

DATED 11 October 2023

SUFFOLK COUNTY COUNCIL (1)

- and -

BURGESS HOMES LIMITED (2)

AGREEMENT

made pursuant to Sections 278 of the Highways Act 1980
and any other enabling power relating to
the development of land at Bury Road, Hopton Suffolk

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

Ref: FB/73327

THIS AGREEMENT is made the 11th day of October 2023
BETWEEN the following parties :-

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) BURGESS HOMES LIMITED (company number 04301745) of The Grove,
Magpie Green Wortham, Diss, Norfolk, IP22 1RG ("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)
"Cash Deposit"	Means the cash deposit for all of the Highway Works such cash deposit to be held by the County Council should the Developer default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Cash Deposit to provide the full sums necessary to carry out and maintain the Highway Works
"Cash Deposit Figure"	Means sum of £11,550.00 (Eleven Thousand and Five Hundred and Fifty Pounds) being the cost of the Highway Works plus 10 per cent
"Certificate of Final Completion"	Means any of the certificates referred to in paragraph 2.13 of this Agreement
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
"Commuted Sums"	Means the sum of £1,514.08 (One Thousand, Five Hundred and Fourteen Pounds and Eight Pence) which is calculated towards the cost of the County Council's future maintenance liability of the Highway Works.

"Director"	Means the County Council's Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
"Highway Works"	Means the works detailed on the Works Drawings and as set out in Schedule 2 of this Agreement
"Plan"	Means the plan annexed hereto
"Site"	Means land situated at Bury Road, Hopton Suffolk shown edged red for identification only on the attached Plan 2101-032 003
"Substantial Completion"	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed, and the "Date of Substantial Completion" and "Certificate of Substantial Completion" shall be construed accordingly
"Works Drawings"	Means the attached drawings bearing the numbers referred to in Schedule 1 or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

- (A) The County Council is the Local Highway Authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (B) The Developer is the registered proprietor with title absolute of the Site registered at the Land Registry under Title Number SK409046
- (C) The County Council considers that the Highways Works as shown on the Works Drawings and detailed in Schedule 2 need to be carried out and the County Council considers that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows :-

1. LEGAL EFFECT

1.1 In this Agreement unless the context otherwise requires :-

- 1.1.1 Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and
- 1.1.2 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and
- 1.1.3 "party" or "parties" means a party or parties to this Agreement; and
- 1.1.4 references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions;
- 1.1.5 where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and
- 1.1.6 the headings and contents list in this Agreement shall not form part of or affect its construction; and
- 1.1.7 references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and
- 1.1.8 where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such approval or agreement shall not be unreasonably withheld or delayed; and
- 1.1.9 any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument
- 1.2 This Agreement and the covenants that appear hereinafter are made pursuant to Sections 72 and 278 of the 1980 Act Section 111 of the Local Government Act 1972, Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them

- 1.3 No waiver (whether express or implied) by the County Council of any breach or default by the Developer in performance or observance of any of the covenants or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants or from acting upon any subsequent breach or default
- 1.4 Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement
- 1.5 This Agreement shall be governed and interpreted in accordance with the laws of England and shall be determined in the Courts of England and Wales
- 1.6 The Developer covenants and warrants to the County Council that they have full power to enter into this Agreement and there is no other person 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 clauses 1.12 and 1.13
- 1.7 The Developer covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise agreed by the County Council) carry out and comply with the obligations set out in this Agreement
- 1.8 The County Council, without prejudice to its statutory powers and duties, hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary) to enter into and upon and remain upon the public highway to carry out the construction of the Highway Works within the timescales referred to in Schedule 2 or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway
- 1.9 The Developer covenants with the County Council as Highway Authority to comply with the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, and any amendments thereof
- 1.10 It is hereby agreed and declared that the provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement
- 1.11 The Developer shall be the only client for the purpose of the CDM Regulations

and the Developer agrees to undertake the obligations of a client under the CDM Regulations and to use all reasonable endeavours to ensure that the Highway Works are carried out in accordance with the CDM Regulations. The Developer shall indemnify and keep the County Council indemnified against any breach of the Developer's obligations under this clause

- 1.12 If called upon by the County Council so to do by notice in writing served within twenty-one years of the date of this Agreement the Developer agrees to transfer to the County Council in consideration of one pound any land over which any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with any other land dedicated as public highway by the Developer free in each case from encumbrances and together with all rights necessary to permit the use, inspection, maintenance, repair and replacement of the Highway Works and all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land
- 1.13 This Agreement is a Deed. Any financial default will be declared by the County Council and registered as a Local Land Charge under section 278(5)(c) of the 1980 Act
- 1.14 If the Highway Works have not been commenced within one (1) year from the date of this Agreement, save as this period is otherwise extended in writing by the Director at his discretion, then this Agreement shall lapse and be of no further effect (save to the extent already complied with) and the Developer agrees to pay to the County Council any costs properly incurred by the County Council prior to the lapse of this Agreement (which have not already been paid) including but not limited to those costs set out in clause 3.5 of this Agreement
- 1.15 Where, in accordance with clause 1.15 above the Director, at his discretion, agrees in writing to an extension to the period of one (1) year after which this Agreement shall lapse, this Agreement shall lapse at the end of such period as agreed in writing by the Director
- 1.16 Where the Agreement has lapsed in accordance with clauses 1.15 or 1.16 , the County Council may release to the Developer the Cash Deposit and interest applied at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be

payable for that period by any party to this agreement. For the avoidance of doubt nothing in this clause requires the County Council to repay those sums payable under clause 3.5 of this Agreement save for any Commuted Sums not spent or committed

2 HIGHWAY WORKS

- 2.1 All works and activities to be carried out under the terms of this Agreement (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Developer and at no cost to the County Council
- 2.2 No work on the Highway Works shall commence and no contract or contracts in respect of the construction of the Highway Works shall be let until full details of the Highway Works have been submitted to the Director and the Director has given his written approval to the Highway Works and for the avoidance of doubt this Agreement does not constitute the written approval required under this clause
- 2.3 The Developer shall provide all relevant notices to the County Council under the New Roads and Street Works Act 1991 and Traffic Management Act 2004, and any amendments thereof
- 2.4 Insofar as the County Council as Highway Authority is required by any legislation regulation direction or code of practice (including in particular but without prejudice to the generality of the foregoing the New Roads and Street Works Act 1991) to serve a notice or notices in respect of the Highway Works on undertakers or other persons the Developer shall comply with such requirement on behalf of the County Council before the Highway Works commence and shall thereafter assume on behalf of the County Council such responsibilities as follow on therefrom in particular during the construction of the Highway Works
- 2.5 The Developer shall give due consideration to adjoining owners and occupiers at all times and shall organise activities relating to the Highway Works in such a manner as to cause the least practicable disruption
- 2.6 The Developer shall display and maintain prominent notices around the perimeter of the Site to warn the public of the dangers of entering the Site. However the display of such notices shall not relieve the Developer of any of his obligations and liabilities under this Agreement, the Control of Pollution Act 1974 or the Environment Protection Act 1990, or any amendments thereof

- 2.7 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from noise and from dust and as far as practicable the Highway Works are to be carried out in such a way that noise and dust are kept to a minimum
- 2.8 When the Highway Works are being executed the Developer shall institute at his own expense measures previously approved in writing by the Director to maintain the safe flow of traffic on the highways in the vicinity of the Site
- 2.9 No Highway Works within or affecting existing public highways will be permitted within the morning and evening peak periods i.e. 7.30 - 9.30 a.m. and 4.30 - 6.30 p.m. Monday to Friday except as agreed in writing by the Director
- 2.10 When the Highway Works are being carried out the Developer shall provide all watching and lighting as required and shall maintain all lights, guards, fencing and warning signs when and where necessary and undertake such further measures as may be reasonably required by the Director
- 2.11 Representatives of the County Council may enter upon the land on which the Highway Works are being carried out at any reasonable time to ascertain whether the terms of the Agreement are being or have been complied with
- 2.12 On Substantial Completion of the Highway Works :-
- 2.12.1 the Developer shall clear away and remove from the Site all constructional plant and temporary works of every kind and leave the Site in a safe, neat and tidy condition to the satisfaction of the Director
- 2.12.2 the Developer shall provide the County Council with 6 paper copies of the 'as constructed' drawings and a pdf thereof
- 2.12.3 the Director may issue a Certificate of Substantial Completion to the Developer
- 2.13 The Developer shall maintain the Highway Works for a period of eighteen (18) months (unless the Director agrees in writing a lesser period) from the issue of the related Certificate of Substantial Completion and prior to the expiration of this period the Developer shall reinstate and make good any damage or defect which may have arisen from any cause whatsoever or be discovered during the said period of eighteen (18) months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director. After the expiration of the period of eighteen (18) months and after any defects have been made good to the satisfaction of

the Director he may issue at the written request of the Developer the Certificate of Final Completion in respect of the Highways Works

3 FINANCE

- 3.1 Where the Developer has provided Cash Deposit, then after the issue of the Certificate of Substantial Completion the County Council may approve the release of up to 75% of the Cash Deposit Figure and upon the issue of the Certificate of Final Completion the County may release to the Developer the remainder of the Cash Deposit and interest applied at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this agreement.
- 3.2 The Developer shall be insured from the date of this Agreement and throughout the period of construction of the Highway Works within the timescales referred to in Schedule 2 (or any other period as agreed by the Director) for public liability risks in the sum of at least ten million pounds (£10,000,000.00) in respect of any single claim, and shall produce these insurance policies to the Director on demand
- 3.3 The Developer shall on the date of this Agreement pay to the County Council the Cash Deposit in the sum of the Cash Deposit Figure for the Highway Works
- 3.4 Should the Developer default in the execution of his obligations to carry out and maintain the Highway Works then the County Council may itself carry out and maintain the Highway Works having first called upon the Cash Deposit for the full cost to be expended in so doing
- 3.5 The Developer shall pay to the County Council:-
 - 3.5.1 the legal costs of the County Council in connection with this Agreement prior to sealing of this Agreement;
 - 3.5.2 interest at four per cent above the Bank of England Base Rate on any sum due to the County Council under this Agreement from the date on which it is due until the date it is paid;
 - 3.5.3 the inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £1,155.00 (One Thousand and One Hundred and Fifty-Five Pounds) prior to sealing of this Agreement; and

3.5.4 the Commuted Sums prior to the sealing of this Agreement

In WITNESS whereof this Agreement has been executed and delivered as a Deed
on the date first written above

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

Anna Mulholland JCL
A Duly Authorised Officer



EXECUTED as a DEED by)
BURGESS HOMES LIMITED)
Acting by Simon Burgess, a director)
and Victoria Thompson, a director)

Director

Director

Schedule 1
Works Drawings

Drawing Title	Drawing No
S278 Works Plan	2101-032 001(A)
Site Clearance	2101-032 002(A)
General Arrangement	2101-032 003(D)
Setting out Details and Cross Sections	2101-032 004 S278
Geometric Details	2101-032 005
Standard Details	2101-032 006(B)
H6CB	Headwall

Schedule 2

Location	Description of Works
B1111 (Bury Road)	Formation of new junction bellmouth to provide private access to proposed residential development

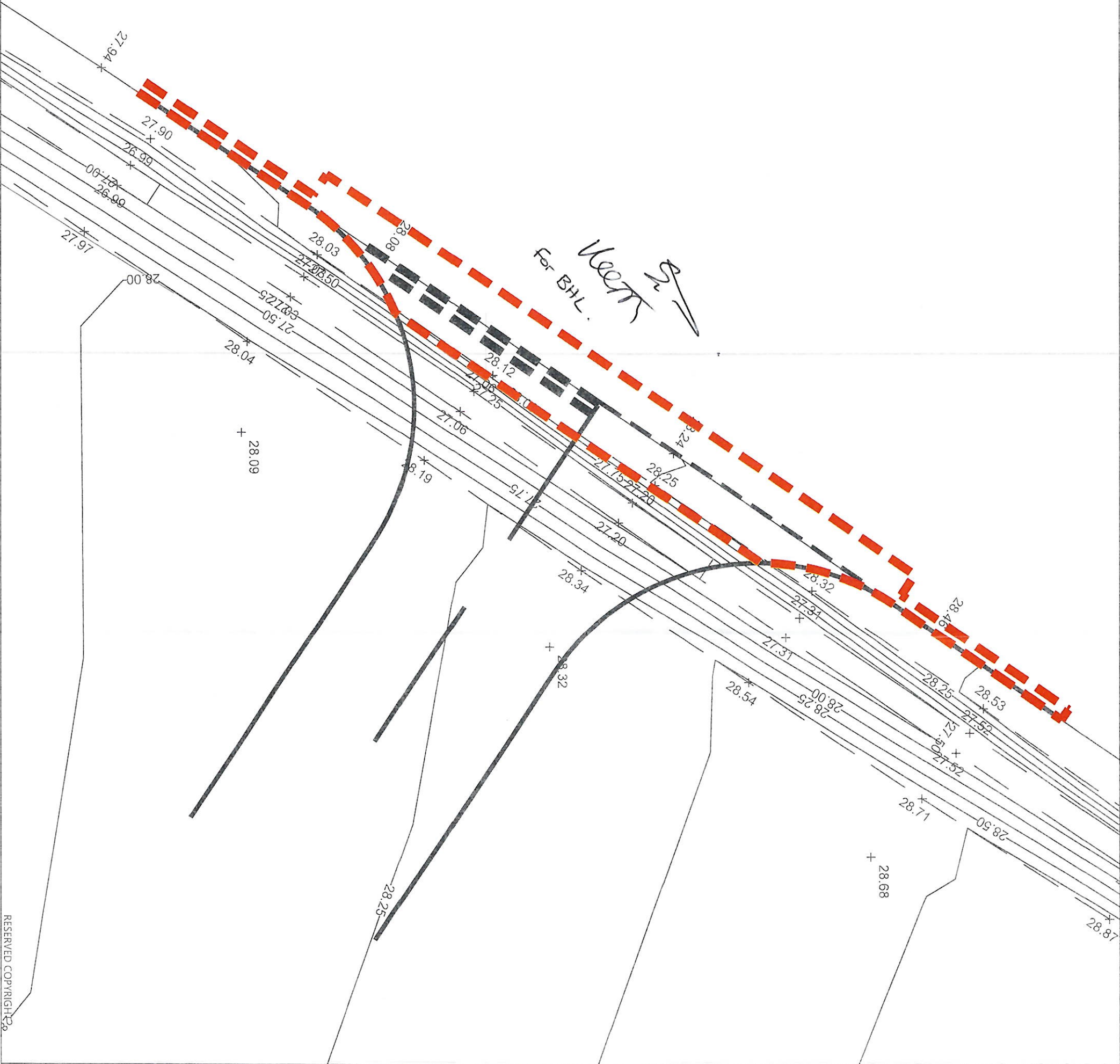
Timescales: The Highways Works are to be commenced within 12 (twelve) months of the date of this Agreement and completed within 3 (three) months of commencement of the Highway Works

A3

ORIGINAL
PLOT SIZE



INDICATIVE



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NOTES:

1. Planning Permission Reference: DC/15/2298/FUL and as amended by DC/22/1257/VAR.
2. Topographical survey undertaken by Survey Solutions (13883) in March 2014 and updated by Burgess Homes in March 2022.

KEY

- Extent of S278 Works



Rev	Date	Details	Drawn By	Checked By	Approved By
A	22.07.23	Updated to reflect the current road layout by SSC	JH	JH	JH

Bristol
Cambridge
London
Oxford
Welwyn Garden City



The Stables
7 Chesterton Mill
French's Road
Cambridge
CB4 3NP
01223 455 385
www.tpa.uk.com

CLIENT:

BURGESS HOMES

PROJECT:

Bury Road
Hopton

TITLE:

S278 Works
Legal Agreement Plan

STATUS:

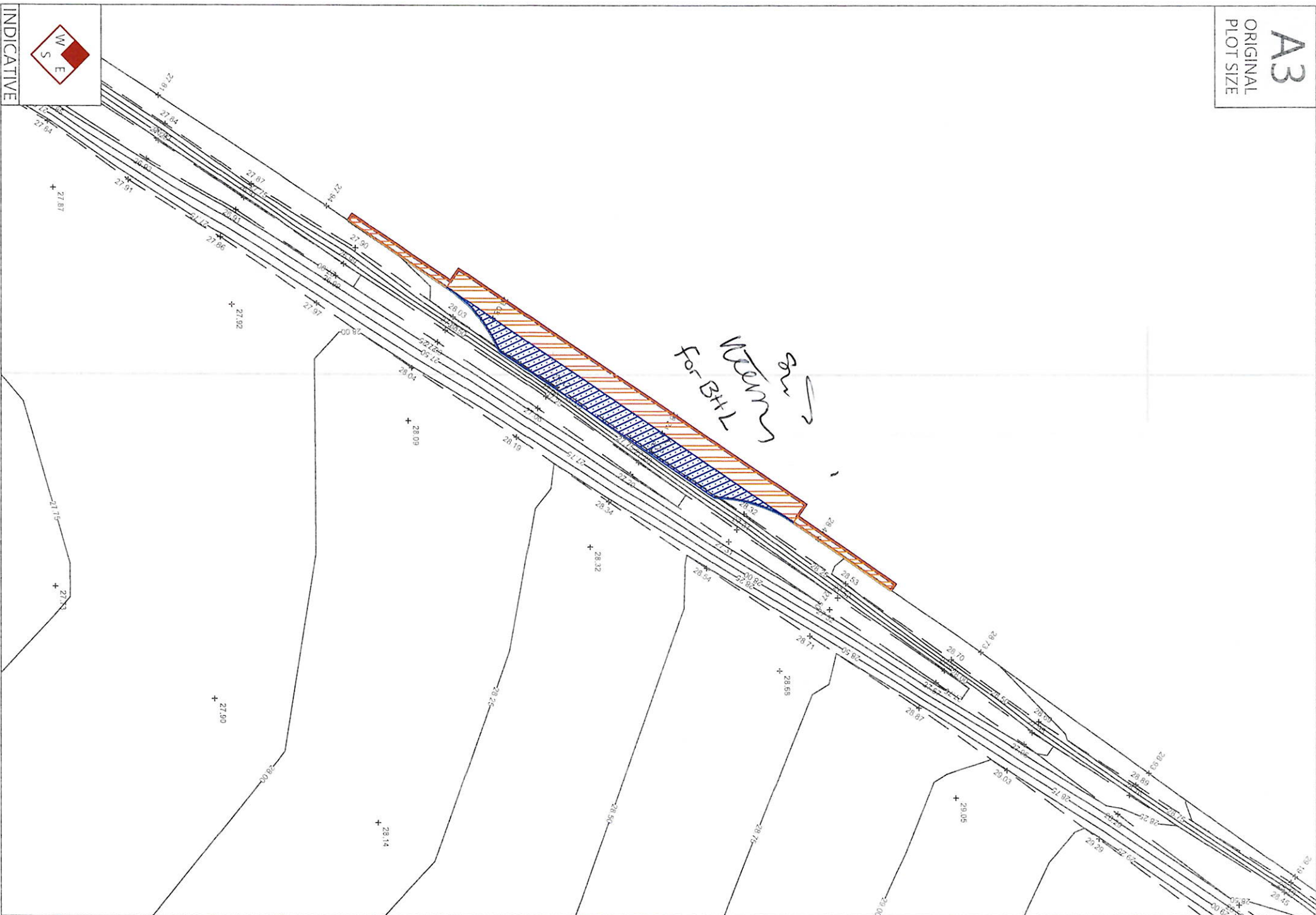
FOR APPROVAL

SCALE:	DATE:	DRAWN:	CHECKED:	APPROVED:
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JOB NO:	DRAWING NO:	REVISION:		
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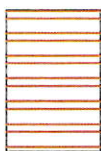
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A3

ORIGINAL
PLOT SIZE



KEY:



Excavate and remove existing soft material to required depth below proposed carriageway works



Preparation for stepped construction - plane off and safely dispose stepped layers



Provide bituminous seal

NOTES

1. Planning Permission Reference: DC/15/2298/FUL and as amended by DC/22/1257/NAR.
2. Land drainage consent for ditch works granted by SCC on the 26 September 2022. Consent Number: WW/2022-0064.
3. Topographical survey undertaken by Survey Solutions (13883) in March 2014 and updated by Burgess Homes in March 2022.
4. All details are to be checked on site by the Contractor prior to the commencement of the works.
5. All dimensions in metres unless otherwise stated. Measurements to all lines are to centre line. DO NOT SCALE from this drawing.
6. All levels in metres above ordnance datum unless otherwise stated.
7. TPA cannot be held responsible for the accuracy of the topographical survey.
8. Refer to Suffolk County Council Design Guide for further information. If there is any ambiguity between the Specification and the Drawings, the Contractor shall immediately inform the Engineer.
9. Traffic management to be in accordance with Chapter 8 of the Traffic Signs Manual and relevant codes of practice.
10. All lining diagram numbers refer to the Traffic Signs Regulations & General Directions 2016.
11. Edge of all street furniture to be a minimum of 450mm from kerb edge.
- 12.

Rev	Date	Details	Drawn By	Checked By	Approved By
A	22.07.23	Corner Radii reduced as per SCC request, with updated 3 drawing frame	JH	-	JH

Bristol
Cambridge
London
Oxford
Welwyn Garden City



The Stables
7 Chesterton Mill
French's Road
Cambridge
CB4 3NP
01223 455 385
www.tpa.uk.com

Handwritten signature

CLIENT:

BURGESS HOMES

PROJECT:

Bury Road
Hopton

TITLE:

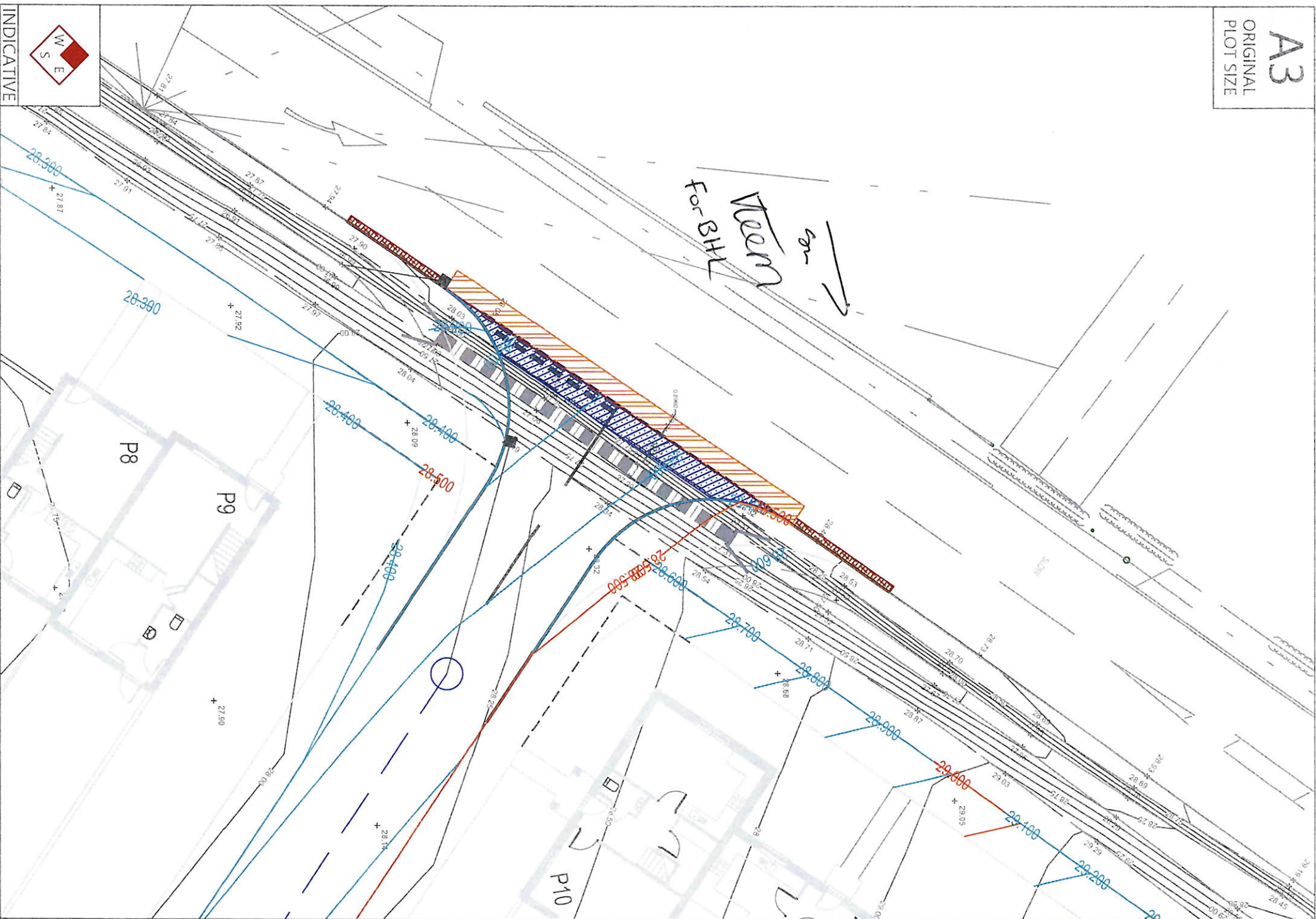
S278 Works
Site Clearance

STATUS:

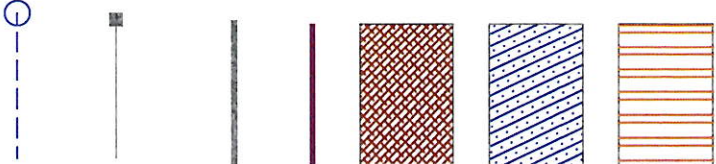
FOR APPROVAL

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JOB NO:	2101-032	DRAWING NO:	002	REVISION:
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KEY:



Stepped construction - Refer to detail on Suffolk County Council Design Guide

Full Depth Carriageway Construction - Refer to detail on Suffolk County Council Design Guide

Partial Carriageway Construction to Support Kerb Installation

Provide bituminous seal

Pre-cast concrete kerb 125x255mm half battered. Refer to detail on Suffolk County Council Design Guide

Proposed Gully drainage connection

Proposed On-site drainage infrastructure

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NOTES:

1. Planning Permission Reference: DC/15/298/FUL and as amended by DC/22/1257/VAR.
2. Land drainage consent for ditch works granted by SCC on the 26 September 2022. Consent Number: WW/2022-0064.
3. Topographical survey undertaken by Survey Solutions (13883) in March 2014 and updated by Burgess Homes in March 2022.
4. All details are to be checked on site by the Contractor prior to the commencement of the works.
5. All dimensions in metres unless otherwise stated. Measurements to all lines are to be centre line. DO NOT SCALE from this drawing.
6. All levels in metres above ordnance datum unless otherwise stated.
7. TPA cannot be held responsible for the accuracy of the topographical survey.
8. Refer to Suffolk County Council Design Guide for further information.
9. If there is any ambiguity between the Specification and the Drawings, the Contractor shall immediately inform the Engineer.
10. Traffic management to be in accordance with Chapter 8 of the Traffic Signs Manual and relevant codes of practice.
11. All lining diagram numbers refer to the Traffic Signs Regulations & General Directions 2016.
12. Edge of all street furniture to be a minimum of 450mm from kerb edge.

Rev	Date	Details	Drawn By	Checked By	Approved By
A	22/07/23	(Corner Radii reduced as per SCC request, with updated drainage layout)	JH	-	JH
B	13/07/23	Key updated and additional drainage details added	JH	-	JH
C	19/07/23	Updated to suit SCC comments	JH	-	JH
D	18/07/23	Minor update to suit SCC comments	JH	-	JH

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Welwyn Garden City

tpa
Transport Planning Associates

The Stables
7 Chesterton Mill
French's Road
Cambridge
CB4 3NP
01223 455 385
www.tpa.uk.com

Agan

CLIENT:

BURGESS HOMES

PROJECT:

**Bury Road
Hopton**

TITLE:

**S278 Works
General Arrangement**

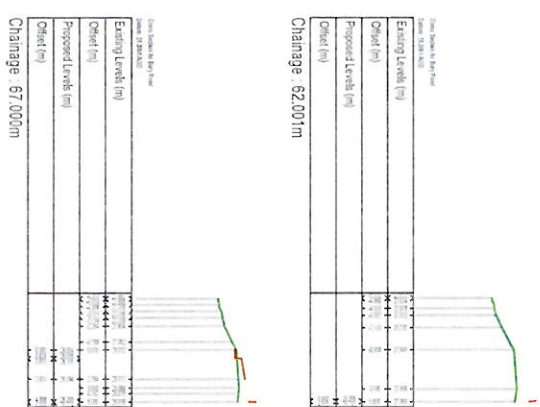
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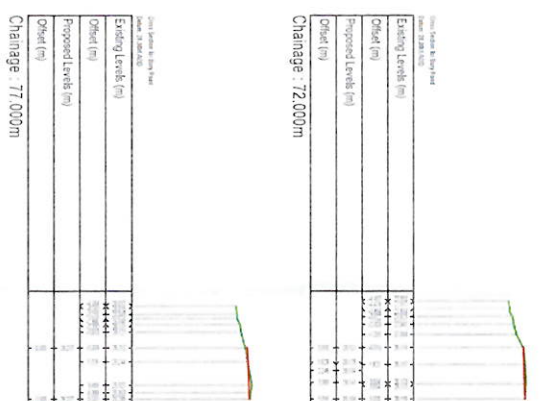
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JOB NO:	2101-032	DRAWING NO:	003	REVISION:
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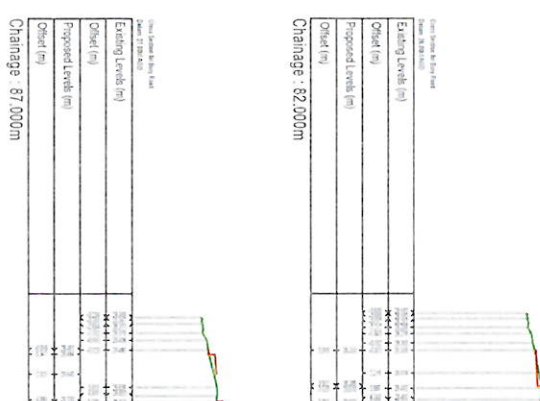
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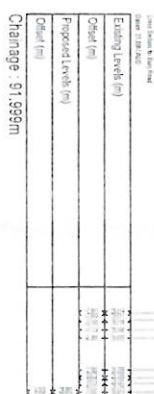
Chainage : 67.000m



Chainage : 77.000m



Chainage : 87.000m



Chainage : 91.999m

SCALE :
HORIZONTAL 1:500
VERTICAL 1:100

✓

SCALE:
HORIZONTAL 1:500
VERTICAL 1:100

Bury Road	Chaining (m)	Easting (m)	Northing (m)	Level (m)	Cave/Shaft
0.000	56942.337	27679.344	27.880	Sh1	
0.142	56944.413	27676.434	27.883	Sh1	
0.000	56946.351	27673.524	27.887	Sh1	
0.000	56948.289	27670.614	27.890	Sh1	
0.000	56950.227	27667.704	27.893	Sh1	
0.000	56952.165	27664.794	27.896	Sh1	
0.000	56954.103	27661.884	27.899	Sh1	
0.000	56956.041	27658.974	27.902	Sh1	
0.000	56957.979	27656.064	27.905	Sh1	
0.000	56959.917	27653.154	27.908	Sh1	
0.000	56961.855	27650.244	27.911	Sh1	
0.000	56963.793	27647.334	27.914	Sh1	
0.000	56965.731	27644.424	27.917	Sh1	
0.000	56967.669	27641.514	27.920	Sh1	
0.000	56969.607	27638.604	27.923	Sh1	
0.000	56971.545	27635.694	27.926	Sh1	
0.000	56973.483	27632.784	27.929	Sh1	
0.000	56975.421	27629.874	27.932	Sh1	
0.000	56977.359	27626.964	27.935	Sh1	
0.000	56979.297	27624.054	27.938	Sh1	
0.000	56981.235	27621.144	27.941	Sh1	
0.000	56983.173	27618.234	27.944	Sh1	
0.000	56985.111	27615.324	27.947	Sh1	
0.000	56987.049	27612.414	27.950	Sh1	
0.000	56988.987	27609.504	27.953	Sh1	
0.000	56990.925	27606.594	27.956	Sh1	
0.000	56992.863	27603.684	27.959	Sh1	
0.000	56994.801	27600.774	27.962	Sh1	
0.000	56996.739	27597.864	27.965	Sh1	
0.000	56998.677	27594.954	27.968	Sh1	
0.000	56999.615	27592.044	27.971	Sh1	
0.000	57001.553	27589.134	27.974	Sh1	
0.000	57003.491	27586.224	27.977	Sh1	
0.000	57005.429	27583.314	27.980	Sh1	
0.000	57007.367	27580.404	27.983	Sh1	
0.000	57009.305	27577.494	27.986	Sh1	
0.000	57011.243	27574.584	27.989	Sh1	
0.000	57013.181	27571.674	27.992	Sh1	
0.000	57015.119	27568.764	27.995	Sh1	
0.000	57017.057	27565.854	27.998	Sh1	
0.000	57018.995	27562.944	28.001	Sh1	
0.000	57020.933	27560.034	28.004	Sh1	
0.000	57022.871	27557.124	28.007	Sh1	
0.000	57024.809	27554.214	28.010	Sh1	
0.000	57026.747	27551.304	28.013	Sh1	
0.000	57028.685	27548.394	28.016	Sh1	
0.000	57030.623	27545.484	28.019	Sh1	
0.000	57032.561	27542.574	28.022	Sh1	
0.000	57034.499	27539.664	28.025	Sh1	
0.000	57036.437	27536.754	28.028	Sh1	
0.000	57038.375	27533.844	28.031	Sh1	
0.000	57040.313	27530.934	28.034	Sh1	
0.000	57042.251	27528.024	28.037	Sh1	

Bury Road

[illegible]

RESERVED COPYRIGHT

1. Planning Permission Reference DC/15/2268/FUL - 24 October 2019.
2. Topographical survey undertaken by Survey Solutions (1383) in March 2014 and updated by Burgess Homes in March 2022.
3. All details are to be checked on site by the Contractor prior to the commencement of the works.
4. All dimensions in metres unless otherwise stated. Measurements to all lines are to the centre line. DO NOT SCALE from this drawing.
5. All levels in metres above Ordnance datum unless otherwise stated.
6. TPA cannot be held responsible for the accuracy of the topographical survey.
7. Refer to Suffolk County Council Design Guide for further information. If there is any ambiguity between the Specification and the Drawings, the Contractor shall immediately inform the Engineer.
8. Traffic management to be in accordance with Chapter 8 of the Traffic Signs Manual and relevant codes of practice.
9. All bearing and station numbers refer to the Traffic Signs Regulations & General Directions 2016.
10. Edge of all street furniture to be a minimum of 450mm from kerb edge.

Transport Planning Associates

Agenda

BURGESSES HOMES

Bury Road
Hopton

S278 Works Setting Out Details and Cross Sections

FOR APPROVAL

SCALE	DATE	DRAWN	CHECKED	APPROVED
As Shown	22.07.22	NR	JH	JH
JOB NO	DRAWING NO.		REVISION	
2101-032	004		-	



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For	Date	Details	Received by	Checked by	Approved by

Bristol
Cambridge
London
Oxford
Welwyn Garden City



Transport Planning Associates

The Stables
7 Chesterton Mill
French's Road
Cambridge
CB4 3NP
01223 455 385
www.tpa.uk.com

www.tpa.uk.com

CLIENT:

BURGESS HOMES

PROJECT:

After

Hopton

TITLE:

S278 Works

Geometric & Setting Out

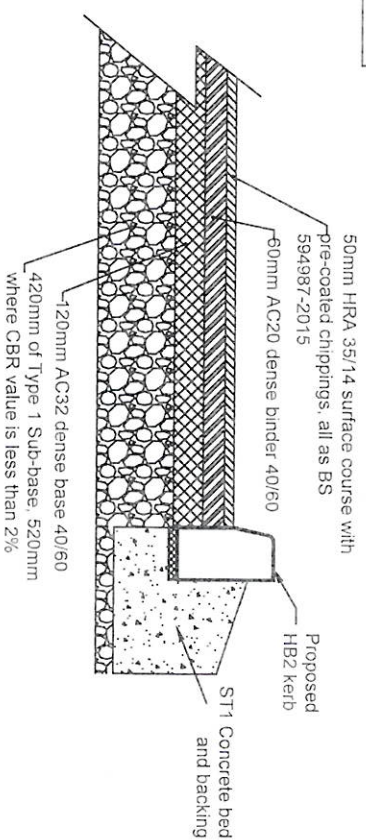
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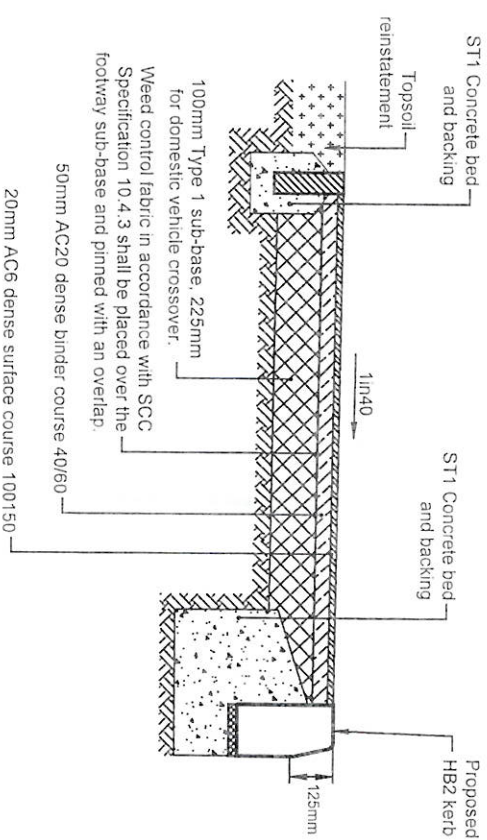
FOR APPROVAL

SCALE:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:100	22.05.23	JH	JH	JH
JOB NO:		DRAWING NO:		REVISION:
2101-032		005		

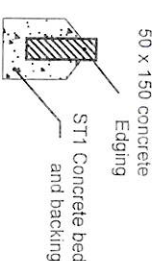
Typical Carriageway Construction Detail



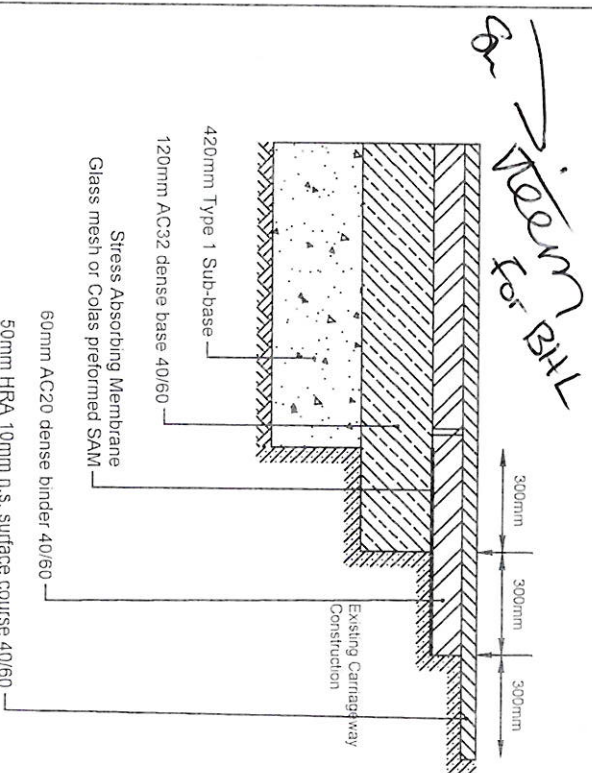
Typical Footway Construction Detail



Typical Edging Construction Detail



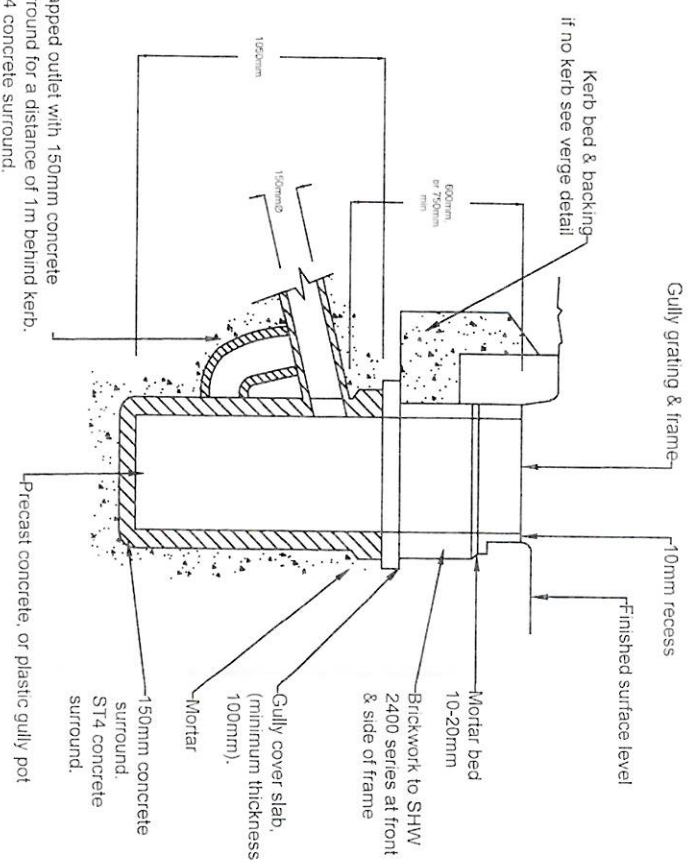
Cross Section A-A Stepped Carriageway Tie in Detail



ROAD CATEGORY	DEPTH OF SUB-BASE FOR CBR VALUES				ROAD BASE DEPTH (mm)		SURFACING DEPTH (mm)		
	less than 2%	2%	3%	4%	5% and greater	Between bound and 80 HRA	Lean concrete course	Base course	Wearing course
Shaved surface road	See Clause 2.1.3	370	280	225	225	80 HRA 100 DBM	---	concrete blades on 35mm sand	---
Minor access road	---	420	320	250	225	---	120	HRA 60 HRA 60 HRA 50 HRA 50	HRA 50 HRA 50 HRA 50 HRA 50
Major access road	---	450	340	270	225	DBM 120 HRA 100 HRA 120	---	140 HRA 60 HRA 60 HRA 50 HRA 50	HRA 50 HRA 50 HRA 50 HRA 50 HRA 50
Local distributor road	---	500	380	300	225	DBM 150 HRA 130 HRA 150 DBM 170	---	180 HRA 70 HRA 70 HRA 50 HRA 50 HRA 50	HRA 50 HRA 50 HRA 50 HRA 50 HRA 50

Notes: 1. Where the sub-grade is first unsuitable, the sub-base depth shall be increased to provide a minimum construction depth of 150mm.
2. Where CBR is less than 5%, use C 2.1.4.
3. Where CBR is between 5% and 20%, special measures will apply.
4. For concrete roads, see Cl 2.6.3.

Typical Gully Detail



- ## NOTES
1. Gully grating and frame to BS EN124.
 2. Gully frame to be set on 10-20 thick Class 1 cement mortar bed, to Clause 2404.
 3. Brick work - At least one an not more than three courses of Class B Engineering 225 brickwork laid square. Change in profile from square to circular to be shaped in Class 1 mortar.
 4. Gully pot to be precast concrete to BS 5911.
 5. Where the gully connection pipe passes under the carriageway the invert level of the pipe at the outlet shall be set at least 175 below formation level. The invert shall be at least 315 below the top of the sub-base.
 6. Grating and frame set 5mm below carriageway surface and flush with the kerb face; any gap to be filled with Class 1 mortar.
 7. See Notes 3 and 5. Where the total road construction depth exceeds 450 and the gully pipe passes under the carriageway more than three courses of brickwork will be permitted, to a maximum of five courses.

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NOTES

1. Refer to Suffolk County Council Design Guide and Specification for Estate Roads for further information.
2. If there is any ambiguity between the Specification and the Drawings, the Contractor shall immediately inform the Engineer.

Revised	Date	Details	Drawn by	Checked by	Approved by
B	26/07/23	Updated to suit CCC comments	NB	JH	JH
A	17/07/23	Updated to suit CCC comments	NB	JH	JH

Bristol
Cambridge
London
Oxford
Welwyn Garden City

Welwyn Garden City

The Stables
7 Chesterton Mill
French's Road
Cambridge
CB4 3NP
01223 455 385
www.tpa.uk.com

www.tpa.uk.com

CLIENT:

BURGESS HOMES

PROJECT:

Bury Road

Hopton

TITLE:

S278 Works

Standard Details

STATUS:

FOR APPROVAL

SCALE:

DATE: _____

DRAWN:

CHECKED:

APPROVE

JOB NO.

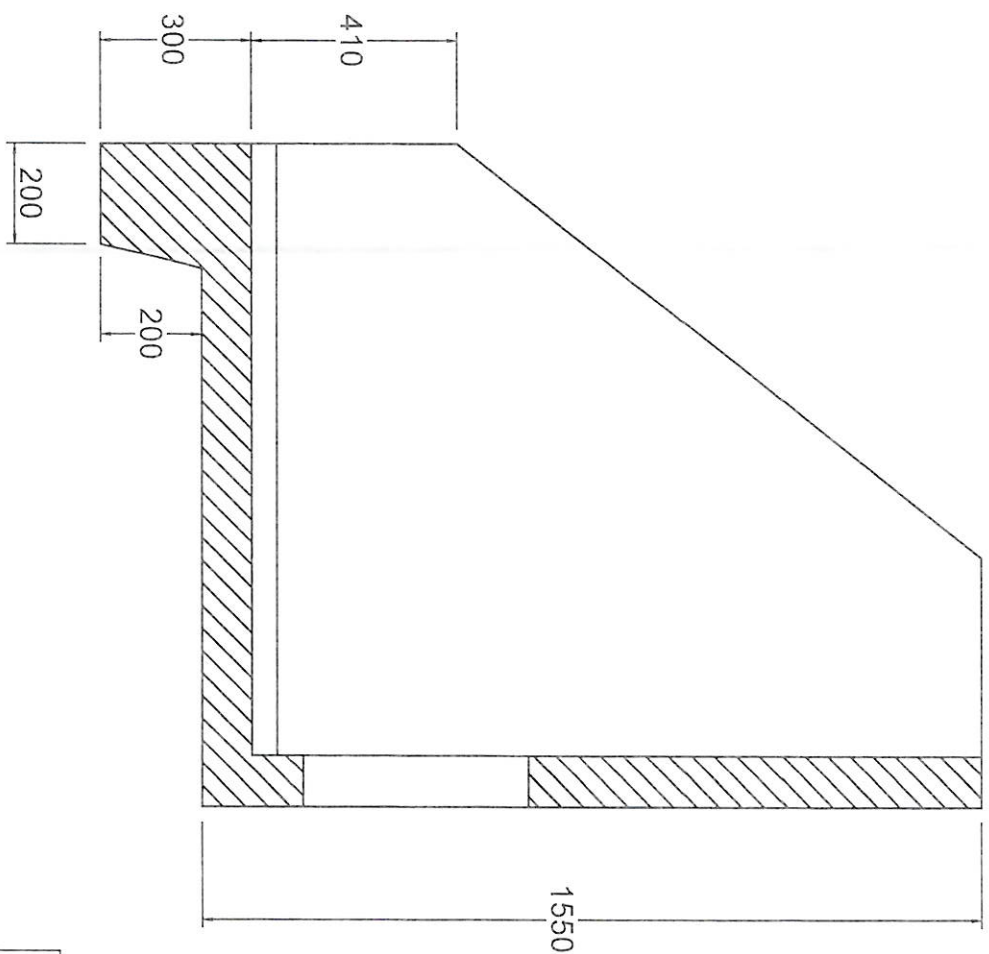
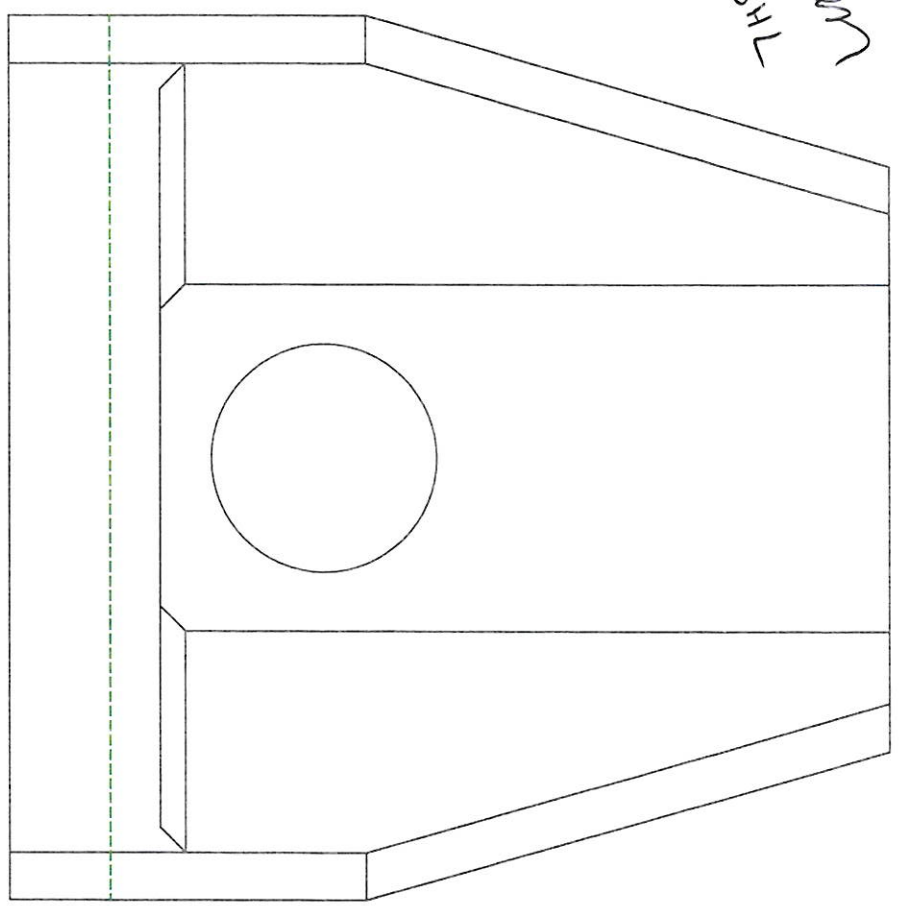
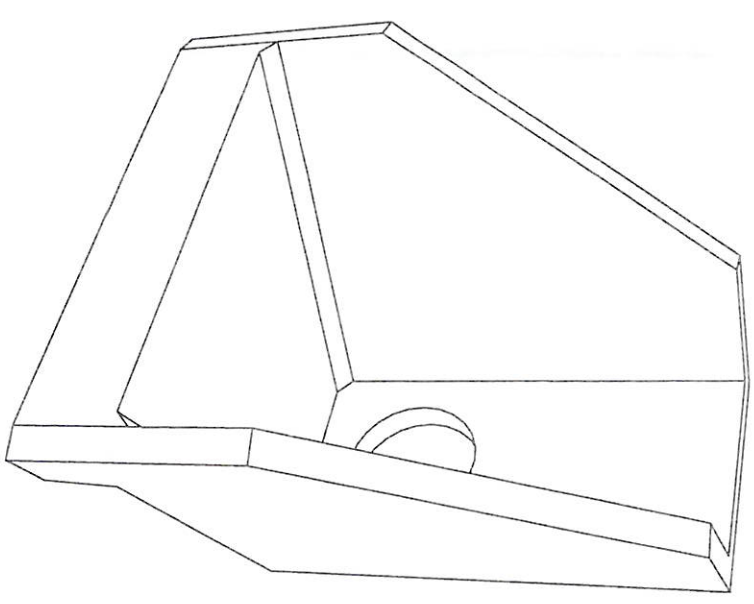
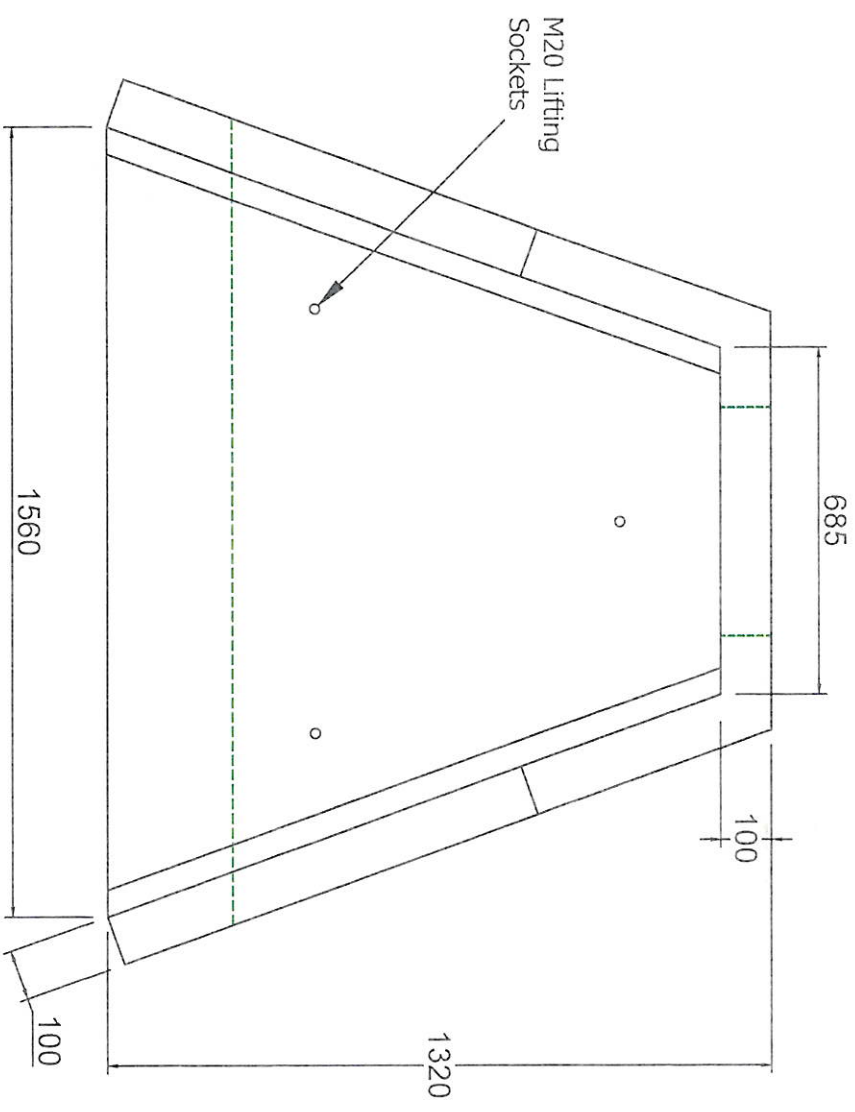
DRAWING NO:

REVISION

INDICATIVE

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Note: Isometric drawing is for reference only, details may not accurately represent actual design - please see detailed views for technical information



NOTES:

- All dimensions in mm
- All measurements ± 1 mm

Specification information

- Opening in back wall cast to suit outside diameter of the pipework
- Invert level of pipe can be set to your specification

Headwall installation

- Units should be bedded on minimum 150mm of semi-dry concrete
- Set the headwall level or with a slight fall 1:50 from pipe to spill mouth

Handling

- A. Weight of concrete is based on 2.4 tonne/m³ $\pm 5\%$ is recommended for using lifting equipment
- B. All lifting points shall be used as specified below - Anchor points & lugs - Total Qty: 3
- C. Unit to be lifted as per lifting diagram

Concrete

- A. Mix ref: Self-compacting DCA/DS4 MK
- B. Lifting strength based on 2 cures = 20N/mm²
- C. Characteristic 28 day cube strength = 50N/mm²
- D. Concrete provides Design Chemical Class 4 (DCA) to special Digest 1, Table F2.

Reinforcement

- A. Reinforcement to BS EN 13369
- B. Scheduling, dimensioning, bending & cutting to BS5666
- C. Cage to be machine tied with steel wire

Manufacture

- A. Manufacture to BS EN 15258 2008 precast concrete products - Retaining wall elements, Factory Production Control certificate number: 0086-CPR-650448 & BS EN 13369
- B. Tolerances to BS EN 13369 clause 4.3.1.1

Finishing

- A. Top, Sides, Base, Rear of back wall
- B. Marking: Units shall be indelibly marked to show
- C. De-mould date
- D. Job reference number & unique product number
- E. Unit weight (kg)

Design

- A. Concrete design to EC2
- B. Althon have designed the concrete units only, the site conditions should be assessed for suitability by the scheme designer
- C. Units are designed to withstand a vertical live load surcharge of 10kN/m²
- D. Weight of soil = 18kN/m³
- E. Angle of internal friction = 30 Deg
- F. Design Life >50 years

Min Cover	Top Cover	Side Cover	Base Cover	Rear Cover
Size (mm)	33	25	25	30
Size (mm)	33	25	25	30

Exposure	Exposure reduced	Corrosion induced	Freeze Thaw	Chemical
Classification	by Chloride	by Chloride	attack	attack
XC4	XC4	XC4	XF3	XF2

Fabrication Specification

- A. Manufacture IAW EN 1090-2 EXC CLASS 1
- B. Material grade is to be BS EN 10025 S275
- C. Welding carried out IAW EN 1090-2 PAB 7.5.4 - 7.5.18
- D. All fillet and butt welds to have a minimum throat thickness of 6mm & joints to be fully welded where possible
- E. Ensure vertical flaps are fully welded both sides where possible
- F. All sharp edges and burrs are to be removed
- G. Remove all weld spatter
- H. Holes by punching are permitted with reaming
- I. Galvanising is carried out after fabrication to BS EN ISO 1461

Handrail Specification

- A. Keep Klampot Galvanised Size 8 Fittings
- B. Size 8 48 3mm OD 3.2mm Wall Thickness Galvanised Medium Duty Tube to BS EN 10255
- C. 360N/m Design Load at stand in BS 6118, BS 6180, BS 6399 & BS 7818, Civil Engineering Specification for the Water Industry (CESWI) 7th Edition Clause 2.60
- D. Handrails & Balusters & The Engineering Equipment and Materials Users' Association (IEMUA) Publication 105 7th Edition Factory Showways, Ladders and Handrails
- E. Other design loads available on request
- F. GRP/FRP Handrails also available

REV NO

DATE

DESCRIPTION



ALTHON LIMITED
ALTHON ROAD
ALTON, HAMPSHIRE, GU34 0JH
TEL: 01862 481700
FAX: 01862 481701
EMAIL: sales@althon.co.uk
WEB: www.althon.co.uk

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DRAWING TITLE / PROJECT

H6CB Headwall

CLIENT

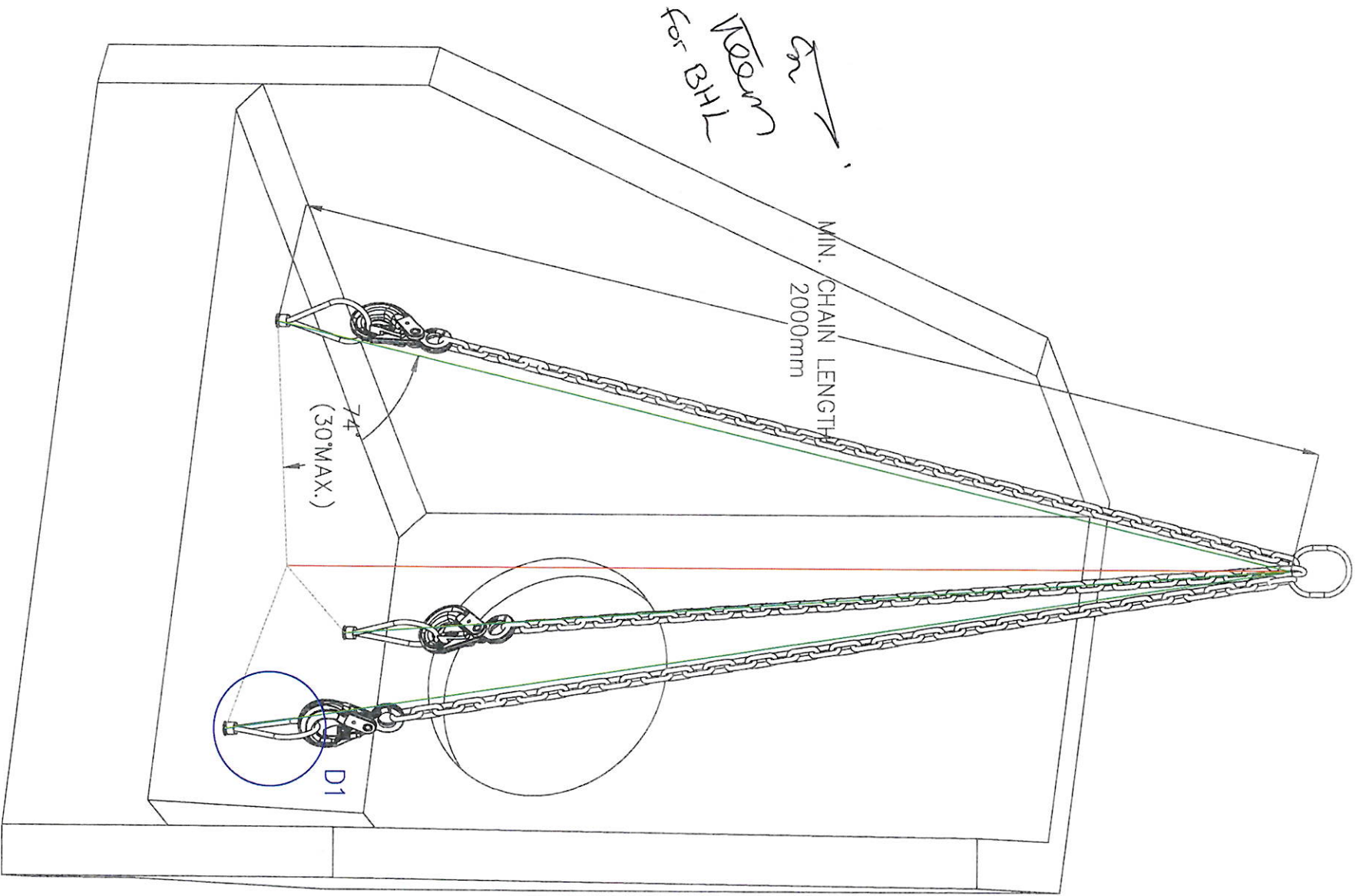
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NTS	A3	01 OF 02	27.04.18

PRODUCT NAME	TOE HEIGHT
H6CB	N/A

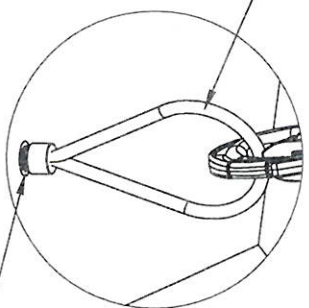
DRAWING No:



DO NOT SCALE DRAWING



M20 LIFTING LOOP



DETAIL D1 M20 CAST-IN LIFTING SOCKET

RD20 Threaded Lifting Loop
Safe Working Load: 2000kg each

Manufactured from zinc plated steel wire rope with a precision bright steel threaded portion. Threaded lifting loops are ideally suited to axial lifting procedures but can be used up to and including angled lifts of 30 degrees.

Use and Operation

The threaded lifting loop must be fully threaded into the lifting socket prior to commencing a lifting operation. It is imperative that the two mating surfaces are parallel to each other.

NOTES

- All dimensions in mm
- All measurements 1 turn

Specification Information

- Opening in back wall cast to suit outside diameter of the pipework
- Invert level of pipe can be set to your specification

Headwall Installation

Units should be bedded on minimum 150mm of semi-dry concrete. Sit the headwall level or with a slight fall 1.50 from pipe to spill mouth.

Handling

- Weight of concrete is based on 2.4 tonne/m³ + 5% is recommended for sizing lifting equipment.
- All lifting points shall be used as specified below - Anchor points & loops - Total Qty 3
- Unit to be lifted as per lifting diagram

Concrete

- Mix ref: Self-compacting DCA/DS4 Mix
- Lifting strength based on 2 cubes = 20N/mm²
- Characteristic 28 day cube strength = 50N/mm²
- Concrete provides Design Chemical Class 4 (DCA4) to special Digest 1, Table F2.

Reinforcement

- Reinforcement to BS EN 13369
- Self-curing dimensioning bending & cutting to BS8666
- Cage to be machine tied with steel wire

Manufacture

- Manufacture to BS EN 15245 2008 precast concrete products - Retaining wall elements, Factory Production Control certificate number 0086-CPR-650446 & BS EN 13369
- Tolerances to BS EN 13369 clause 4.3.1.1
- Finishing
- Marking Units shall be indelibly marked to show:
 - mould reference code
 - De-mould date
 - Job reference number & unique product number
 - Unit weight (kg)

Design

- Concrete design to EC2
- Allison have designed the concrete units only, the site conditions should be assessed for suitability by the scheme designer
- Units are designed to withstand a vertical live load surcharge of 10kN/m²
- Weight of soil = 18kN/m³
- Angle of internal friction = 30 Deg
- Design Life >50 years

Material	Grade	Min. Cover	Max. Cover
Concrete	C35/45	35mm	50mm
Reinforcement	R400	25mm	35mm
Exposure	Exposure Class 1	Exposure Class 1	Exposure Class 1
Exposure	Exposure Class 1	Exposure Class 1	Exposure Class 1
Exposure	Exposure Class 1	Exposure Class 1	Exposure Class 1

Fabrication Specification

- Manufacture IAW EN 1090 2 EXC CLASS 1
- Material grade is to be BS EN 10025 S275
- Welding carried out IAW EN 1090 2 PARA 7.5.4 - 7.5.18
- All fillet and butt welds to have a minimum throat thickness of 6mm & joints to be fully welded where possible
- Ensure vertical flange are fully welded both sides where possible
- All sharp edges and burrs are to be removed
- Remove all weld spatter
- Holes by punching are permitted with reaming
- Galvanising is carried out after fabrication to BS EN ISO 1461

Handrail Specification

- Kee Klamp® Galvanised Size 8 Fittings
- Size 8 48 3mm OD 3 2mm Wall Thickness Galvanised Medium Duty Tube to BS EN 10255
- 360Nm Design Load as stated in BS 8118, BS 6180, BS 6399 & BS 7818 Civil Engineering Specification for the Water Industry (CESWI) 7th Edition Clause 2.60 Handrails & Balusters & The Engineering Equipment and Materials Users Association (EEMUA) Publication 105 7th Edition Factory Stairways, Ladders and Handrails
- Other design loads available on request
- GRP/FRP Handrails also available



ADDRESS: ALTHON LIMITED
15, STATION ROAD
KNOWSLEY, MERSEY
TEL: 0151 444 4444
FAX: 0151 444 4444
EMAIL: sales@althon.co.uk
WEBSITE: www.althon.co.uk

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DRAWING TITLE / PROJECT

Headwall
Lifting Diagram

CLIENT

SCALE	PAPER	SHEET NO.	DATE
NTS	A3	02 OF 02	27 - 04 - 18
HEADWALL WEIGHT	TOE WEIGHT	N/A	
1400kg			
PRODUCT NAME	H6CB		
DRAWING No			



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