

SUFFOLK COUNTY COUNCIL

HIGHWAYS ACT 1980

PUBLIC PATH CREATION AGREEMENT

BETWEEN

LAURENCE HOMES (EASTERN) LIMITED

AND

TAYLOR WIMPEY UK LIMITED

AND

SUFFOLK COUNTY COUNCIL

This Public Path Agreement is made the 10th day of August two thousand and twenty six between **SUFFOLK COUNTY COUNCIL** of Endeavour House, 8 Russell Road, Ipswich, IP1 2BX ('the Council') of the first part and **LAURENCE HOMES (EASTERN) LIMITED** of 14 Ruskin Close, Stowmarket, IP14 1TY of the second part and **TAYLOR WIMPEY UK LIMITED** of Gate House, Turnpike Road, High Wycombe, HP12 3NR of the third part (together 'the Owners')

WHEREAS

1. The Owners are registered as proprietors with absolute freehold titles at HM Land Registry under the number SK32022 (the 'First Owner') and SK90771 (the 'Second Owner') of the land in the parish of Haughley as shown on Map 1 annexed hereto ('the Footpath Land')
2. The Owners intend to dedicate to the public a right of way as a footpath across the Footpath Land and such right of way is described in Schedule 1 hereto and is shown for the purposes of identification only on Map 2 annexed hereto by a black dashed line
3. Mid Suffolk District Council has been consulted pursuant to Section 25(3) of the Highways Act 1980 ('the Act').

NOW IT IS HEREBY AGREED

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

such work to be made good to the Owner's reasonable satisfaction as soon as practically possible.

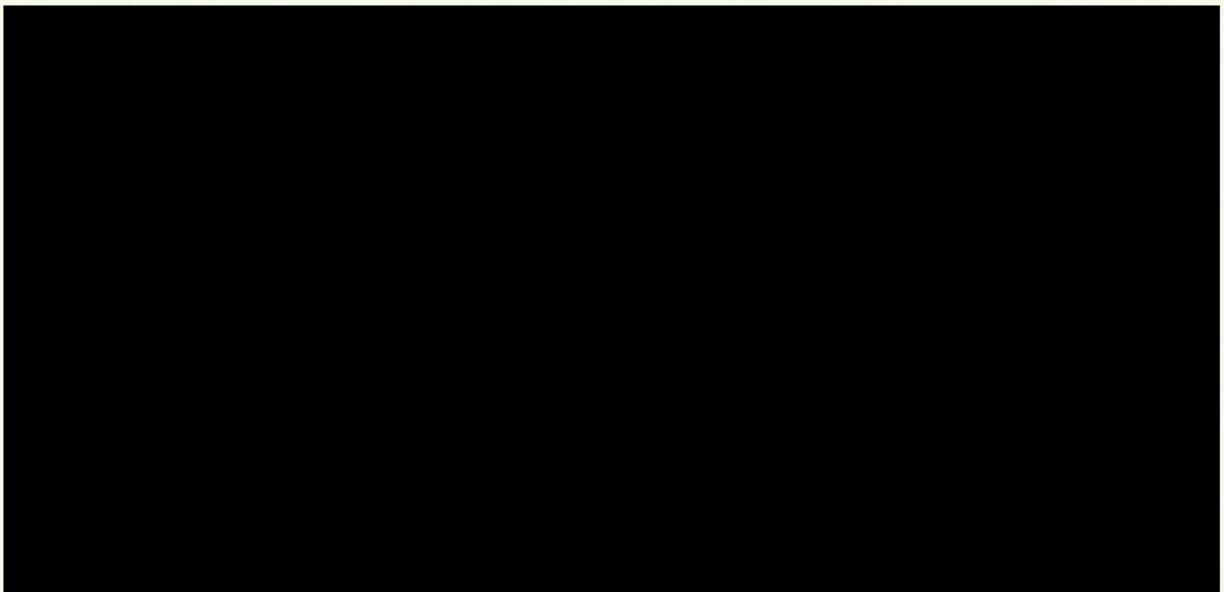
IN WITNESS whereof the hands of the parties hereto have executed this Agreement as their deed the day and year first before written

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



An authorised officer of the Council

EXECUTED as a DEED by **LAURENCE HOMES (EASTERN) LIMITED**

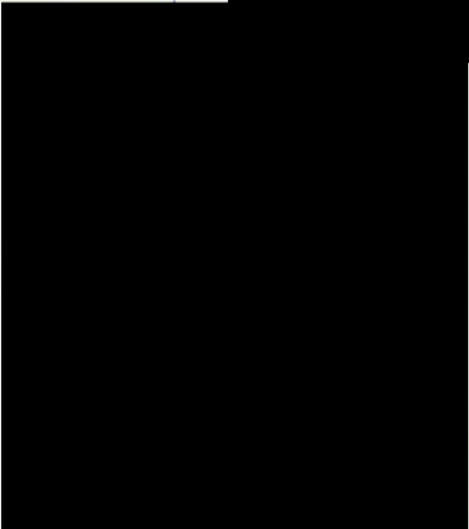
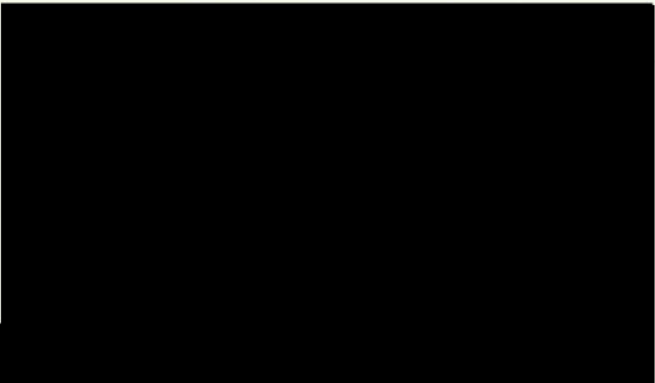


EXECUTED as a DEED by

TAYLOR WIMPEY UK LIMITED

Acting by two authorised

Attorneys in the presence of:



SCHEDULE 1

Footpath 53 Haughley

Commencing at a junction with Tynan Crescent at OS grid reference (OSGR) 60364 25986 (point A) and progressing in a generally south easterly direction for 30 metres to OSGR 60367 25986 (point B); from here the path divides with a spur continuing in a south easterly direction for 2 metres to join Haughley Public Footpath 46 at OSGR 60367 25985 (point C); the main path continues in a north easterly direction for 97 metres to OSGR 60376 25990 (point D); from here the path divides with a spur continuing in an east north easterly direction for 2 metres to OSGR 60376 25989 (point E) to join the footway leading to Shakespeare Road; the main path continues in a north westerly direction for 18 metres to OSGR 60375 25991 (point F) at a junction with the footway leading to Tynan Crescent.

Width: 1.5 metres between points A-C and E-F
2.0 metres between points B-D

SCHEDULE 2

Highways Act 1980 Section 25 - Public Path Creation Agreement

CERTIFICATE OF WORKS

This is the formal document that specifies the work that Suffolk County Council (SCC) considers necessary to make the new Haughley Public Footpath 53 (the 'New Route', as shown by a black dashed line A-B-C, B-D and E-D-F) fit for use by the public.

Landowner's Responsibilities

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

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

The County Council's responsibilities

SCC will undertake the works. Once completed, SCC will certify the works.

Furniture such as signposts and waymarks will comply with the SCC approved, standard diagrams and will be installed by contractors appointed by them. Other works such as preparing the path surface or clearing vegetation will be specified in this certificate and will be done by contractors appointed by SCC.

The Rights of Way (ROW) Officer will certify the work as complete and notify the DMO. SCC will take on the future maintenance of the route (excluding gates, stiles or any other agreed structure/feature) commensurate with its public footpath status.

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

Signposts and waymark posts – installed by SCC

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

These are at Ordnance Survey grid references 60364 25986 and 60375 25991 as shown on the map as Points A and F (positions subject to underground cables).

Preparing the surface of the path – SCC responsibility

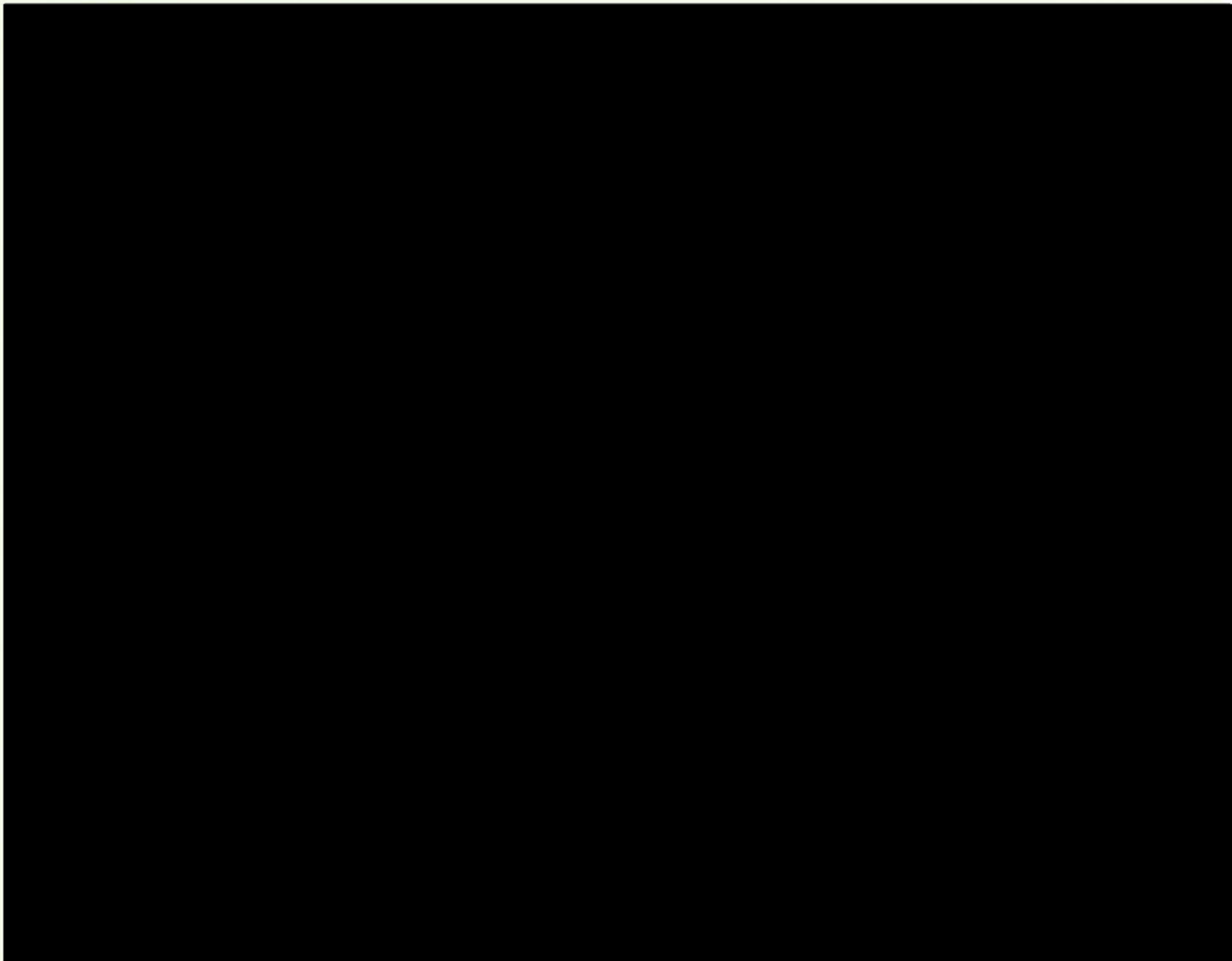
The path surface must be level, firm, easy to use and free from any obstruction to the width as stated in the agreement.

SCC appointed contractors will install new unsealed surface routes from points A to C and points E to F on the provided map. Construction method will be to SCC's standard unsealed footpath specification to a width of 1.5 metres.

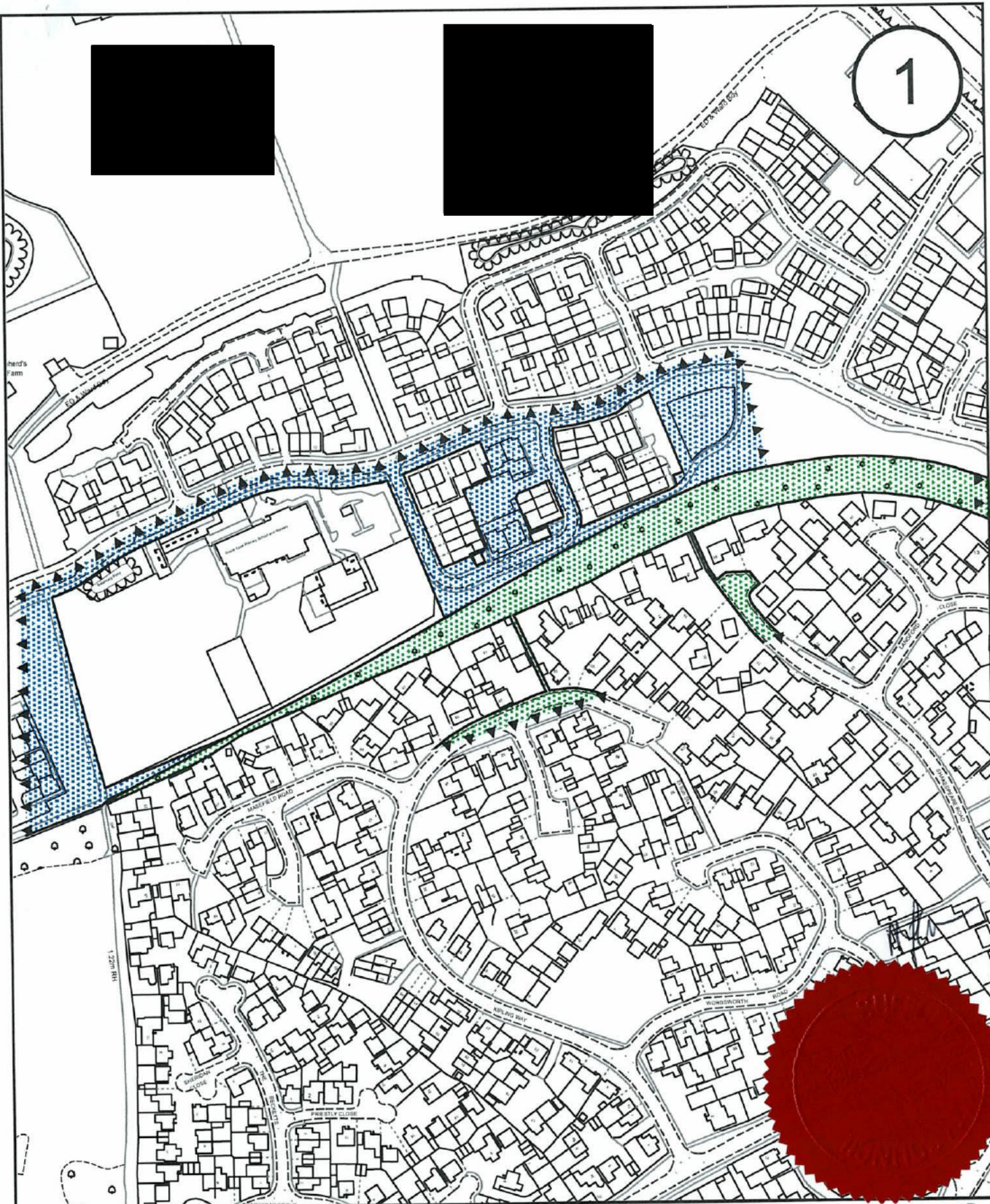
Vegetation and Tree Clearance works – undertaken by SCC

Any tree works deemed necessary for the construction of the new routes will be carried out by a suitably qualified contractor appointed by SCC.

Signatures



1



HAUGHLEY PUBLIC FOOTPATH 53 - LANDOWNERSHIP MAP



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



SK90771 - Taylor Wimpey UK Limited



SK32022 - Laurence Homes (Eastern) Limited



Continuation of landownership



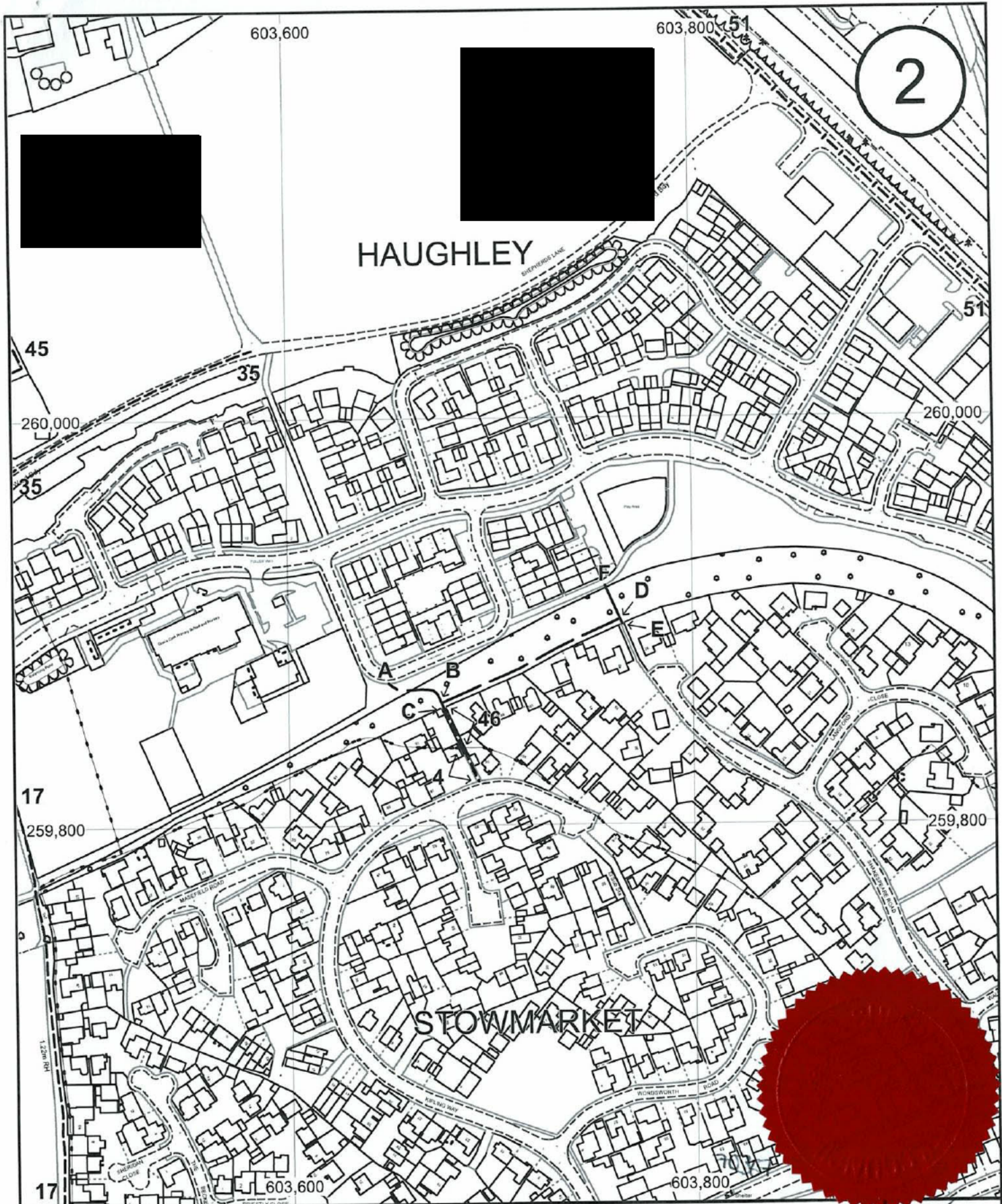
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DRAWN BY: HP

DATE: 05/01/2026

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HAUGHLEY PUBLIC FOOTPATH 53



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

- Public Footpath to be created (A-B-C and B-D-E and D-F)
- Unaffected Public Footpath
- Unaffected Bridleway
- Definitive Map Parish Boundary

Scale: 1:2,500 at A4



DRAWN BY: HP

DATE: 05/01/2026

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