

DATED

2 March

2023

SUFFOLK COUNTY COUNCIL (1)

- and -

PERSIMMON HOMES LIMITED (2)

- and -

THOMAS WILLIAM BALDWIN (3)

#### AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980  
and any other enabling power relating to  
the development of land at Castleton Way, Eye, Suffolk

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

Ref: 65069/JL

**SECTION 278 AGREEMENT  
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THIS AGREEMENT is made the 2nd day of March 2023  
BETWEEN the following parties :-

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX ("the County Council")
- (2) PERSIMMON HOMES LIMITED (company number 04108747) of Persimmon House, Fulford, York, YO19 4FE ("the Developer")
- (3) THOMAS WILLIAM BALDWIN of Brundish Lodge, Brundish, Woodbridge, Suffolk IP13 8BU ("the Registered Owner")

#### 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 issued pursuant to paragraph 15.3 of Schedule I
"Certificate of Substantial Completion"	Means any of the certificates issued pursuant to paragraph 14.2 of Schedule I
"Commuted Sums"	Means the sum of £122,467.25 (One Hundred and Twenty-Two Thousand, Four Hundred and Sixty-Seven 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



"Compensation Cash Deposit"	Means the cash deposit to be paid to the County Council in the sum of the Compensation Figure being the sum the County Council reasonably considers sufficient to meet the likely cost of settling claims and connected costs under Part I of the Land Compensation Act 1973
"Compensation Figure"	Means the sum of £30,000 (Thirty thousand pounds) which is the amount which the Director reasonably considers sufficient to meet the likely cost of settling claims and connected costs under Part I of the Land Compensation Act 1973
"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
"Performance Bond"	Means the bond with the 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 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 £464,125.00 (Four hundred and Sixty-Four Thousand One Hundred and Twenty-Five Pounds) 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
"Permission"	Means the planning permission granted by Mid-Suffolk District Council dated 27 March 2018 granted with reference number 3563/15 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 situated at Castleton Way, Eye Suffolk shown edged red for identification only on the attached plan no E803-701Q
"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 plan and the details (subject to any variations agreed in writing)
"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
"Surface Water Drains"	the pipes and media (shown by blue lines on the attached plan E803-701Q) carrying surface water drainage from the New Highways only (up to the point of discharge into the main public sewer or other suitable outfall (and for the avoidance of

doubt not including the lagoons shown on the aforementioned plan)

"Technical Standards"	Means the standards necessary to ensure complete conformity with all UK and EU 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 £421,930 (Four Hundred and Twenty One Thousand, Nine Hundred and Thirty 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

(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 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 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
- (D) The Developer has the benefit of the Permission
- (E) The Registered Owner is the registered proprietor of the Site in so far as it is registered at the Land Registry under Title Number SK311419 pending registration of the transfer of the Site to the Developer as completed as at 1<sup>st</sup> November 2022 and enters this agreement to fully secure any dedication of land as highway pursuant to this Agreement
- (F) The Developer has acquired the Site in so far as it is registered at the Land Registry under Title Number SK311419 from the Registered Owner as at 1<sup>st</sup> November 2022 and this is pending registration with the Land Registry

- (G) The Registered Owner and Developer wish 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
- (H) 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 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. 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 Technical Director Gary Lee
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The Registered Owner	marked for the attention of the Registered Owner at Brundish Lodge Brundish Woodbridge Suffolk IP13 8BU
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- 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 Registered Owner and Developer covenant and warrant 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 Registered Owner and Developer to enter into this Agreement and to comply with their respective 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 and will comply with the obligations of the Registered Owner under this Agreement
- 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 Highways Authority to give written notice not less than three calendar months prior to works commencing, in order that the County Council as Highways Authority has sufficient time to ensure that the commencement of works will cause the least disruption possible to road users. The County Council reserves the right to refuse consent and/or to stop 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 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 paragraph 19 of Schedule I to this Agreement

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

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

  
..... EMILY SPRINGFIELD  
A Duly Authorised Officer






EXECUTED as a DEED by  
**PERSIMMON HOMES LIMITED**  
Acting by its Attorneys

[ JAMES RICHARD INMAN  
.....(Attorney)

signed



In the presence of:

Witness signature ..... 

Witness name ..... ELENA JORDAN

Address ..... ~~Witham, Essex CM8 1FQ~~


..... ~~Gershwin Boulevard~~

And ..... ~~Persimmon House~~

Persimmon House  
Gershwin Boulevard  
Witham, Essex CM8 1FQ

[ REBECCA VICTORIA LANGRIDGE  
.....(Attorney)

signed



In the presence of:

Witness signature ..... 

Witness name ..... ELENA JORDAN

Address ..... Persimmon House

..... Gershwin Boulevard

Witham, Essex CM8 1FQ

SIGNED as a deed by  
THOMAS WILLIAM BALDWIN

..... 

In the presence of:

Witness signature ..... 

Witness name ..... JORDAN MARSHALL

Address ..... 9 MORRINGER ROAD

BURY ST EDMUNDS IP33 2DQ

## **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
- 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
- 1.3 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



### 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 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
- 3.4 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
- 3.5 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
- 3.6 The Director shall for the purposes of paragraphs 3.1 to 3.5 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 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
- 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 4.1 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 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

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

#### 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 Registered Owner and Developer hereby agree that on the date of Substantial Completion;

14.1.3 that part of the Site upon which the Highway Works are constructed which does not currently form part of the public highway shall be dedicated as highway under section 38 of the 1980 Act; and

14.1.4 they shall be deemed to have granted and (where the Surface Water Drains are laid or to be laid either wholly or partly through land outside the Developer or Registered Owner's freehold registered ownership) assigned to the Council for the benefit of the highway full right and liberty over such part or parts of land registered at the Land Registry with registration number SK311419 and shown edged and stippled yellow on the attached plan E803-701Q and any other land through which any part of the Surface Water Drains are laid to use the same for the passage or discharge of surface water from the highway and to enter onto such part or parts of such land and such other land to cleanse repair maintain and replace the same and any conveyance of any such part or parts of that land shall be expressed to be subject to the Council's easement.

14.4. After the issue of the Certificate of Substantial Completion the County Council will approve a reduction of 90% of the Performance Figure (less any sums paid to the County Council in accordance with Paragraph 17 of this Schedule and the terms of the Performance Bond) in respect of the relevant Highway Works and the County Council will release the Developer and the 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 20.5 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 Registered Owner and 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



16.5 The Developer covenants with the Registered Owner in respect of the period expiring at the date of the completion of the registration of the Site at Land Registry:

16.5.1 To observe and perform the covenants and obligations on its behalf as set out in this Agreement

16.5.2 To indemnify and keep indemnified the Registered Owner against all liabilities actions claims costs losses demands proceedings and expenses whatsoever which may be brought or made against the Registered Owner in consequence of any breach of obligations referred to or contained within this clause 16.5

16.6 For the avoidance of doubt, the Registered Owner without prejudice to any provisions of this Agreement, shall not be liable for any liability whatsoever after the date of the completion of registration of the Site at Land Registry to the Developer who shall be obligated to notify both the County Council and the Registered Owner within five working days of the same

## 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 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 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	£14,626.00
Footways	£8,700.00
Street Lighting	£56,156.75
Drainage	£40,944.50
Traffic Signals	0
Verges, Trees and Street Furniture	£2,040.00

## 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 7½% 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
- 19.1.7 the whole of the costs of the County Council in connection with surveying and assessing the land upon which the Highways Works are to be constructed and land in the vicinity of the Highway Works as deemed necessary by the County Council in order to provide the Compensation Figure for the Compensation Bond, and these costs shall be payable prior to sealing of this Agreement

## 20 PARTS I AND II OF THE LAND COMPENSATION ACT 1973

### Part I and II Claims

- 20.1 On the date of this Agreement the Developer shall pay the Compensation Cash Deposit to the County Council
- 20.2 The Compensation Cash Deposit shall provide that should the Developer default in any way in his obligation to pay to the County Council the sums specified in paragraph 16 of this Schedule the County Council may call upon the Compensation Cash Deposit to pay the sums due under



paragraph 16 and paragraph 20.4 of this Schedule to the County Council or any shortfall in the event that some of the monies have already been paid to the County Council

#### Part I Claims - Depreciation Caused By Public Works

20.3 Upon the date which falls seven (7) years from the point at which the last of the Highway Works is first open to public traffic and if all duly made claims are settled the County Council will release the Developer from all subsisting obligations under the Compensation Cash Deposit and the remainder of the Cash Deposit shall be returned together with interest as 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 save that if all duly made claims are not settled all but an amount reasonably sufficient to settle such claims will be released

20.4 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

20.5 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

SCHEDULE II

Performance Bond Agreement

DATED 2 March 2023

PERSIMMON HOMES LIMITED (1)

- and -

NHBC (2)

---

PERFORMANCE BOND

relating to the development of land at Castleton Way, Eye, Suffolk

---

**BY THIS BOND PERSIMMON HOMES LIMITED** of Persimmon House, Fulford, York, YO19 4FE ("the Developer") and **NATIONAL HOUSE-BUILDING COUNCIL** of NHBC House, Davy Avenue, Knowlhill, Milton Keynes MK5 8FP ("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 ~~£430,000~~ <sup>£464,125</sup> (Four hundred and ~~thirty thousand~~ <sup>SIXTY FOUR THOUSAND, ONE HUNDRED AND TWENTY FIVE</sup> 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 2nd day of March Two thousand and Twenty-one three

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  
**PERSIMMON HOMES LIMITED**  
Acting by its Attorneys

[ *JAMES RICHARD INMAN*  
.....(Attorney)

signed



In the presence of:

Witness signature .....  
Witness name ..... *ELENA JORDAN* .....  
Address ..... Persimmon House .....  
..... Gershwin Boulevard .....  
..... Witham, Essex CM8 1FQ

And

[ *REBECCA VICTORIA LANGRIDGE*  
.....(Attorney)

signed



In the presence of:

Witness signature .....  
Witness name ..... *ELENA JORDAN* .....  
Address .....  
..... Persimmon House .....  
..... Gershwin Boulevard .....  
..... Witham, Essex CM8 1FQ

Signed as a deed by *Claire Smith* as attorney for  
National House-Building Council under a Power of Attorney  
dated 30th March 2022



**Senior Project Underwriter**

as attorney for National House-Building Council

in the presence of:

*SAMANTHA STEWART* .....  
Name of Witness ..... Witness Signature .....  
Occupation Of Witness *UNDERWRITER* .....

Address of Witness: NHBC House, Davy Avenue, Knowlhill,  
Milton Keynes, MK5 8FP

As attorney for National House-Building Council

### SCHEDULE III

The Highways Works comprising the following works:

Realignment of the existing highway along Castleton Way, Eye to facilitate the adoptable standard roundabout. The roundabout will include 3 spine roads, two which feed Castleton Way and one into the Persimmon Homes development. Along Castleton Way there will also be a zebra crossing.

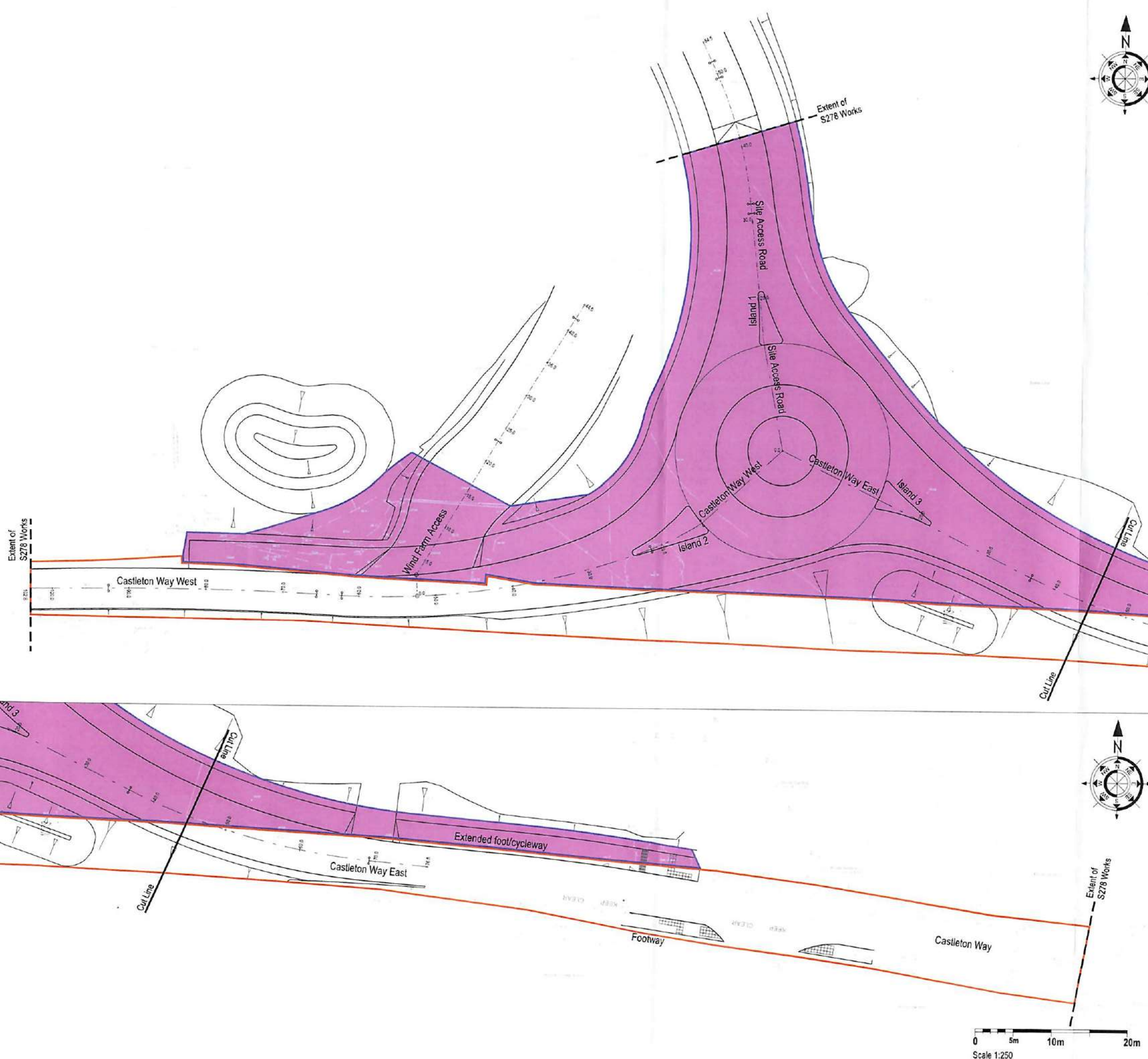
Timescales: The Highways Works are to be commenced within 12 (twelve) months of the date of this Agreement and completed within 3 (three) months of commencement of the Highway Works

#### SCHEDULE IV

##### **Approved List of drawings**

	<b>Title</b>	<b>Drawing number</b>
1.	S278 Agreement Plan	E3803-380 I
2.	Adoptable Drainage Layout	E3803-510Q
3.	Drainage Areas Plan	E3803-511 I
4.	Exceedance routes	E3803-512H
5.	Drainage Construction Details Sheet 1	E3803-560C
6.	Drainage Construction Details Sheet 2	E3803-561A
7.	Highway Masterplan	E3803-700A
8.	General Arrangement Layout	E3803-701Q
9.	Surface Finishes and Kerbing Layout	E3803-710K
10.	Construction Areas Layout	E3803-715H
11.	S278 Setting Out Plan	E3803-750F
12.	Highway Construction Details Sh1of3	E3803-780J
13.	Highway Construction Details Sh2of3	E3803-781 I
14.	Road Signs Schedule Sh1of2	E3803-782E
15.	Road Signs Schedule Sh2of2	E3803-783B
16.	Highway Construction Details Sh3of3	E3803-784
17.	Highway Construction Detail Village Gateway Feature	E3803-785
18.	Road Signs and Markings	E3803-900J
19.	S278 R'about Street Lighting 18-12-20	0001-01





- KEY**
- Proposed works within existing highway boundary
  - Land to be dedicated to highways

*[Handwritten signatures: RD, TWB, CSE, SSB]*

I	Cross-over added to Wind Farm Access.	25.02.22	DTZ	ACC
H	Land to be dedicated to Highways extents amended. Extent of S278 works amended.	15.02.22	DTZ	AGG
G	Amended as per SCC comments dated 28.01.22. Pink shade added to area to be dedicated. Drawing title amended to 'Adoption Plan.'	31.01.22	DTZ	ACC
F	Land to be dedicated to highways boundary amended.	15.09.21	DTZ	ACC
E	Land to be dedicated to highways boundary amended as per SCC comments dated 19.01.21.	19.01.21	DTZ	ACC
D	Western access road verge widened to 2.0m.	18.12.20	VB	ACC
C	Removed duplicate drainage points.	06.12.19	JAG	OAS
B	Amended to suit latest layout.	13.02.19	RJH	OAS
A	Land to be dedicated to highways' boundary amended following SCC comments.	08.10.18	OAS	OAS
Rev	Description	Date	Drawn	Checked


Drawing Approval Status:-  
N/A Section 104    N/A Section 38    N Section 278

FOR APPROVAL

 **Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
13a - 15a North Street, Bignor, West Sussex PO20 1AX  
Tel: 01797 31244 Fax: 01797 31534  
Web: www.wb-partnership.co.uk Email: eng@wb-partnership.co.uk

Project:  
**Castleton Way Eye Suffolk**

Drawing Description:  
**S278 Works Adoption Plan**

Client:  
 **PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/380/I**

Client Reference:

Scale:  
1:250 @ A1  
1:500 @ A3

Designed By: OAS Date: 20.09.18  
Drawn By: OAS Date: 20.09.18  
Checked By: KPS Date: 02.10.18

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PHASE: 1							
MH No.	MANHOLE DIAMETER (mm)	MANHOLE TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
HW1	---	HEADWALL	38.674	37.47	0.979	613641.175	274190.545
HW2	---	HEADWALL	38.598	37.45	0.848	613628.372	274188.937
HW3	---	HEADWALL	38.623	37.456	0.867	613633.943	274187.806
S1	1200	CATCHPIT	40.053	38.926	0.902	613755.600	274171.534
S2	1200	CATCHPIT	40.069	38.738	1.106	613726.201	274183.998
S3	1200	CATCHPIT	40.050	38.582	1.243	613707.346	274202.589
S4	1200	CATCHPIT	40.007	38.385	1.397	613697.122	274219.517
S5	1200	CATCHPIT	40.016	38.285	1.506	613687.191	274218.878
S6	1200	CATCHPIT	39.938	37.951	1.687	613683.939	274202.592
S7	1200	CATCHPIT	39.754	37.813	1.641	613676.569	274186.338
S8	1200	CATCHPIT	39.909	38.194	1.490	613705.351	274176.407
S9	1200	CATCHPIT	39.705	37.970	1.510	613685.789	274173.027
S10	1200	CATCHPIT	39.296	37.617	1.378	613660.237	274178.869
S11	1200	CATCHPIT	38.60	37.525	0.850	613635.306	274177.512

**BALANCING POND**  
To be not adopted  
Bed Level - 37.250  
Incoming Invert Level - 37.450  
Bank Level - 38.550  
Top Water Level - 38.243  
Storage Volume - 113m³

**FLOW CONTROL MANHOLE**  
To be not adopted  
Maximum Outflow - 10.0 Litres/second  
Hydrobrake Optimum  
SHE-0143-1000-1200-1000

Gully pot to be lowered in order to avoid underground HV cable. Refer to 'Trapped Carriageway Gully Detail 2' on latest revision of drawing no. E3803/560

Gully pot to be lowered in order to avoid underground HV cable. Refer to 'Trapped Carriageway Gully Detail 2' on latest revision of drawing no. E3803/560



Key

- 3000 1:250 Proposed Surface Water Sewer
- Proposed Trapped Gully (450x450)
- Proposed Gravel bed at pond base
- Proposed drainage easement, no trees or large shrubs to be planted within this area

Q	Further amendments made to Manhole S9.	22.03.22	PCB	ACC
P	Manhole S9 amended.	11.03.22	DTZ	ACC
O	Headwall HW4 co-ordinates and pipe size revised.	02.03.22	DTZ	ACC
N	Amended to suit Client comments. Site Access Rd layout amended. Shared foot/cycleway added to Site access Rd and Castleton Way West. Wind Farm Access revised.	23.02.22	DTZ	ACC
M	Amended as per SCC comments dated 28.01.22. Area for easement amended. added diameter for catchpits S1-S11.	02.02.22	DTZ	ACC
L	Easements amended.	16.09.21	DTZ	ACC
K	Western access road verge widened to 2.0m	18.12.20	VB	AC
J	Easements adjusted. HW4 added and TWL to basin corrected.	22.06.20	TJW	TJW
H	Notes to gullies amended.	09.12.19	OAS	OAS
G	Manhole positions amended to avoid clashing with other services.	05.12.19	JAG	OAS
F	Drainage associated with future housing areas removed. Minor amendments to drainage layout.	18.11.19	TJW	TJW
E	Amended to suit SCC comments dated 12.03.19.	21.03.19	OAS	OAS
D	Amended to suit SCC comments dated 30.01.19.	13.02.19	TD	OAS
C	Amended to suit SCC comments. Windfarm access reintroduced.	20.11.18	OAS	TJW
B	Amended to suit SCC comments dated 11.07.18. double gullies at change 70 on Castleton Way East changed to single gullies.	09.06.18	OAS	TJW
A	Amended to suit client comments dated 08.05.18.	21.06.18	OAS	KPS
Rev	Description	Date	Drawn	Checked

Drawing Approval Status:-

N/A Section 104 N/A Section 38 N Section 278

FOR APPROVAL

**Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
12a-18a Haver Street, Brixworth, NN21 8AX  
Tel: 01777 212444 Fax: 01777 212434  
Web: www.wormaldburrows.co.uk  
Email: enquiry@wormaldburrows.co.uk

Project:  
**Castleton Way  
Eye  
Suffolk**

Drawing Description:  
**S278 Works  
Adoptable Drainage Layout**

Client:  
**PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/510/Q**

Client Reference:

Scale:  
1:250 @ A1  
1:500 @ A3

Designed By:  
TJW  
Date:  
25.05.18

Drawn By:  
OAS  
Date:  
25.05.18

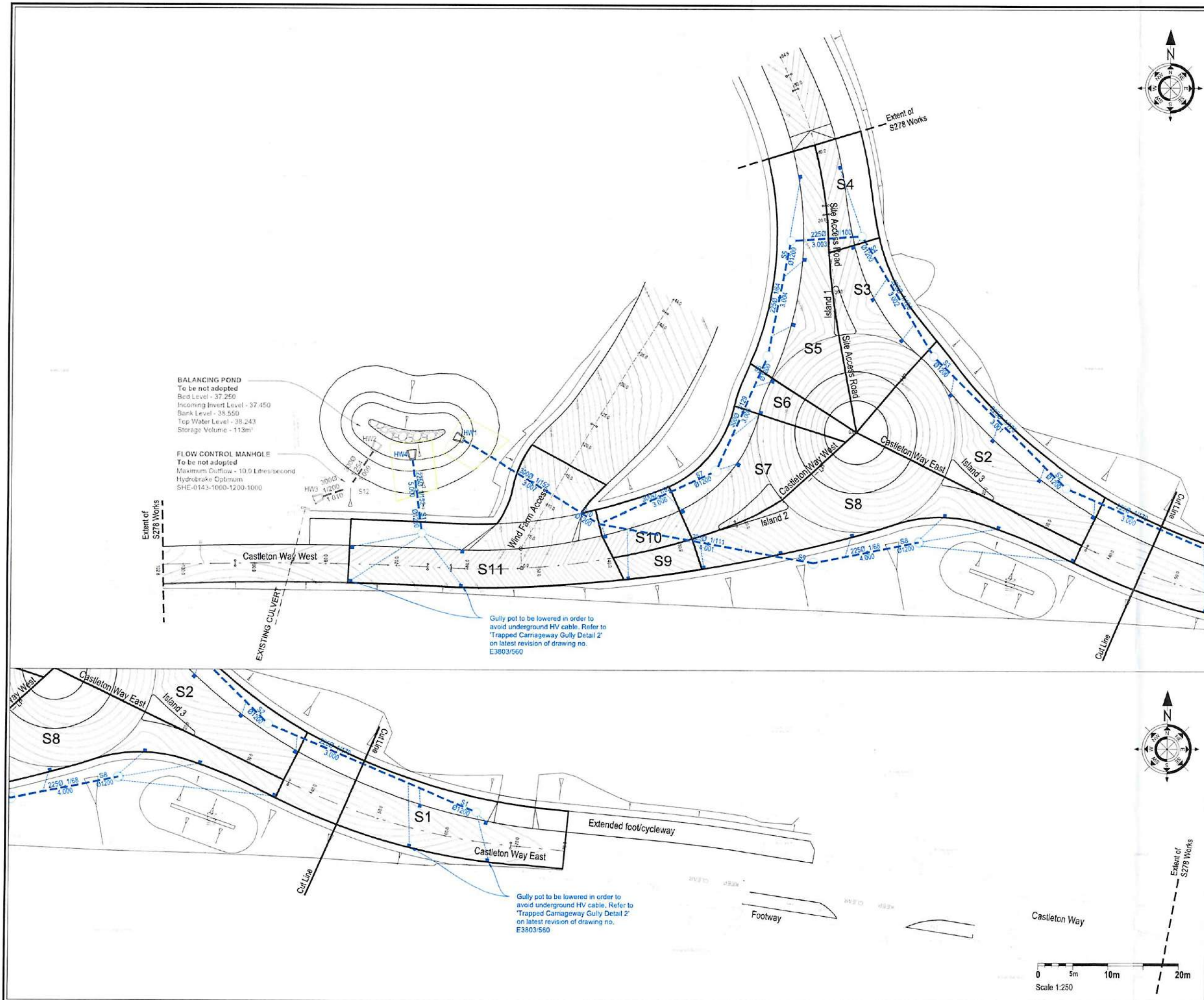
Checked By:  
KPS  
Date:  
25.05.18

**afaq**  
ISO 9001  
Quality  
**UKAS**  
MANAGEMENT  
SYSTEMS  
933  
Certified by Afnor UK

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Scale 1:250  
0 5m 10m 20m





MH	AREA
S1	372
S2	378
S3	223
S4	104
S5	315
S6	71
S7	230
S8	379
S9	43
S10	84
S11	432
S12	0

*Handwritten signatures and initials:*  
RC  
TWB  
OS  
SS

I	Further amendments made to Manhole S9.	22.03.22	PCB	ACC
H	Manhole S5 amended.	11.03.22	DTZ	ACC
G	S11 to HW4 pipe size revised.	02.03.22	DTZ	ACC
F	Amended to suit Client comments. Drainage areas for Site Access Rd amended as per new road layout. S278 works extents amended.	23.02.22	DTZ	ACC
E	Amended as per SCC comments dated 28.01.22. Area for easement amended, added diameter for catchpits S1-S11.	02.02.22	DTZ	ACC
D	Easements amended.	15.05.21	DTZ	ACC
C	Easements amended. HW4 added and TWL to basin corrected.	22.06.20	TJW	TJW
B	Notes to gullies amended.	09.12.19	OAS	OAS
A	Manhole positions amended to avoid clashing with other services.	06.12.19	JAG	OAS
Rev	Description	Date	Drawn	Checked

Drawing Approval Status:-

N/A Section 104    N/A Section 38    N Section 278

**FOR APPROVAL**



**Project:**  
Castleton Way  
Eye  
Suffolk

**Drawing Description:**  
S278 Works  
Drainage Areas Plan

**Client:**  
**PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

**Drawing Number:**  
E3803/511/I

**Client Reference:**

**Scale:**  
1:250 @ A1  
1:500 @ A3

**Designed By:**  
TJW  
Date: 18.11.19

**Drawn By:**  
TJW  
Date: 18.11.19

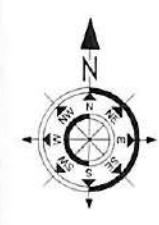
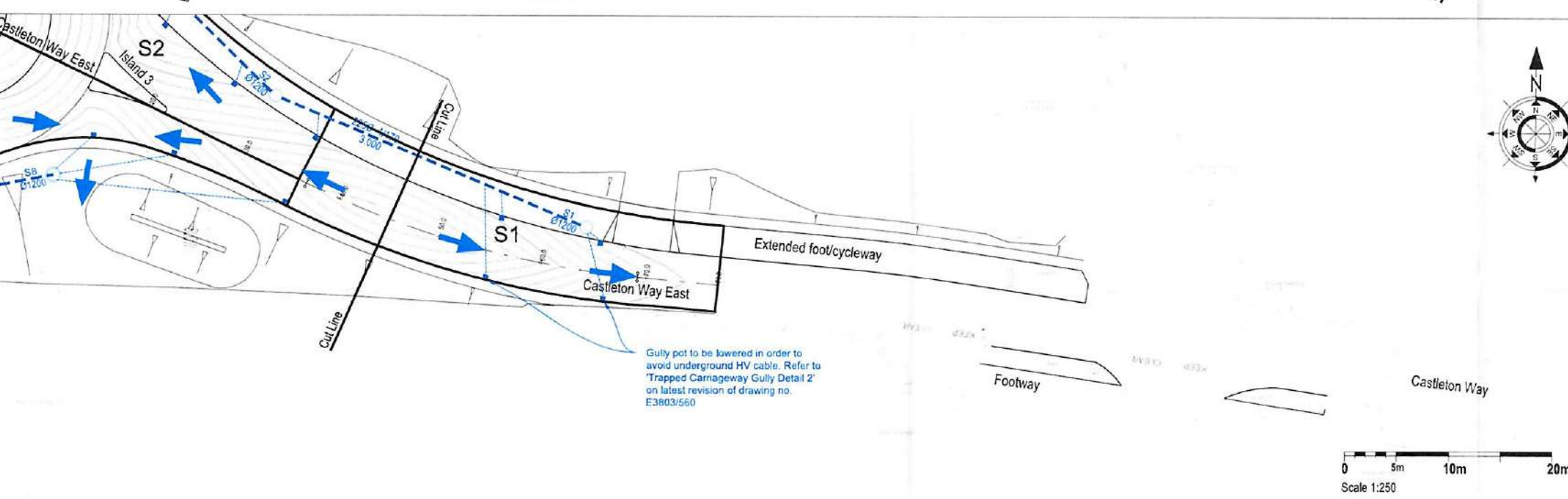
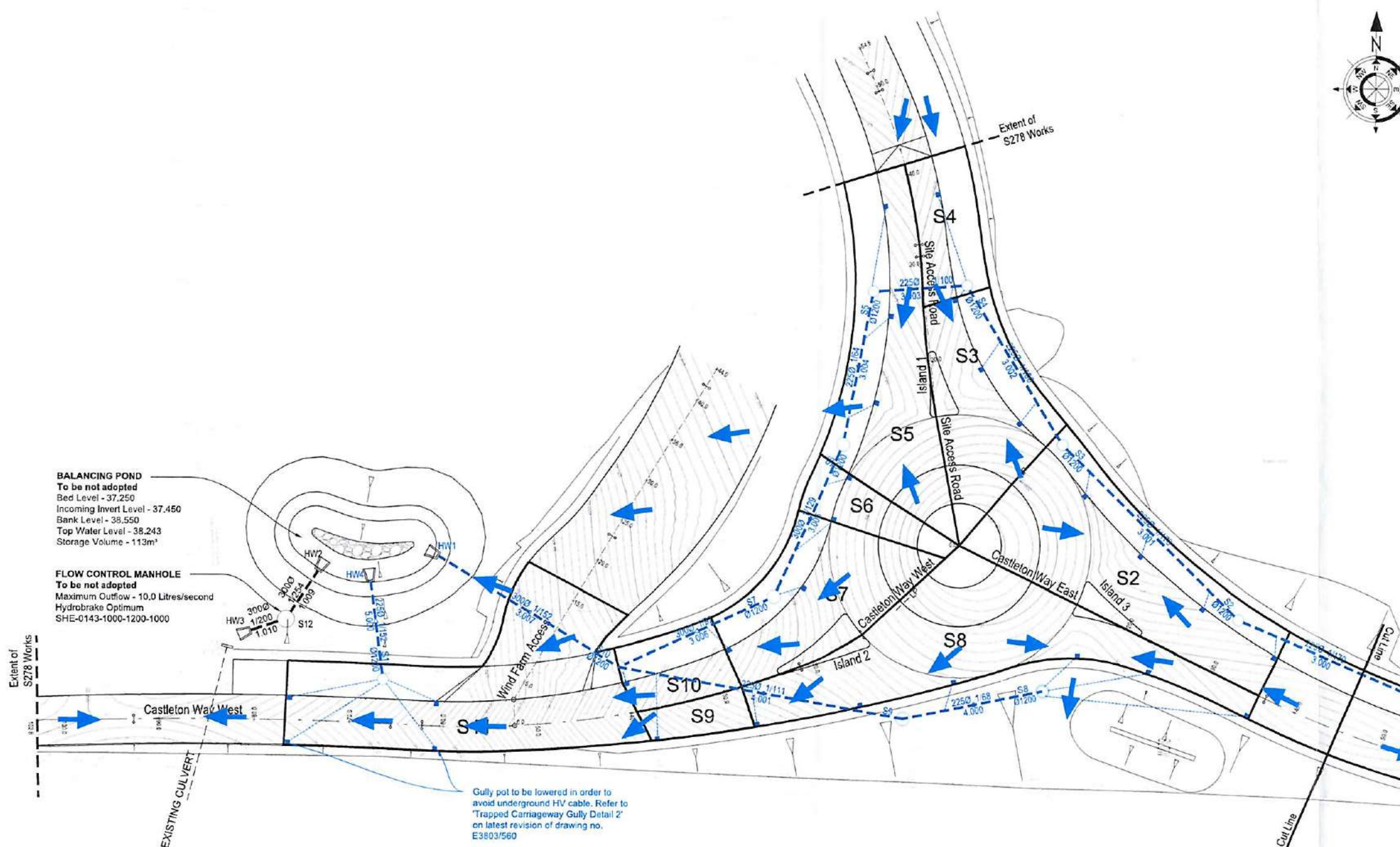
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TJW  
Date: 18.11.19



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*Tw Bala*  
*CSE*  
*S80*

H	Further amendments made to Manhole S9	22.03.22	PCB	ACC
G	Manhole S9 amended	11.03.22	DTZ	ACC
F	S11 to HW4 pipe size revised	02.03.22	DTZ	ACC
E	Amended to suit Client comments. Drainage areas for Site Access Rd amended as per new road layout. S278 works extents amended	23.02.22	DTZ	ACC
D	Amended as per SCC comments dated 28.01.22. Area for easement amended, outfall into ditch with manhole S12 and head wall HW2 excluded	02.02.22	DTZ	ACC
C	Easements adjusted. HW4 added and TWL to basin corrected	22.06.20	TJW	TJW
B	Notes to gullies amended	09.12.19	OAS	OAS
A	Manhole positions amended to avoid clashing with other services	06.12.19	JAG	OAS
Rev	Description	Date	Drawn	Checked

Drawing Approval Status:-  
N/A Section 104    N/A Section 38    N Section 278

FOR APPROVAL

**Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
12a - 15a Horse Street, Bognor Regis, PO21 1BA  
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Web: www.wbpartnership.com Email: engineer@wbpartnership.com

Project:  
**Castleton Way  
Eye  
Suffolk**

Drawing Description:  
**S278 Works  
Exceedance Routes Plan**

Client:  
**PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/512/H**

Client Reference:

Scale:  
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1:500 @ A3

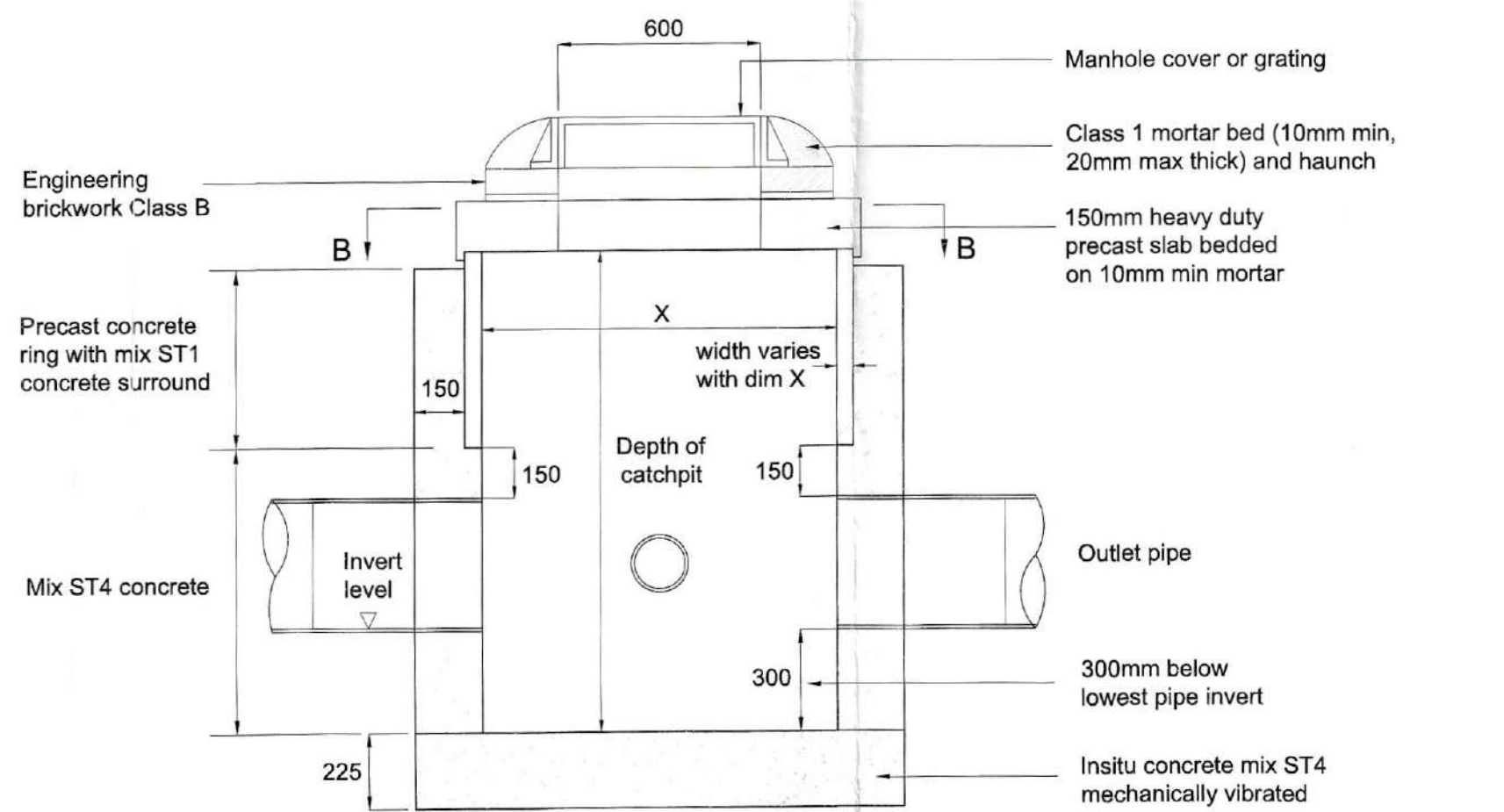
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Checked By: TJW Date: 18.11.19

**afaa**  
ISO 9001  
Quality

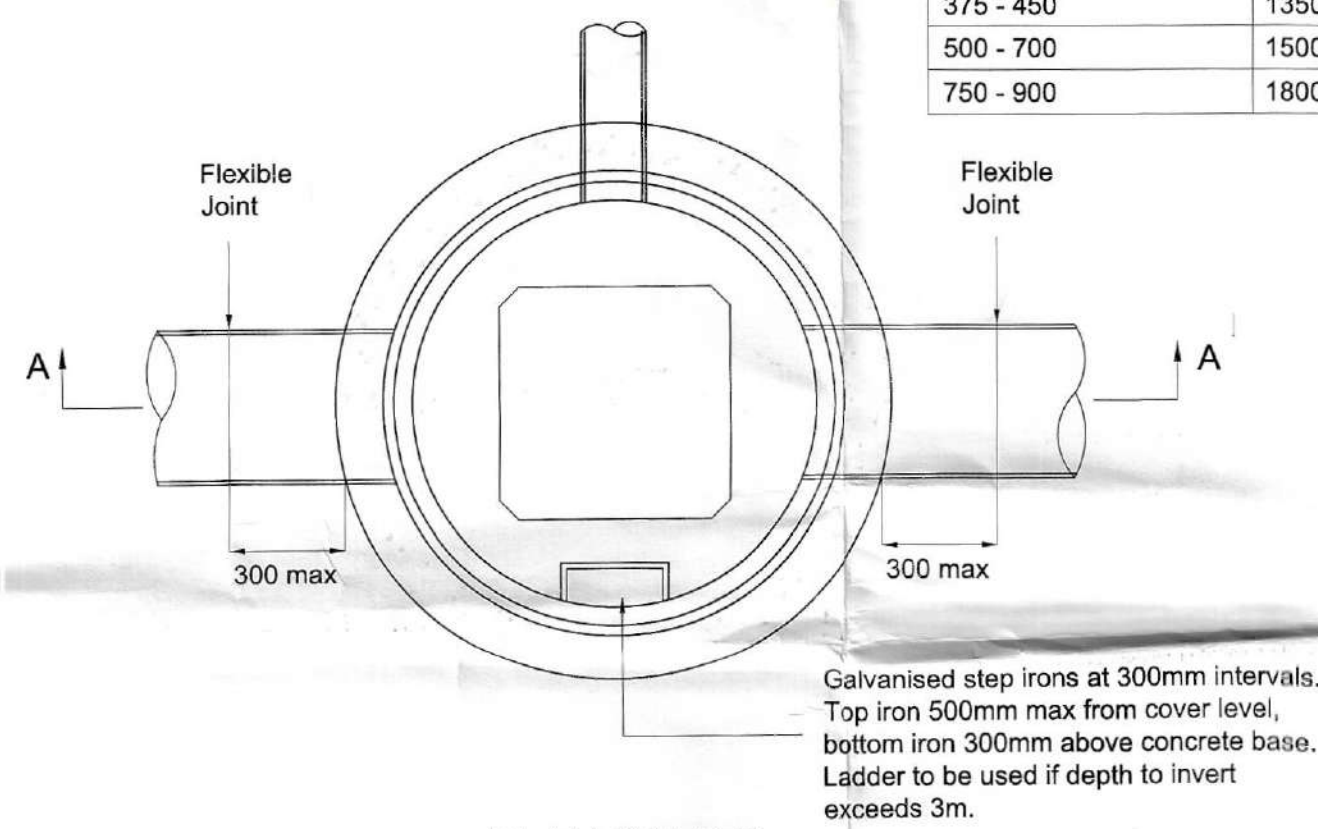
**UKAS**  
MANUFACTURING  
SYSTEMS  
822

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SECTION A-A



PLAN ON B-B

HIGHWAY CATCHPIT MANHOLE

NOTE: -  
All sewers are to be laid with a minimum of 150mm Class S shingle bed and a minimum of 150mm Class S shingle surround.

DIMENSION a  
IN MACHINE DUG UNIFORM SOILS  
Sleeve jointed pipes, min 50mm. Socketted pipes 1/6 Bc or 100mm, whichever is the greater under barrels but not less than 50mm under sockets (400mm max)

IN ROCK OR MIXED SOILS  
Sleeve jointed pipes, min 150mm. Socketted pipes 1/4 Bc or 200mm whichever is the greater under barrels and 150mm min under sockets (400mm max)

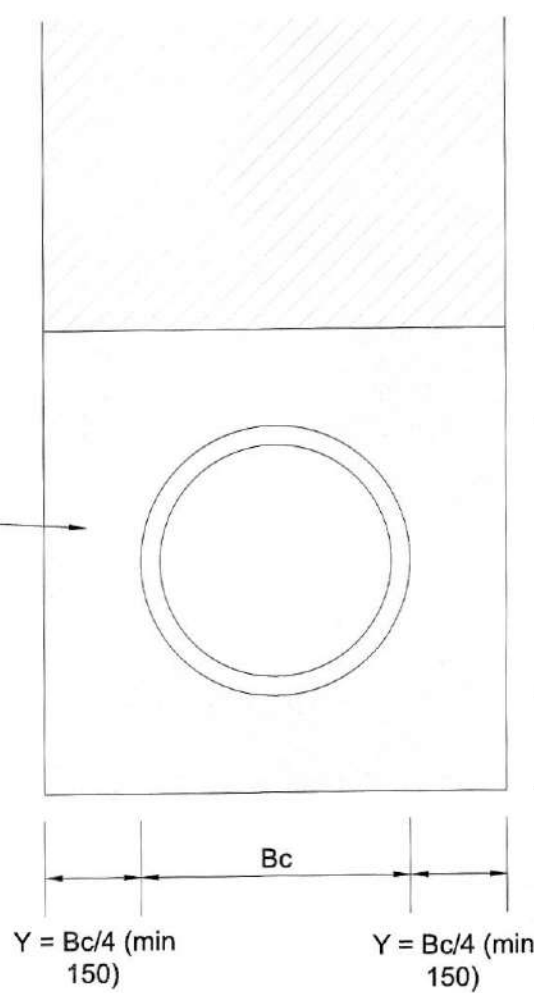
WITH CONCRETE BEDDING  
100mm min for all types of pipe

CLASS A1, A2 AND A3  
Precast concrete setting blocks as Sewers for Adoption to be used for pipe support.

For Class A reinforcement concrete cradle are arch: Transverse steel to be 0.4% min of concrete cross sectional areas. If the steel is increased up to 1%, the bedding factor may increase up to 4.8.

Where depth to crown of pipe is less than 900mm use concrete slab protection

Granular bed and surround. For nominal size see table opposite



CLASS S BED AND SURROUND

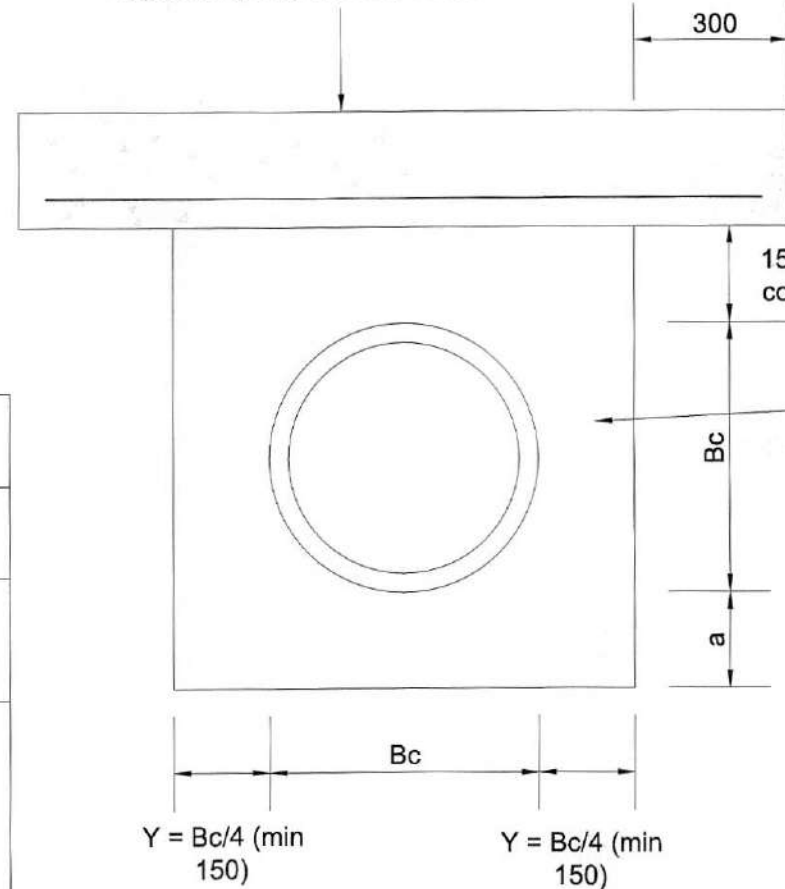
For pipes outside of public highway  
See also SCC drawing 7/101

Backfill with selected as dug material  
300mm min, bedding/selected as dug material to be placed directly above pipe and lightly compacted by hand

PIPE BEDDING MATERIALS TABLE

Int. Pipe Dia (mm)	Pipe Bedding Material Aggregate size
150	10 or 14mm nominal single size or 14 to 5mm graded
225	10, 14 or 20mm nominal single size or 14 to 5mm graded or 20 to 5mm graded
525	10, 14, 20 or 40mm nominal single size crushed rock or 14 to 5mm graded or 20 to 5mm graded or 40 to 5mm graded

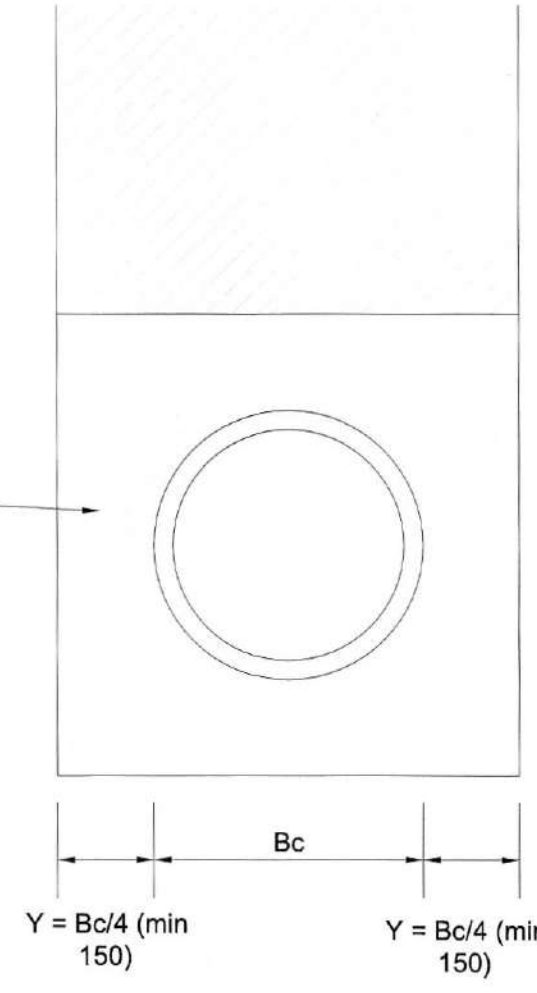
GEN3 concrete with A393 mesh in bottom face with 50mm cover and expansion joints at 6m intervals



CONCRETE SLAB PROTECTION

Concrete raft to extend 300mm on either side of full trench width  
150mm min. and lightly compacted by hand

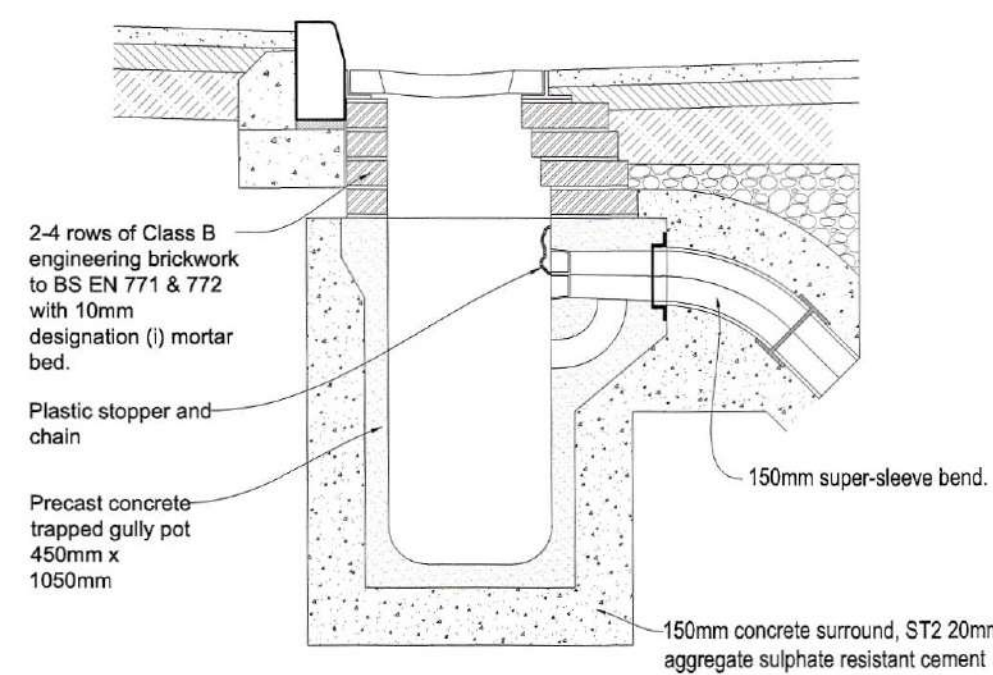
Granular bed and surround. For nominal size see table opposite



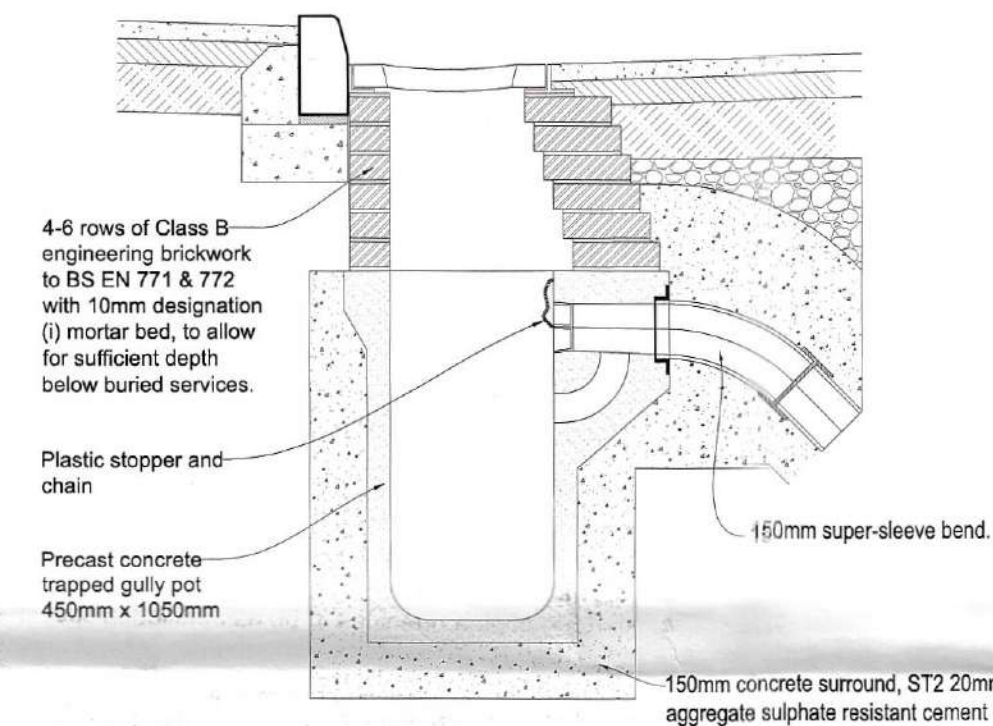
CLASS S BED AND SURROUND

For pipes within public highway  
See also SCC drawing 7/101

DRAINAGE - TRAPPED CARRIAGEWAY GULLY DETAIL 1



DRAINAGE - TRAPPED CARRIAGEWAY GULLY DETAIL 2 (Avoiding Buried Services)



NOTES

1. All works shall be in accordance with Sewers for Adoption 6th Edition and Anglian Waters Addendum.
2. This drawing is intended for guidance only, is not fully comprehensive and must be read in conjunction with the above documents, which will supersede this drawing in the event of a conflict.
3. All dimensions are in millimetres unless otherwise stated
4. All materials for use in the contract must be BS kitemarked
5. The contractor must allow within his rates for compliance at all times with the Health and Safety at Work Act 1974 and the CDM Regulations 2015.
6. Flows in existing sewers shall be maintained at all times
7. Manholes with outgoing pipes 600mm diameter or greater shall be fitted with safety chains, guard bars or similar. However, the contractor shall note that the safety policy of the relevant authority may require such measures on smaller diameter pipes.
8. All lifting eyes-in p.c.c products shall be pointed smooth after fixing.
9. Corbelling of brickwork shall not exceed 30mm per course.
10. Cut pipes to be machine cut and ground smooth
11. All cement and concrete products to use sulphate resisting cement unless noted otherwise.
12. All pipework to have spigot and socket flexible joints unless otherwise specified. All pipes and fittings shall be extra strength vitrified clay to BS EN 295 and BS 65 or Class 120 concrete to BS EN 1916 and BS 5911 unless otherwise stated.
13. The manhole diameter to largest pipe relationship is for guidance only and relates to minimum chamber sizes. Individual manholes must always be sized to accommodate all incoming branches separately within the available benching whilst maintaining the minimum 500x500mm landing area.
14. For manholes within the carriageway the manhole cover slab must be designed to accept 112kN (main road) wheel loadings. These are available from CPM Group Ltd.
15. Do not scale from this drawing.

Rev	Description	Date	Drawn	Checked
C	Additional trapped gully detail added.	09.12.19	OAS	OAS
B	Drawing title updated.	14.11.19	VP	MJL
A	Amended to suit SCC comments dated 11.07.18: Highway Catchpit Manhole note 8 amended; note added to Class S Bed and Surround details	15.08.18	OAS	KPS

Drawing Approval Status:-

N/A Section 104 N/A Section 38 N/A Section 278

FOR APPROVAL CSE

Wormald Burrows Partnership Ltd  
Civil Engineering Consultants  
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Email: eng@wormaldburrows.com

Project:  
Castleton Way  
Eye  
Suffolk

Drawing Description:  
S278 Works  
Highway Drainage Construction Details  
Sheet 1

Client:  
PERSIMMON  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 6LW

Drawing Number:  
E3803/560/C

Client Reference:

Scale:  
N.T.S. @ A1

Designed By:  
Date:

Drawn By:  
KPS  
Date: 22.05.18

Checked By:  
T.J.W.  
Date: 22.05.18

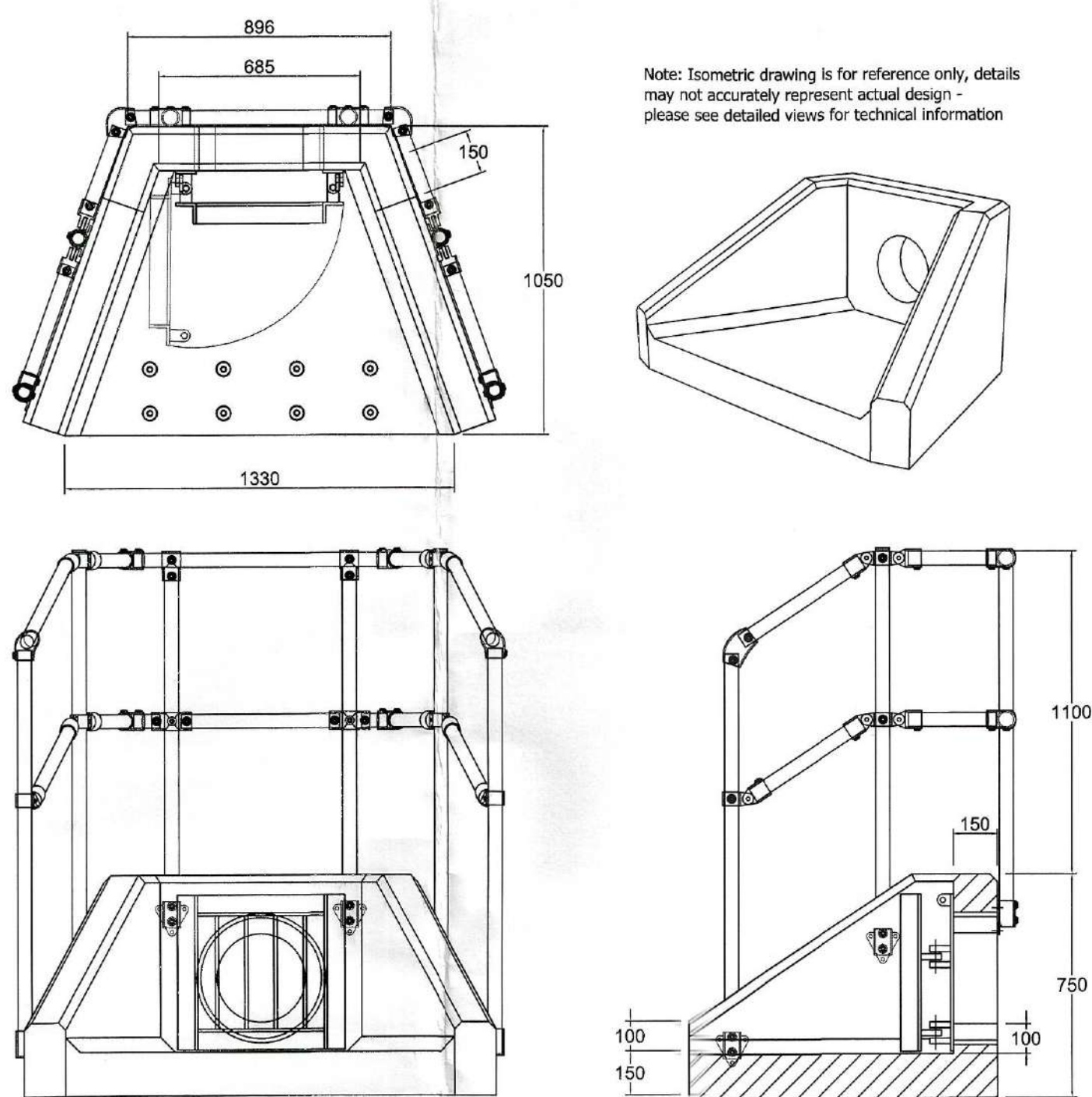
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UKAS MANAGEMENT SYSTEMS 022

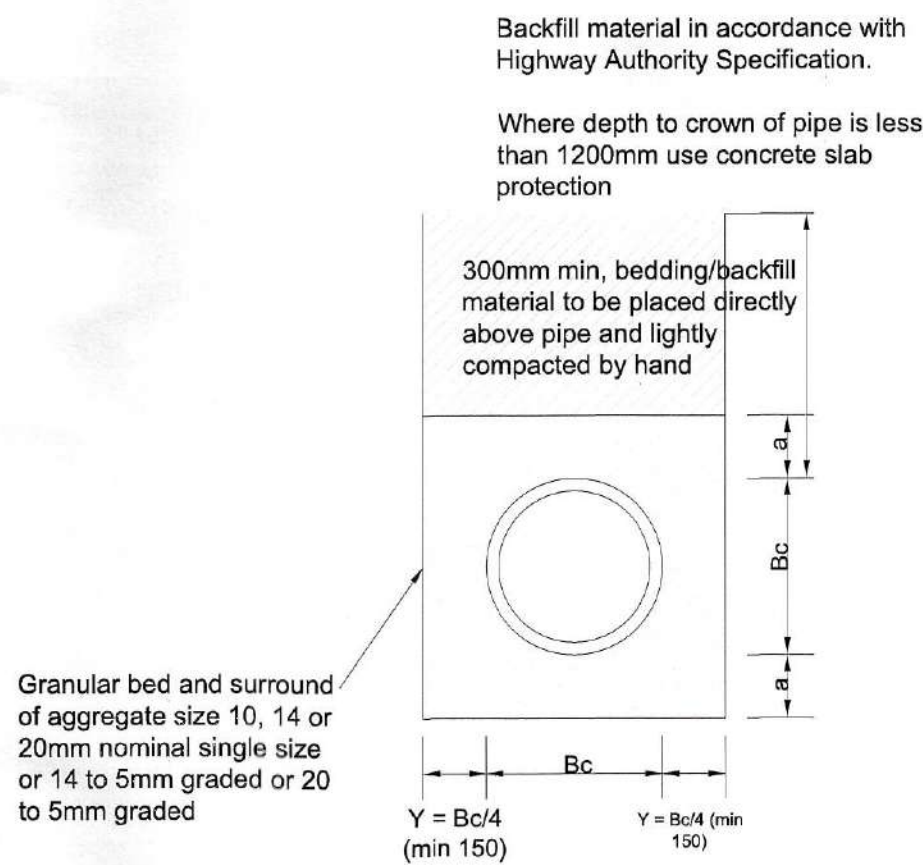
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PRECAST CONCRETE HEADWALL DETAIL -  
HEADWALLS HW1 & HW2



CLASS S BED AND SURROUND  
For pipes within public highway

#### PRECAST CONCRETE HEADWALL NOTES:

- All dimensions in mm
- All measurements  $\pm 1$  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

- Weight of concrete is based on 2.4 tonne/m<sup>2</sup>±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 C40/50 Mx
- Lifting strength based on 2 cubes = 20N/mm<sup>2</sup>
- Characteristic 28 day cube strength = 50N/mm<sup>2</sup>
- Concrete provides Design Chemical Class 4 (C4) to special Digest 1, Table F2.

#### Reinforcement

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

#### Manufacture

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

	Top	Side	Base	Rear of back wall
Class	A	A	A	Self-Leveled

- 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
- Althor 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/m<sup>2</sup>
- Weight of soil = 18kN/m<sup>3</sup>
- Angle of internal friction = 30 Deg.
- Design Life: >50 years

Min Cover	Cover Box	Min Cover	Max Cover
Size (mm)	Size (mm)	Size (mm)	Size (mm)
All faces	33	28	38
Exposure	Exposure induced by Chlorides	Corrosion induced by Chlorides	Freeze/thaw cycles
All faces	XS4	XS2	XS2

#### 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.
- Immediate welds on fully welded joints where possible.
- All sharp edges and burrs are to be removed.
- Remove all weld spatter.
- Holes by punching are permitted with reaming.
- Galvanizing 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 at stated in BS 8118, BS 6180, BS 6399 & BS 7818, Civil Engineering Specification for the Water Industry (CESWI) 7th Edition Clause 2.60 Handrails & Balustrades & 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

#### NOTES

- All works shall be in accordance with Sewers for Adoption 6th Edition and Anglian Waters Addendum.
- This drawing is intended for guidance only, is not fully comprehensive and must be read in conjunction with the above documents, which will supersede this drawing in the event of a conflict.
- All dimensions are in millimetres unless otherwise stated
- All materials for use in the contract must be BS kitemarked
- The contractor must allow within his rates for compliance at all times with the Health and Safety at Work Act 1974 and the CDM Regulations 2015.
- Flows in existing sewers shall be maintained at all times
- Manholes with outgoing pipes 600mm diameter or greater shall be fitted with safety chains, guard bars or similar. However, the contractor shall note that the safety policy of the relevant authority may require such measures on smaller diameter pipes.
- All lifting eyes in p.c.c products shall be pointed smooth after fixing.
- Corbelling of brickwork shall not exceed 30mm per course.
- Cut pipes to be machine cut and ground smooth
- All cement and concrete products to use sulphate resisting cement unless noted otherwise.
- All pipework to have spigot and socket flexible joints unless otherwise specified. All pipes and fittings shall be extra strength vitrified clay to BS EN 295 and BS 65 or Class 120 concrete to BS EN 1916 and BS 5911 unless otherwise stated.
- The manhole diameter to largest pipe relationship is for guidance only and relates to minimum chamber sizes. Individual manholes must always be sized to accommodate all incoming branches separately within the available benching whilst maintaining the minimum 500x500mm landing area.
- For manholes within the carriageway the manhole cover slab must be designed to accept 112kN (main road) wheel loadings. These are available from CPM Group Ltd.
- Do not scale from this drawing.

Rev	Description	Date	Drawn	Checked
A	Amended as per SCO comments dated 28.01.22. Manhole S12 detail removed, head wall HW2 detail removed.	02.02.22	DTZ	ACC

#### Drawing Approval Status:-

N/A Section 104 N/A Section 38 N Section 278

FOR APPROVAL



Project:  
Castleton Way  
Eye  
Suffolk

Drawing Description:  
S278 Works  
Highway Drainage Construction Details  
Sheet 2

Client:	Drawing Number:
PERSIMMON	E3803/561/A
Persimmon Homes Suffolk Persimmon House Orton Court, Orton Avenue Great Blakenham Suffolk IP6 0LW	Client Reference:
Scale:	N.T.S. @ A1
Designed By:	Drawn By:
Date:	Date:
VP	MJL
14.11.19	14.11.19
Checked By:	UKAS
Date:	ISO 9001
14.11.19	Quality

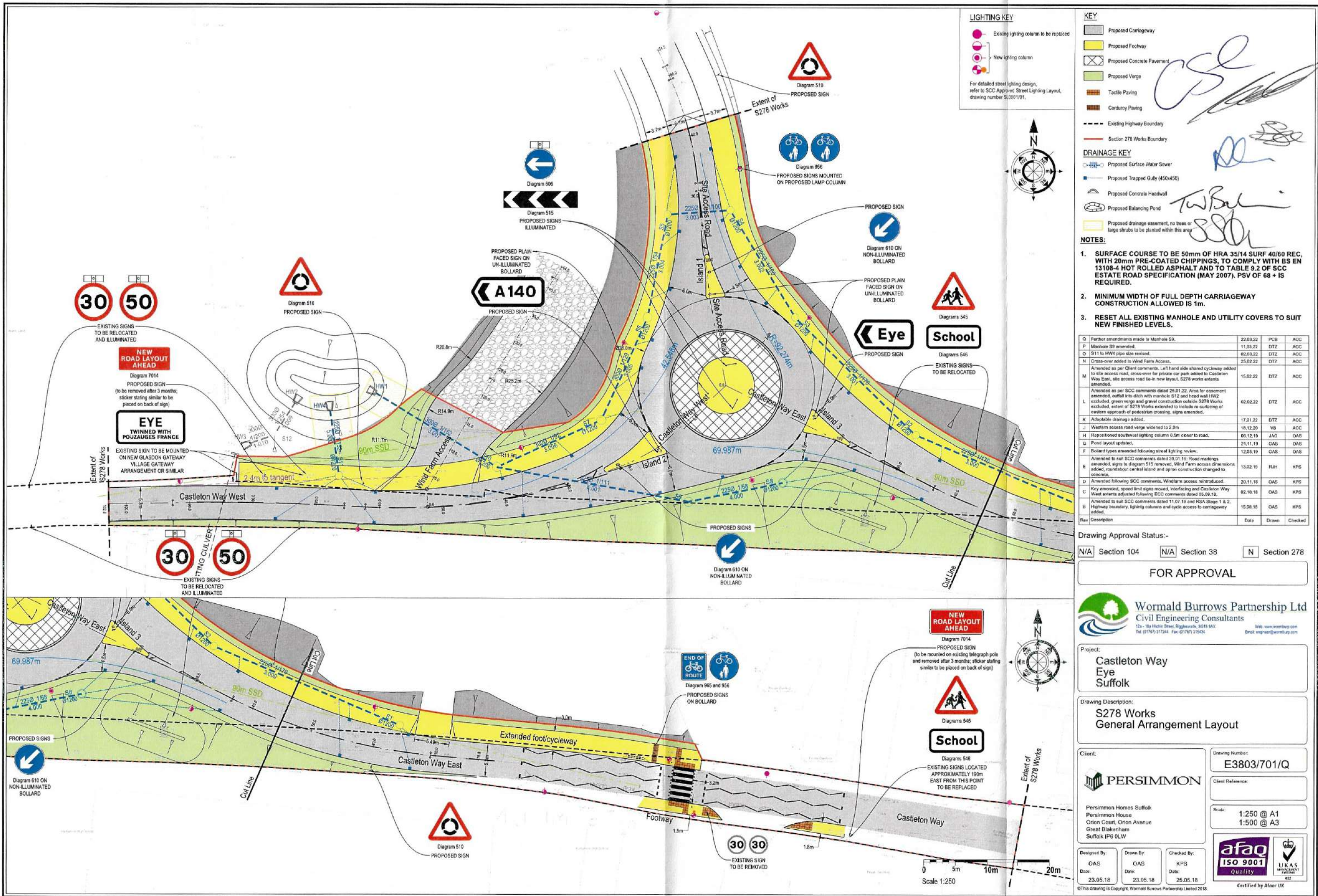
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**KEY**

- Proposed Carriageway
- Proposed Footway
- Proposed Concrete Pavement
- Proposed Verges
- Tactile Paving
- Corduroy Paving
- Existing Highway Boundary
- Section 278 Works Boundary

**DRAINAGE KEY**

- Proposed Surface Water Sewer
- Proposed Trapped Gully (450x450)
- Proposed Concrete Headwall
- Proposed Balancing Pond
- Proposed drainage easement, no trees or large shrubs to be planted within this area

**NOTES:**

- SURFACE COURSE TO BE 50mm OF HRA 35/14 SURF 40/60 REC, WITH 20mm PRE-COATED CHIPPINGS, TO COMPLY WITH BS EN 13108-4 HOT ROLLED ASPHALT AND TO TABLE 9.2 OF SCC ESTATE ROAD SPECIFICATION (MAY 2007). PSV OF 68 + IS REQUIRED.
- MINIMUM WIDTH OF FULL DEPTH CARRIAGEWAY CONSTRUCTION ALLOWED IS 1m.
- RESET ALL EXISTING MANHOLE AND UTILITY COVERS TO SUIT NEW FINISHED LEVELS.

Rev	Description	Date	Drawn	Checked
Q	Further amendments made to Manhole S9.	22.03.22	PCB	ACC
P	Manhole S9 amended.	11.03.22	DTZ	ACC
O	S11 to HW4 plus size revised.	02.03.22	DTZ	ACC
N	Cross-over added to Wind Farm Access.	25.02.22	DTZ	ACC
M	Amended as per Client comments. Left hand side shared cycleway added to site access road, cross-over for private car park added to Castleton Way East, site access road tie-in new layout. S278 works extents amended.	15.02.22	DTZ	ACC
L	Amended as per SCC comments dated 28.01.22. Area for easement amended, outfall into ditch with manhole S12 and head wall HW2 excluded, green verge and gravel construction outside S278 Works excluded, extent of S278 Works extended to include re-surfacing of eastern approach of pedestrian crossing, signs amended.	02.02.22	DTZ	ACC
K	Adoptable drainage added.	17.01.22	DTZ	ACC
J	Western access road verge widened to 2.0m	18.12.20	VB	ACC
H	Repositioned southwest lighting column 0.5m closer to road.	05.12.19	JAG	OAS
G	Point layout updated.	21.11.19	OAS	OAS
F	Bolard types amended following street lighting review.	12.03.19	OAS	OAS
E	Amended to suit SCC comments dated 30.01.19: Road markings amended, signs to diagram 515 removed, Wind Farm access dimensions added, concrete central island and apron construction changed to concrete.	13.02.19	RJH	KPS
D	Amended following SCC comments. Windfarm access reintroduced.	20.11.18	OAS	KPS
C	Key amended, speed limit signs moved, interfacing and Castleton Way West extents adjusted following ECC comments dated 05.09.18.	02.10.18	OAS	KPS
B	Amended to suit SCC comments dated 11.07.18 and RSA Stage 1 & 2. Highway boundary, lighting columns and cycle access to carriageway added.	15.08.18	OAS	KPS

Drawing Approval Status:-

N/A Section 104    N/A Section 38    N Section 278

**FOR APPROVAL**

**Wormald Burrows Partnership Ltd**  
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Web: www.wormaldburrows.com  
Email: enquire@wormaldburrows.com

Project:  
**Castleton Way**  
**Eye**  
**Suffolk**

Drawing Description:  
**S278 Works**  
**General Arrangement Layout**

Client:  
**PERSIMMON**

Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/701/Q**

Client Reference:

Scale:  
1:250 @ A1  
1:500 @ A3

Designed By:  
OAS  
Date:  
23.05.18

Drawn By:  
OAS  
Date:  
23.05.18

Checked By:  
KPS  
Date:  
25.05.18

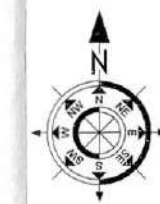
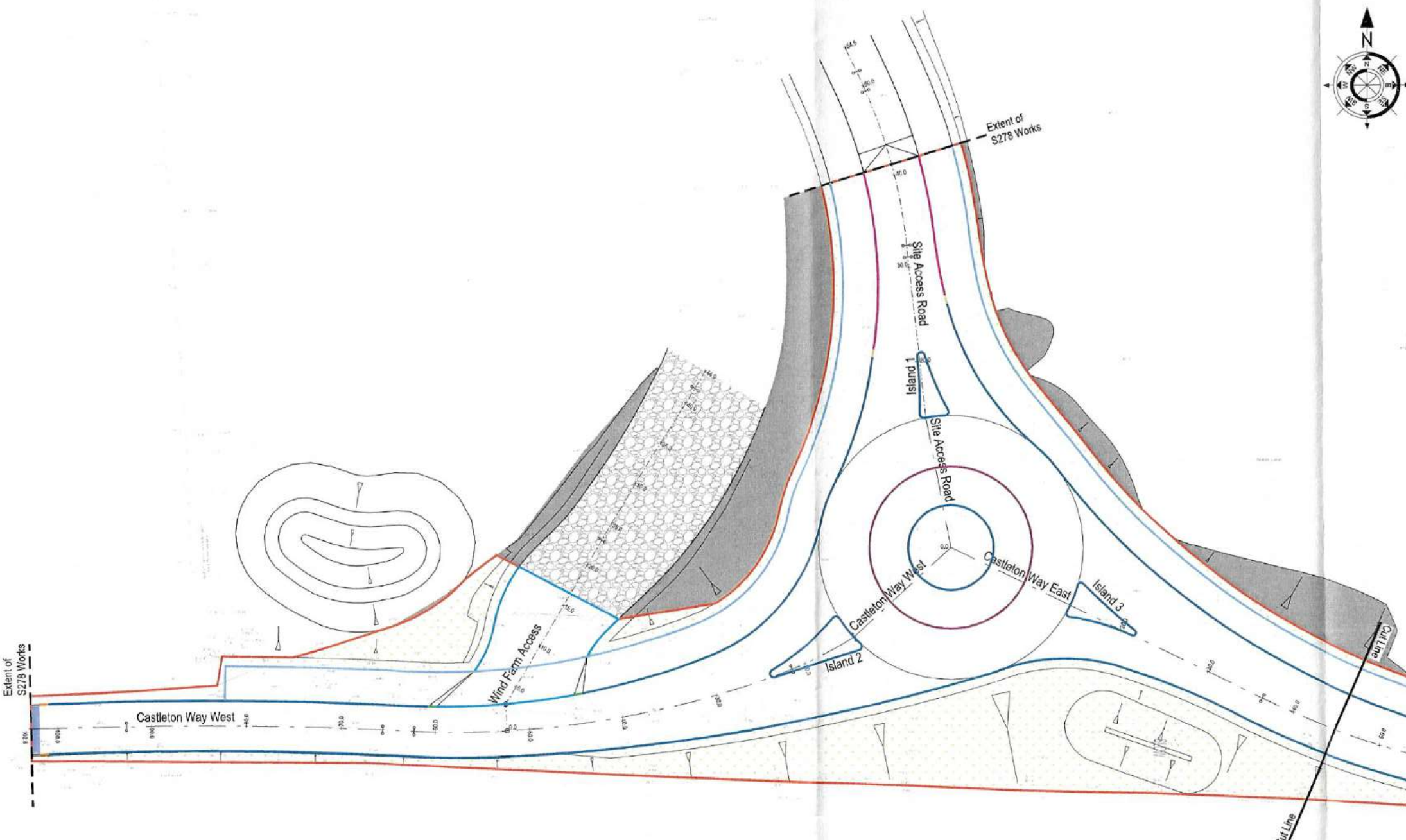
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ISO 9001  
Quality

**UKAS**  
MANAGEMENT  
SYSTEMS  
422

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#### Hard Landscaping Key

- Asphalt carriageway construction
- New asphalt carriageway construction with high PSV surface course
- Asphalt carriageway to be resurfaced with high PSV surface course
- Asphalt footway/cross-over construction
- Concrete construction
- Grass verge
- 900mm stepped construction tie-in
- Proposed Tactile Paving
- Proposed Corduroy Paving
- Section 278 Works Boundary

#### Adoptable Kerb and Edging Details

- Precast Concrete HB2 kerb with 125mm Upstand (radius kerbs required for central island)
- Precast Concrete HB2 kerb with 100mm Upstand
- Precast Concrete HB2 - square channel transition kerb 125mm - flush upstand
- Precast Concrete HB2-BN transition kerb 125mm - 25mm upstand
- Precast Concrete BN1 kerb with 25mm upstand
- Precast Concrete BN2 kerb with 25mm upstand at 450mm kerb lengths
- Precast Concrete square channel with 6mm - 10mm upstand
- Precast Concrete edging kerb (EF)
- Precast Concrete HB2-HB2 transition kerb 125mm - 100mm upstand

#### NOTES:

1. SURFACE COURSE TO BE 50mm OF HRA 35/14 SURF 40/60 REC, WITH 20mm PRE-COATED CHIPPINGS, TO COMPLY WITH BS EN 13108-4 HOT ROLLED ASPHALT AND TO TABLE 9.2 OF SCC ESTATE ROAD SPECIFICATION (MAY 2007). PSV OF 68 + IS REQUIRED.
2. MINIMUM WIDTH OF FULL DEPTH CARRIAGEWAY CONSTRUCTION ALLOWED IS 1m.
3. RESET ALL EXISTING MANHOLE AND UTILITY COVERS TO SUIT NEW FINISHED LEVELS.

K	Amended as per SCC comments dated 19.04.22. BND description to include lengths and HB2 to include radius where required.	21.04.22	ACC	ACC
J	Aporn kerb changed from granite sets to BN2 kerbs	17.03.22	ACC	ACC
I	Cross-over added to Wind Farm Access.	25.02.22	DTZ	ACC
H	Amended as per Client comments. Left hand side shared cycleway added to site access road, cross-over for private car park added to Castleton Way East, site access road tie-in new layout, S278 works extents amended.	15.02.22	DTZ	ACC
G	Amended as per SCC comments dated 29.01.22. Given verge and gravel construction outside S278 Works excluded, extent of S278 Works extended to include re-surfacing of eastern approach of pedestrian crossing	04.02.22	DTZ	ACC
F	Western access road verge widened to 2.8m	18.12.20	VB	ACC
E	Removed duplicate drainage points.	05.12.19	JAG	OAS
D	Amended to suit SCC comments dated 30.01.19: roundabout central island and overpass area changed to concrete construction.	14.02.19	OAS	KPS
C	Amended following SCC comments. Windfarm Access reintroduced.	20.11.18	OAS	KPS
B	Amended to suit SCC comments dated 11.07.18 and RSA Stage 1 & 2. Cycle access to carriageway added.	15.08.18	OAS	KPS
A	Amended to suit client comments dated 08.06.18: Windfarm access removed.	21.05.18	OAS	KPS
Rev	Description	Date	Drawn	Checked

#### Drawing Approval Status:-

N/A Section 104    N/A Section 38    N Section 278

**FOR APPROVAL**

**Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
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Web: www.wbpartnership.com Email: eng@wbpartnership.com

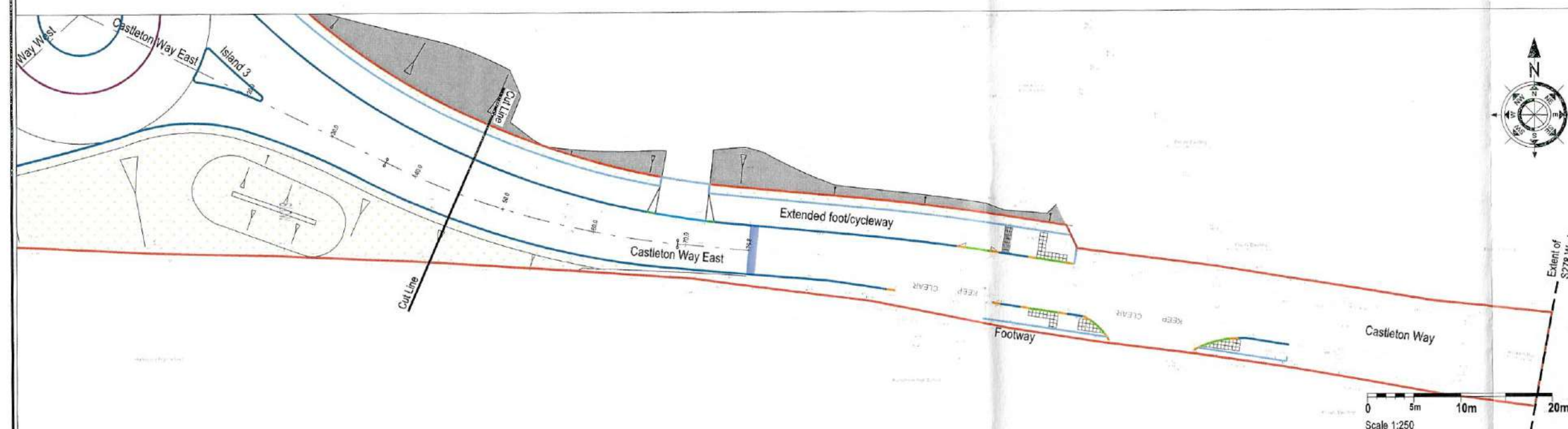
Project: **Castleton Way Eye Suffolk**

Drawing Description: **S278 Works Surface Finishes and Kerbing Layout**

Client: **PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP8 0LW

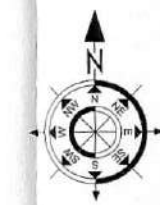
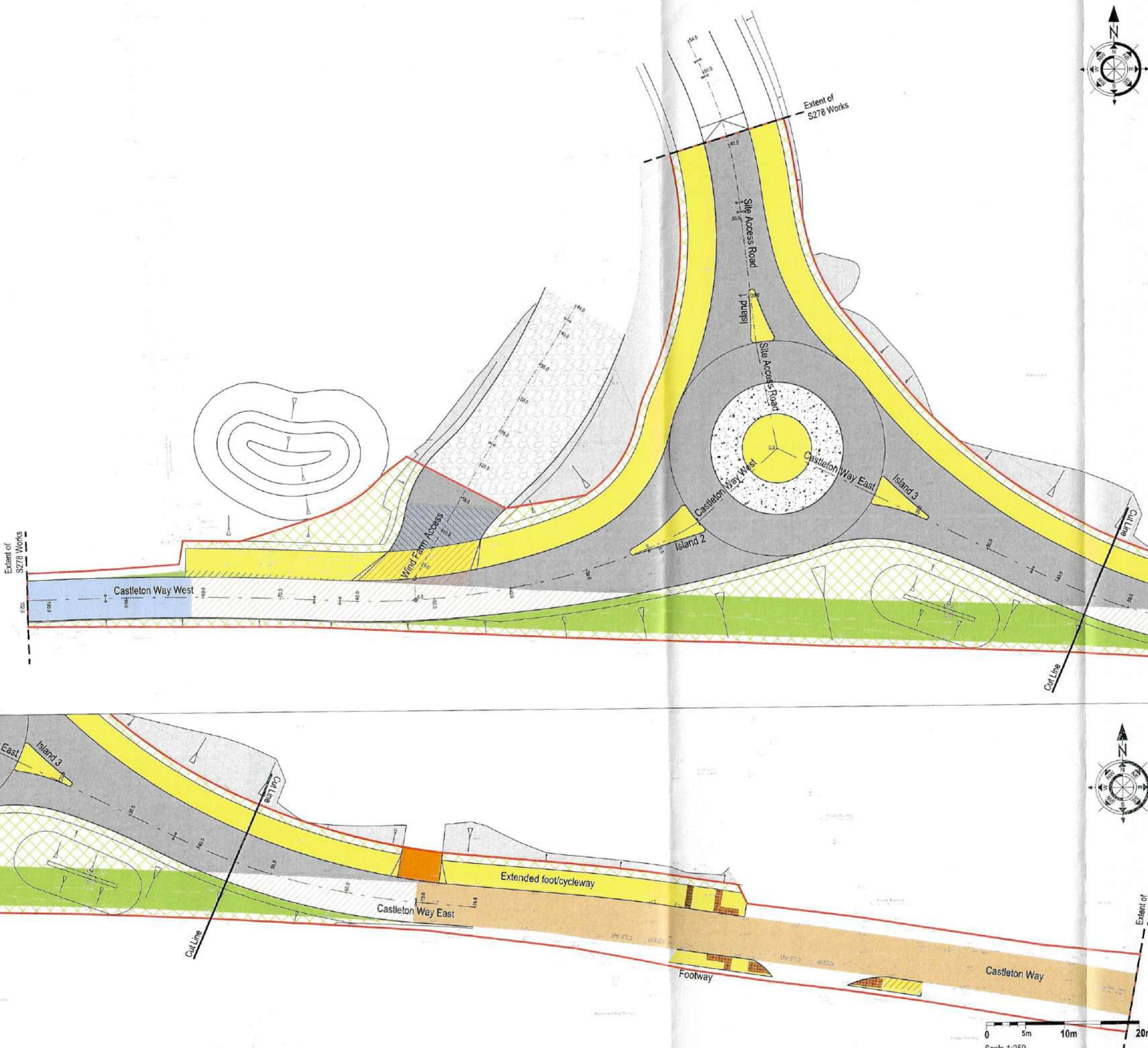
Designed By: **OAS** Date: **23.05.18**  
Drawn By: **OAS** Date: **24.05.18**  
Checked By: **KPS** Date: **25.05.18**

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Scale 1:250  
0 5m 10m 20m





**Construction Areas Key**

- Full new carriageway construction minimum width 600mm
- Full new footway construction
- Full new cross-over construction
- Full new concrete construction
- Plane off 50mm existing surface course and replace with regulating material in accordance with carriageway construction layers and 50mm surface course
- Plane off 40mm existing asphalt construction and replace with regulating base course material and 40mm surface course
- Plane off 40mm existing asphalt construction and replace with regulating base course material and 40mm surface course
- Existing asphalt carriageway construction to be broken out and replaced with full new carriageway construction
- Existing asphalt carriageway construction to be broken out and replaced with full new carriageway construction
- Existing asphalt footway construction to be broken out and sub-base reprofiled only when necessary and new footway construction installed mostly over existing
- Existing asphalt carriageway construction to be broken out and biding course reprofiled only when necessary and new footway construction installed
- Existing asphalt carriageway construction to be broken out and biding course reprofiled only when necessary and new cross-over construction installed
- Existing carriageway or footway construction to be broken out and replaced with minimum 150mm topsoil and seed
- Existing verge to be reprofiled and reseded
- New tactile paving
- New corduroy paving
- Section 278 Works Boundary

**NOTES:**

- SURFACE COURSE TO BE 50mm OF HRA 35/14 SURF 40/60 REC. WITH 20mm PRE-COATED CHIPPINGS, TO COMPLY WITH BS EN 13108-4 HOT ROLLED ASPHALT AND TO TABLE 9.2 OF SCC ESTATE ROAD SPECIFICATION (MAY 2007). PSV OF 68 + IS REQUIRED.
- MINIMUM WIDTH OF FULL DEPTH CARRIAGEWAY CONSTRUCTION ALLOWED IS 1m.
- RESET ALL EXISTING MANHOLE AND UTILITY COVERS TO SUIT NEW FINISHED LEVELS.

Rev	Description	Date	Drawn	Checked
H	Cross-over added to Wind Farm Access.	25.02.22	DTZ	ACC
G	Amended as per Client comments. Left hand side shared cycleway added to site access road, cross-over for private car park added to Castleton Way East, site access road to-in new layout; S278 works extent amended.	15.02.22	DTZ	ACC
F	Amended as per SCC comments dated 28.01.22. Green verge and gravel construction outside S278 Works excluded, extent of S278 Works extended to include re-surfacing of eastern approach of pedestrian crossing	04.02.22	DTZ	ACC
E	Removed duplicate drainage points.	06.12.19	JAG	OAS
D	Amended to suit SCC comments dated 30.01.19: roundabout centre island and over-run area changed to concrete construction.	14.02.19	OAS	KPS
C	Amended following SCC comments. Windfarm access reintroduced.	20.11.18	OAS	KPS
B	Amended to suit SCC comments dated 11.07.18 and RSA Stage 1 & 2.	18.06.18	OAS	KPS
A	Amended to suit client comments dated 08.04.18. Windfarm access removed.	21.06.18	OAS	KPS

**Drawing Approval Status:-**

N/A Section 104    N/A Section 38    N Section 278

**FOR APPROVAL**

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**Project:**  
Castleton Way Eye Suffolk

**Drawing Description:**  
S278 Works Construction Areas Layout

**Client:**  
**PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

**Drawing Number:**  
E3803/715/H

**Client Reference:**

**Scale:**  
1:250 @ A1  
1:500 @ A3

**Designed By:**  
OAS  
Date: 23.05.18

**Drawn By:**  
OAS  
Date: 24.05.18

**Checked By:**  
KPS  
Date: 25.05.18

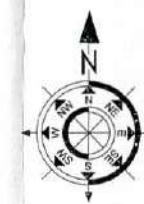
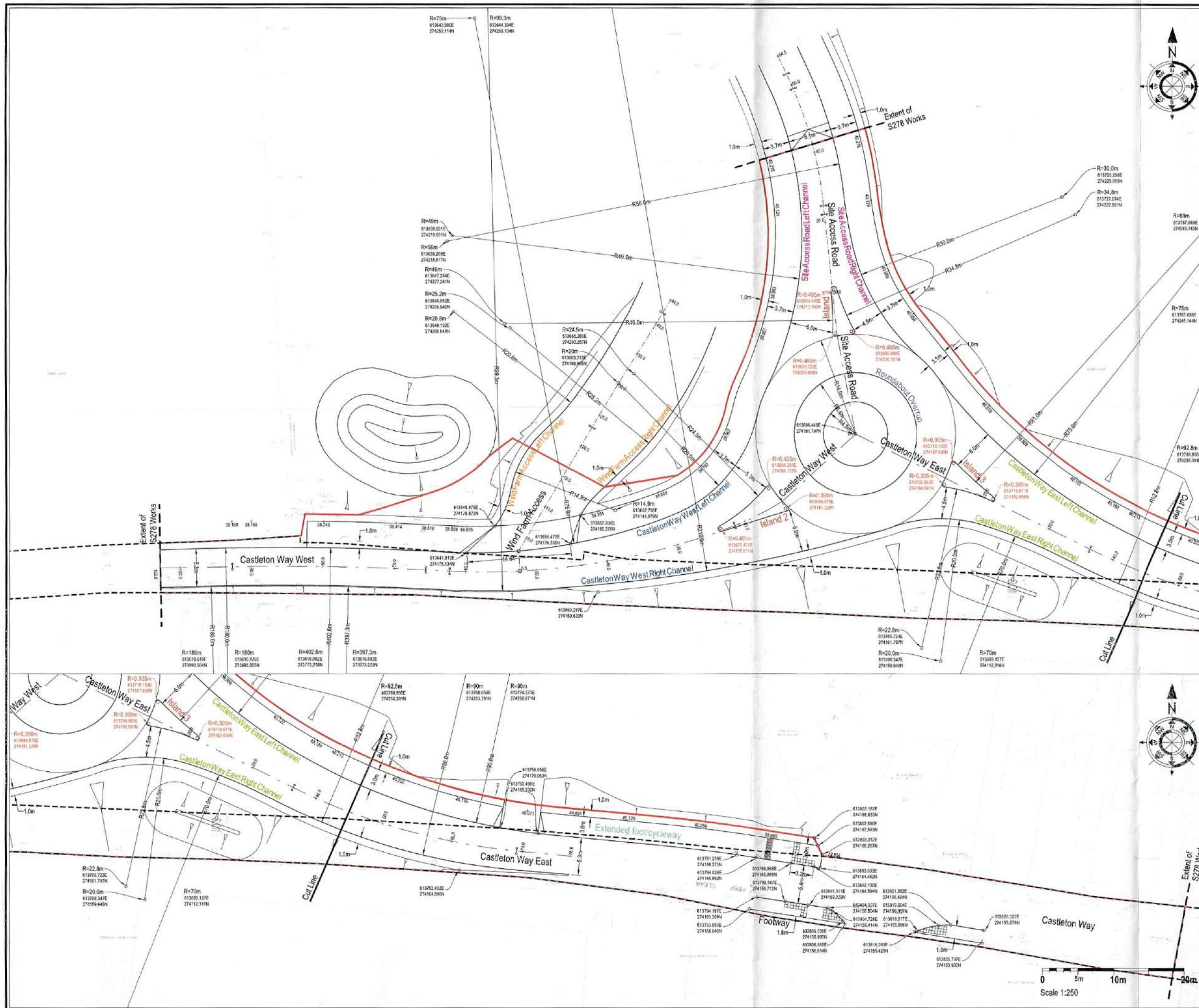
**afaa ISO 9001 Quality**

**UKAS MANAGEMENT SYSTEMS 9001**

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*[Handwritten signatures]*

**KEY**  
 --- Existing Highway Boundary  
 --- Section 278 Works Boundary

**Note:**  
 For Setting Out Tables refer to the latest revision of drawing no. E3803/751.

Rev	Description	Date	Drawn	Checked
F	Cross-over added to Wind Farm Access.	25.02.22	DTZ	ACC
E	Amended as per Client comments. Left hand side shared cycleway added to site access road, cross-over for private car park added to Castleton Way East, site access road tie-in now layout. S278 works extents amended.	16.02.22	DTZ	ACC
D	Extents of 278 Works extended towards East.	04.02.22	DTZ	ACC
C	Drawing amended to reflect layout changes.	22.04.21	DTZ	ACC
B	Western access road verge widened to 2.0m	16.12.20	VB	ACC
A	Removed duplicate chainage points.	06.12.19	JAG	OAS

Drawing Approval Status:-  
 N/A Section 104    N/A Section 38    N Section 278

**FOR CONSTRUCTION**

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 Web: www.wormald.co.uk Email: enquiry@wormald.co.uk

**Project:**  
 Castleton Way  
 Eye  
 Suffolk

**Drawing Description:**  
 S278 Works  
 Setting Out Plan

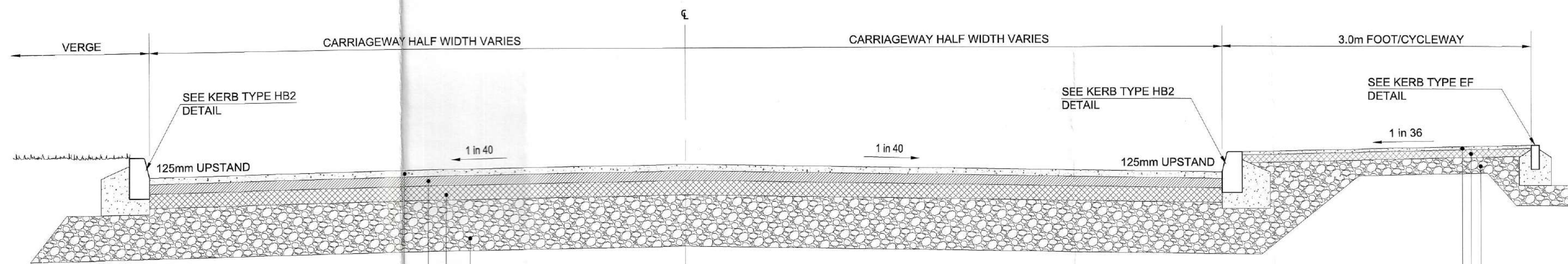
**Client:**  
**PERSIMMON**

Persimmon Homes Suffolk  
 Persimmon House  
 Orion Court, Orion Avenue  
 Great Blakenham  
 Suffolk IP6 0LW

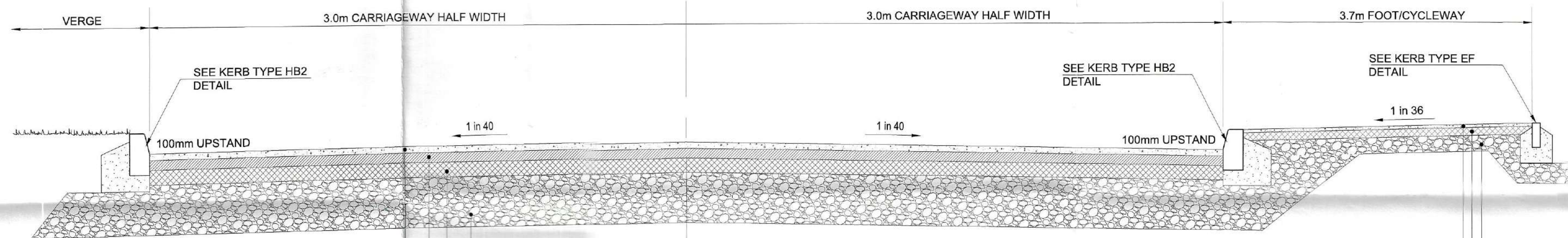
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**Date:** 23.05.18  
**Date:** 31.05.19  
**Date:** 19.11.19



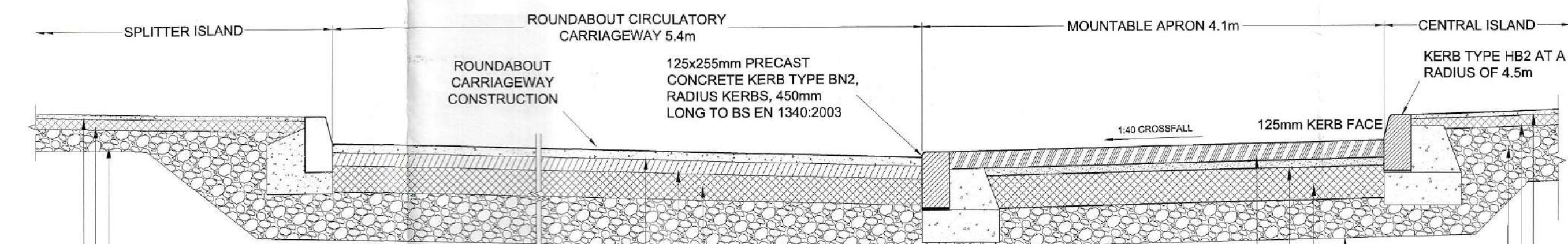




**TYPICAL SECTION THROUGH CASTLETON WAY**  
(Local Distributor Road)



**TYPICAL SECTION THROUGH SITE ACCESS ROAD**  
(Major Access Road)



**ROUNDABOUT CARRIAGEWAY CROSS SECTION**

- NOTES**
- THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR CARRYING OUT HIS WORK STRICTLY IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974 AND THE CDM REGULATIONS 2015.
  - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL THE WORK WITH EXISTING FOR LANE AND LEVEL BEFORE COMMENCING WORK. ANY DISCREPANCIES OR ERRORS FOUND SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY.
  - ALL ACCOMMODATION WORKS NECESSARY TO ESTABLISH A SATISFACTORY LINK BETWEEN EXISTING AND NEW WORK WILL HAVE BEEN ALLOWED FOR IN THE CONTRACTOR'S PRICE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY SERVICE APPARATUS IN THE VICINITY OF THE WORKS AND HE WILL BE DEEMED TO HAVE ALLOWED FOR ALL HAND DIGGING AND LOCATING OF SERVICE APPARATUS IN HIS PRICE. PERSIMMON HOMES (ANGLIA) LTD WILL ACCEPT NO CLAIMS WHATSOEVER IN RESPECT OF ANY LOSS OR DAMAGE CAUSED IN RESPECT OF SUCH APPARATUS, HOWEVER CAUSED.
  - THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY CEMENTING AND TRENCH SUPPORT TO DISRUPT THE WORK IN A SATISFACTORY MANNER AND WILL BE DEEMED TO HAVE INCLUDED FOR THE SAME WITHIN HIS PRICE.
  - ALL MATERIALS FOR USE IN THE CONTRACT ARE TO BE BS1 KITEMARKED.
  - ALL BURIED CONCRETE AND MORTAR SHALL BE SULPHATE RESISTING UNLESS TESTS PROVE OTHERWISE.
  - THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING A MEETING WITH DRAINAGE AND HIGHWAY AUTHORITY CLERK OF WORKS TO ASCERTAIN ANY VARIATIONS THAT ARE RELEVANT TO THIS DEVELOPMENT PRIOR TO WORK COMMENCING.
  - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE TO THE SATISFACTION OF THE DRAINAGE AND HIGHWAY AUTHORITY ENGINEER AND WILL HAVE INCLUDED FOR ANY NECESSARY TESTING IN HIS PRICE.
  - ALL ADAPTABLE SHAW WORK WILL BE CARRIED OUT IN ACCORDANCE WITH SUFFOLK COUNTY COUNCIL ESTATE ROAD SPECIFICATION DATED MAY 2007. THE DRAWING IS INTENDED FOR GUIDANCE ONLY AND MUST BE READ IN CONJUNCTION WITH THE ABOVE DOCUMENT WHICH WILL SUPERSEDE THIS DRAWING IN THE EVENT OF A CONFLICT.
  - ALL ROAD AND DRIVE GULLIES TO BE TRAPPED.
  - PRIVATE DRIVE GRADIENTS SHALL BE A MAXIMUM OF 1 IN 15.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING, ARCHITECTURAL AND ANY OTHER SPECIAL DESIGN DRAWINGS AND DETAILS.
  - ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS NOTED OTHERWISE AND ALL LEVELS AND COORDINATES RELATE TO SURVEY.
  - DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT ASK.
  - A ROAD COAT SHALL BE APPLIED PRIOR TO THE LAYING OF A NEW ASPHALT LAYER IN ANY ROAD MESTRETS, STREETS, EMBANKMENTS, DRAIN COATS CONFORMING TO BS EN 13109 WITH MINIMUM COARSENESS IN ACCORDANCE WITH BS EN 300303, TEST 4. COAT SHALL BE APPLIED. ROAD COAT SHALL HAVE BRANHAM ACCREDITATIONS AND COMPLY WITH BS 8482:2019.
- THE CONTRACTOR SHALL SUBMIT TEST CERTIFICATES DEMONSTRATING SHW COMPLIANCE TO THE HIGHWAY AUTHORITY FOR PRIOR APPROVAL OF ALL PROPOSED FILL MATERIAL PRIOR TO COMMENCING FILLING.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATION FOR HIGHWAY WORKS (SHW) VOLUME 1 (MANUAL OF CONTRACT DOCUMENTS) FOR HIGHWAY WORKS) WHERE REFERRED.

J	Amended as per SCC comments dated 19.04.22: Roundabout carriageway kerb required radii and length holes added.	21.04.22	ACC	ACC
I	Roundabout carriageway cross section amended with sub-base kerb and center island changed to footway construction after discussion with SCC.	15.03.22	SW	ACC
H	Amended as per SCC comments dated 28.01.22: Roundabout carriageway cross-section amended.	03.02.22	DTZ	ACC
G	Verger text added to left of Typical Sections following client comments.	19.11.19	OAS	OAS
F	Amended to suit SCC comments dated 19.03.19: mountable apron note amended.	21.03.19	OAS	OAS
E	Amended to suit SCC comments dated 30.01.19: Roundabout central island & mountable apron changed to concrete construction.	14.02.19	RJH	OAS
D	Amended following comments from SCC: PSV specification note added.	19.11.18	OAS	KPS
C	Amended as per SCC comments dated 05.08.18: roundabout central carriageway crossfall changed to be outward sloping.	02.10.18	OAS	KPS
B	Amended to suit SCC comments dated 11.07.18 and RSG Stage 1 & 2: Roundabout Carriageway Cross Section amended.	15.08.18	OAS	KPS
A	Amended to suit client comments dated 08.06.18: splitter island detail amended.	21.06.18	OAS	KPS
Rev	Description	Date	Drawn	Checked

Drawing Approval Status:-  
N/A Section 104 N/A Section 38 N Section 278

**FOR APPROVAL**

**Wormald Burrows Partnership Ltd**  
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Email: engineer@wormaldburrows.com

Project:  
**Castleton Way**  
**Eye**  
**Suffolk**

Drawing Description:  
**S278 Works**  
**Highway Construction Details**  
**Sheet 1 of 3**

Client:  
**PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/780/J**

Client Reference:

Scale:  
**N.T.S. @ A1**

Designed By:  
**KPS**

Drawn By:  
**KPS**  
Date:  
**22.05.18**

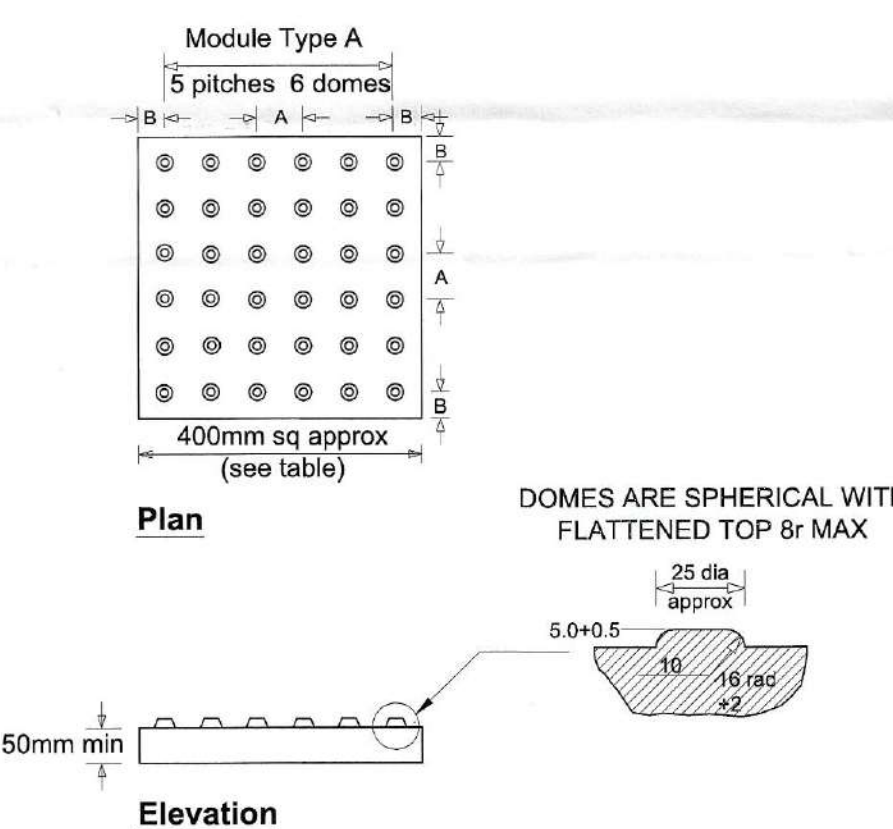
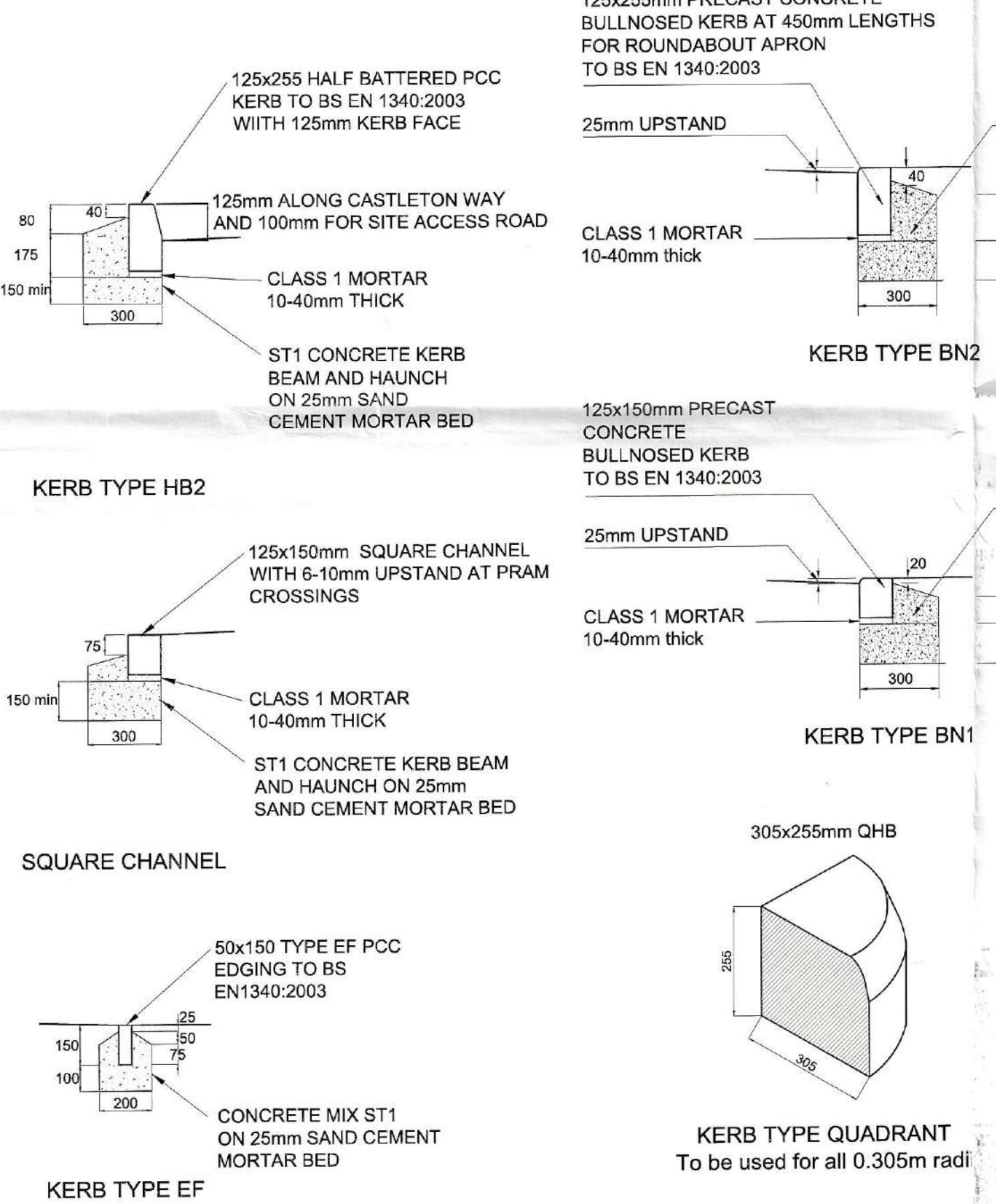
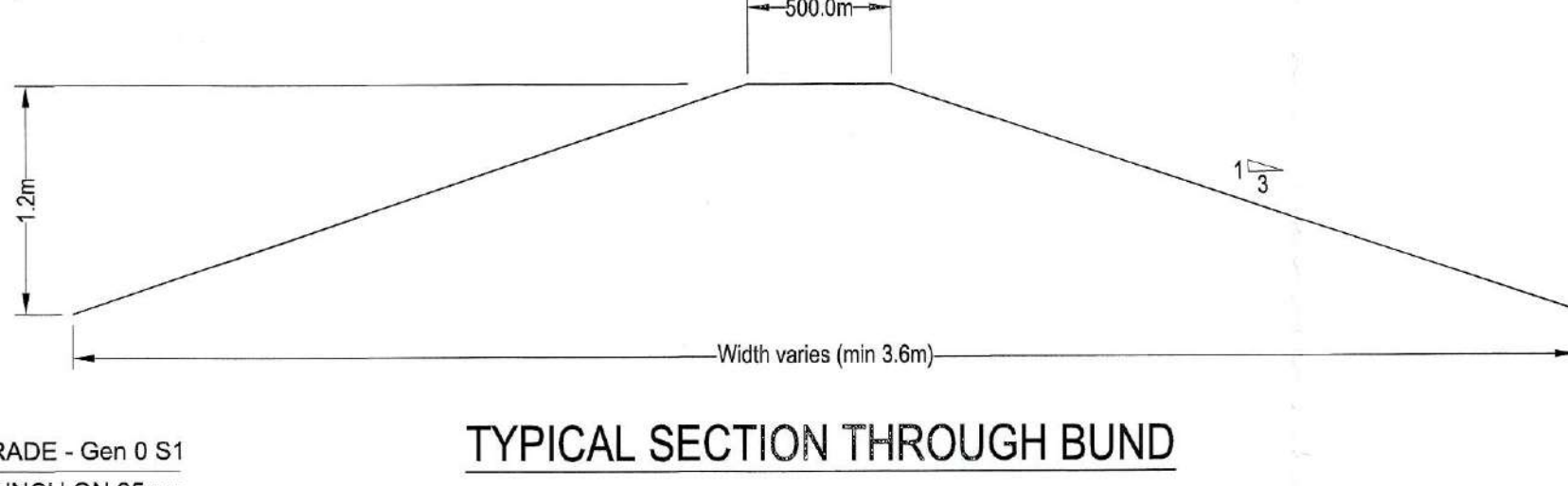
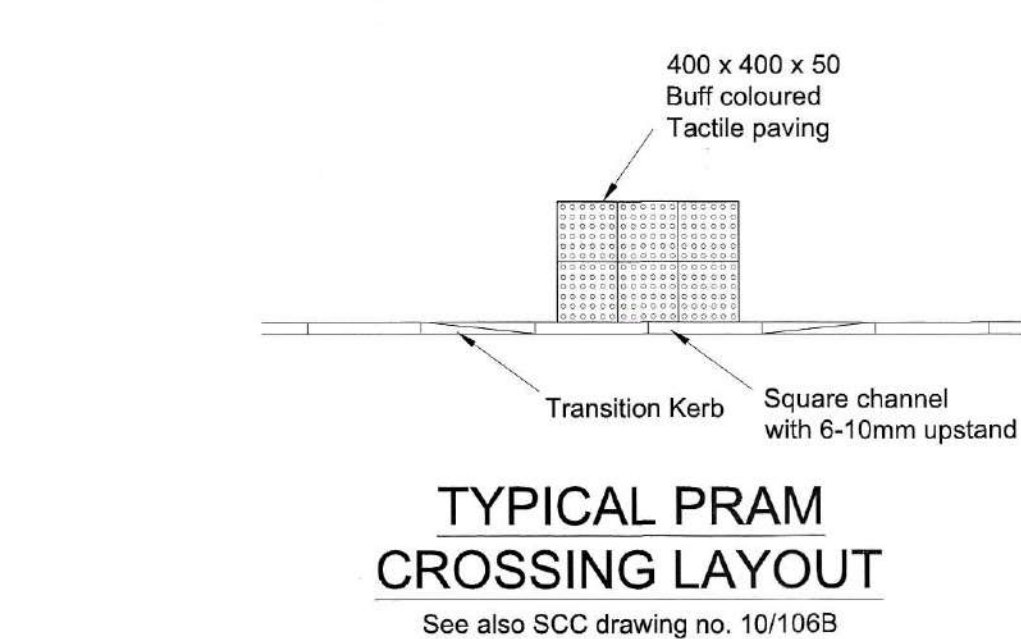
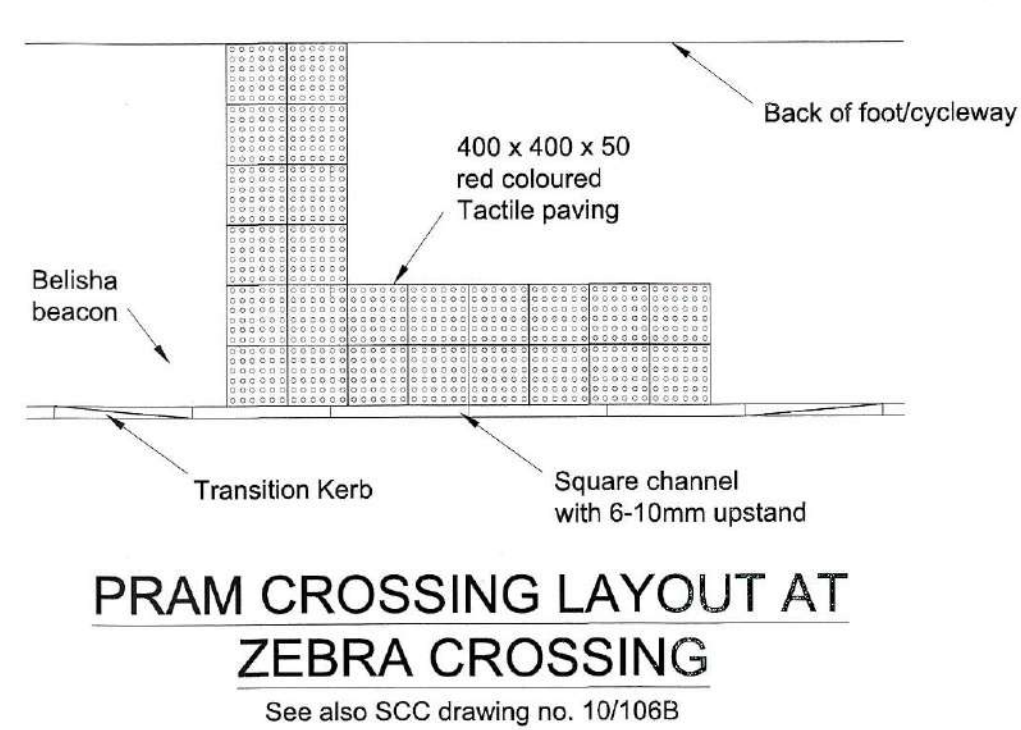
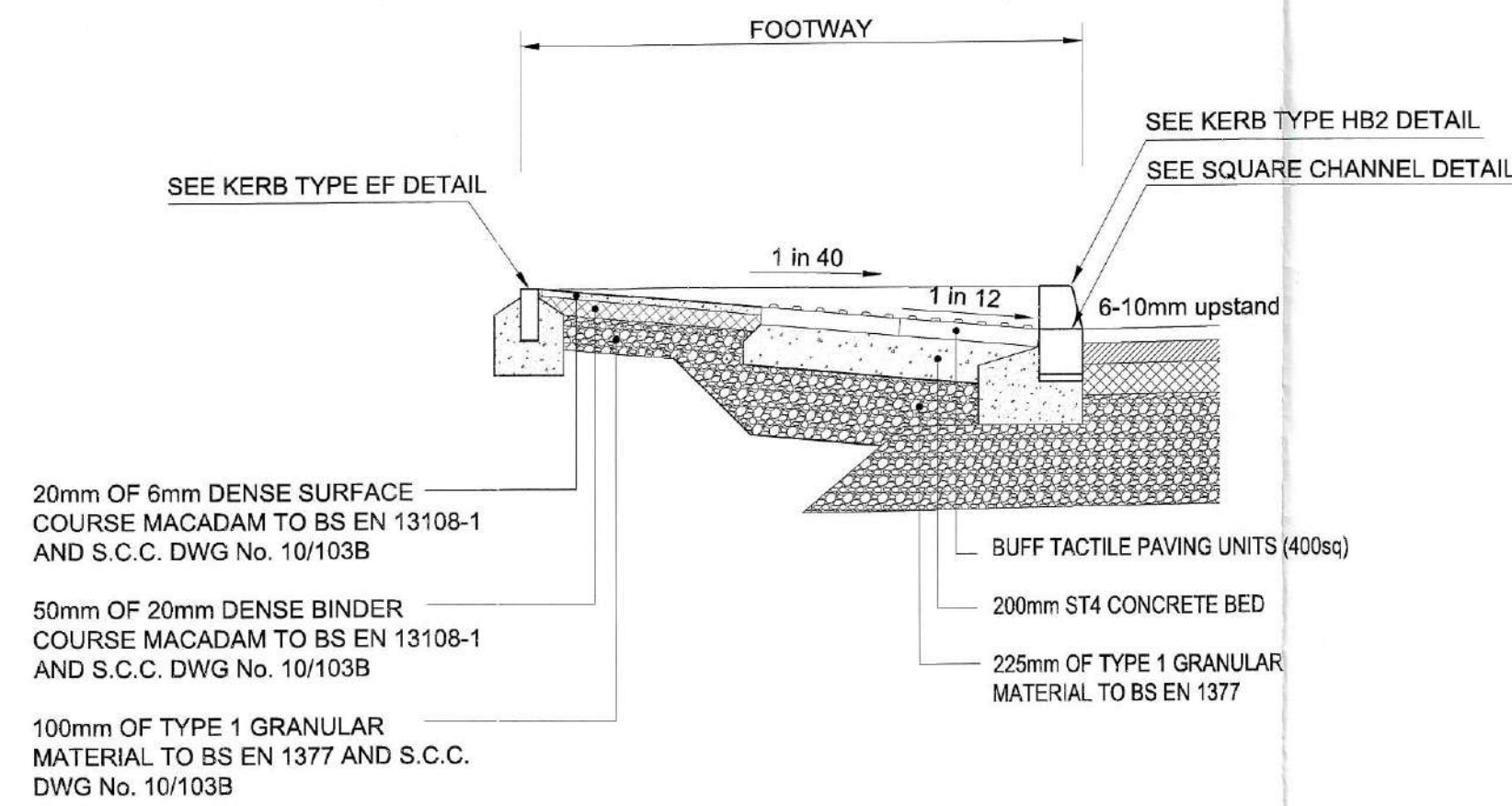
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**KPS**  
Date:  
**22.05.18**

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UKAS  
MANAGEMENT  
SYSTEMS  
9001

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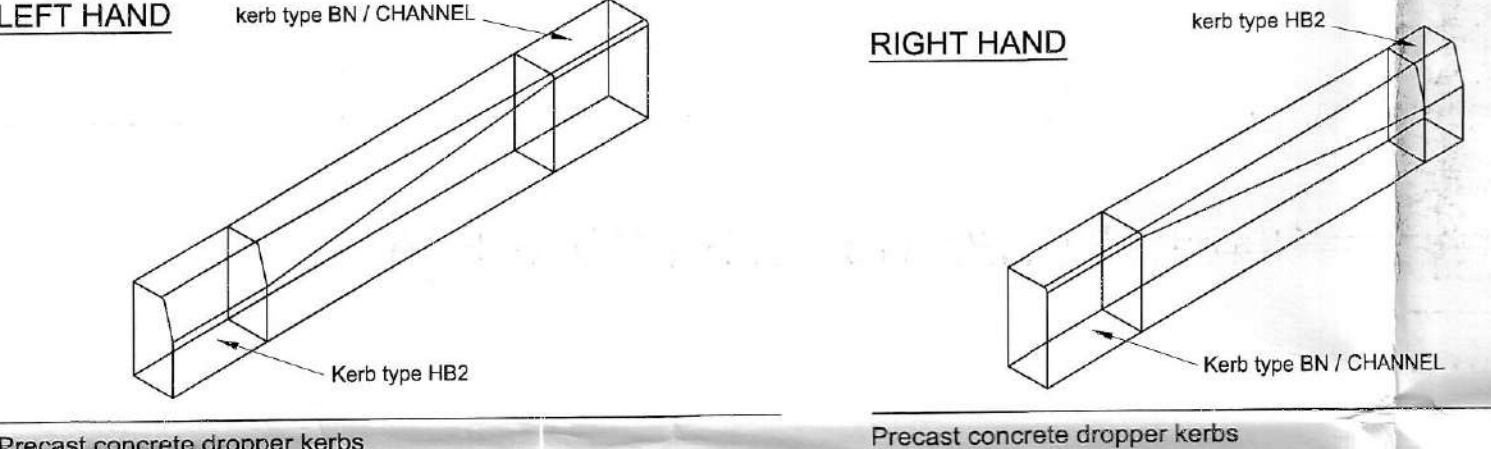




THE ACTUAL DEPTH WILL BE RELATED TO THE MATERIALS USED TO CONSTRUCT THE MODULES

**NOTES**

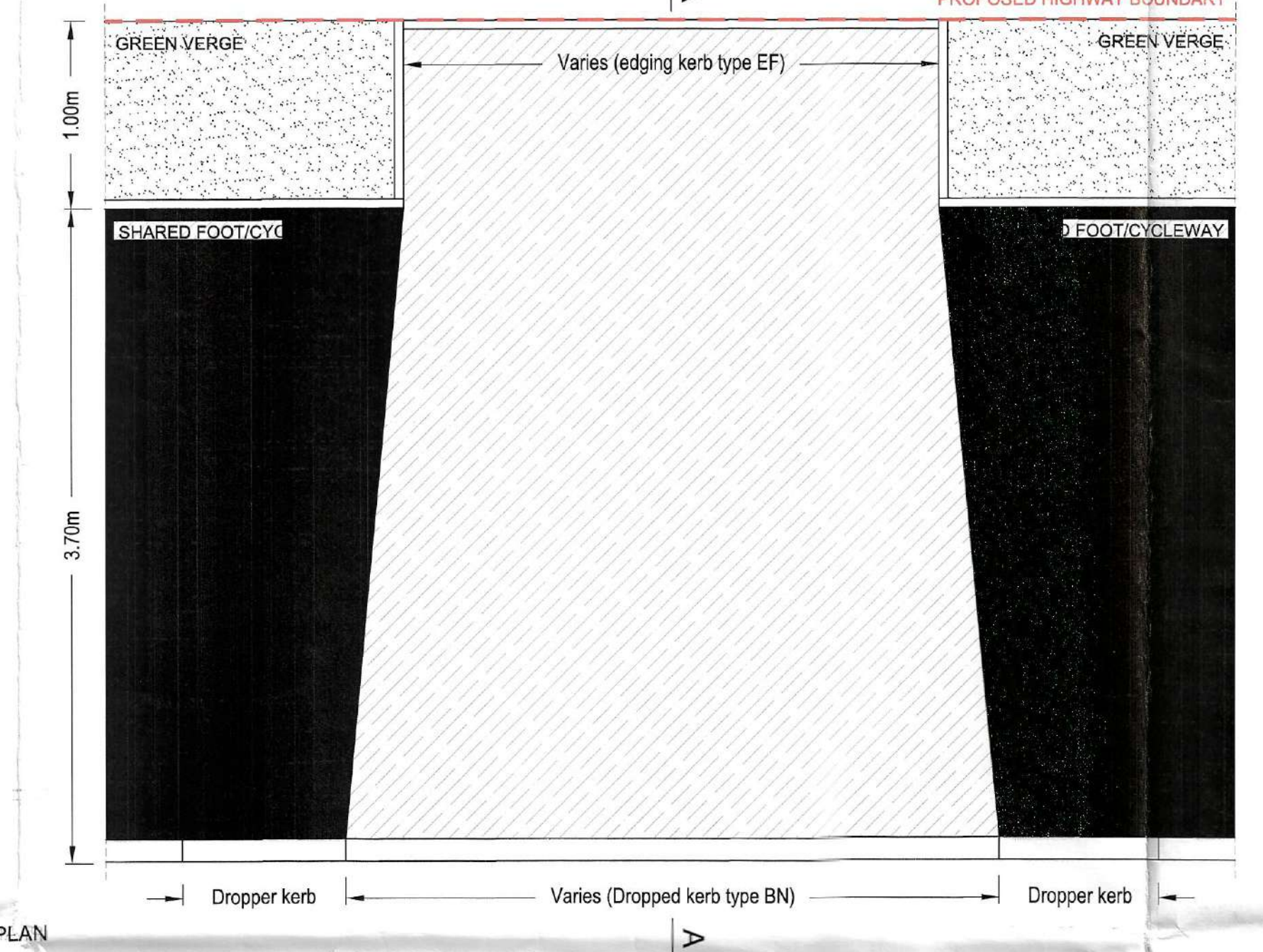
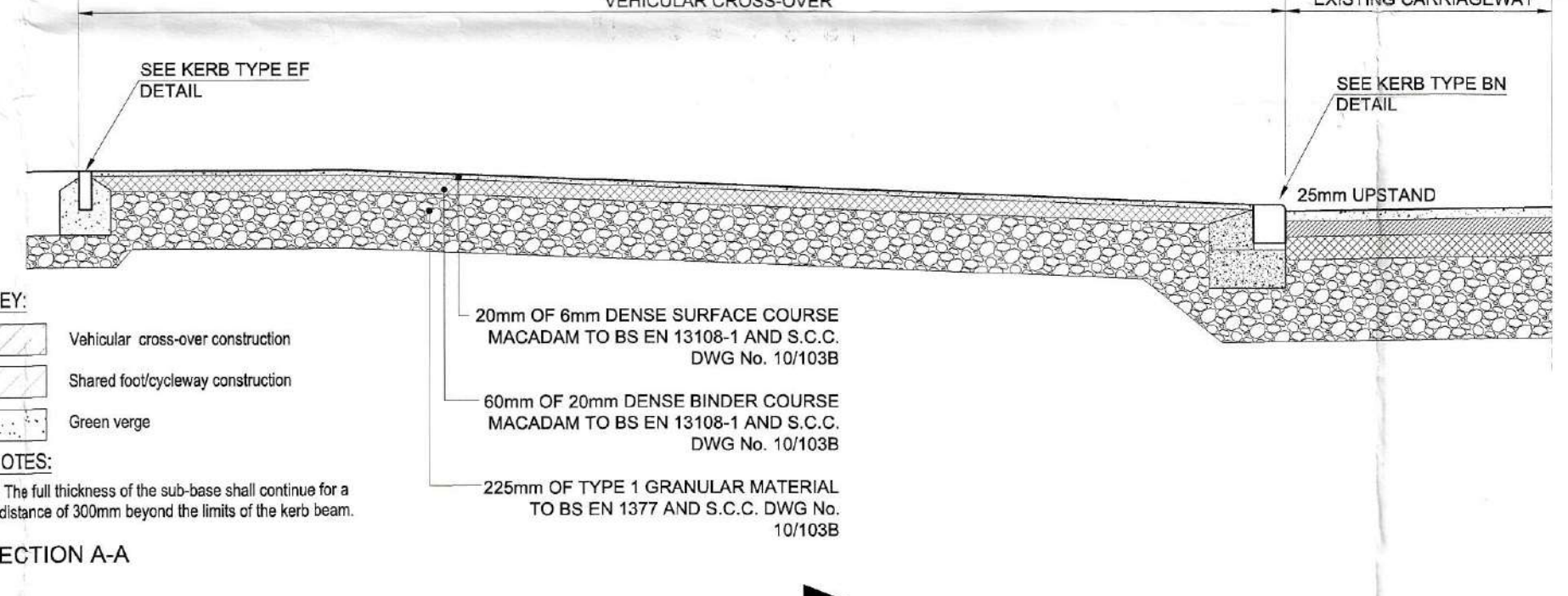
- ALL DIMENSIONS IN MILLIMETERS.
- RED PAVING TO BE USED AT CONTROLLED CROSSINGS. RUFF OR CONTRASTING COLOUR OTHER THAN RED TO BE USED AT UNCONTROLLED CROSSINGS.
- CHANNELS TO BE Laid WITH 5mm UPSTAND.
- TACTILE PAVING TO BE Laid SUCH THAT THE DOMES ARE IN LINE WITH THE DIRECTION OF PEDESTRIAN TRAVEL.
- FOR MORE DETAILS REFER TO S.C.C. DRAWING NO. 10/1013E.



### CORDUROY PAVING

For start and end of cycleways set into 50mm lean concrete under 25mm Class 1 Mortar

### STEPPED CONSTRUCTION TIE-IN DETAIL (DIAGRAMMATIC)



**NOTES**

- THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR CARRYING OUT HIS WORK STRICTLY IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974 AND THE CON REGULATIONS 2015
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL THE IN WORK WITH EXISTING FOR LINE AND LEVEL BEFORE COMMENCING WORK. ANY DISCREPANCIES OR ERRORS FOUND SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY.
- ALL ACCOMMODATION WORKS NECESSARY TO ESTABLISH A SATISFACTORY LINK BETWEEN EXISTING AND NEW WORK WILL HAVE BEEN ALLOWED FOR IN THE CONTRACTORS PRICE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY SERVICE APPARATUS IN THE VICINITY OF THE WORKS AND HE WILL BE DEEMED TO HAVE ALLOWED FOR ALL HAND LIGURES AND COATING OF SERVICE APPARATUS IN HIS PRICE. PERSIMMON HOMES (ANGLIA) LTD WILL ACCEPT NO CLAIMS WHATSOEVER IN RESPECT OF ANY LOSS OR DAMAGE CAUSED IN RESPECT OF SUCH APPARATUS, HOWEVER CAUSED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DETERMINING AND TRENCH SUPPORT TO EXECUTE THE WORK IN A SATISFACTORY MANNER AND WILL BE DEEMED TO HAVE INCLUDED FOR THE SAME WITHIN HIS PRICE.
- ALL MATERIALS FOR USE IN THE CONTRACT ARE TO BE BS KITEMARKED.
- ALL BURIED CONCRETE AND MORTAR SHALL BE SULPHATE RESISTING UNLESS TESTS PROVE OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING A MEETING WITH THE DRAINAGE AND HIGHWAY AUTHORITY CLERK OF WORKS TO ASCERTAIN ANY VARIATIONS THAT ARE RELEVANT TO THIS DEVELOPMENT PRIOR TO WORK COMMENCING.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE TO THE SATISFACTION OF THE DRAINAGE AND HIGHWAY AUTHORITY ENGINEER AND WILL HAVE INCLUDED FOR ANY NECESSARY TESTING IN HIS PRICE.
- ALL ADAPTABLE HIGHWAY WORK WILL BE CARRIED OUT IN ACCORDANCE WITH SUFFOLK COUNTY COUNCIL'S ESTATE ROAD SPECIFICATION DATED MAY 2007. THIS DRAWING IS INTENDED FOR GUIDANCE ONLY AND MUST BE READ IN CONJUNCTION WITH THE ABOVE DOCUMENT WHICH WILL SUPERSEDE THIS DRAWING IN THE EVENT OF A CONFLICT.
- ALL ROAD AND DRIVE GRADIENTS SHALL BE TO BE TRAPPED.
- PRIVATE DRIVE GRADIENTS SHALL BE A MAXIMUM OF 1 IN 5.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND ANY OTHER SPECIALIST DESIGN DRAWINGS AND DETAILS.
- ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS NOTED OTHERWISE AND ALL LEVELS AND COORDINATES RELATE TO SURVEY.
- DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT ASK.
- A BOND COAT SHALL BE APPLIED PRIOR TO THE LAYING OF A NEW ASPHALT LAYER ON ANY ROUGH SUBSTRATE. BITUMEN DRAINAGE BOND COATS CONFORMING TO BS EN 12108 WITH MINIMUM CONSUMPTION IN ACCORDANCE WITH BS EN 13088:2006, TABLE 4, CLASS 4 SHALL BE APPLIED. BOND COAT SHALL HAVE BS MARKING ACCREDITATIONS AND COMPLY WITH BS 6848:2010.

THE CONTRACTOR SHALL SUBMIT TEST CERTIFICATES DEMONSTRATING SHW COMPLIANCE TO THE HIGHWAY AUTHORITY FOR PRIOR APPROVAL OF ALL PROPOSED FILL MATERIAL, PRIOR TO COMMENCING FILLING.

THE CONTRACTOR SHALL REFER TO THE SPECIFICATION FOR HIGHWAY WORKS (SHW) VOLUME 1 (MANUAL OF CONTRACT DOCUMENTS FOR HIGHWAY WORKS) WHERE REFERENCED.

**SITE PREPARATION**  
THE SITE IS TO BE CLEARED OF ALL RUBBISH, UNDERGROWTH AND THE LIKE.  
VEGETABLE SOIL AND MATTER SHALL BE STRIPPED AND ANY ROOTS GRIEBED UP. ALL MATERIAL TO BE DISPOSED TO A TIP PROVIDED BY THE CONTRACTOR UNLESS OTHERWISE AGREED IN THE SPECIFICATION/CONTRACT.

**EXCAVATION**  
REMOVE ALL SOFT SPOTS AND BACKFILL WITH GRANULAR MATERIAL TO SUFFOLK COUNTY COUNCIL'S ESTATE ROAD SPECIFICATION DATED MAY 2007. ALTERNATIVELY USE TYPE 1 SUB-BASE TO CLAUSE 803 OF THE SPECIFICATION FOR HIGHWAY WORKS. FILL MATERIAL TO BE COMPACTED IN LAYERS NOT EXCEEDING 150mm THICK.

**ROAD CONSTRUCTION**  
DURING CONSTRUCTION, IF BITUMINOUS LAYERS ARE TRANSFERRED OR BECOME CONTAMINATED PRIOR TO THE NEXT LAYER BEING LAID, A BOND COAT MUST BE APPLIED.

**SERVICE APPARATUS**  
THE DEPICTION OF ANY SERVICE APPARATUS ON THIS OR ANY OTHER DRAWING HAS BEEN OBTAINED FROM THIRD PARTY SOURCES AND IS NOT NECESSARILY ACCURATE OR COMPLETE. AT NO TIME DOES THE INFERRED POSITION ON THE DRAWING ABSOLUTELY THE CONTRACTOR FROM TAKING ALL NECESSARY STEPS TO LOCATE SERVICE APPARATUS IN ACCORDANCE WITH PERSIMMON HOMES (ANGLIA) LTD. WILL ACCEPT NO CLAIMS WHATSOEVER IN RESPECT OF ANY LOSSES OR DAMAGE CAUSED IN RESPECT OF SUCH APPARATUS, HOWEVER CAUSED.

**SIGNAGE**  
ALL SIGNING FOR TEMPORARY WORKS SHALL BE IN ACCORDANCE WITH THE TRAFFIC SIGNS MANUAL, CHAPTER 8, SAFETY AT STREETWORKS AND ROADWORKS CODE OF PRACTICE.

**INSPECTIONS**  
THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORKS ARE TO THE SATISFACTION OF THE HIGHWAY ENGINEER AND SHALL BE DEEMED TO HAVE INCLUDED FOR ANY NECESSARY TESTING, TRIAL, HOLDING AND LIAISON, ETC. WITHIN HIS PRICE.

**HEALTH AND SAFETY**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXECUTE THE WORKS AT ALL TIMES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE 1974 HEALTH AND SAFETY AT WORK ACT AND THE 2015 CD.M REGULATIONS. THE CONTRACTOR SHALL BE DEEMED TO HAVE ALLOWED FOR FULL COMPLIANCE WITH THE SAME WITHIN HIS PRICE.

I	Amended as per SCC comments dated 19.04.22. BN2 length note added.	21.04.22	ACC	ACC
H	BN2 kerb detail added.	17.03.22	SW	ACC
G	Cross-over detail amended.	25.02.22	DTZ	ACC
F	Amended as per Client comments. Cross-over detail added.	15.02.22	DTZ	ACC
E	Amended as per SCC comments dated 28.01.22. Granite setts detail amended, pram crossing dropped kerb upstand amended, bollard detail removed.	03.02.22	DTZ	ACC
D	Amended to suit SCC comments dated 30.01.19: Kerb type BN2 replaced with Granite Setts detail. Drawing changed to 'Sheet 2 of 3'.	14.02.19	RJH	KPS
C	Amended following comments from SCC: bund section added, crossing square channel upstand specified as 0-5mm, bollards specification changed.	18.11.18	OAS	KPS
B	Amended to suit SCC comments dated 11.07.18: Pram Crossing HB1 kerb replaced with square channel.	15.08.18	OAS	KPS
A	Amended to suit client comments dated 06.06.18: Illuminated bollard details added.	21.06.18	OAS	KPS
Rev	Description	Date	Drawn	Checked

Drawing Approval Status:-

N/A Section 104 N/A Section 38 N Section 278

FOR APPROVAL

**Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
12b - 18a Bilton Drive, Bognor Regis, West Sussex PO21 2BA  
Tel: (01787) 317244 Fax: (01787) 315434  
Web: www.wormaldburrows.co.uk  
Email: eng@wormaldburrows.co.uk

Project:  
**Castleton Way Eye Suffolk**

Drawing Description:  
**S278 Works Highway Construction Details Sheet 2 of 3**

Client:  
**PERSIMMON**

Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/781/I**

Client Reference:

Scale:  
**N.T.S. @ A1**

Designed By: KPS  
Date: 22.05.18

Drawn By: KPS  
Date: 22.05.18

Checked By: KPS  
Date: 22.05.18

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**afaa ISO 9001 Quality**

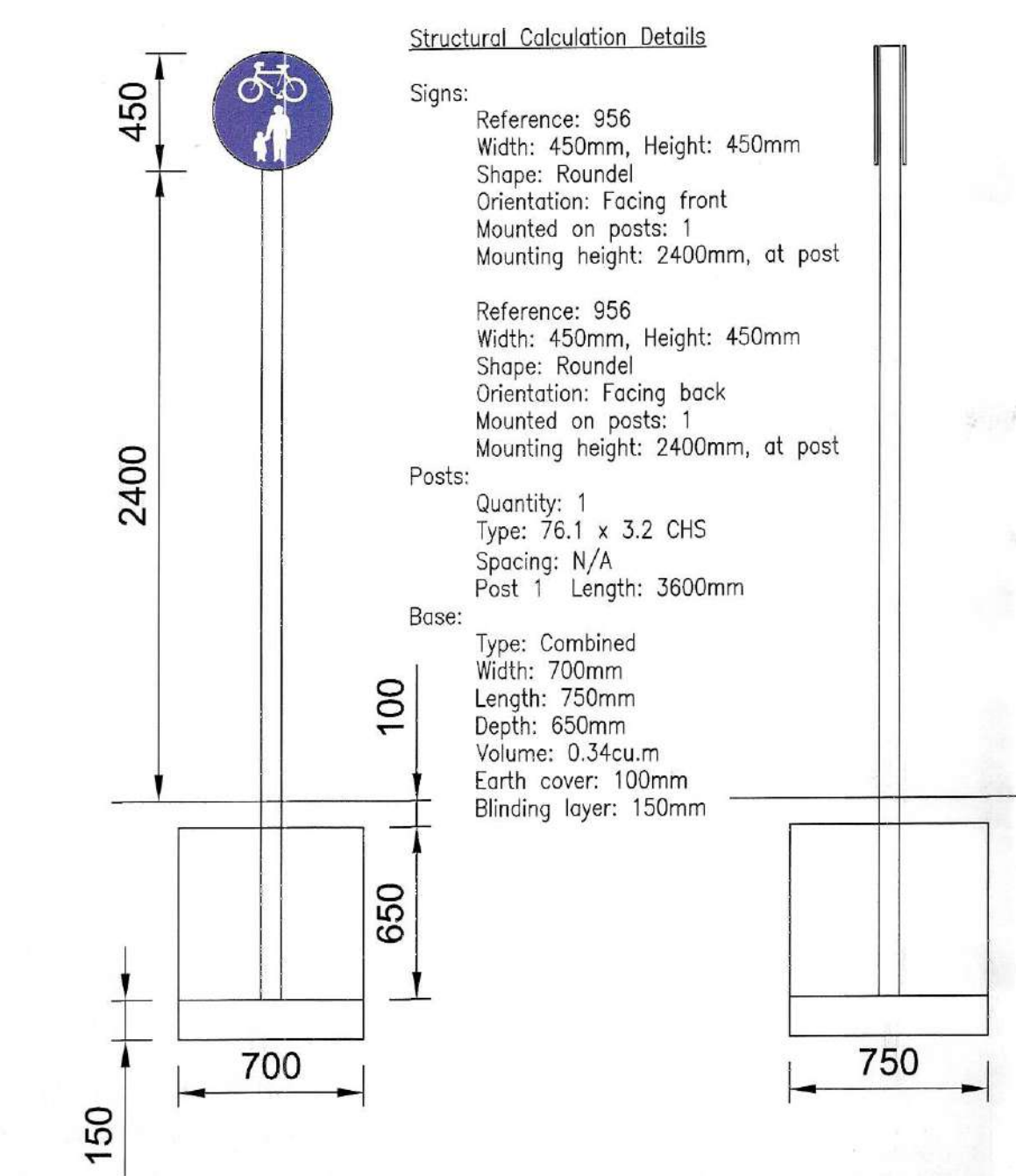
**UKAS MANAGEMENT SYSTEMS**

Certified by Afnor UK

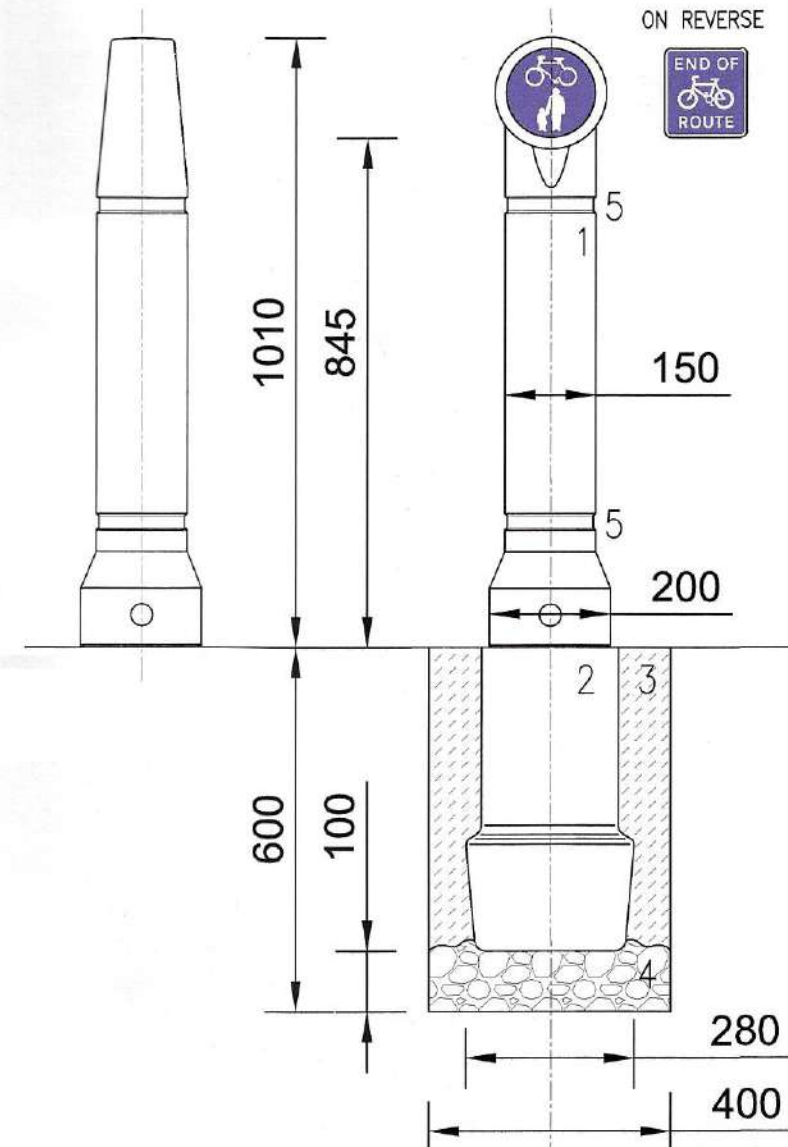








Signing Project	Signing Project	Width (mm)	450	Background	Green
Sign Reference	956	Height (mm)	450	Border	White
x Height	100.0	Area (m <sup>2</sup> )	0.16	Legend	White
Material	Class RA2				



**Glasdon Mini-Ensign Bollard or other similar**

Retroreflective signs:

Reference: 956  
Width: 150mm, Height: 150mm  
Shape: Roundel  
Orientation: Facing front  
Mounted on posts: 1  
Mounting height: 845mm

Posts:

Quantity: 1  
Type: 76.1 x 3.2 CHS  
Spacing: N/A  
Post 1 Length: 3600mm

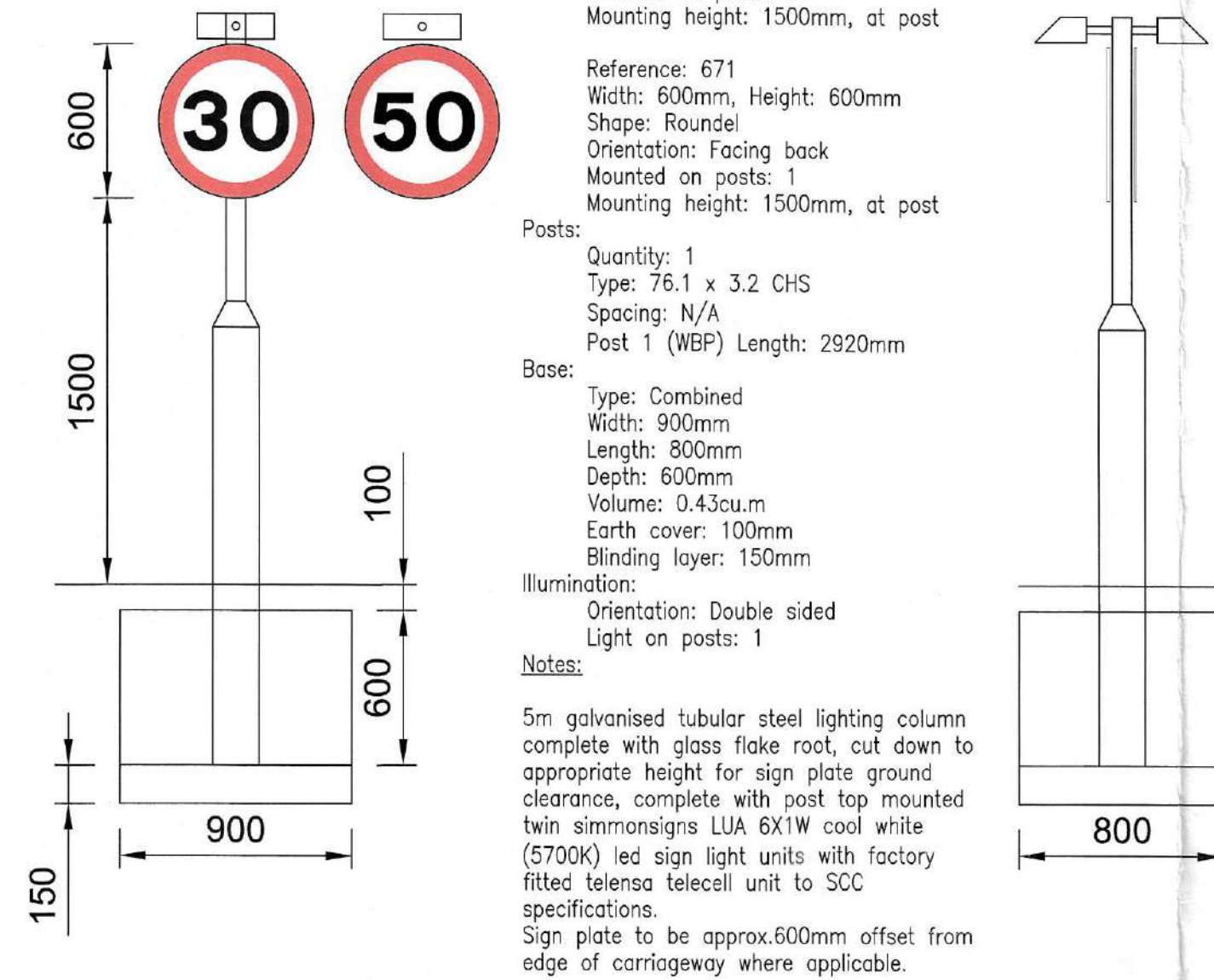
Base:

Type: Combined  
Width: 200mm  
Length: 200mm  
Depth: 100mm  
Volume: 0.004cu.m  
Earth cover: 100mm  
Blinding layer: 150mm

Key:

1 BOLLARD  
2 GROUND SOCKET  
3 QUICK SETTING CONCRETE  
4 GRAVEL  
5 RETROREFLECTIVE BANDING

All retroreflective materials to BS EN 12899-1 2007.



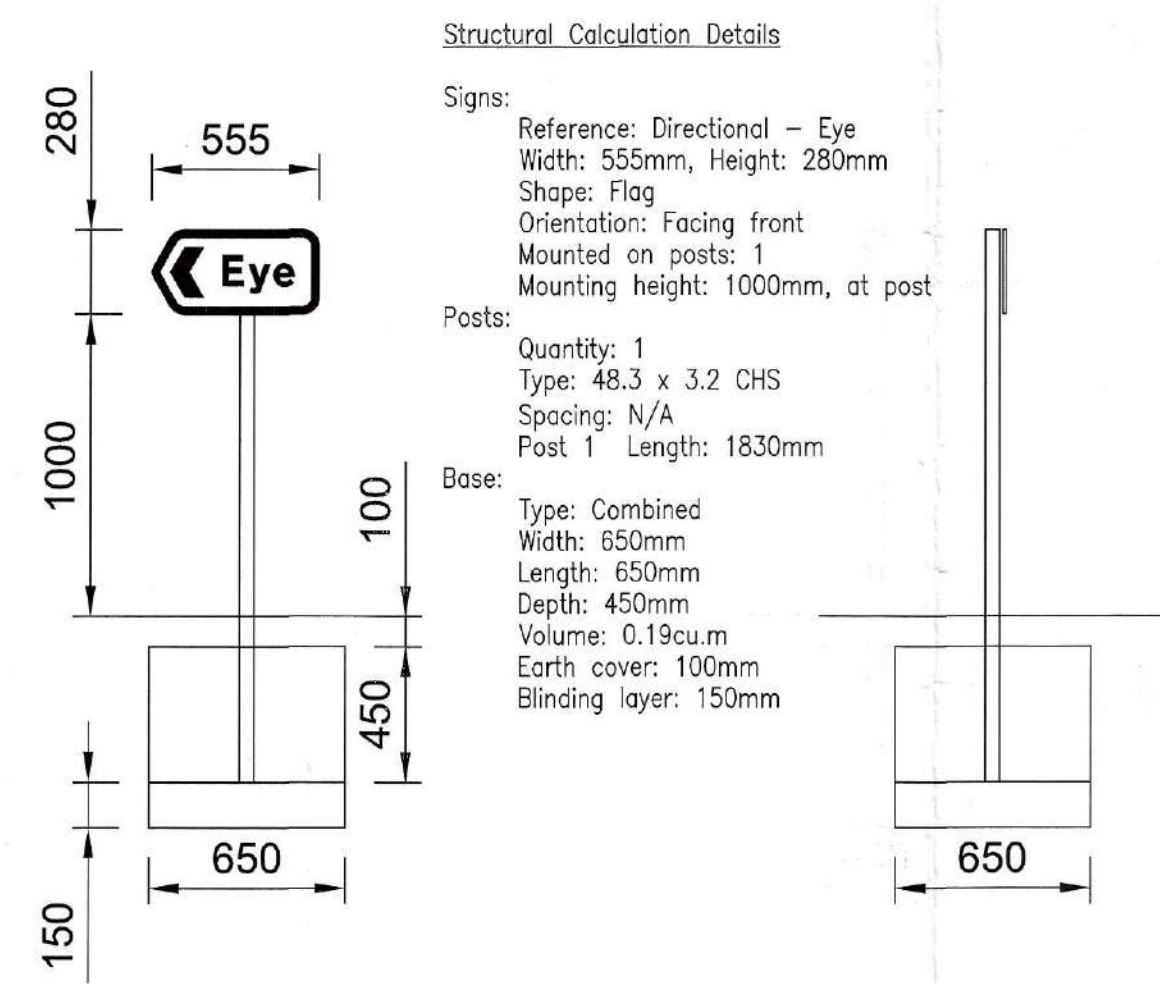
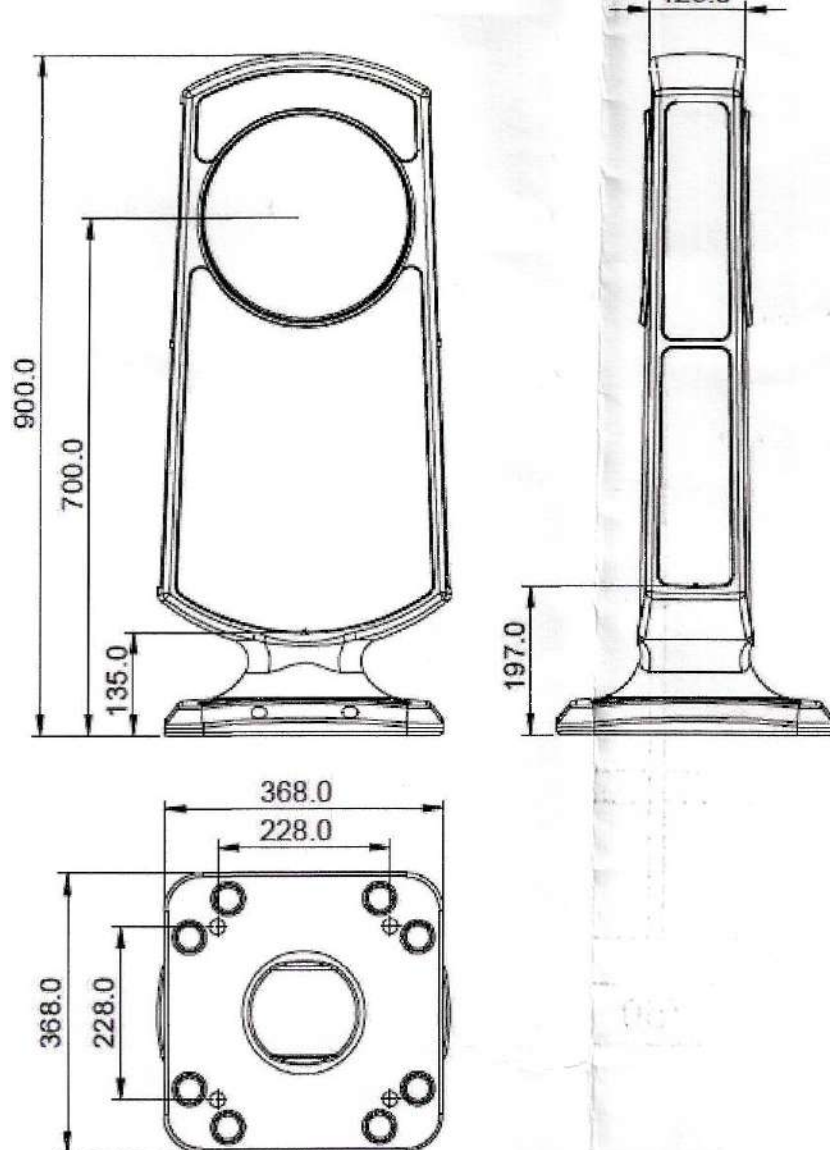
Signing Project	Signing Project	Width (mm)	600	Background	White
Sign Reference	670	Height (mm)	600	Border	Red
x Height	100.0	Area (m <sup>2</sup> )	0.28	Legend	Black
Material	Class RA2				

Signing Project	Signing Project	Width (mm)	600	Background	Green
Sign Reference	671	Height (mm)	600	Border	White
x Height	100.0	Area (m <sup>2</sup> )	0.28	Legend	White
Material	Class RA2				

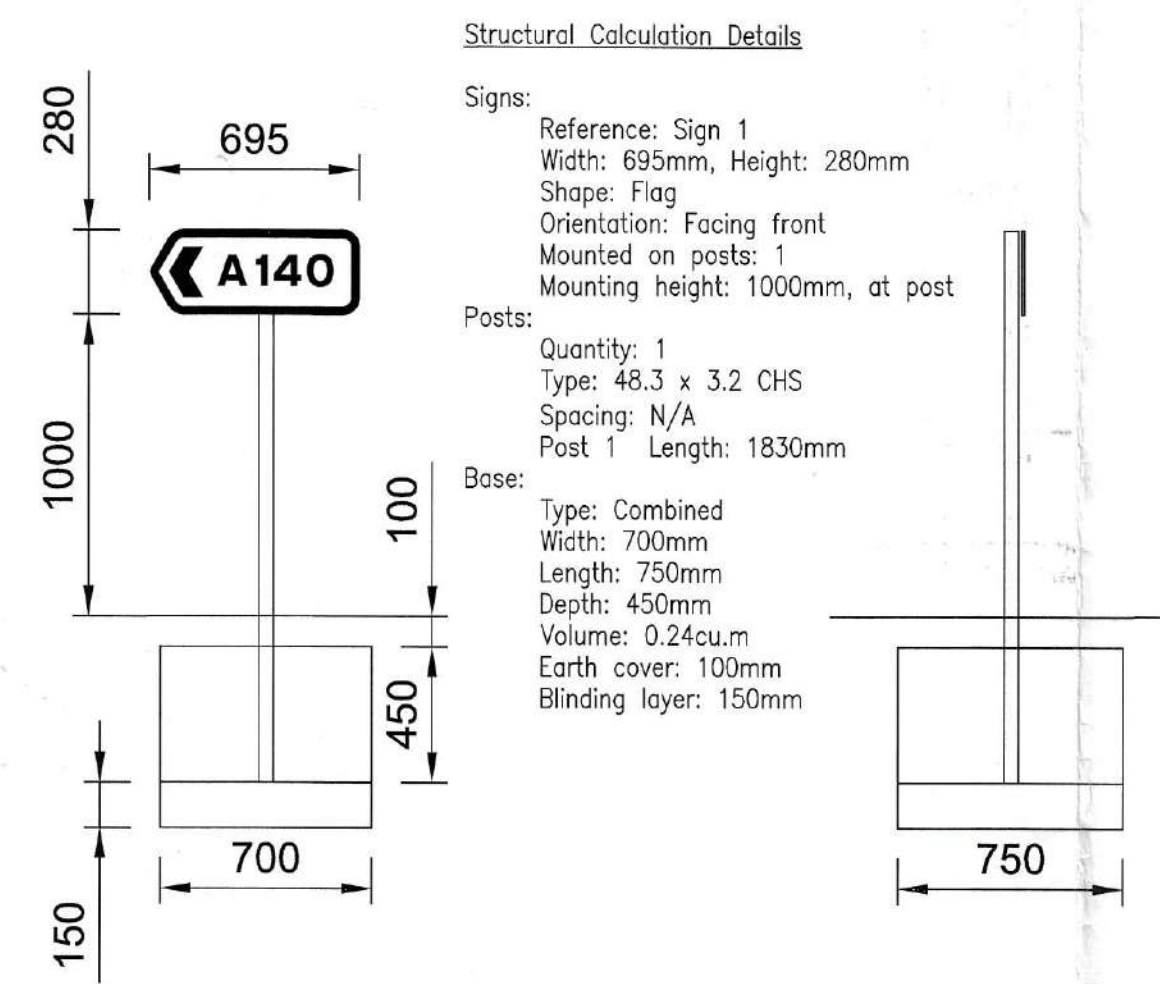
**Pudsey Diamond 'Visaboll' Retro-reflective Bollard Unit (Un-illuminated) or similar approved**

**Bollard with sign diagram 610**  
**Product code 8400**

**Bollard Plain faced**  
**Product code 8416**



Signing Project	Signing Project	Width (mm)	555	Background	White
Sign Reference	Eye	Height (mm)	280	Border	Black
x Height	75.0	Area (m <sup>2</sup> )	0.14	Legend	Black
Material	Class RA2				



Signing Project	Signing Project	Width (mm)	695	Background	White
Sign Reference	A140	Height (mm)	280	Border	Black
x Height	75.0	Area (m <sup>2</sup> )	0.18	Legend	Black
Material	Class RA2				

Technical Specification		
BS 8442:2015	Clause	Notes
RSRB Type:	13.1.1	Type A
Design:	13.1.2	Compliant
Height:	13.1.3	900mm
Body:	13.1.4	Compliant
Projected Area (Front):	13.1.5	162528mm <sup>2</sup>
Projected Area (Side):	13.1.5	58215mm <sup>2</sup>
Chromaticity:	13.2.1	Compliant
Photometric Performance	13.2.2	R3B
Adhesion to Substrate	13.3.1	Compliant
Corrosion Resistance (Body)	13.3.2	SF2
Corrosion Resistance (Fixings)	13.3.2	SP1

# NOTES:

- ALL POSTS TO BE GALVANIZED AND HAVE GLASS FLAKE ROOT COATING.
- GRADE GEN 3 S2 CONCRETE TO BE USED FOR SIGNS BASES.
- ALL ILLUMINATED SIGN POSTS TO STATUTORY MAINS ELECTRICITY SUPPLIES.
- FOR DETAILED STREET LIGHTING DESIGN REFER TO SCC APPROVED STREET LIGHTING LAYOUT, DRAWING NO. SL0001/01.

Rev	Description	Date	Drawn	Checked
B	Amended following SCC comments dated 28.01.22. Bollard details added. Sign diagram 670/671 amended. Illumination details added.	03.02.22	DTZ	ACC
A	Amended following SCC comments.	19.11.18	OAS	KPS

Drawing Approval Status:-

N/A Section 104 N/A Section 38 N/A Section 278

FOR COMMENT

**Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
12a - 18a Hinton Street, Bognor Regis, PO21 2BA  
Tel: (01787) 317244 Fax: (01787) 315454  
Email: [enquiries@wormaldburrows.com](mailto:enquiries@wormaldburrows.com)

Project:  
**Castleton Way**  
**Eye**  
**Suffolk**

Drawing Description:  
**S278 Works**  
**Road Signs Schedule**  
**Sheet 2 of 2**

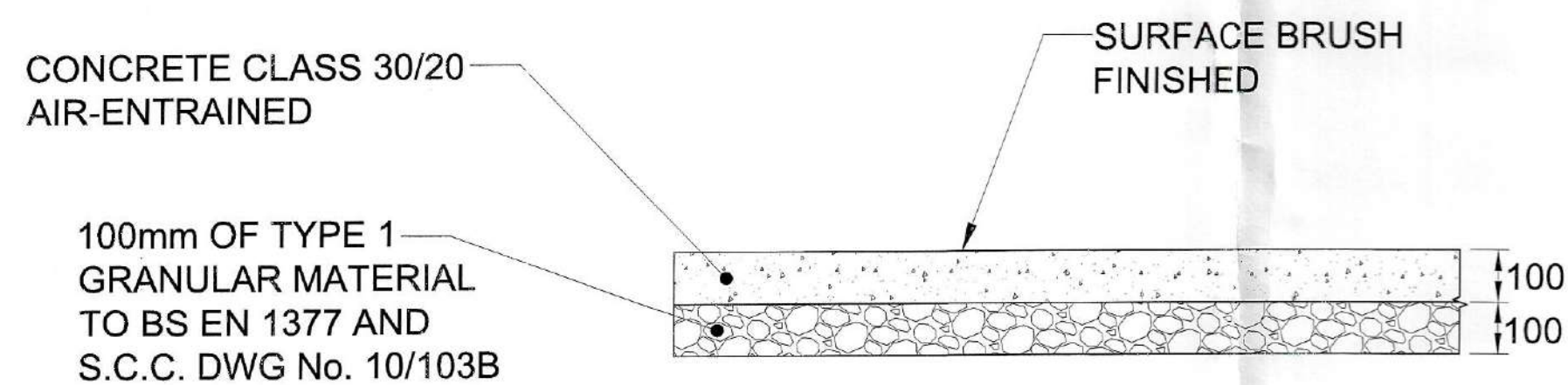
Client:  
**PERSIMMON**  
Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Designed By: OAS  
Date: 15.08.18  
Checked By: KPS  
Date: 15.08.18

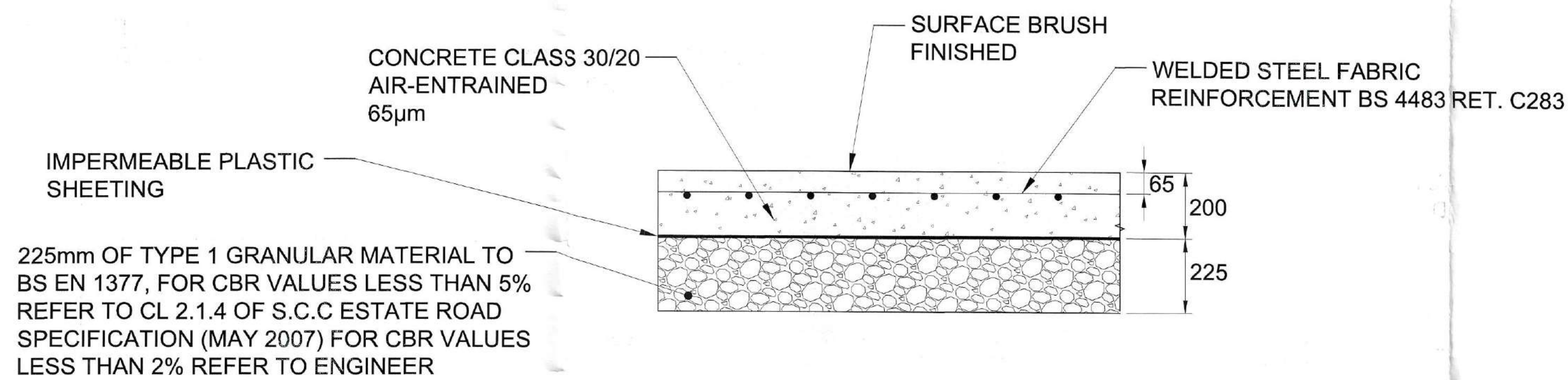
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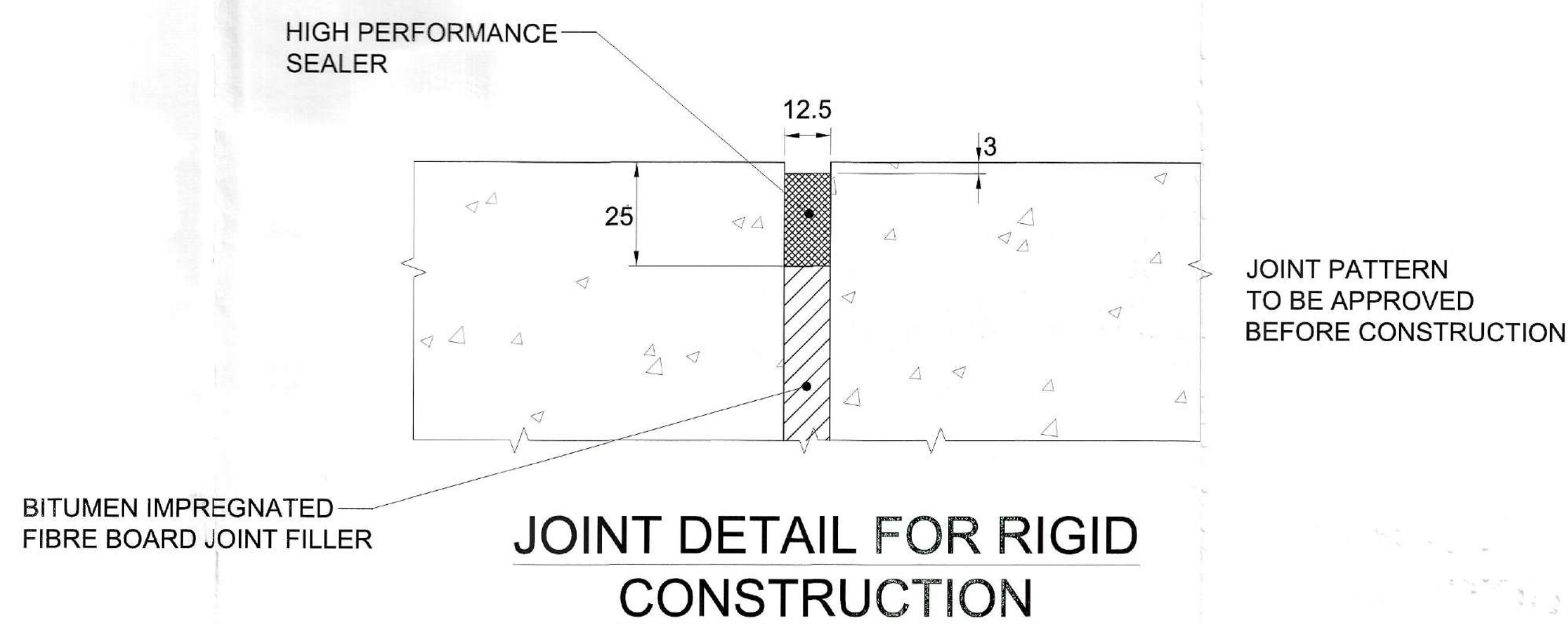




**PEDESTRIAN ONLY TYPE RP**  
(ROUNABOUT CENTRAL ISLAND)



**HEAVY VEHICLE FOOTWAY TYPE RH**  
(ROUNABOUT APRON / OVER-RUN AREA)



Rev	Description	Date	Drawn	Checked

Drawing Approval Status:-

N/A Section 104 N/A Section 38 N Section 278

FOR APPROVAL

**Wormald Burrows Partnership Ltd**  
Civil Engineering Consultants  
12a - 16a Hitchin Street, Biggleswade, SG18 8AX  
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Web: www.wormaldburrows.com  
Email: engineer@wormaldburrows.com

Project:  
**Castleton Way  
Eye  
Suffolk**

Drawing Description:  
**S278 Works  
Highway Construction Detail  
Sheet 3 of 3**

Client:  
**PERSIMMON**  
Persimmon Homes Suffolk  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/784**

Client Reference:

Scale:  
**N.T.S. @ A1**

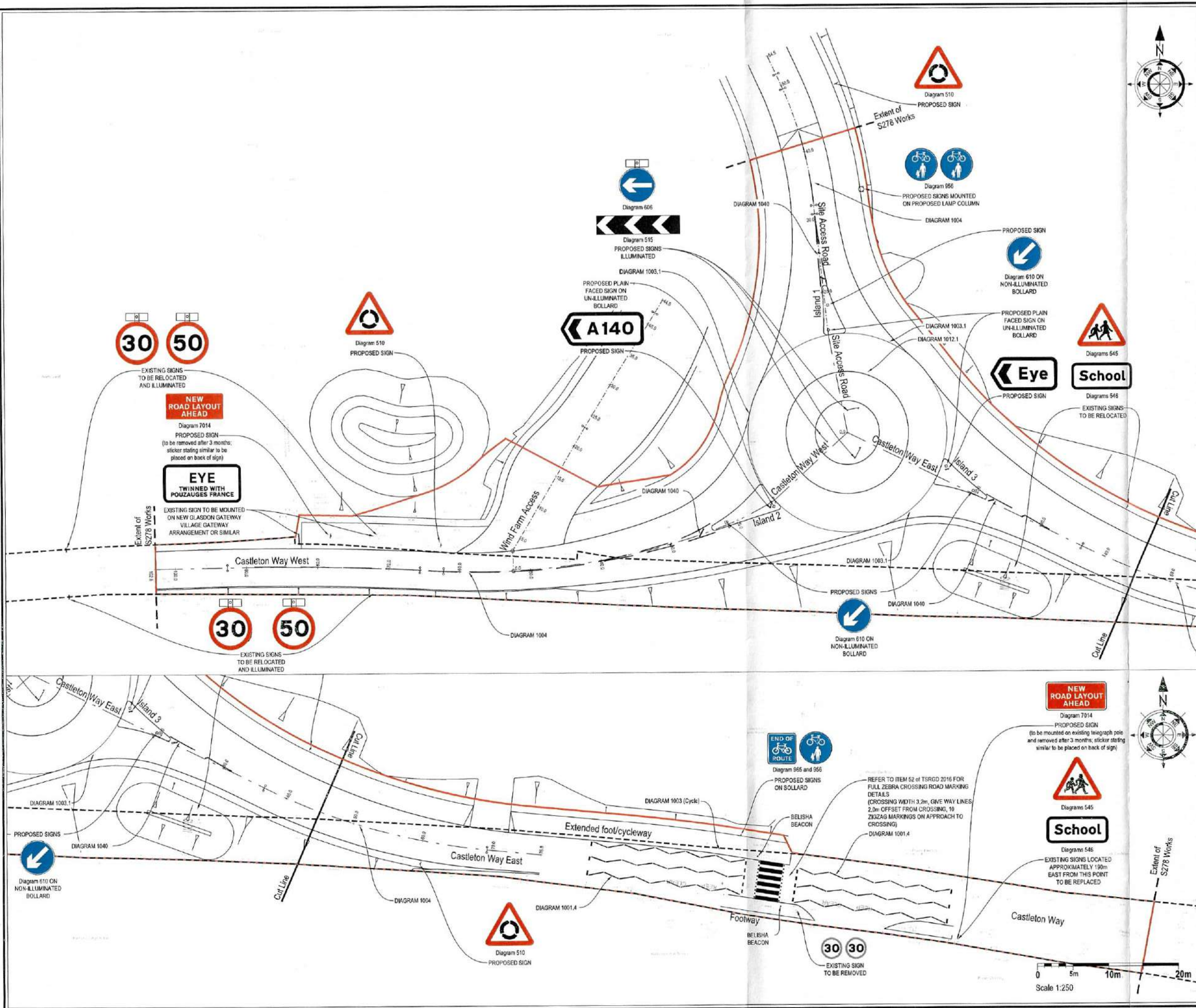
Designed By: Date: Drawn By: RJH Date: 15.08.18 Checked By: OAS Date: 15.02.19

afaa ISO 9001 Quality

UKAS MANAGEMENT SYSTEMS 922

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**KEY**

--- Existing Highway Boundary

--- Section 278 Works Boundary

**NOTES:**

1. ALL POSTS TO BE GALVANIZED AND HAVE GLASS FLAKE ROOT COATING.
2. GRADE GEN 3 S2 CONCRETE TO BE USED FOR SIGNS BASES.
3. ALL ILLUMINATED SIGN POSTS TO STATUTORY MAINS ELECTRICITY SUPPLIES.
4. FOR DETAILED STREET LIGHTING DESIGN REFER TO SCC APPROVED STREET LIGHTING LAYOUT, DRAWING NO. SL0001/01.
5. FOR SIGN DETAILS REFER TO LATEST REVISION OF DRAWING E3803/782 & E3803/783 & E3803/785.

Rev	Description	Date	Drawn	Checked
J	Amended as per Client comments. Left hand side shared cycleway added to site access road, cross-over for private car park added to Castleton Way East, site access road (see new layout). S278 works extra's amended.	15.02.22	DTZ	ACC
I	Amended as per SCC comments dated 28.01.22.	03.02.22	DTZ	ACC
H	Western access road verge widened to 2.0m	18.12.20	VB	ACC
G	Removed duplicate change points.	06.12.19	JAG	OAS
F	Bollard types amended following street lighting review.	12.03.19	OAS	OAS
E	Amended to suit SCC comments dated 30.01.19. Road markings amended, signs to diagram 515 removed.	13.02.19	KJH	KPS
D	Amended following SCC comments. Windfarm access reinstated.	20.11.18	OAS	KPS
C	Amended to suit ECC comments dated 05.09.18. Speed limit signs still 100m from roundabout give way line.	02.10.18	OAS	KPS
B	Amended to suit RSA Stage 1 & 2. Signs to diagram 955, 956 and 515 added; existing signs to diagram 545 and 546 to be replaced.	15.08.18	OAS	KPS
A	Amended to suit client comments dated 08.06.18.	21.06.18	OAS	KPS

Drawing Approval Status:-

N/A Section 104    N/A Section 38    N Section 278

**FOR APPROVAL**

**Wormald Burrows Partnership Ltd**  
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12a - 18a Hobbs Street, Blyth, Northumberland, NE61 1JX  
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Web: www.wormaldburrows.co.uk Email: engineer@wormaldburrows.co.uk

Project:  
**Castleton Way Eye Suffolk**

Drawing Description:  
**S278 Works Road Signs and Markings**

Client:  
**PERSIMMON**

Persimmon Homes Suffolk  
Persimmon House  
Orion Court, Orion Avenue  
Great Blakenham  
Suffolk IP6 0LW

Drawing Number:  
**E3803/900/J**

Client Reference:

Scale:  
1:250 @ A1  
1:500 @ A3

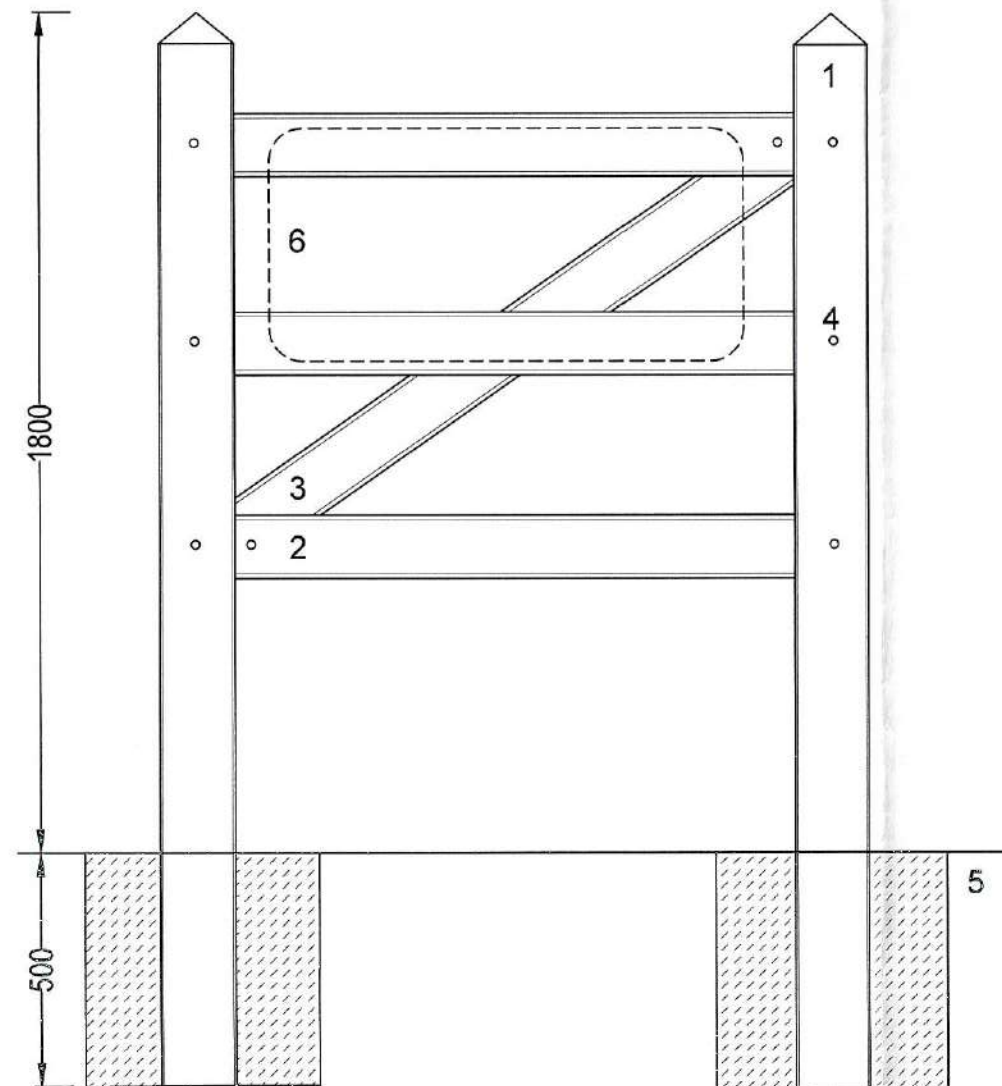
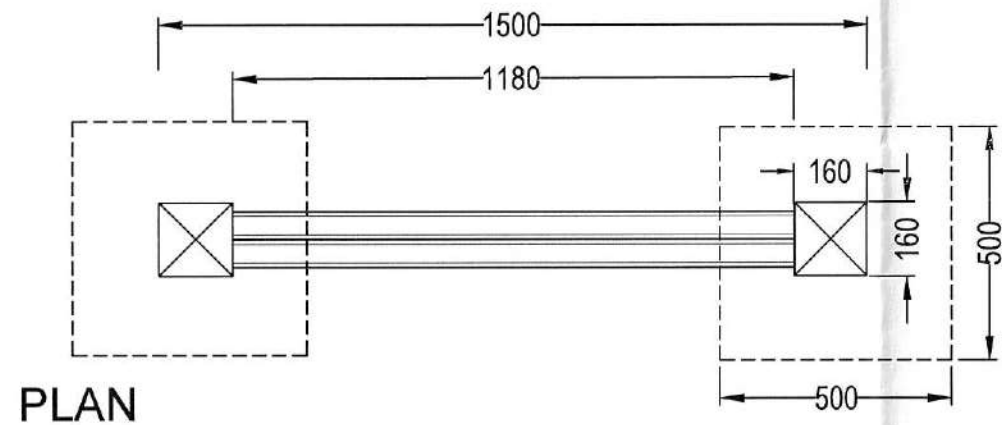
Designed By:  
OAS  
Date: 23.05.18

Drawn By:  
KPS  
Date: 23.05.18

Checked By:  
KPS  
Date: 25.05.18

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**EYE**  
 TWINNED WITH  
 POUZAUGES FRANCE

**Notes:**

1. Material: Everwood®
2. Colour: Dark Oak
3. All dimensions in millimeters.

**Key:**

- 1 POST 160mm x 160mm
- 2 SLAT 60mm x 135mm
- 3 CROSSBAR 60mm x 135mm
- 4 HEAD FIXING BOLT
- 5 QUICK SETTING CONCRETE
- 6 VILLAGE GATEWAY SIGN

*ASL*  
*[Signature]*  
*[Signature]*  
*Two/Bal...*  
*[Signature]*

**GLASDON VILLAGE GATEWAY**  
 or similar approved

Rev	Description	Date	Drawn	Checked

Drawing Approval Status:-  
 N/A Section 104   N/A Section 38   N Section 278

FOR APPROVAL



**Wormald Burrows Partnership Ltd**  
 Civil Engineering Consultants  
 12a - 15a High Street, Biggleswade, SG18 8AX  
 Tel: (01757) 317264 Fax: (01757) 315434  
 Web: www.wbpartnership.com  
 Email: enquiries@wbpartnership.com

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Scale: N.T.S @ A3



Project:  
 Castleton Way  
 Eye  
 Suffolk

Drawing Description:  
 S278 Works  
 Highway Construction details  
 Village Gateway Feature

Drawing Number:  
 E3803/785

Client Reference:

Designed By:	Drawn By:	Checked By:
Date:	DTZ	ACC
	03.02.22	03.02.22

Client:  
**PERSIMMON**  
 Persimmon Homes Suffolk  
 Persimmon House  
 Orion Court, Orion Avenue  
 Great Blakenham  
 Suffolk IP6 0LW



## STREET LIGHTING LEGEND:-

- DISCONNECT AND REMOVE EXISTING COLUMN AND LANTERN TO TIP FOR RECYCLING.
- SUPPLY, INSTALL AND RECONNECT NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT & 1NO. POST TOP MOUNTED THORN SMALL ROLL 2.4KLM 24LED 3W LANTERN WITH 50° OPTIC SETTING AND 5° TILT, COMPLETE WITH INTEGRAL DIMMABLE ELECTRONIC CONTROL GEAR AND FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL TELESENSA TELECELL UNIT & CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.
- NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT & 1M 'WEBBED' STYLE OUTREACH BRACKET ARM WITH 5° UPLIFT MOUNTING 1NO. THORN SMALL ROLL 2.4KLM 24LED 3W LANTERN WITH 50° OPTIC SETTING (SET AT 0° TILT WHEN INSTALLED ON BRACKET ARM WITH 5° UPLIFT), COMPLETE WITH INTEGRAL DIMMABLE ELECTRONIC CONTROL GEAR AND FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL TELESENSA TELECELL UNIT & CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.
- NEW 6M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT & 1M 'WEBBED' STYLE OUTREACH BRACKET ARM WITH 5° UPLIFT MOUNTING 1NO. THORN SMALL ROLL 2.4KLM 24LED 3W LANTERN WITH 50° OPTIC SETTING (SET AT 0° TILT WHEN INSTALLED ON BRACKET ARM WITH 5° UPLIFT), COMPLETE WITH INTEGRAL DIMMABLE ELECTRONIC CONTROL GEAR AND FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL TELESENSA TELECELL UNIT & CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN.
- NEW 6M ABACUS TOWER/SLIDING HINGED TUBULAR STEEL 6.2m LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT, FLUSH ACCESS DOOR AND SECURITY BOLT ALL TO CURRENT SGC SPECIFICATIONS AND 1NO. POST TOP MOUNTED PHILIPS VITA MINI-LUMINA 7000S 20W LOWEST ENERGY OPTION LED SETTING COOL WHITE LED LANTERN WITH 0° TILT, COMPLETE WITH DIMMABLE ELECTRONIC CONTROL GEAR AND FACTORY FITTED 7-PIN NEMA SOCKET, 1-PART PHOTOCELL TELESENSA TELECELL UNIT & CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR IN BASE OF COLUMN. SIMONSONS 'MODULABEL' LED BELEBA BEACON (MODEL NUMBER MODULABEL7) TO BE MOUNTED ON 0.3m OFFSET BRACKET ARM WHICH IS IN TURN MOUNTED ON THE LIGHTING COLUMN AT A HEIGHT OF APPROXIMATELY 2.5m FROM GROUND LEVEL. COLUMN AND BRACKET ARMS TO HAVE TOP COAT TO RAL 9005 (BLACK). COLUMN TO HAVE 300mm WHITE HOOPED BANDS BETWEEN 1m & 2.3m ABOVE GROUND LEVEL AS PER BRITISH STANDARDS. COURTESY SHIELDS TO BE FITTED TO BELEBA BEACONS AS STANDARD.
- INDICATIVE DUCT ROUTE SHOWING PRIVATE CABLE NETWORK CONSIST OF 100MM DIA. ORANGE DUCT MARKED 'STREET LIGHTING' CONTAINING 6MM 3 CORE XLPE/PVC/SWA/PVC CABLE FROM LIGHTING COLUMN TO ILLUMINATED SIGN POSTS ON ROUNDABOUT.
- SUPPLY AND INSTALL NEW 5M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT, CUT DOWN TO APPROPRIATE HEIGHT FOR SIGN PLATE GROUND CLEARANCE, COMPLETE WITH POST TOP MOUNTED SIMONSONS LIA 6X1W COOL WHITE (5700K) LED SIGN LIGHT UNIT WITH FACTORY FITTED TELESENSA TELECELL UNIT TO SUFFOLK COUNTY COUNCIL SPECIFICATIONS, INC. 800MM RETRO-REFLECTIVE SIGN PLATE TO DIAGRAM NO. 406 (TURN LEFT) AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR WITHIN BASE COMPARTMENT. SIGN PLATE TO BE APPROX. 600MM OFFSET FROM EDGE OF CARRIAGEWAY WHERE APPLICABLE.
- REMOVE EXISTING UNILLUMINATED SIGN POST AND REPLACE WITH NEW 5M GALVANISED TUBULAR STEEL LIGHTING COLUMN COMPLETE WITH GLASS FLAKE ROOT, CUT DOWN TO APPROPRIATE HEIGHT FOR SIGN PLATE GROUND CLEARANCE, COMPLETE WITH POST TOP MOUNTED TWIN SIMONSONS LIA 6X1W COOL WHITE (5700K) LED SIGN LIGHT UNITS WITH FACTORY FITTED TELESENSA TELECELL UNIT TO SUFFOLK COUNTY COUNCIL SPECIFICATIONS, INC. 800MM RETRO-REFLECTIVE SIGN PLATES TO DIAGRAM NOS. 670 (JUNCTION) AND 671 (NATIONAL SPEED LIMIT APPLIES) BACK TO BACK AND CHARLES ENDIRECT L3 DOUBLE POLE ISOLATOR WITHIN BASE COMPARTMENT IN NEW LOCATION AS INDICATED. SIGN PLATE TO BE APPROX. 600MM OFFSET FROM EDGE OF CARRIAGEWAY WHERE APPLICABLE.
- SUPPLY AND INSTALL NEW UNILLUMINATED PUDBEY DIAMOND VISABOLL RETRO-REFLECTIVE PLAIN FACED BOLLARD UNIT.
- SUPPLY AND INSTALL NEW UNILLUMINATED PUDBEY DIAMOND 'VISABOLL' RETRO-REFLECTIVE BOLLARD UNIT COMPLETE WITH SINGLE ASPECT SIGN FACE TO DIAGRAM 610L (KEEP LEFT).

## STREET LIGHTING NOTES:-

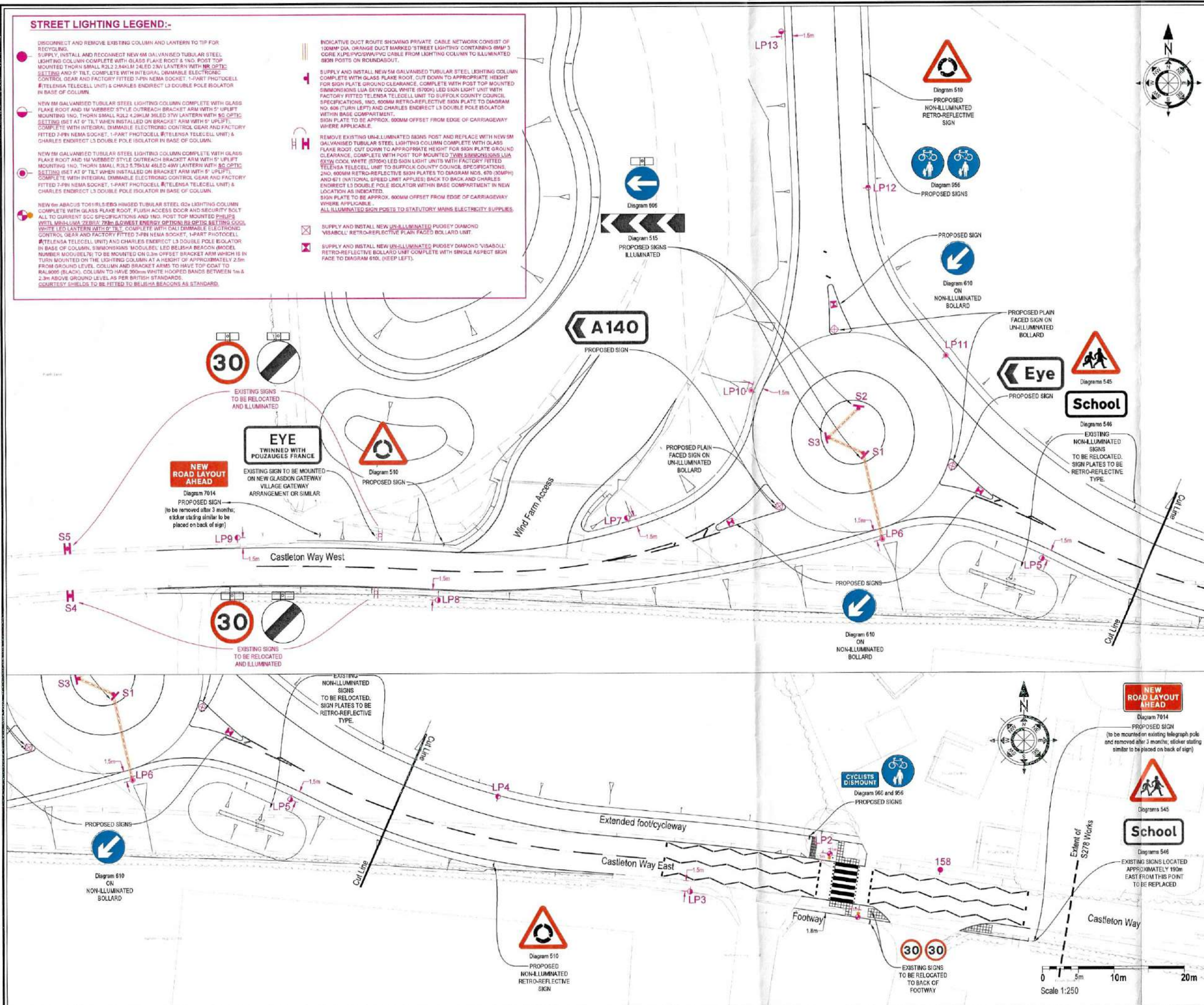
- 1) ALL NEW STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE REAR OF THE FOOTPATH OR WITHIN THE REAR OF THE SERVICE STRIP UNLESS OTHERWISE INDICATED. WHERE COLUMNS ARE TO BE INSTALLED WITHIN SERVICE STRIPS, IT IS STRONGLY ADVISED THAT THE POSITIONS OF THE PROPOSED LIGHTING COLUMNS ARE MARKED AT AN EARLY STAGE USING STAKES OR PEGS OF A SIMILAR DIAMETER TO THAT OF THE LIGHTING COLUMN BASE, SO AS TO ENSURE ADEQUATE SPACE FOR THE LIGHTING COLUMNS TO BE INSTALLED WITHOUT BEING BLOCKED/IMPEDED OR 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 BY 1.0M UNLESS OTHERWISE INDICATED.
- 3) WHERE STREET LIGHTING COLUMNS ARE TO BE INSTALLED WITHIN THE VERGE THEY SHALL BE FITTED WITH MEDAL (ALC) BLACK RUBBERISED 'ANTI-TRIMMER' COLLARS TO SGC SPECIFICATIONS.
- 4) ALL NEW STREET LIGHTING COLUMNS AND ILLUMINATED SIGNS ARE TO HAVE ONE STATUTORY MAINS ELECTRICITY SUPPLIES UNLESS OTHERWISE INDICATED.
- 5) NO TREES ARE TO BE PLANTED WITHIN 5M OF ANY NEW STREET LIGHTING COLUMNS TO ENSURE BLOCKING 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 AUTHORISATION FROM THE APPROVING SUFFOLK COUNTY COUNCIL OFFICER MR NEIL EVANS OR IN THE APPROVING OFFICERS 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:- 18th December 2020

APPROVAL VALID FOR 18 MONTHS FROM DATE INDICATED ABOVE

*Handwritten signatures and initials:*  
TwB  
CSG  
SSt



DRAWING NUMBER:- SL0001/01