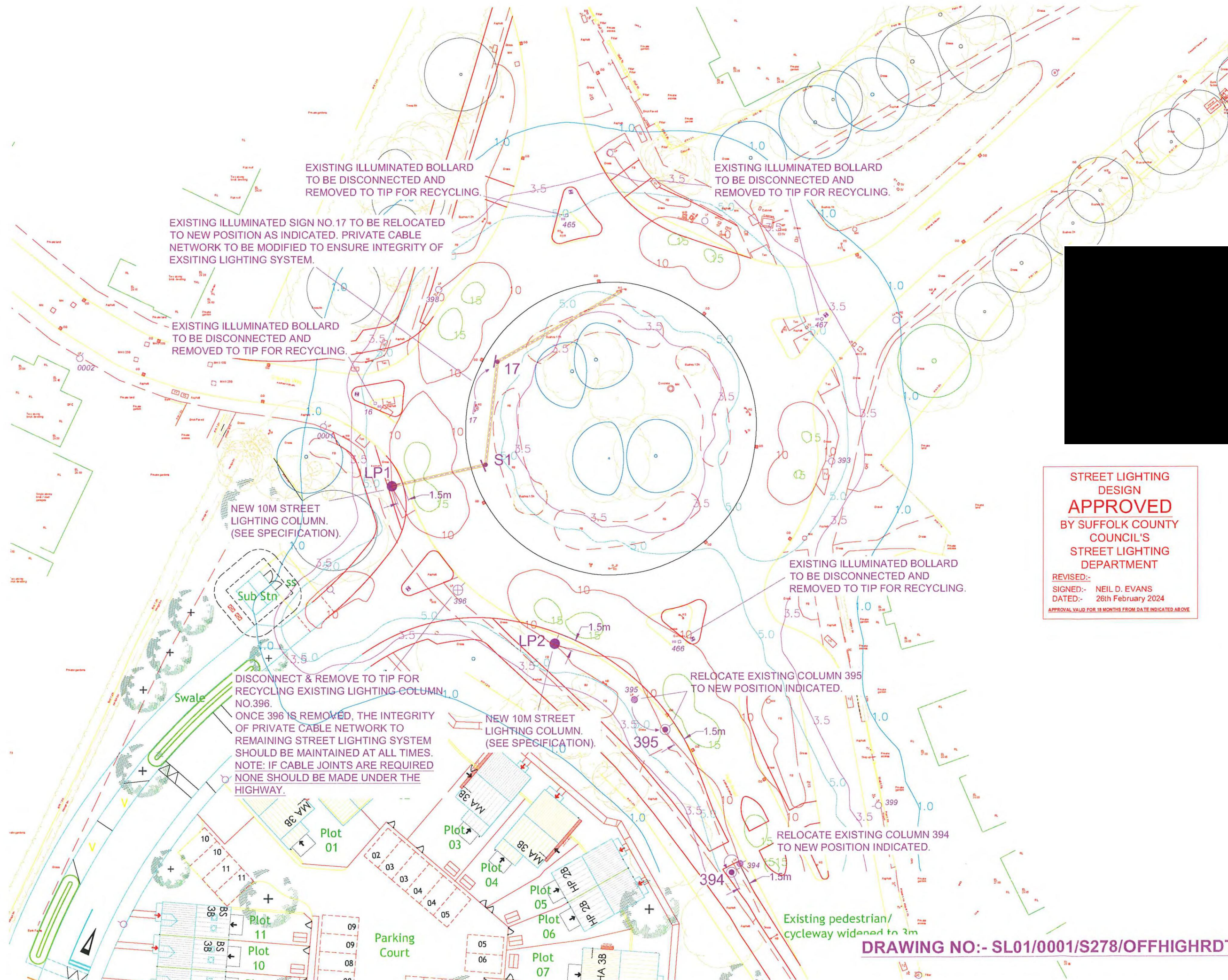
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SSIP
SAFETY SENSITIVE INDUSTRY PRACTICE

Client	BELLWAY HOMES (ESSEX) LTD				
Project Title:	KINGSFLEET PARK TRIMLEY ST MARTIN				
Drawing Title:	S278 LEGAL AGREEMENT PLAN				
A1 Scale	1:500	Date	NOV 2022	Designed by	MJR
Drawn by	MJR	Checked by	MJR	Approved by	JC
Drawing Number	2203072-950				Rev C2



STREET LIGHTING LEGEND:-

- PROPOSED & EXISTING STREET LIGHTING COLUMNS NOT PART OF THIS S278 SCHEME.
- RELOCATE EXISTING STREET LIGHTING COLUMN 395 TO NEW LOCATION AS SHOWN. RECONNECT TO EXISTING PRIVATE ELECTRICITY CABLE NETWORK. ENSURE INTEGRITY OF EXISTING PRIVATE CABLE NETWORK AND STREET LIGHTING SYSTEM AT ALL TIMES.
- SUPPLY AND INSTALL NEW 10M GALVANISED TUBULAR STREET LIGHTING COLUMN COMPLETE WITH GLASS FLARE ROOT TREATMENT AND 10M WEEBEC STYLE OUTRIGGER BRACKET ARM MOUNTING TWO 800W E27 E27 PHOSCO P50 1200K 6000K HIGH POWER VIBRANT WARM WHITE 1200K LED LANTERN WITH RSE OPTIC LENS. COMPLETE WITH 10M WEEBEC ELECTRONIC CONTROL GEAR, FACTORY FITTED 7PIN NEMA SOCKET, 1-PART PHOTOCELL TELESEA TELECELL UNIT AND CHARLES ENDRETT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN. ALL NEW COLUMNS ARE TO HAVE STATUTORY MAINS ELECTRICITY SUPPLIES.
- RELOCATE EXISTING STREET LIGHTING COLUMNS 394 & 398 TO NEW LOCATIONS AS SHOWN. RECONNECT TO EXISTING PRIVATE ELECTRICITY CABLE NETWORK. ENSURE INTEGRITY OF EXISTING PRIVATE CABLE NETWORK AND STREET LIGHTING SYSTEM AT ALL TIMES.
- SUPPLY AND INSTALL NEW 10M GALVANISED TUBULAR STREET LIGHTING COLUMN COMPLETE WITH GLASS FLARE ROOT, CUT DOWN TO APPROPRIATE HEIGHT FOR SIGN PLATE GROUND CLEARANCE. COMPLETE WITH POST TOP MOUNTED SIGNMOUNTING LIA 60W COOL WHITE 8700K LED SIGN LIGHT UNIT WITH ELECTRONIC GEAR, FACTORY FITTED 7PIN NEMA SOCKET, 1-PART PHOTOCELL TELESEA TELECELL UNIT, 100MM RETRO-REFLECTIVE SIGN PLATE TO DIAGRAM NUMBER 604 (STATUTORY SIGN) AND CHARLES ENDRETT L3 DOUBLE POLE ISOLATOR WITHIN BASE COMPARTMENT. SIGN PLATE TO BE APPROX. 600MM OFFSET FROM EDGE OF CARRIAGEWAY WHERE APPLICABLE.
- INDICATIVE ROUTE SHOWING PRIVATE CABLE NETWORK CONSIST OF 100MM DIA. ORANGE DOTTED MARKED STREET LIGHTING CONTAINING 3 CORE XLPE/PVC SWAPPY CABLE FROM LIGHTING COLUMN TO ILLUMINATED SIGN POSTS ON FOUNDRY HILL.
- # NOTE: TELESEA TELECELLS AND SUFFOLK COUNTY COUNCIL IDENTIFICATION NUMBER PLATES ARE TO BE SUPPLIED AND INSTALLED ON ALL STREET LIGHTING LANTERN AND ILLUMINATED SIGN. BY 30/06/2024. INCUMBENT STREET LIGHTING CONTRACTOR, UPON ADOPTION AT DEVELOPER'S EXPENSE, (APPROXIMATELY £140 PER LIGHTING UNIT).
- PLEASE ENSURE CORRECT LANTERNS ARE INSTALLED ON CORRECT COLUMNS AS PER SPECIFICATION ABOVE. A COPY OF THIS DRAWING IS TO BE ISSUED TO THE APPOINTED STREET LIGHTING CONTRACTOR AT ALL TIMES.
- EXISTING ILLUMINATED BOLLARDS TO BE DISCONNECTED AND REMOVED TO TIP FOR RECYCLING.
- SUPPLY AND INSTALL NEW UNILLUMINATED PURDUE DIAMOND VIAL BOLLARD REFLECTIVE BOLLARD UNIT COMPLETE WITH SINGLE ASPECT SIGN FACE TO DIAGRAM 610. (KEEP LEFT).

STREET LIGHTING NOTES:-

- 1) ALL NEW STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE REAR OF THE FOOTPATH OR WITHIN THE REAR OF THE SERVICE STRIP UNLESS OTHERWISE INDICATED. WHERE COLUMNS ARE TO BE INSTALLED WITHIN SERVICE STRIPS IT IS STRONGLY ADVISED THAT THE POSITIONS OF THE PROPOSED LIGHTING COLUMNS ARE MARKED AT AN EARLY STAGE USING STAKES OR PIPING OF A SIMILAR DIMENSION TO THAT OF THE LIGHTING COLUMN BASE. ROAD TO ENSURE ADEQUATE SPACE FOR THE LIGHTING COLUMNS TO BE INSTALLED UNLESS NOT BEING BLOCKED/IMPEDED ON BY OTHER SERVICES. INSTALLATION OF COLUMNS OUTSIDE OF SERVICE STRIPS WILL NOT BE ACCEPTED.
- 2) WHERE ROAD LIGHTING COLUMNS ARE TO BE INSTALLED IN VERGE THEY SHALL BE SET BACK FROM THE EDGE OF THE KERB/ROAD SURFACE SO THAT THE REAR OF THE COLUMN IS 1.0M BACK FROM THE KERB UNLESS OTHERWISE INDICATED. WHERE A LIGHTING COLUMN IS INSTALLED IN AN AREA WHERE THE SERVICE STRIP IS INDICATED AS BEING ONLY 0.6M WIDE, AN AREA OF 1.0M AND 1.0M SURROUNDING THE BASE OF THE LIGHTING COLUMN WILL NEED TO BE DEDICATED AS HIGHWAY THEREBY ONE WIDENING THE SERVICE STRIP AROUND THE COLUMN.
- 3) THE SYMBOLS FOR STREET LIGHTING COLUMNS AND ILLUMINATED SIGNAGE SHOWN ON THE DRAWING ARE NOT TO SCALE.
- 4) ALL NEW STREET LIGHTING COLUMNS AND ILLUMINATED SIGNAGE ARE TO HAVE CORRESPONDING STATUTORY MAINS ELECTRICITY SUPPLIES UNLESS OTHERWISE INDICATED.
- 5) NO TREES ARE TO BE PLANTED WITHIN 1M OF ANY NEW STREET LIGHTING COLUMNS TO ENSURE FLOODING EFFECT ON LIGHTING UNITS IS MINIMISED.
- 6) IF NO LIGHTING COLUMNS HAVE BEEN PLANTED WITHIN 18 MONTHS OF THIS LIGHTING DESIGN BEING APPROVED, THE DESIGN SHOULD BE RE-SUBMITTED TO SUFFOLK COUNTY COUNCIL'S STREET LIGHTING DEPARTMENT FOR RE-CHECKING/RE-APPROVAL.
- 7) NO CHANGES TO THE POSITIONS OR SPECIFICATION OF ANY LIGHTING EQUIPMENT SHOWN ON THIS APPROVED STREET LIGHTING DRAWING SHOULD BE MADE WITHOUT PRIOR AUTHORIZATION FROM THE APPROVING SUFFOLK COUNTY COUNCIL OFFICER MR NEIL EVANS OR IN THE APPOINTING OFFICER'S ABSENCE, THE SUFFOLK COUNTY COUNCIL STREET LIGHTING MANAGER MR RICHARD WEBSTER.

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

REVISED:-
SIGNED:- NEIL D. EVANS
DATED:- 26th February 2024
APPROVAL VALID FOR 18 MONTHS FROM DATE INDICATED ABOVE

DRAWING NO:- SL01/0001/S278/OFFHIGHRDTRIMLEYSTMARTIN