

DATED

11 FEBRUARY

2026

SUFFOLK COUNTY COUNCIL (1)

- and -

ASH PROPERTY PARTNERSHIP LIMITED (2)

### AGREEMENT

made pursuant to Sections 278 of the Highways Act 1980  
and any other enabling power relating to  
the development of land West of Suffolk House, Ixworth Road, Norton, Suffolk

Nigel Inniss  
Monitoring Officer – Assistant Director of Governance, Legal and Assurance  
Suffolk County Council  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

Ref: **SH/85581**

THIS AGREEMENT is made the 11<sup>th</sup> day of FEBRUARY 2026  
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX ("the County Council")
- (2) **ASH PROPERTY PARTNERSHIP LIMITED** (company number 13844152) of registered office address 20-22 Wenlock Road, London, England, N1 7GU ("the Developer")

### RECITALS AND DEFINITIONS

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

- "1980 Act" Means the Highways Act 1980 (as amended)
- "Bond" Means the bond with the Surety for the Highway Works, such bond to be in the form set out in Schedule 3 of this Agreement, so if the Developer should 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 Bond to carry out and maintain the Highway Works
- "Bond Figure" Means the sum of £32,384.00 (thirty-two thousand three hundred and eighty-four pounds) being to cost of the Highway Works plus 10 per cent
- "Certificate of Final Completion" Means any of the certificates referred to in paragraph 2.13 of this Agreement
- "CDM Regulations" Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
- "Commuted Sums" Means the sum of £6,523.55 (six thousand <sup>five</sup> ~~seven~~ hundred and <sup>twenty</sup> three pounds) which is calculated towards the cost of the County Council's future maintenance liability of the Highway Works.

“Director”	Means the County Council’s Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
“Highway Works”	Means the works detailed on the Works Drawings and as set out in Schedule 2 of this Agreement
“Plan”	Means the plan annexed hereto
“Site”	Means land situated west of Suffolk House, Ixworth Road, Norton, Suffolk shown edged red for identification only on the HM Land Registry Plans SK143217 and SK121622
“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
“Surety”	Means EVOLUTION INSURANCE COMPANY LIMITED (Company Number 88737) whose registered office is at 5/5 Crutchett’s Ramp, Gibraltar, GX11 1AA, issuing policies of insurance in the United Kingdom under Financial Conduct Authority number 227649 and whose address for service of suit in the United Kingdom is at Evolution Insurance Solutions Limited, 53a High Street, Saffron Walden, Essex, CB10 1AA
“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) Jennifer Anne Joyce of Suffolk House, Ixworth Road, Norton, Suffolk, IP31 3LP is the registered proprietor with title absolute of the Site registered at the Land Registry under Title Number SK121622 and Jennifer Anne Joyce, Oliver Joyce

and Alexandra Itani of Suffolk House, Ixworth Road, Norton, Bury St. Edmunds IP31 3LP being the trustees of The Jennifer Joyce Settlement 2018 are the registered proprietors with title absolute of part of the Site registered at the Land Registry under Title Number SK143217 ("the Owners")

- (C) The Developer intends to undertake the Highway Works
- (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

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 278 of the 1980 Act Section 111 of the Local Government Act 1972, Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them
- 1.3 No waiver (whether express or implied) by the County Council of any breach or default by the Developer in performance or observance of any of the covenants or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants or from acting upon any subsequent breach or default
- 1.4 Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement
- 1.5 This Agreement shall be governed and interpreted in accordance with the laws of England and shall be determined in the Courts of England and Wales
- 1.6 The Developer 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 Developer to enter into this Agreement
- 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 *Not Used*
- 1.13 *Not Used*
- 1.14 *Not Used*
- 1.15 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
- 1.16 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
- 1.17 Where, in accordance with clause 1.16 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

- 1.18 Where the Agreement has lapsed in accordance with clauses 1.16 or 1.17, the County Council may release the Developer and the Surety and each of them from any subsisting obligations under the Bond in respect of the Highway Works on receipt of a written request. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this agreement. For the avoidance of doubt nothing in this clause requires the County Council to repay those sums payable under clause 3.5 of this Agreement save for any Commuted Sums not spent or committed

## **2 HIGHWAY WORKS**

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

perimeter of the Site to warn the public of the dangers of entering the Site. However the display of such notices shall not relieve the Developer of any of his obligations and liabilities under this Agreement, the Control of Pollution Act 1974 or the Environment Protection Act 1990, or any amendments thereof

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

may have arisen from any cause whatsoever or be discovered during the said period of eighteen (18) months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director. After the expiration of the period of eighteen (18) months and after any defects have been made good to the satisfaction of the Director he may issue at the written request of the Developer the Certificate of Final Completion in respect of the Highways Works

### **3 FINANCE**

- 3.1 Where the Developer has provided a Bond then after the issue of the Certificate of Substantial Completion the County Council may approve a reduction of up to 75% of the Bond Figure and upon the issue of the Certificate of Final Completion the County Council may release the Developer and the Surety and each of them from all subsisting obligations under the Bond in respect of the Highway Works on receipt of a written request. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this agreement.
- 3.2 The Developer shall be insured from the date of this Agreement and throughout the period of construction of the Highway Works within the timescales referred to in Schedule 2 (or any other period as agreed by the Director) for public liability risks in the sum of at least ten million pounds (£10,000,000.00) in respect of any single claim, and shall produce these insurance policies to the Director on demand
- 3.3 The Developer and the Surety shall on the date of this Agreement enter into the Bond for the Highway Works and the Developer shall be bound with the Surety and the County Council in the amount of the Bond Figure
- 3.4 Should the Developer default in the execution of his obligations to carry out and maintain the Highway Works then the County Council may itself carry out and maintain the Highway Works having first called upon [the Surety to provide the Bond amount for the full cost to be expended in so doing
- 3.5 The Developer shall pay to the County Council:-
  - 3.5.1 the legal costs of the County Council in connection with this Agreement prior to sealing of this Agreement; and
  - 3.5.2 interest at four per cent above the Bank of England Base Rate on any sum due to the County Council under this Agreement from the date on

which it is due until the date it is paid, and

3.5.3 the outstanding inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £3,238.40 (three thousand two hundred and thirty-eight pounds and forty pence) prior to sealing of this Agreement;

3.5.4 the Commuted Sums prior to the sealing of this Agreement

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

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



A Duly Authorised Officer



EXECUTED as a Deed by )  
**ASH PROPERTY PARTNERSHIP** )  
**LIMITED** )  
in the presence of )



Director

Witness signature

Witness Name

Witness Address



**Schedule 1**

Works Drawings

Drawing Title	Drawing No
Section 278 Plan Layout	114/2024/201 P4
Section 278 Longitudinal Section & Contour Plan	114/2024/202 P5
Section 278 Construction Details	114/2024/203 P4
Section 278 Indicative Private Drainage	114/2024/204 P2

**Schedule 2**

<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
Land West of Suffolk House, Ixworth Road, Norton, Suffolk	New access and bus stop with provision of small footway.	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 3**

Bond Agreement

DATED 11 FEBRUARY 2026

ASH PROPERTY PARTNERSHIP (1)

- and -

EVOLUTION INSURANCE COMPANY (2)  
LIMITED

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PERFORMANCE BOND

relating to the development of land west of Suffolk House, Ixworth Road, Norton,  
Suffolk

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**BY THIS BOND ASH PROPERTY PARTNERSHIP LIMITED** of 20-22 Wenlock Road, London, England, N1 7GU (“the Developer”) and **EVOLUTION INSURANCE COMPANY LIMITED** (Company Number 88737) whose registered office is at 5/5 Crutchett’s Ramp, Gibraltar, GX11 1AA, issuing policies of insurance in the United Kingdom under Financial Conduct Authority number 227649 and whose address for service of suit in the United Kingdom is at Evolution Insurance Solutions Limited, 53a High Street, Saffron Walden, Essex, CB10 1AA (“the Surety”) are held and firmly bound to **SUFFOLK COUNTY COUNCIL** of Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (“the County Council”) in the sum of £32,384.00 (thirty-two thousand three hundred and eighty-four 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 affixed their respective Common Seals and delivered the same on but not before this 11<sup>th</sup> day of FEBRUARY Two thousand and twenty-six

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 2 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 )  
**ASH PROPERTY PARTNERSHIP** )  
**LIMITED** )  
in the presence of )



Director

Witness signature

Witness Name

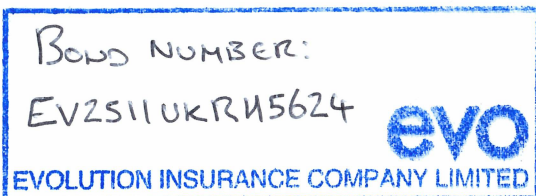
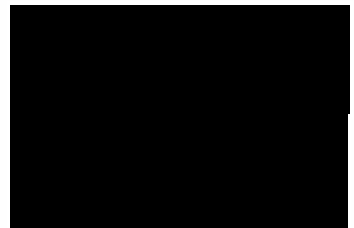
Witness Address

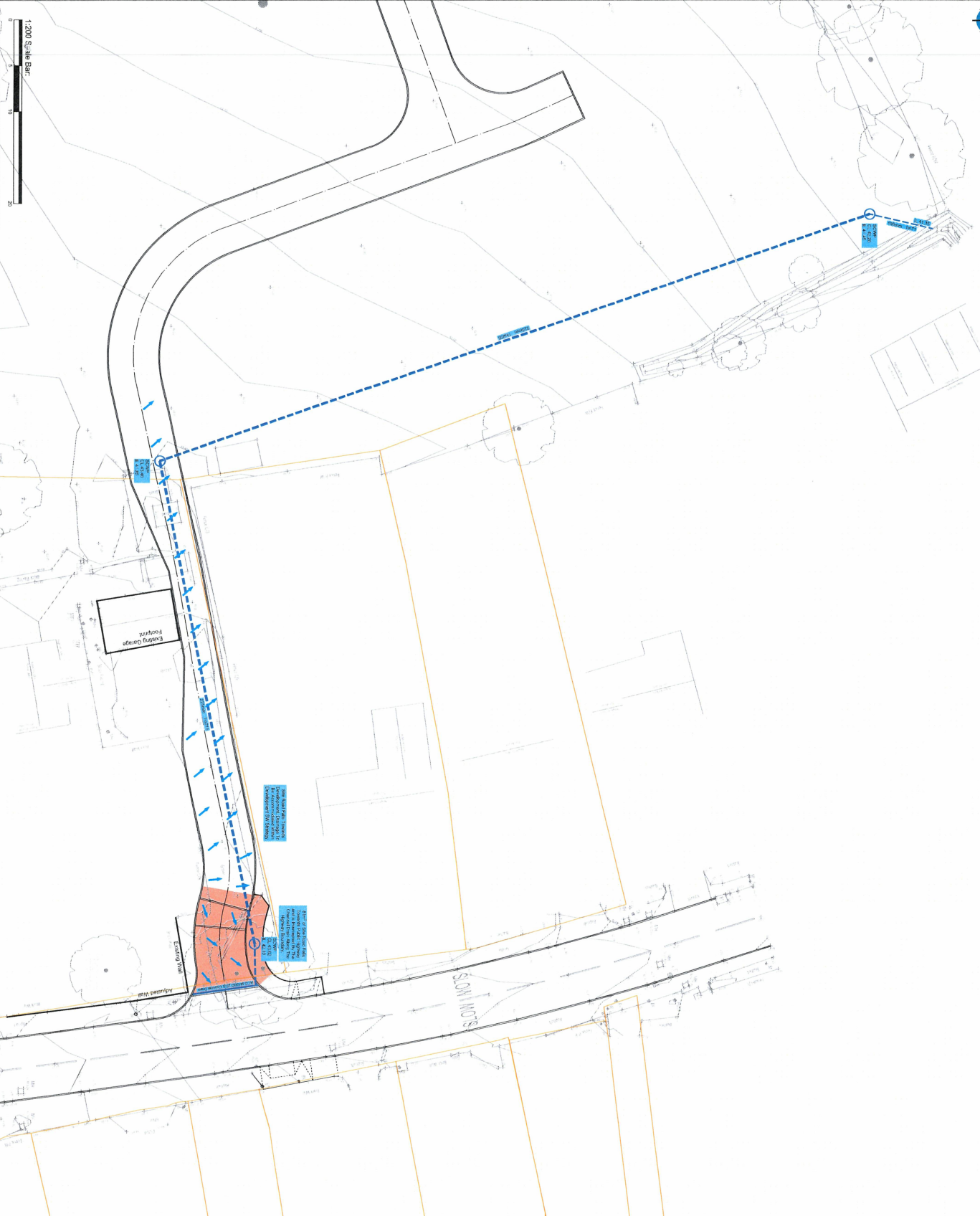


EXECUTED AS A DEED by )  
**EVOLUTION INSURANCE COMPANY LIMITED** )  
in the presence of: )

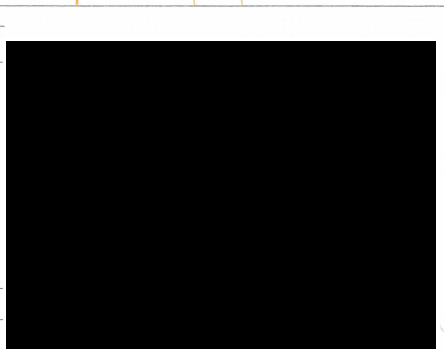
Director:

*AUTHORISED SIGNATORY*  
~~Director/Secretary:~~





- NOTES**
1. This drawing is to be read in conjunction with QIB series 114/2024
  2. Preliminary Issue - This drawing is not to be used for construction or
  3. This drawing has been produced based upon the following information:
  4. Scale 1:1 (not translation 0.0) about point (0, 0.0)
  5. Scale 1:1 (not translation 0.0) about point (0, 0.0)
  6. Scale 1:1 (not translation 0.0) about point (0, 0.0)
  7. Scale 1:1 (not translation 0.0) about point (0, 0.0)
  8. Scale 1:1 (not translation 0.0) about point (0, 0.0)
  9. Scale 1:1 (not translation 0.0) about point (0, 0.0)
- Contractor's Obligations:**
1. The Contractor shall be responsible for the installation and
  2. The Contractor shall be responsible for the installation and
  3. The Contractor shall be responsible for the installation and
  4. The Contractor shall be responsible for the installation and
  5. The Contractor shall be responsible for the installation and
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  7. The Contractor shall be responsible for the installation and
  8. The Contractor shall be responsible for the installation and
  9. The Contractor shall be responsible for the installation and



27	114/2024	Private Drainage Proposal (Including Area Drainage Treatment)	DATE	08/08/2024
28	114/2024	Private Drainage Proposal (Including Area Drainage Treatment)	DATE	08/08/2024
29	114/2024	Private Drainage Proposal (Including Area Drainage Treatment)	DATE	08/08/2024

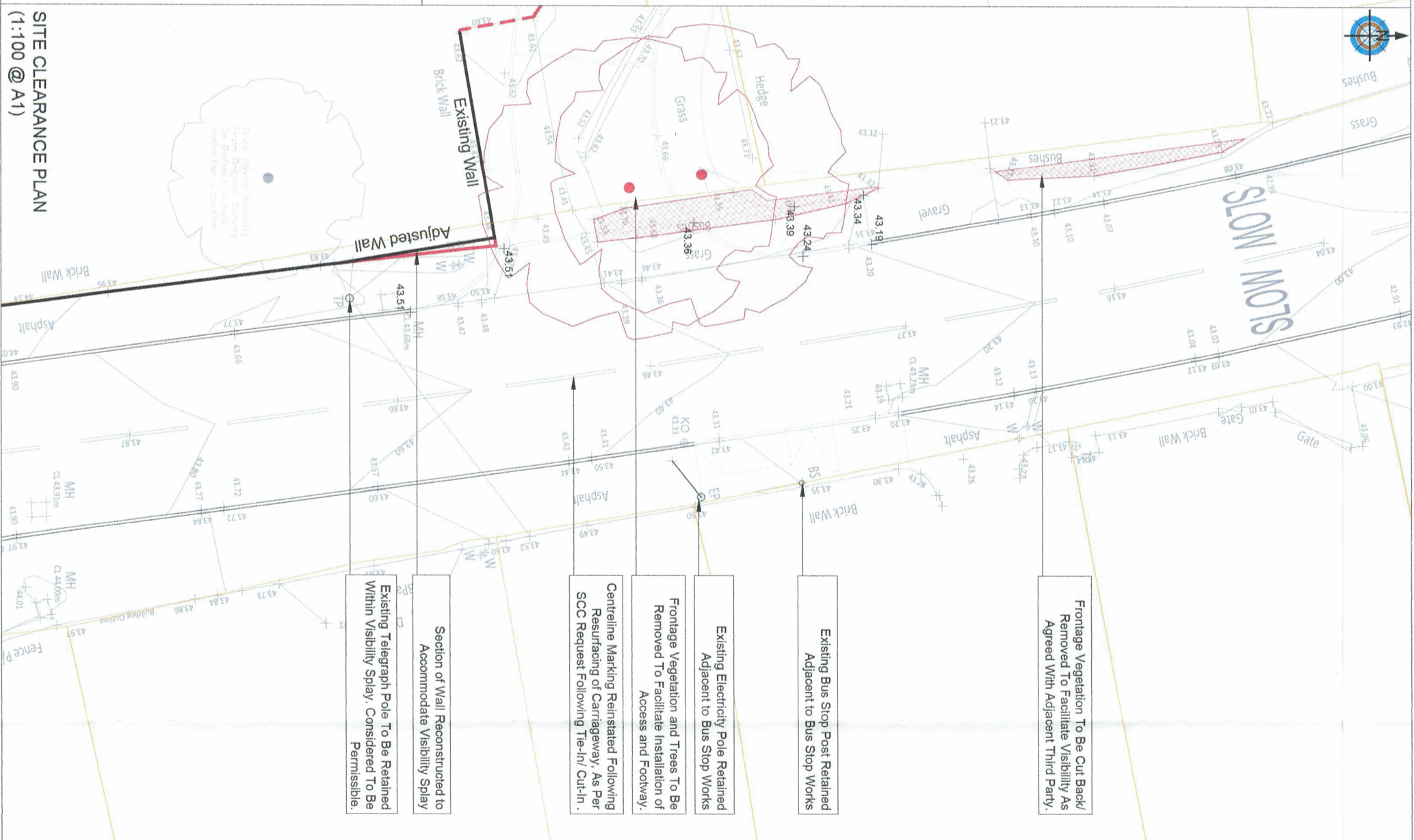
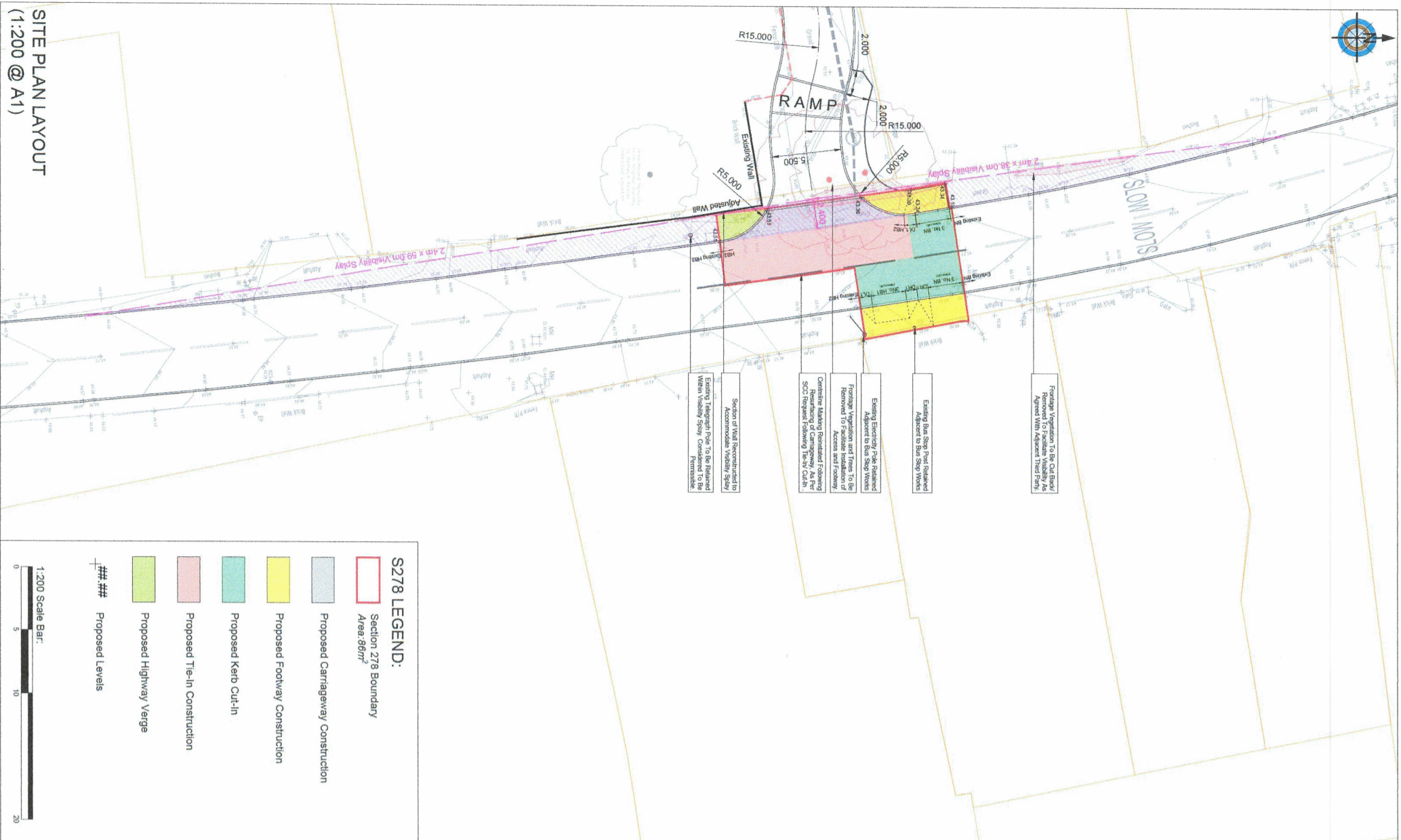
**GH Bullard & Associates LLP**  
 Civil and Structural Engineers  
 27 Barton Road, Thurston, Suffolk, IP31 5PA  
 T: (01359) 238071  
 F: (01359) 231338  
 W: www.ghbullard.co.uk

**ASH PROPERTY PARTNERSHIP**  
 Ixworth Road, Norton, Suffolk

**SECTION 278  
 INDICATIVE PRIVATE DRAINAGE  
 CONNECTION**

**FOR INFORMATION**  
 1:200 @ A1  
 AUG 2025  
 114-2024.DWG

114/2024/204  
 P2



- NOTES:**
1. This drawing is to be read in conjunction with GR9 series 114/2024.
  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. This drawing has been produced based upon the following information:  
Topographical Survey by BS Surveys Ltd (Ref: 2291-4487 dated April 2024) subject to transformation of:  
Scale x1 and translation (0, 0, 0) about point (0, 0, 0).
  4. The contractor is to take extreme care to locate and avoid any existing Carriageway/Installation.
  5. All roadworks and adoptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Construction Specification for Development Highway Works and agreed on site by the S.C.C. Engineer.
  6. Verification of formation subgrade CBR required prior to installation of subbase. Refer to engineer's notes than design value of (3% - ST1B0).
  7. All proposed construction shall be in accordance with the design and shall be in accordance with SHW Series 800. All preparation of the formation is to be completed to SHW Clause 616 and must account for any soil spots or damage caused to the subgrade prior to the installation of sub-base material.
  8. Foundation design to S.C.C. Construction Specification for Development Highway Works.
  9. All compaction of granular material to SHW Clause 802 unless stated otherwise.

Rev	Issue	Description	By	Check'd	Date
P4	05/09/25	Final & Clutch Taken to Contractors and S278 Boundary Co-ordinated	BAF	DJB	
P3	30/05/25	Revised to Address SCC Comments and Address Informed Survey	BAF	DJB	
P2	12/02/25	Revised to Address SCC Comments	BAF	DJB	
P1	14/01/25	Initial Issue	BAF	DJB	

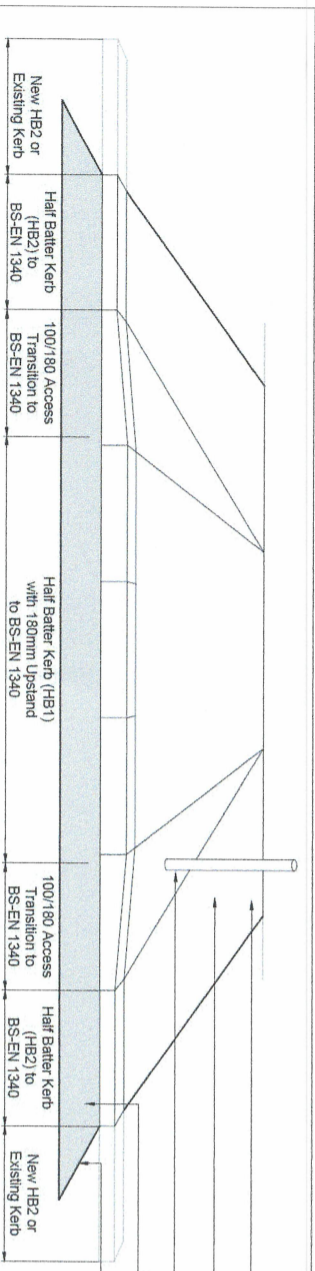
**GHbullard & Associates LLP**  
 CIVIL AND TRAFFIC ENGINEERING CONSULTANTS  
 27 Barton Road,  
 Thurston,  
 Suffolk,  
 IP31 3PA  
 T: (01359) 235071  
 F: (01359) 231138  
 W: <http://www.ghbullard.co.uk>  
 Authorising No. 02083000, Agreed to Engineer and Draw

**ASH PROPERTY PARTNERSHIP**  
 IXWORTH ROAD  
 NORTON, SUFFOLK

**FOR INFORMATION**  
**VARIES @ A1**  
 Scale: JAN 2025  
 Drawn: BAF  
 Checked: DJB  
 Drawing Number: 114-2024/DWG  
 Revision: P4

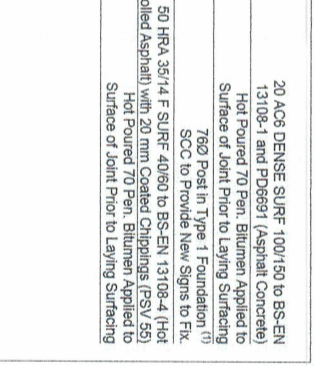
**SITE CLEARANCE PLAN**  
 (1:100 @ A1)

**SITE PLAN LAYOUT**  
 (1:200 @ A1)

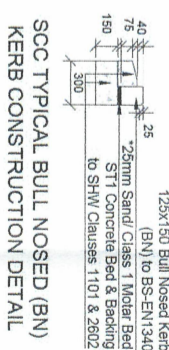


NOTES:  
 (1) Position and Foundation Size TBC by SCC.  
 (2) Bond Coat Complying to BS 594987 and SHW Clause 920 To Be Applied To All Bound Sub-Strates.

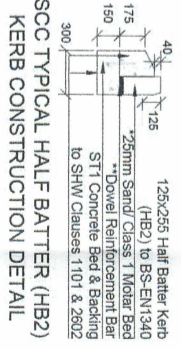
TYPICAL SCC BUS STOP WITH RAISED ACCESS KERB CONSTRUCTION DETAIL



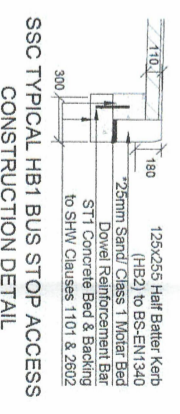
TYPICAL FLAT TOP EDGING (EF) CONSTRUCTION DETAIL



SCC TYPICAL BULL NOSED (BN) KERB CONSTRUCTION DETAIL



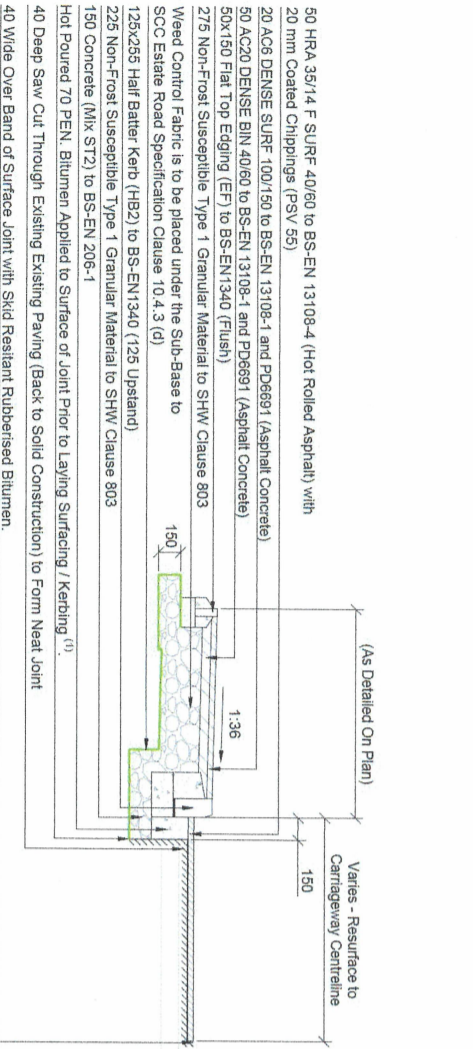
SCC TYPICAL HALF BATTER (HB2) KERB CONSTRUCTION DETAIL



SSC TYPICAL HB1 BUS STOP ACCESS CONSTRUCTION DETAIL

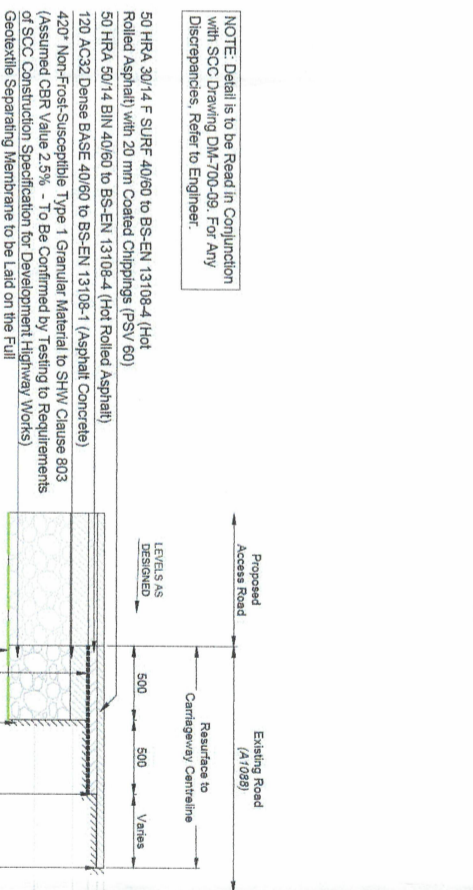
**Kerbing Notes**  
 The Mortar Bed May Be Omitted if Method of Laying Kerbs Direct Onto Wet Concrete is Approved by SCC. The Backing Concrete Must Be Placed Within 1 Hour of Laying the Concrete Bed All Concrete to be ST1 Mix.  
 \*Dowel Reinforcement Bar 250mm Long, 16mm Diameter at 450mm Centers on Radius and Bus Stop Kerb

TYPICAL SCC TERTIARY CARRIAGEWAY ACCESS ROAD CONSTRUCTION DETAIL (In Accordance With SCC Drawing DM-700-03)



NOTES:  
 (1) Bond Coat Complying to BS 594987 and SHW Clause 920 To Be Applied To All Bound Sub-Strates.

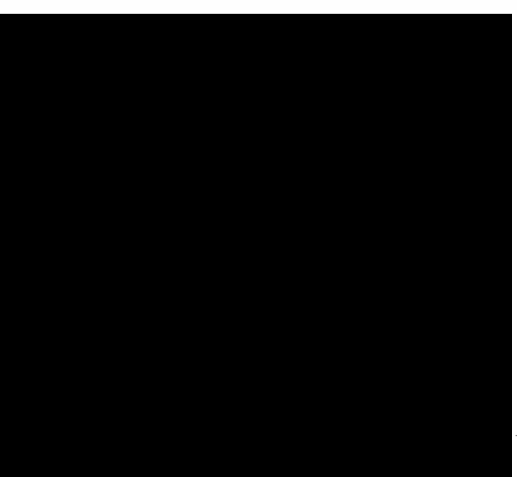
FOOTWAY AND KERB CUT-IN CONSTRUCTION DETAIL



NOTE: Detail is to be Read in Conjunction with SCC Drawing DM-700-09. For Any Discrepancies, Refer to Engineer.

TYPICAL SCC STEPPED CARRIAGEWAY TIE-IN CONSTRUCTION DETAIL

NOTES:  
 1. This drawing is to be read in conjunction with GHS series 114/2024 drawings and documents and any other relevant information for construction or detailed pricing purposes. Any work undertaken before approvals are received (in writing) are at risk of abortive works.  
 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. This drawing has been produced based upon the following information: Topographical Survey by BB Surveys Ltd (Ref: 2281-4487) dated April 2024 subject to transformation of "Scale and Transition" (0,0) about point (0,0,0).  
 4. The contractor is to take extreme care to locate and avoid any existing services.  
 5. All roadworks and adaptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Construction Specification for Development Highway Works and agreed on site by the S.C.C. Engineer.  
 6. Verification of formation supgrade OBR required prior to installation of sub-base. The engineer must sign a value of 1.3% (S118C).  
 7. All sub-base to be formed to the design value of 1.3% (S118C) in accordance with SHW Series 800. All preparation for any soft spots or damage caused to the subgrade prior to the installation of sub-base material.  
 8. Foundation design to S.C.C. Construction Specification for Development Highway Works.  
 9. All completion of granular material to SHW Clause 802 unless stated otherwise.



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Reference No: 2023035 Approved and signed and sealed

PA	05/09/23	TR & C&I in Details Surface Course Informed to Contractors	BAF	DJB
P3	30/06/23	Bus Stop Access Kerbing Details Reviewed	BAF	DJB
P2	12/05/23	Revised to Address SCC Comments	BAF	DJB
P1	10/01/23	Initial Issue	BAF	DJB

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ASH PROPERTY PARTNERSHIP

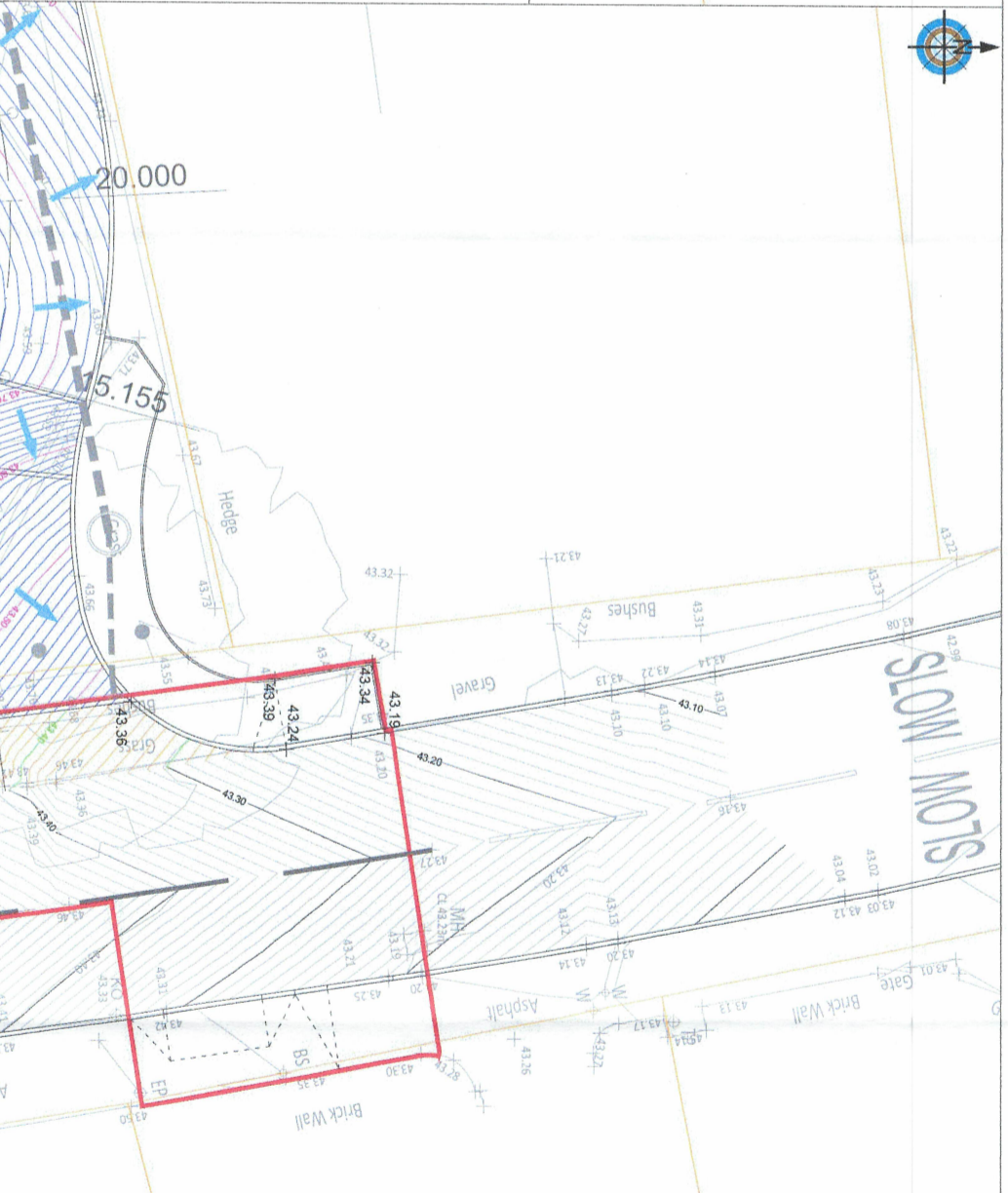
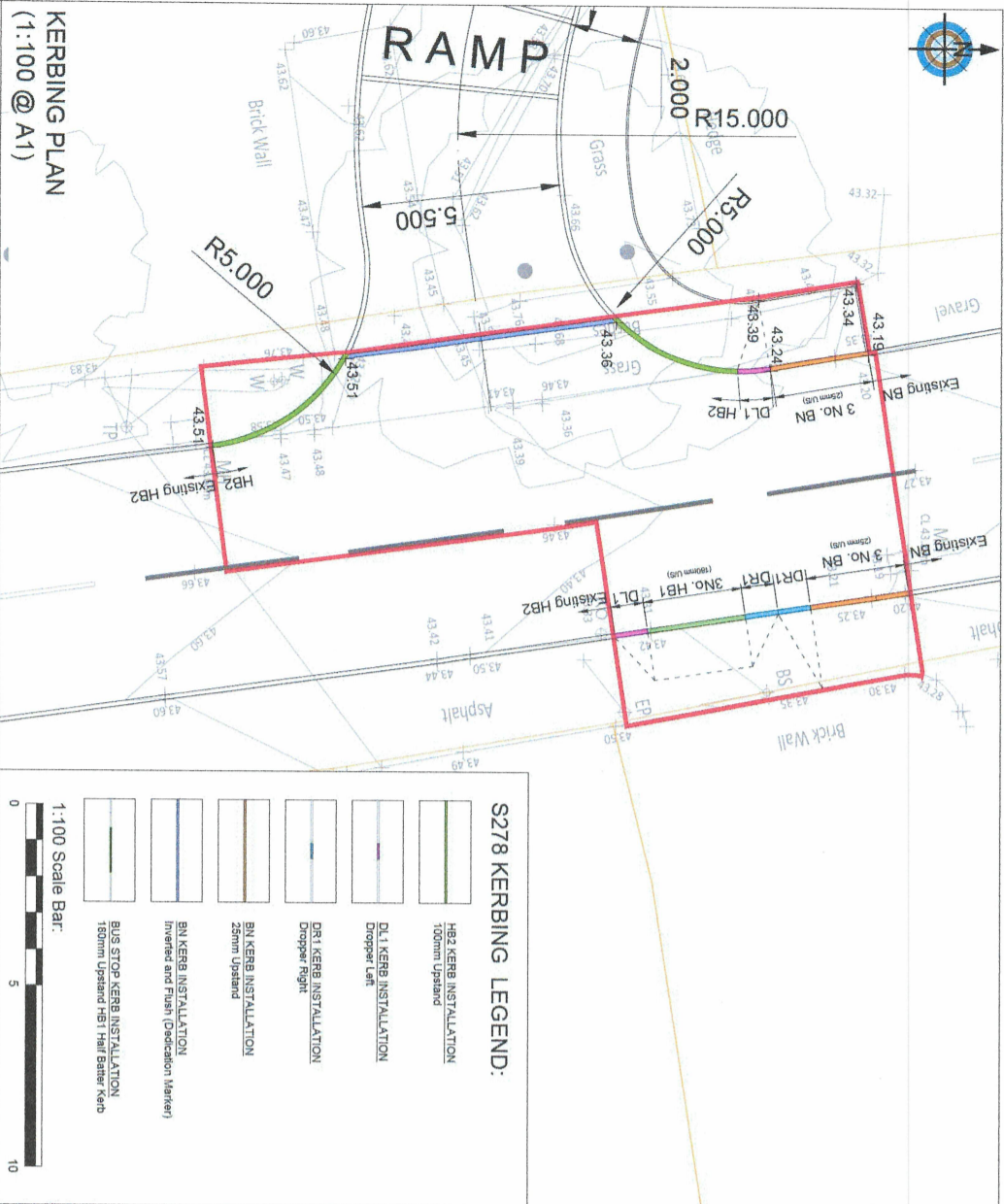
IXWORTH ROAD  
 NORTON, SUFFOLK

SECTION 278  
 CONSTRUCTION DETAILS

FOR INFORMATION  
 VARIES @ A1

Created: JAN 2025  
 114-2024.DWG  
 Checked: DJB

Drawing Number: 114/2024/203  
 Revision: P4



ROAD 1 DATUM 40.000

CHANGE	EXISTING GROUND LEVEL	ALIGNMENT LEVEL	VERTICAL ALIGNMENT	HORIZONTAL ALIGNMENT	LEFT HAND CHANNEL	RIGHT HAND CHANNEL
0.000	3.392	43.402	2.500% 1.400	15.000	43.597	43.459
5.000	8.451	43.442	1.379 -1.189%	15.000	43.638	43.458
8.451	12.399	43.580	1.20	15.000	43.802	43.664
8.956	18.885	43.618	1.44.1	15.000	43.783	43.645
10.536	22.379	43.737		15.000	43.723	43.586
12.399	26.523	43.741		15.000	43.706	43.567
15.155	35.92	43.727		15.000		
18.885	45.000	43.714		15.000		
22.379		43.654		15.000		
26.523		43.938		15.000		

**HIGHWAY LONGSECTION LEGEND:**

- EXISTING GROUND SURFACE LEVEL
- PROPOSED CENTRELINE LEVEL
- PROPOSED LEFT CHANNEL LEVEL
- PROPOSED RIGHT CHANNEL LEVEL
- VERTICAL GRADIENT
- VERTICAL CURVE K VALUE

Example:  
 LH=+2.50%  
 RH=-2.50%  
 CROSS FALL LEFT TO RIGHT AT 1:40

**S278 CONTOUR PLAN LEGEND:**

- EXISTING PRIMARY CONTOUR (0.1m Intervals)
- EXISTING SECONDARY CONTOUR (0.01m Intervals)
- S278 PRIMARY CONTOUR (0.1m Intervals)
- S278 SECONDARY CONTOUR (0.01m Intervals)
- PRIVATE ROAD PRIMARY CONTOUR (0.1m Intervals)
- PRIVATE ROAD SECONDARY CONTOUR (0.01m Intervals)

LONGITUDINAL SECTION  
(1:500 (H) ; 1:100 (V) @ A1)

CONTOUR PLAN  
(1:100 @ A1)

- NOTES:**
- This drawing is to be read in conjunction with GH8 series 11/4/2024 drawings and documents and any other relevant project team documents.
  - 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.
  - This drawing has been produced based upon the following information:  
 2024 Survey by GH8 Surveys Ltd (Ref: 2291-449) dated April 2024.  
 Scale x1 and transition (0.0, 0.0) about point (0.0, 0.0).
  - The contractor is to take extreme care to locate and avoid any existing services.
  - Carriageway Installation:**  
 5. All roadworks and adoptable storm water drainage to be undertaken in strict accordance with the current S.C.C. Construction Specification for Carriageway Installation.  
 6. All roadworks to be undertaken in strict accordance with the current S.C.C. Construction Specification for Carriageway Installation.  
 7. All works to the formation subgrade is to be completed in strict accordance with SHW Series 600. All preparation of the formation is to be completed to the subgrade prior to the installation of sub-base material.  
 8. Foundation design to S.C.C. Construction Specification for Development.  
 9. All preparation of granular material to SHW Clause 802 unless stated otherwise.

**ASH PROPERTY PARTNERSHIP**

**IXWORTH ROAD  
NORTON, SUFFOLK**

**SECTION 278  
LONGITUDINAL SECTION &  
CONTOUR PLAN**

**FOR INFORMATION  
VARIES @ A1**

Scale: **JAN 2025**  
 DWG Reference: **114-2024.DWG**  
 Drawing Number: **114/2024/202**

Author: **BAF**  
 Check: **DJB**  
 Review: **P5**

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