

SUFFOLK COUNTY COUNCIL
HIGHWAYS ACT 1980
PUBLIC PATH CREATION AGREEMENT

BETWEEN
BARRY AND MAUREEN SCRINE
AND
FLAGSHIP HOUSING LIMITED
AND
SUFFOLK COUNTY COUNCIL

This Public Path Agreement is made the 24th day of June two thousand and twenty six between SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road, Ipswich, Suffolk, IP1 2BX ('the Council') of the first part and Barry Scrine and Maureen Scrine whose address for service is 2 Quakers Cottages, Quakers Way, Leiston, Suffolk, IP16 4LJ of the second part ('the First Owners'), and Flagship Housing Limited whose address for service is 31 King Street, Norwich, Norfolk, NR1 1PD of the third part ('the Second Owner').

WHEREAS

1. The Council is registered as proprietor with absolute freehold title at HM Land Registry under the number SK358165 of the land in the parish of Leiston shown edged red on Map 1 annexed hereto ('the Red Land 1').
2. The First Owners are registered as proprietors with absolute freehold title at HM Land Registry under the number SK96556 (Insofar as Suffolk County Council is satisfied that the First Owners are seised in fee simple in possession) of the land in the parish of Leiston shown edged red on Map 2 annexed hereto ('the Red Land 2').
3. The Second Owner is registered as proprietor with absolute freehold title at HM Land Registry under the number SK4021 (Insofar as Suffolk County Council is satisfied that the Second Owner is seised in fee simple in possession) of the land in the parish of Leiston shown edged red on Map 3 annexed hereto ('the Red Land 3').

4. The Council and the First Owners intend to dedicate to the public a right of way as a bridleway across the Red Land 1 and Red Land 2 over and incorporating part of the existing Public Footpath Leiston 16B and such right of way is described in the Schedule hereto and is shown for the purposes of identification only on Map 4 annexed hereto by a black dashed line with crossbars.
5. The Second Owner intends to dedicate to the public a right of way as a bridleway across the Red Land 3 and such right of way is described in the Schedule hereto and is shown for the purposes of identification only on Map 4 annexed hereto by a black dashed line with crossbars.
6. East Suffolk District Council has been consulted pursuant to Section 25(3) of the Highways Act 1980 ('the Act').
7. The Kingfisher Trust of Prospect House, Loddon Business Park, Little Money Road, Loddon, Norfolk, NR14 6JD being leaseholders of the Red Land 1 have consented to in writing to the aforementioned intention to dedicate a public right of way and such consent is appended to this Agreement.

NOW IT IS HEREBY AGREED

1. In consideration of the execution of the works hereinafter mentioned and the agreement hereinafter contained and pursuant to Section 25 of the Highways Act 1980 the Council and the First Owners hereby dedicate for use by the public for the purpose of a bridleway all that strip of land shown

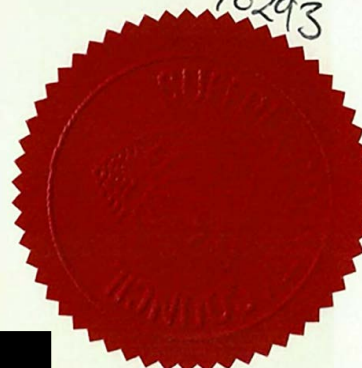
by a black dashed line with crossbars on Map 4 annexed hereto and running over the Red Land 1 and the Red Land 2 over and incorporating part of the existing Public Footpath Leiston 16B and described in the Schedule to this Agreement to the intent that the aforesaid strip of land shall hereinafter be enjoyed by the public as a bridleway.

2. In consideration of the execution of the works hereinafter mentioned and the agreement and conditions hereinafter contained and pursuant to Section 25 of the Highways Act 1980 the Second Owner hereby dedicates for use by the public for the purpose of a bridleway all that strip of land shown by a black dashed line with crossbars on Map 4 annexed hereto and running over the Red Land 3 and described in the Schedule to this Agreement to the intent that the aforesaid strip of land shall hereinafter be enjoyed by the public as a bridleway.
3. The Council shall undertake all works required to bring the dedicated bridleways into a fit state for use by the public. The paths shall come into existence upon completion of this Agreement.
4. Upon the paths coming into existence, the full width of the dedicated bridleways will become highways maintainable at the public expense.

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

70293

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



[Redacted signature]

An authorised officer of the Council

EXECUTED as a deed by
BARRY SCRINE AND MAUREEN SCRINE

X [Redacted signature]

in the presence of:

Signature of witness)

Name of witness)

Address of witness)

)

Occupation of witness)

[Redacted witness details]

EXECUTED as a deed by
FLAGSHIP HOUSING LIMITED
acting by,
an authorised signatory and,

an authorised signatory

)
)
)
)
)

.....
Authorised Signatory

)

.....
Authorised Signatory

EXECUTED as a deed by,)
ALICE MILLER)
as Attorney for and on behalf of)
FLAGSHIP HOUSING LIMITED)
under a power of attorney dated)
25 November 2025 in the)
presence of:

Signature of witness)

Name of witness)

Address of witness)

Occupation of witness)

SCHEDULE

Bridleway 16X Leiston

Commencing at the junction with Red House Lane at Ordnance Survey Grid Reference (OSGR) 64509 26196 (Point A) progressing in a generally north north westerly direction for a distance of approximately 266 metres to OSGR 64502 26222 (Point B) then progressing in a generally east north easterly direction for a distance of approximately 50 metres to OSGR 64507 26224 (Point C) at the junction with Seaward Avenue.

Width: Varying between a minimum of 2.5 metres and a maximum of 5 metres.

Bridleway 16Y Leiston

Commencing at the junction with Red House Lane at Ordnance Survey Grid Reference (OSGR) 64509,26196 (Point D) progressing in a northerly direction for a distance of approximately 18 metres to a junction with Bridleway 16X at OSGR 64509,26198 (Point E).

Width: 3 metres.

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MAP 1



Suffolk
County Council

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

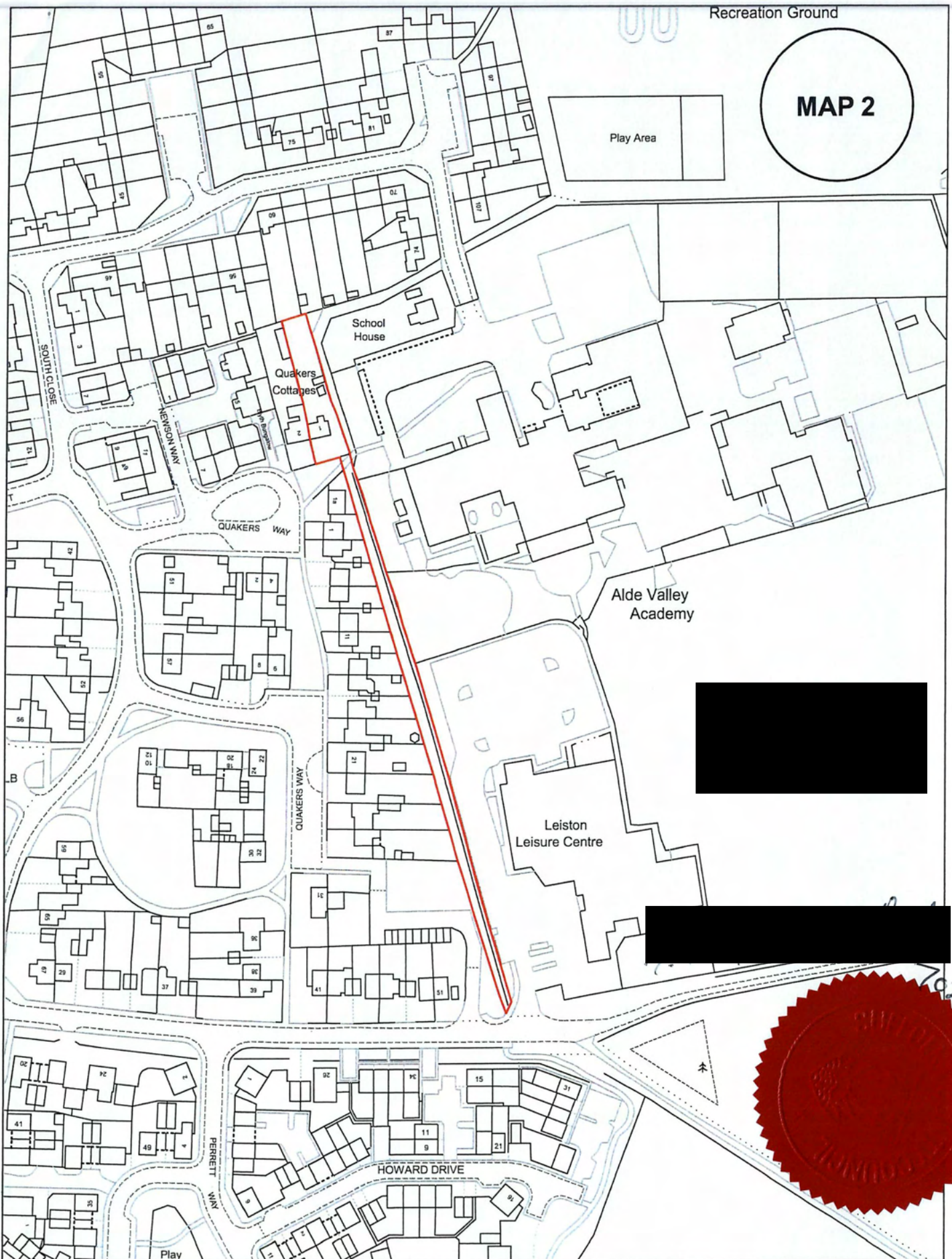


Area of landownership evidenced by
HM Land Registry number SK358165
on 23/09/2025



**AREA OF LANDOWNERSHIP
EVIDENCED BY HM LAND
REGISTRY NUMBER SK358165
ON 23/09/2025**

Scale: 1:1,250 at A3



Recreation Ground

MAP 2

Play Area

School House

Quakers Cottages

QUAKERS WAY

Alde Valley Academy

Leiston Leisure Centre

HOWARD DRIVE

PERRETT WAY

Play



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



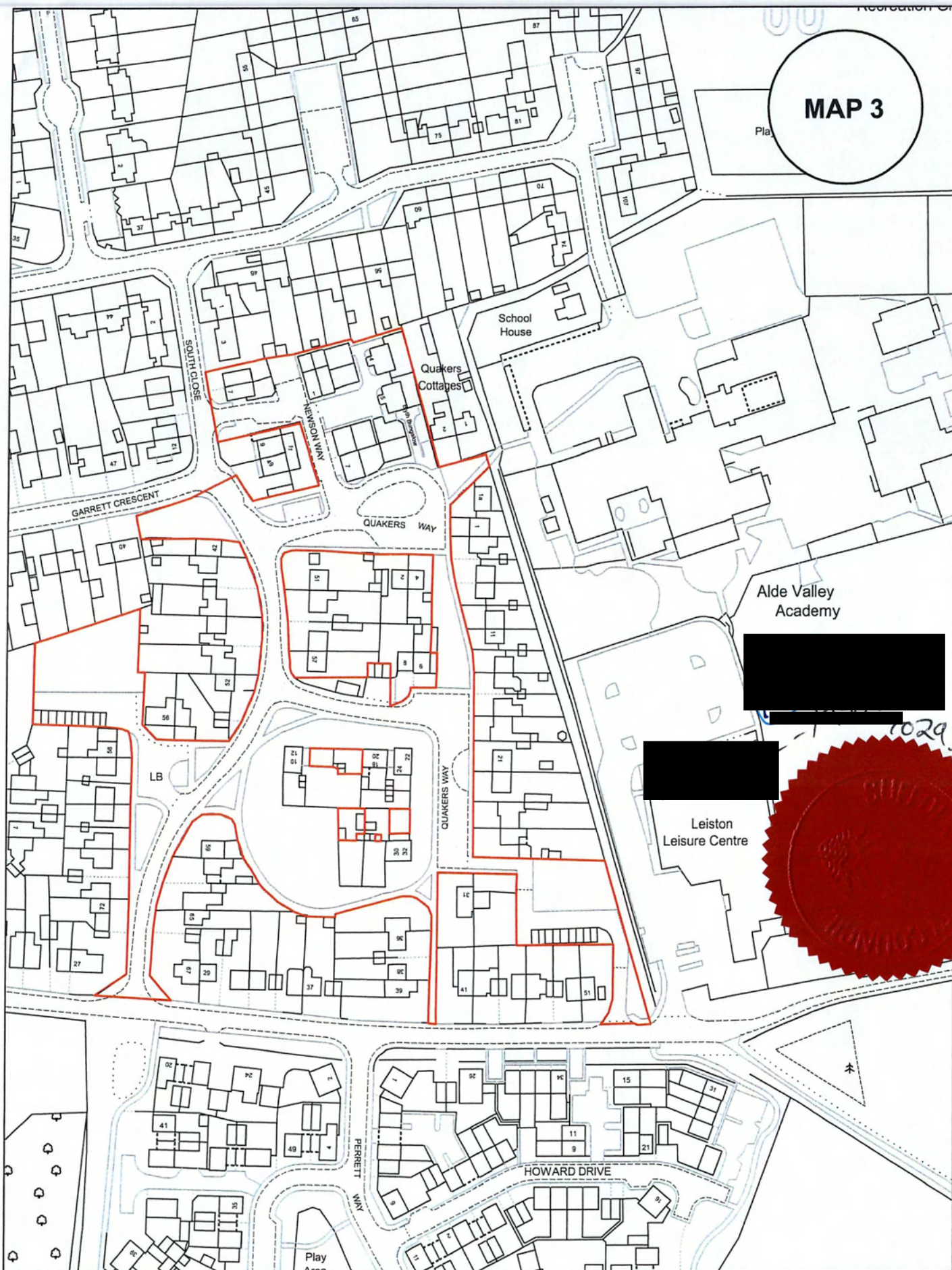
Area of landownership
evidenced by HM Land Registry
number SK96556 on 24/01/2022



Scale: 1:1,250 at A3

AREA OF LANDOWNERSHIP
EVIDENCED BY HM LAND
REGISTRY NUMBER SK96556 ON
24/01/2022

MAP 3



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

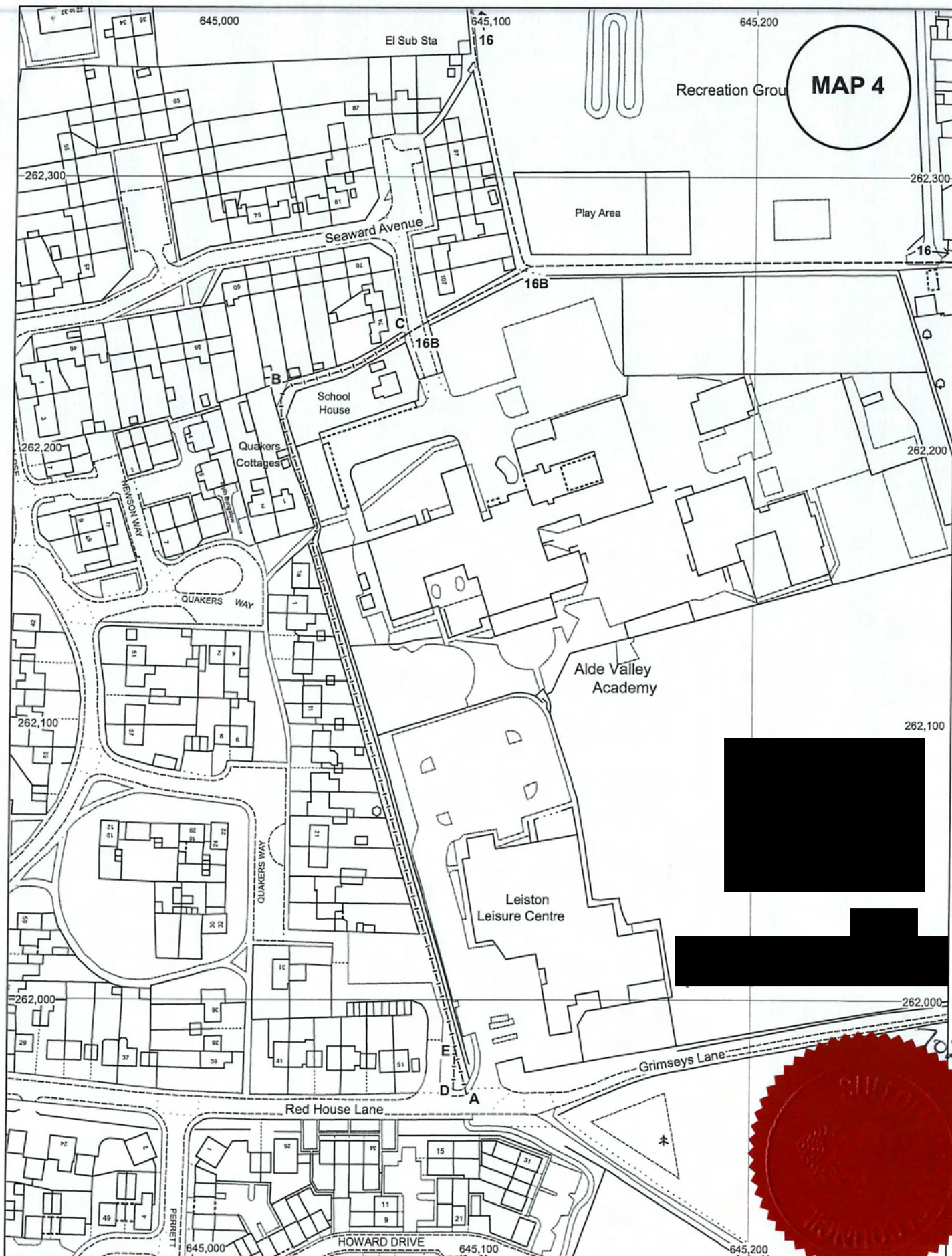


Area of landownership
evidenced by HM Land Registry
number SK4021 on 16/08/2024



Scale: 1:1,250 at A3

**AREA OF LANDOWNERSHIP
EVIDENCED BY HM LAND
REGISTRY NUMBER SK4021 ON
16/08/2024**



MAP 4



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

- · — · — · — · — Proposed upgrade from footpath to bridleway (A - B - C)
- · — · — · — · — Proposed new bridleway (D - E)
- — — — — Unaffected Public Footpath



Scale: 1:1,250 at A3

**LEISTON
BRIDLEWAYS 16X AND 16Y
CREATION AGREEMENT
HIGHWAYS ACT 1980 SECTION 25**



Alexandra Maher
Definitive Map Officer
Rights of Way and Access Team
Suffolk County Council
Phoenix House,
3 Goddard Road,
Ipswich,
Suffolk, IP1 5NP

10th November 2025

Dear Alexandra

Thank you for contacting me regarding the changes and improvements planned for the footpaths and bridleways around Alde Valley Academy, Leiston.

I have discussed this matter with our CEO, Craig Morrison, and we have reviewed the drawings you provided in your original email.

Kingfisher Schools Trust are happy to support this proposal. We can see that this plan will be beneficial to our students and families, enabling them to safely get to/from school. We can also see the advantages for the wider local community.

Kind regards



Charlotte Read
Director of Operations – Kingfisher Schools Trust

Craig Morrison – Chief Executive
www.kingfisherschools.co.uk

Registered UK Company number: 02682264

Kingfisher Schools Trust is registered in England, is a charity and a not-for-profit organisation.

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