

DATED 6th May 2026

SUFFOLK COUNTY COUNCIL (1)

- and -

FAIRBANK & EVANS DEVELOPMENTS (2)
LIMITED

- and -

NEIL EVANS (3)

-and-

DAVID LEE FAIRBANK (4)

AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980
and any other enabling power relating to
the development of land on the north side of Fitches Lane, Aldringham, Leiston,
Suffolk

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

Ref: SH/S278/80202/LEGAL

THIS AGREEMENT is made the 6th day of May 2026
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) **FAIRBANK & EVANS DEVELOPMENTS LIMITED** of (company number
13172220) of 40 Hercules Road, Rendlesham, Woodbridge, England, IP12
2GP ("the Developer")
- (3) **NEIL EVANS** of Crafers, 46 High Street, Wickham Market, Suffolk, IP13 0QS
("the Owner")
- (4) **DAVID LEE FAIRBANK** of 20 Ditchingham Grove, Rushmere St Andrew,
Ipswich, Suffolk, IP5 1WE ("a Director of the Developer company")

RECITALS AND DEFINITIONS

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

"1980 Act"	Means the Highways Act 1980 (as amended)
"Cash Deposit"	Means the cash deposit for all of the Highway Works such cash deposit to be held by the County Council should the Developer default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Cash Deposit to provide the full sums necessary to carry out and maintain the Highway Works
"Cash Deposit Figure"	Means sum of £24,155.12 (Twenty-Four Thousand, One Hundred and Fifty-Five Pounds and Twelve Pence) being the cost of the Highway Works plus 10 per cent
"Certificate of Final Completion"	Means any of the certificates referred to in paragraph 2.12.4 of this Agreement
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)

"Commutated Sums"	Means the sum of £2,602.29 (Two Thousand, Six Hundred and Two Pounds and Twenty-Nine Pence) which is calculated towards the cost of the County Council's future maintenance liability of the Highway Works.
"Compensation Figure"	Means the sum of £44,775.00 (Forty-Four Thousand Seven Hundred and Seventy-Five 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
"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
"Director"	Means the County Council's Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
"Highway Works"	Means the works detailed on the Works Drawings and as set out in Schedule 2 of this Agreement
"Plan"	Means the plan annexed hereto and numbered 098/2021/201/P3
"Site"	Means land on the north side of Fitches Lane, Aldringham, Leiston Suffolk shown edged red for identification only on the attached Plan
"Substantial Completion"	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed, and the

"Date of Substantial Completion" and "Certificate of Substantial Completion" shall be construed accordingly

"Works Drawings" Means the attached drawings bearing the numbers referred to in Schedule 1 or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

- (A) The County Council is the Local Highway Authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (B) The Owner is the registered proprietor with title absolute of the Site registered at the Land Registry under Title Number SK236844
- (C) The Developer intends to construct dwellings on the Site and it is intended that the Developer will become owner of the Site in due course subject to retention of part by the Owner
- (D) The County Council considers that the Highways Works as shown on the Works Drawings and detailed in Schedule 2 need to be carried out and the County Council considers that entering into this Agreement will be of benefit to the public
- (E) A Director of the Developer company intends to be a party to this Agreement for the purposes of partly funding the Compensation Cash Deposit

NOW THIS DEED WITNESSES as follows :-

1. LEGAL EFFECT

1.1 In this Agreement unless the context otherwise requires :-

1.1.1 Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and

1.1.2 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and

- 1.1.3 "party" or "parties" means a party or parties to this Agreement; and
- 1.1.4 references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions;
- 1.1.5 where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and
- 1.1.6 the headings and contents list in this Agreement shall not form part of or affect its construction; and
- 1.1.7 references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and
- 1.1.8 where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such approval or agreement shall not be unreasonably withheld or delayed; and
- 1.1.9 any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument
- 1.2 This Agreement and the covenants that appear hereinafter are made pursuant to Sections 38, 72 and 278 of the 1980 Act Section 111 of the Local Government Act 1972, Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them
- 1.3 No waiver (whether express or implied) by the County Council of any breach or default by the Developer in performance or observance of any of the covenants or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants or from acting upon any subsequent breach or default
- 1.4 Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or

unenforceability be deemed severable and shall not affect any other provision of this Agreement

- 1.5 This Agreement shall be governed and interpreted in accordance with the laws of England and shall be determined in the Courts of England and Wales
- 1.6 The 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 Owner and Developer to enter into this Agreement and to comply with the obligations set out at clauses 1.12 and 1.13
- 1.7 The Developer covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise agreed by the County Council) carry out and comply with the obligations set out in this Agreement
- 1.8 The County Council, without prejudice to its statutory powers and duties, hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary) to enter into and upon and remain upon the public highway to carry out the construction of the Highway Works within the timescales referred to in Schedule 2 or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway
- 1.9 The Developer covenants with the County Council as Highway Authority to comply with the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, and any amendments thereof
- 1.10 It is hereby agreed and declared that the provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement
- 1.11 The Developer shall be the only client for the purpose of the CDM Regulations and the Developer agrees to undertake the obligations of a client under the CDM Regulations and to use all reasonable endeavours to ensure that the Highway Works are carried out in accordance with the CDM Regulations. The Developer shall indemnify and keep the County Council indemnified against any breach of the Developer's obligations under this clause
- 1.12 The Owner and Developer hereby agree that on the date of Substantial Completion 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 the County Council agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at the public expense

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

payable for that period by any party to this agreement. For the avoidance of doubt nothing in this clause requires the County Council to repay those sums payable under clause 5.5 of this Agreement save for any Commuted Sums not spent or committed

2 HIGHWAY WORKS

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

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

the period of eighteen (18) months and after any defects have been made good to the satisfaction of the Director he may issue at the written request of the Developer the Certificate of Final Completion in respect of the Highways Works

3 INDEMNITY

- 3.1 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
- 3.2 The County Council shall notify the Developer forthwith upon receipt of any such claim or liability
- 3.3 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
- 3.4 The indemnification referred to in clause 3.1 includes:
- 3.4.1 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);
 - 3.4.2 statutory interest payments to claimants and their professional advisors; and
 - 3.4.3 the County Council's reasonable and proper legal costs in making the compensation, fees and interest payments

4 PARTS I AND II OF THE LAND COMPENSATION ACT 1973

Part I and II Claims

- 4.1 On the date of this Agreement and without expense to the County Council the Developer and / or a Director of the Developer company respectively shall pay the Compensation Cash Deposit to the County Council in the amount of the Compensation Figure
- 4.2 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 clause 3 of this agreement the County Council may call upon the Compensation Cash Deposit to pay the sums due under clause 3 and clause 4.4 of this agreement 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

- 4.3 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 to David Lee Fairbank (a Director of the Developer company) 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
- 4.4 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

- 4.5 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 clause 2.12.4 of this Schedule

5 FINANCE

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

which it is due until the date it is paid,

5.5.3 the inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £2,415.51 (Two Thousand, Four Hundred and Fifteen Pounds and Fifty-One Pence) prior to sealing of this Agreement;

5.5.4 the Commuted Sums prior to the sealing of this Agreement; and

5.5.5 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 Cash Deposit, and these costs shall be payable prior to sealing of this Agreement

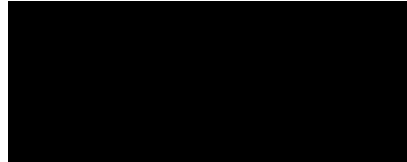
In WITNESS whereof this Agreement has been executed
on the date first written above

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

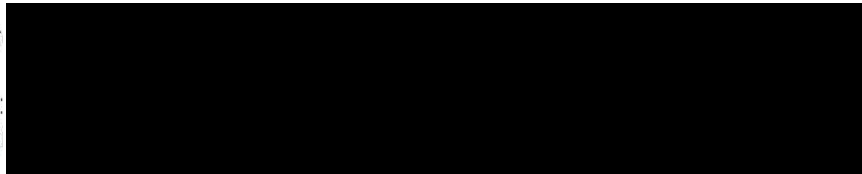
Executed as a Deed by FAIRBANK &)
EVANS DEVELOPMENTS LIMITED)
acting by a director)
in the presence of)

.....
Witness Signature
Witness Name
Witness Address
Witness Occupation

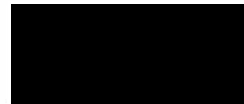
Signed as a deed by NEIL EVANS
In the presence of:



.....
Witness Signatur
Witness Name:
Witness Address:
Witness Occupat

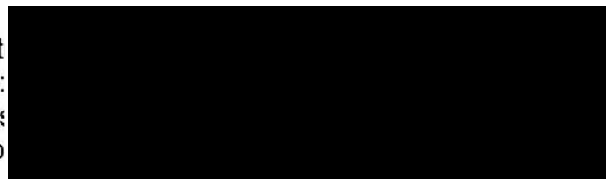


Signed as a deed by DAVID LEE FAIRBANK
In the presence of:



.....

.....
Witness Signat
Witness Name:
Witness Address:
Witness Occup



Schedule 1

Works Drawings

Drawing Number

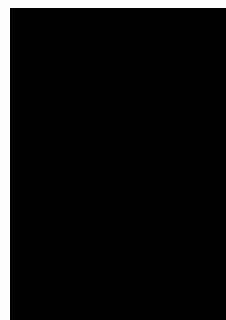
Section 278 Site Plan Layout
Section 278 Construction Details
Section 278 Land Dedication Plan
Block Plan

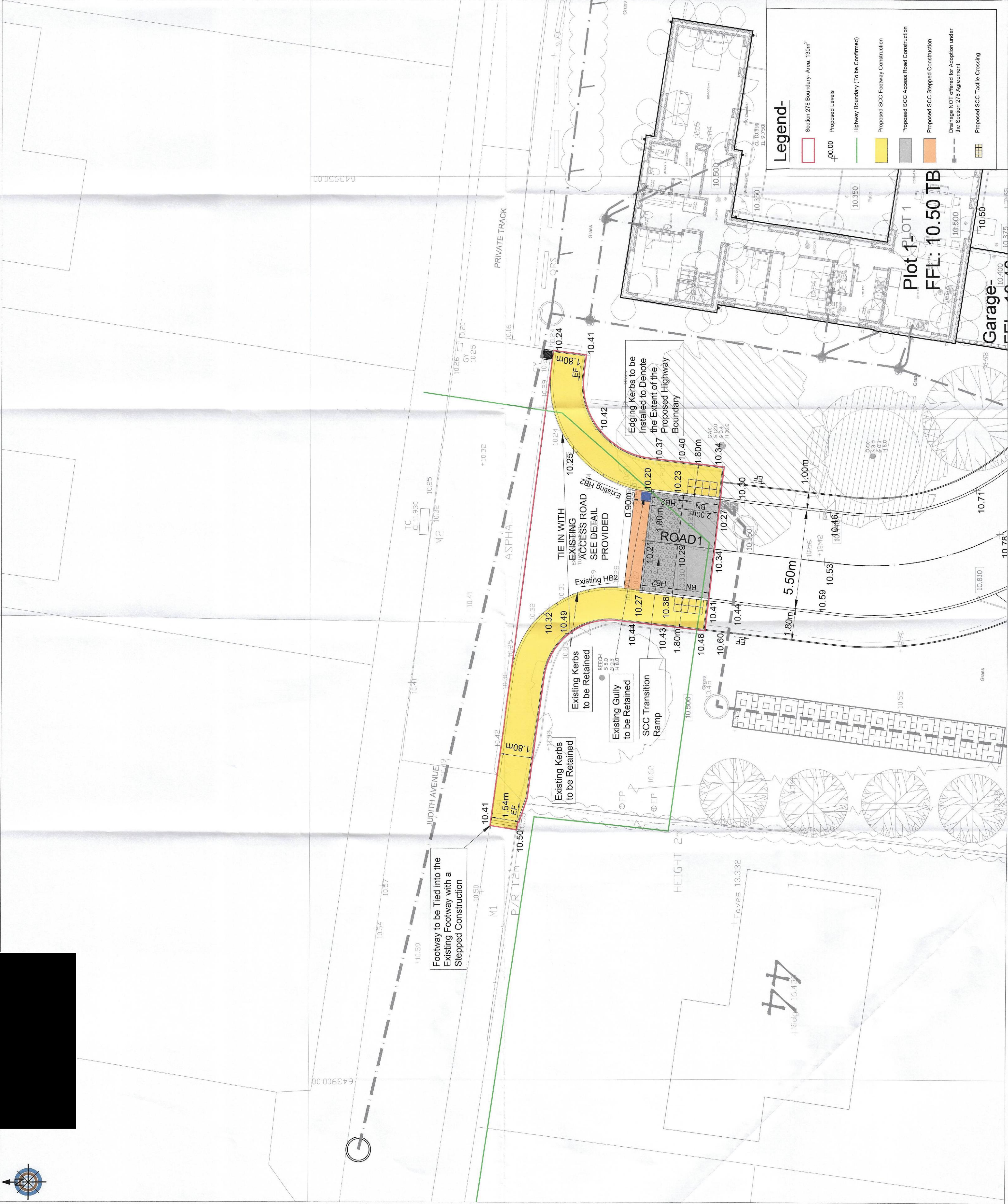
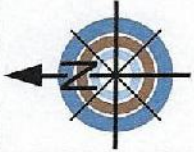
098/2021/201/P3
098/2021/202 P3
098/2021/203 P2
20176/100

Schedule 2

The Highways Works comprising the following works:

<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
Judith Avenue, Knodishall	New site access from turning head, footway construction and new crossing	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





- NOTES:**
- This drawing is to be read in conjunction with GHB series 098/2021 drawings and documents and any other relevant project team documents.
 - Preliminary Issue - This drawing is not to be used for construction or other purposes without the written approval of the project team. Any changes received in writing are at risk of abortive works.
 - The contractor is to take extreme care to locate and avoid any existing services.
 - Drainage Installation:**
 - 1. All drainage works to be installed in accordance with Sewerage Sector Guidance, Design and Construction Guidance (April 2020) and the requirements of the Anglian Water Engineer/Inspector
 - 2. All manholes to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020)
 - 3. Unless specified, all drainage pipework to be:
 - Material: **Concrete**
 - Size: **BS-EN 295**
 - Manhole: **BS-EN 1832**
 - Access: **BS-EN 1832**
 - Concrete: **BS-EN 295**
 - Grey Iron: **BS-EN 598**
 - Ductile Iron: **BS-EN 1401**
 - UPVC: **BS-EN 1832**
 - SP: **BS-EN 1476**
 - Substrate: **BS-EN 1476**
 - 5. All pipe dimensions to be as shown.
 - 6. Substrate resistant cement to be used in all concrete and concrete products used in main drainage works.
 - 7. Where cover to pipes is less than 1.2 m in trafficked areas and 0.9 m below other hard landscaped areas only rigid pipes with concrete surround/slab shall be installed.
 - 8. All inspection chambers to be 450 mm diameter. Where total depth exceeds 1.2 m the cover size should be 350 mm x 350 mm (Max.) to restrict access.
 - 9. Where total depth is less than 1.2 m use 450 mm x 450 mm covers.
 - 10. Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
 - 11. The design infiltration rate to be confirmed by representative testing to BRE DC665 prior to construction and all discrepancies reported to the engineer.
 - 12. The contractor is to ensure that all excavations for proposed drainage works are properly reinstated with existing or proposed adjacent foundations.
 - 13. All roadworks and adoptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Highway Estate Roads Construction Specification and agreed on site by the S.C.C. Engineer.
 - 14. Verification of formation, subgrade CBR required prior to installation of concrete.
 - 15. All construction to be completed prior to the start of the next day's work.
 - 16. All construction of granular material to SHW Clause 802 unless stated otherwise.

Revision	Date	Description
P3	12/05/23	Tactile Crossing added
P2	03/04/23	Ramp Added & Levels Amended
P1	02/12/22	Initial Issue

GHbullard & Associates LLP
Civil and Traffic Engineering Consultants

T: (01359) 235071
F: (01359) 231138
W: <http://www.ghbullard.co.uk>

Client: **FAIRBANK & EVANS DEVELOPMENTS LTD.**

Project: **LAND OFF JUDITH AVENUE, KNODISHALL, SUFFOLK.**

Legend-

- Section 278 Boundary - Area 130m²
- Proposed Levels
- Highway Boundary (To be Confirmed)
- Proposed SCC Footway Construction
- Proposed SCC Access Road Construction
- Proposed SCC Stepped Construction
- Drainage NOT offered for Adoption under the Section 278 Agreement
- Proposed SCC Tactile Crossing

SECTION 278 SITE PLAN LAYOUT

Scale: **1:100@ A1**

Date: **DEC 2022** Drawn: **JWT** Checked: **DSH**

DWG Reference: **098-2021.DWG**

Status: **FOR INFORMATION**

Drawing Number: **098/2021/201** Version: **P3**

Revision: **P3**

50 HRA35/14 F SURF 40/60 to BS-EN 13
Rolled Asphalt) with 20 mm Coated Chippings

60 HRA60/20 BIN 40/60 to BS-EN 13108-4 (Hot Rolled Asphalt)

125x255 Half Batter Korb (HB2) to BS-EN1340

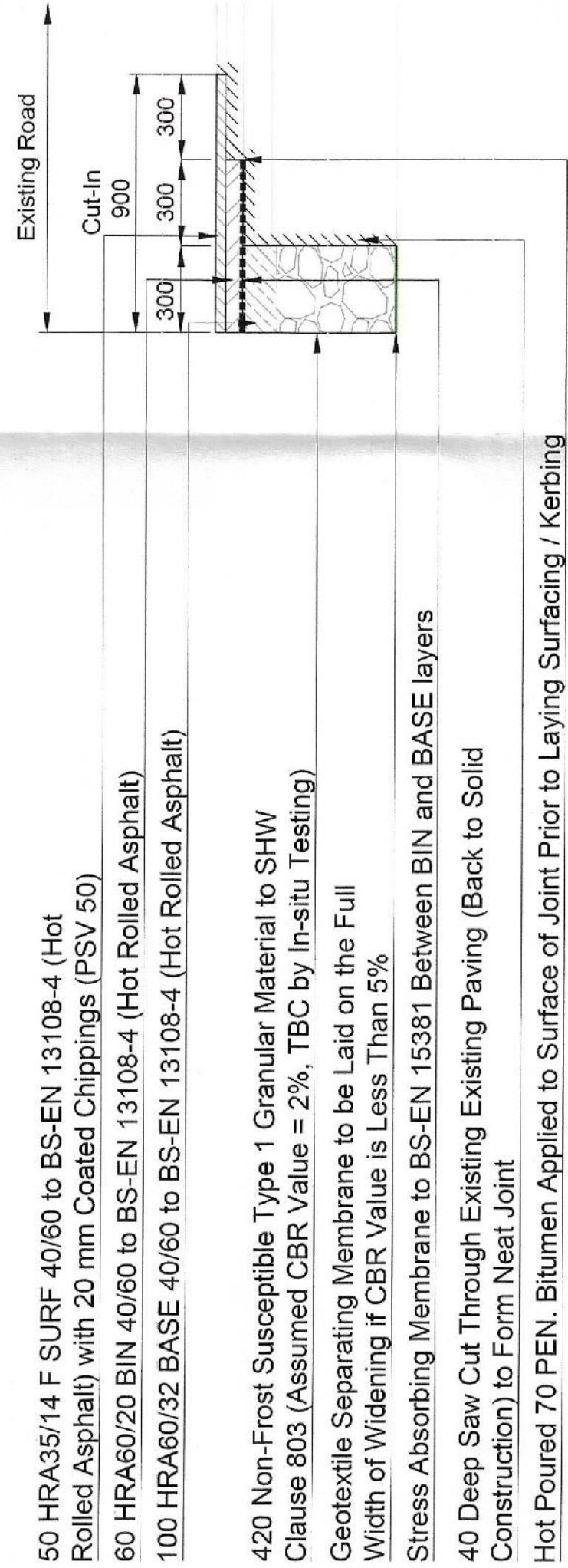
100 HRA60/32 BASE 40/60 to BS-EN 13108-4 (Hot Rolled Asphalt)

420* Non-Frost-Susceptible Type 1 Granular Material to SHW Clause 803 (Assumed CBR Value 2% - To Be Confirmed by In-Situ Testing)

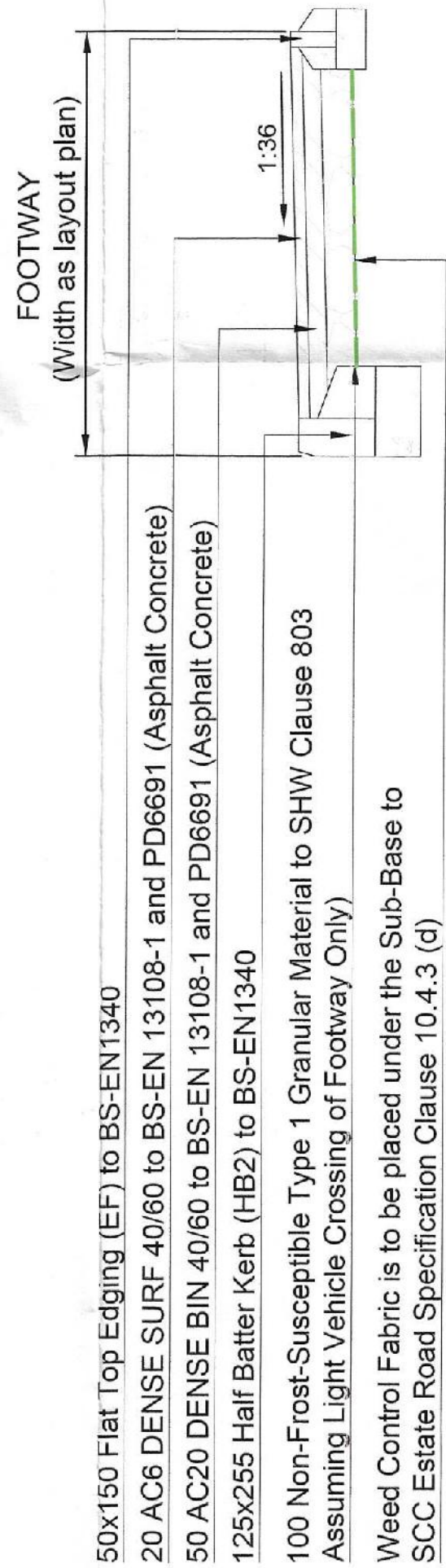
In-Situ CBR	<2%	2%	3%	4%	>5%
Depth of Sub-base	TBC	420	320	250	225

Geotextile Separating Membrane to be Laid on the Full Width of Road if CBR Value is Less Than 5%

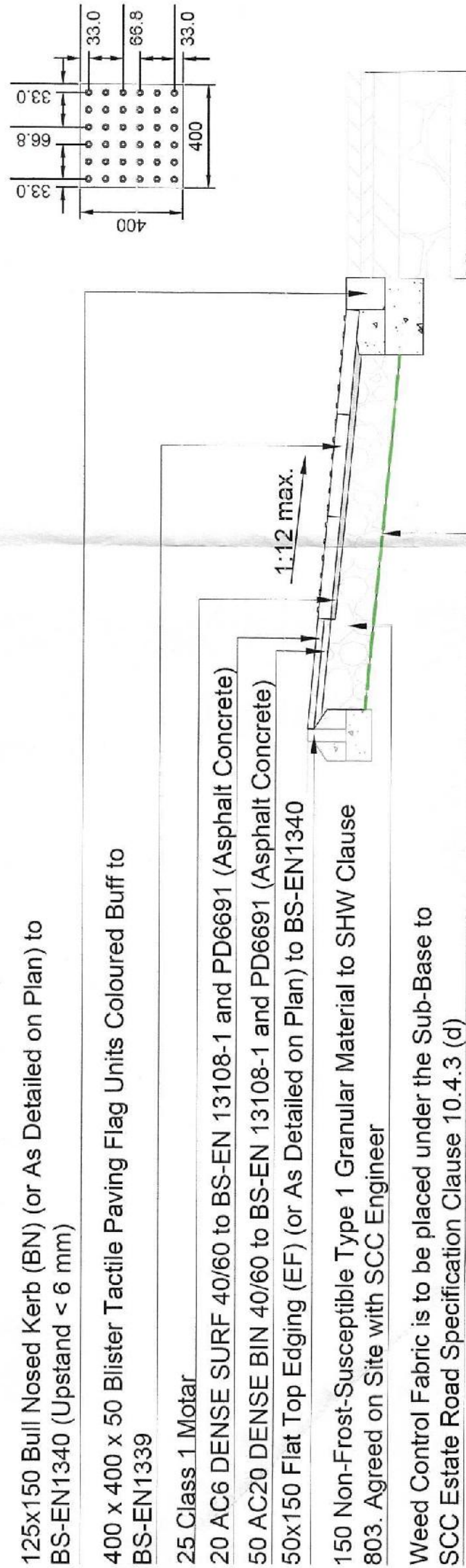
TYPICAL SCC MINOR ACCESS ROAD CONSTRUCTION DETAIL



TYPICAL SCC TIE-IN CONSTRUCTION DETAIL



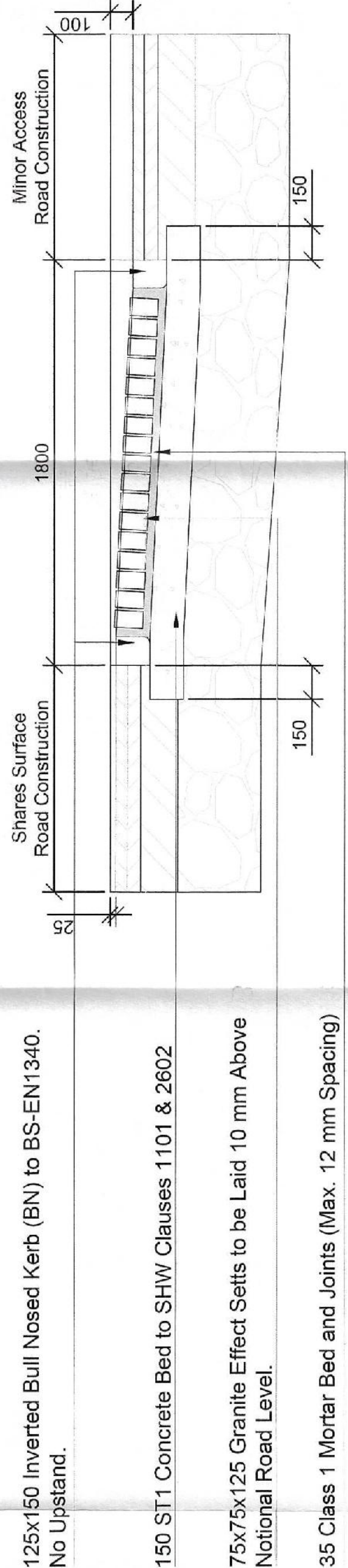
TYPICAL SCC FOOTWAY CONSTRUCTION DETAIL



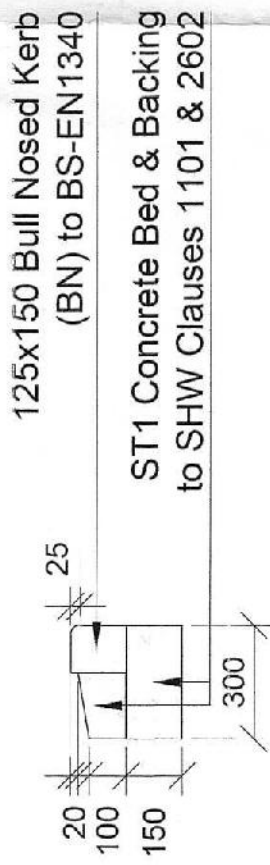
TYPICAL SCC UNCONTROLLED PEDESTRIAN CROSSING CONSTRUCTION DETAIL



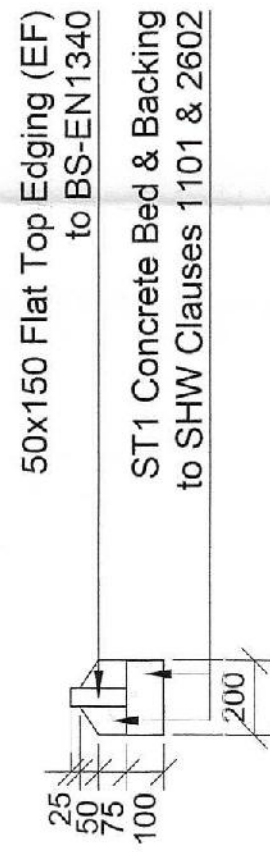
TYPICAL SCC SHARED SURFACE RAMP TRANSITION CONSTRUCTION DETAIL



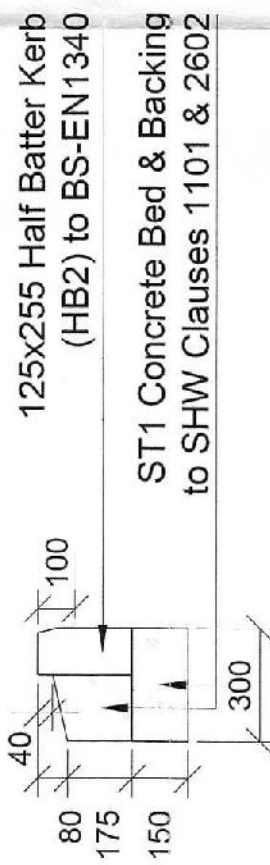
TYPICAL BULL NOSED (BN) KERB
CONSTRUCTION DETAIL



TYPICAL FLAT TOP EDGING (EF)
CONSTRUCTION DETAIL



TYPICAL HALF BATTER (HB2)
KERB CONSTRUCTION DETAIL



NOTES:

1. This drawing is to be read in conjunction with GNB series 098/2021 drawings and documents and any other relevant project team documents.
2. Preliminary issue - This drawing is not to be used for construction or detailed pricing purposes. Any work undertaken before approvals are received (in writing) are at risk of abortive works.
3. The contractor is to take extreme care to locate and avoid any existing services.

4. All main drainage works to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020) and the requirements of the Anglian Water Engineer/Inspector
5. All manholes to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020)

- | | | | |
|----|--|---------------------------|---------------------|
| 6. | Unless specified, all drainage pipework to be: | Vitrified Clay | to BS-EN 295 |
| | | Concrete | to BS 5911 |
| | | Grey Iron | to BS 437 |
| | | Ductile Iron | to BS-EN 598 |
| | | UPVC | to BS-EN 1401 |
| | | PP | to BS-EN 1852 |
| | | Structure wallied plastic | to BS-EN 13476 |
| | | | |

7. All pipe dimensions to be as shown.
8. Substrate resistant cement to be used in all concrete and concrete products.
9. Where cover to pipes is less than 1.2 m in trafficked areas and 0.9 m below ground elsewhere, the pipes shall be protected with concrete surrounds/slab.
10. Other hard landscaped areas only rigid piped with concrete surrounds/slab protection should be used.
11. Pipes shall be 450 mm diameter. Where total depth restrict exceeds 1.2 m the cover size should be 350 mm x 350 mm (Max.) to restrict access.
12. Where total depth is less than 1.2 m use 450 mm x 450 mm (Max.) covers.
13. Where depth is to be D400 in carriageways, C250 in lightly trafficked (i.e. residential) areas B125 in all other areas.
14. Connections between drains to be precise position, depth & size of all sewer connections below drain laying commences and report all discrepancies to the engineer.
15. The design infiltration rate to be confirmed by representative testing to BRE 543.
16. The contractor to ensure that all excavations for proposed drainage works are not undermining existing or proposed adjacent foundations.
17. **Carriageway Installation:**
18. All drains to be acceptable storm water drainage to be undertaken in stipal accordance with the current S.C.C Highway Estate Roads Construction Specification and agreed on site by the S.C.C Engineer.
19. Verification of formation subgrade CBR required prior to installation of subbase. Refer to engineer if less than design value of (2% to 5% CBR).
20. Selection of granular material to SHW Clause 10.11 unless stated otherwise.

P3	12/05/23	Tactile Crossing detail added
P2	03/04/23	Ramp Detail Added & Crossing Detail Removed
P1	02/12/22	Initial Issue
	Revision	Date

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Client:

FAIRBANK & EVANS DEVELOPMENTS LTD.

Project:

LAND OFF JUDITH AVENUE,
KNODISHALL, SUFFOLK.

Drawing Title:

SECTION 278
CONSTRUCTION DETAILS

Scale: N.T.S. @ A1

Date:	DEC 2022	Drawn:	IWT	Checked:	DSH
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DWG Reference: 098-2021 DWG

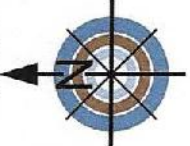
Status: **FOR INFORMATION**

Drawing Number:

098/2021/202

Revision:

32



NOTES:

- This drawing is to be read in conjunction with GHB series 098/2021 drawings and documents and any other relevant project team documents.
- Primary Issue: This drawing is not to be used for construction or installation of any works until it has been approved by the relevant authority. Any changes to the drawing must be approved by the relevant authority before approval is received (in writing) are at risk of abortive works.
- The contractor is to take extreme care to locate and avoid any existing services.
- Drainage Installation:**
 - Drainage works to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020) and the requirements of the Anglian Water Engineer/Inspector
 - All manholes to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020)
 - Unless specified, all drainage pipework to be:
 - Material: **Concrete**
 - Standard: **BS EN 295**
 - Manhole: **BS 5911**
 - Concrete: **BS 5911**
 - Grey Iron: **BS 437**
 - Ductile Iron: **BS EN 598**
 - UPVC: **BS EN 1401**
 - SP: **BS EN 1832**
 - Structural: **BS EN 15476**
 - Structures: **cast in situ**
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- All pipe dimensions to be as shown.
- Substrate: **resistant cement** to be used in all concrete and concrete products used in main drainage works.
- Where cover to pipes is less than 1.2 m in trafficked areas and 0.9 m below other hard landscaped areas only rigid pipes with concrete surrounds/slab to be used.
- All inspection chambers to be 450 mm diameter. Where total depth exceeds 1.2 m the cover size should be 350 mm x 350 mm (Max.) to restrict access. Where total depth is less than 1.2 m use 450 mm x 450 mm covers.
- Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
- Access: **to be provided** to all manholes, inspection chambers, depth & size of all sewer connections before laying commences and report all discrepancies to the engineer.
- The design infiltration rate to be confirmed by representative testing to BRE DG365 prior to construction and all discrepancies reported to the engineer.
- The contractor is to ensure that all excavations for proposed drainage works are properly supported and shored.
- All roadworks and adoptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Highway Estate Roads Construction Specification and agreed on site by the S.C.C. Engineer.
- Verification of formation subgrade CBR required prior to installation of drains. Refer to Engineer if less than test value of 10% (S.H.R.N. 10%).
- All excavation of granular material to SHW Cause 802 unless stated otherwise.



Revision	Date	Description
P2	03/04/23	Dedication Area Amended
P1	02/12/22	Initial Issue

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Project: LAND OFF JUDITH AVENUE, KNODISHALL, SUFFOLK.

Project: LAND OFF JUDITH AVENUE, KNODISHALL, SUFFOLK.				
SECTION 278 LAND DEDICATION PLAN				
Drawing Title:		Scale:	1:100@ A1	
Date:	DEC 2022	Drawn:	JWT	Checked: DSH
DWG Reference:		098-2021.DWG		
Status:		FOR INFORMATION		
Drawing Number:		098/2021/203		
Revision:		P2		

Per = Preliminary, Ctr = Construction, ABl = As Built