

DATED

28th July

20 25

SUFFOLK COUNTY COUNCIL (1)

- and -

KEEPMOAT HOMES LIMITED (2)

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 south side of Church Road, Old Newton, Stowmarket,
Suffolk

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

Ref: AS/73345/LEGAL

THIS AGREEMENT is made the 28th day of July
BETWEEN the following parties :-

20 25

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX ("the County Council")
- (2) KEEPMOAT HOMES LIMITED (company number 02207338) of Keepmoat The Waterfront, Lakeside Boulevard, Doncaster, South Yorkshire, DN4 5PL ("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 £10,012.95 (ten thousand, twelve pounds and ninety-five 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 2.13 of this Agreement
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
"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
“Site”	Means land on the south side of Church Road, Old Newton, Stowmarket, Suffolk shown edged red for identification only on the attached plan 982-AVO-XX-DR-C-2788/A04
“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 National House Building Council (company number 00320784 of NHBC House, Davy Avenue, Knowlhill, Milton Keynes MK5 8FP
“Works Drawings”	Means the attached drawings bearing the numbers referred to in Schedule 1 or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

- (A) The County Council is the Local Highway Authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (B) The Developer is the registered proprietor with title absolute of the Site registered at the Land Registry under Title Number SK412510
- (C) The County Council considers that the Highways Works as shown on the Works Drawings and detailed in Schedule 2 need to be carried out and the County Council considers that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows :-

1. LEGAL EFFECT

1.1 In this Agreement unless the context otherwise requires :-

1.1.1 Words importing the singular meaning where the context so admits include

the plural meaning and vice versa; and

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

1.1.3 "party" or "parties" means a party or parties to this Agreement; and

1.1.4 references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions;

1.1.5 where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and

1.1.6 the headings and contents list in this Agreement shall not form part of or affect its construction; and

1.1.7 references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and

1.1.8 where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such approval or agreement shall not be unreasonably withheld or delayed; and

1.1.9 any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument

1.2 This Agreement and the covenants that appear hereinafter are made pursuant to Sections 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 Developer covenants and warrants to the County Council that they have full power to enter into this Agreement and there is no other person having a charge over or any other interest in the Site whose consent is necessary for the Developer to enter into this Agreement and to comply with the obligations set out at clauses 1.12 and 1.13
- 1.7 The Developer covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise agreed by the County Council) carry out and comply with the obligations set out in this Agreement
- 1.8 The County Council, without prejudice to its statutory powers and duties, hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary) to enter into and upon and remain upon the public highway to carry out the construction of the Highway Works within the timescales referred to in Schedule 2 or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway
- 1.9 The Developer covenants with the County Council as Highway Authority to comply with the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, and any amendments thereof
- 1.10 It is hereby agreed and declared that the provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement
- 1.11 The Developer shall be the only client for the purpose of the CDM Regulations and the Developer agrees to undertake the obligations of a client under the CDM

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

- 1.12 The Developer hereby agrees that on the date of Substantial Completion that part of the Site upon which the Highways 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 Developer, agrees to transfer to the County Council in consideration of one pound any land over which any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with any other land dedicated as public highway by the Developer free in each case from encumbrances and together with all rights necessary to permit the use, inspection, maintenance, repair and replacement of the Highway Works and all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land
- 1.14 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 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

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

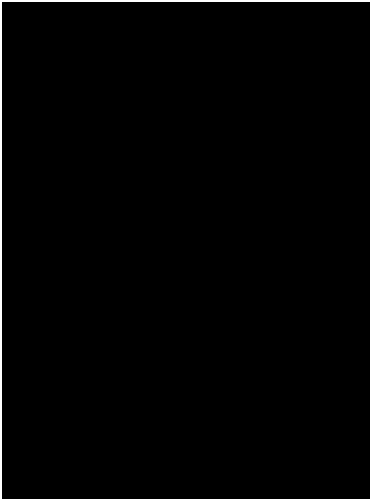
3.5.3 the inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £750.97 (seven hundred and fifty pounds and ninety-seven pence) prior to sealing of this Agreement;

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 Duty Authorised Officer



EXECUTED AS A DEED by 

as attorney for **KEEPMOAT HOMES LIMITED**

under a power of attorney dated 3rd

X



Attorney for
KEEPMOAT HOMES LIMITED

February 2025 in the presence of:

Signature of witness

Name of witness:

Witness's address:

Witness Occupation:



Schedule 1

Works Drawings

Stowmarket Road General Arrangement Plan - Drawing Number 982-AVO-XX-DR-C-2787/A05

Stowmarket Road Legal Plan - Drawing Number 982-AVO-XX-DR-C-2788/A04

Stowmarket Road Footpath Link - Drawing Number 982-AVO-XX-DR-C-5032/A03

Schedule 2

The Highways Works comprising the following works:

<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
Old Newton, Stowmarket Road	Provision of a small section of footway onto Stowmarket Road	

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

00825/25

Schedule 3

Bond Agreement

DATED 28th July 2025

KEEPMOAT HOMES LIMITED (1)

- and -

NATIONAL HOUSE BUILDING COUNCIL (2)

PERFORMANCE BOND

relating to the development of land at Church Road, Old Newton, Stowmarket,
Suffolk

SSDM
Building
BY THIS BOND **KEEPMOAT HOMES LIMITED** (company number 02207338) of The Waterfront, Lakeside Boulevard, Doncaster DN4 5PL ("the Developer") and NATIONAL HOUSE ~~BUILDING~~ COUNCIL (company number 00320784) 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 £10,012.95 (ten thousand, twelve pounds and ninety-five pence) 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 this Bond and delivered the same on but not before this *28th* day of *July* Two thousand and *twenty-five*

1. The Developer has entered into an Agreement 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 [REDACTED]
as attorney for **KEEPMOAT HOMES LIMITED**

X.....

under a power of attorney dated 3rd

Attorney for
KEEPMOAT HOMES LIMITED

February 2025 in the presence of:

Signature of witness:

Name of witness:

Witness's address:

Witness Occupation

Signed as a deed
National House B

[REDACTED]

[REDACTED] s attorney for
power of Attorney dated 23rd May 2024

[REDACTED]

.....
Council

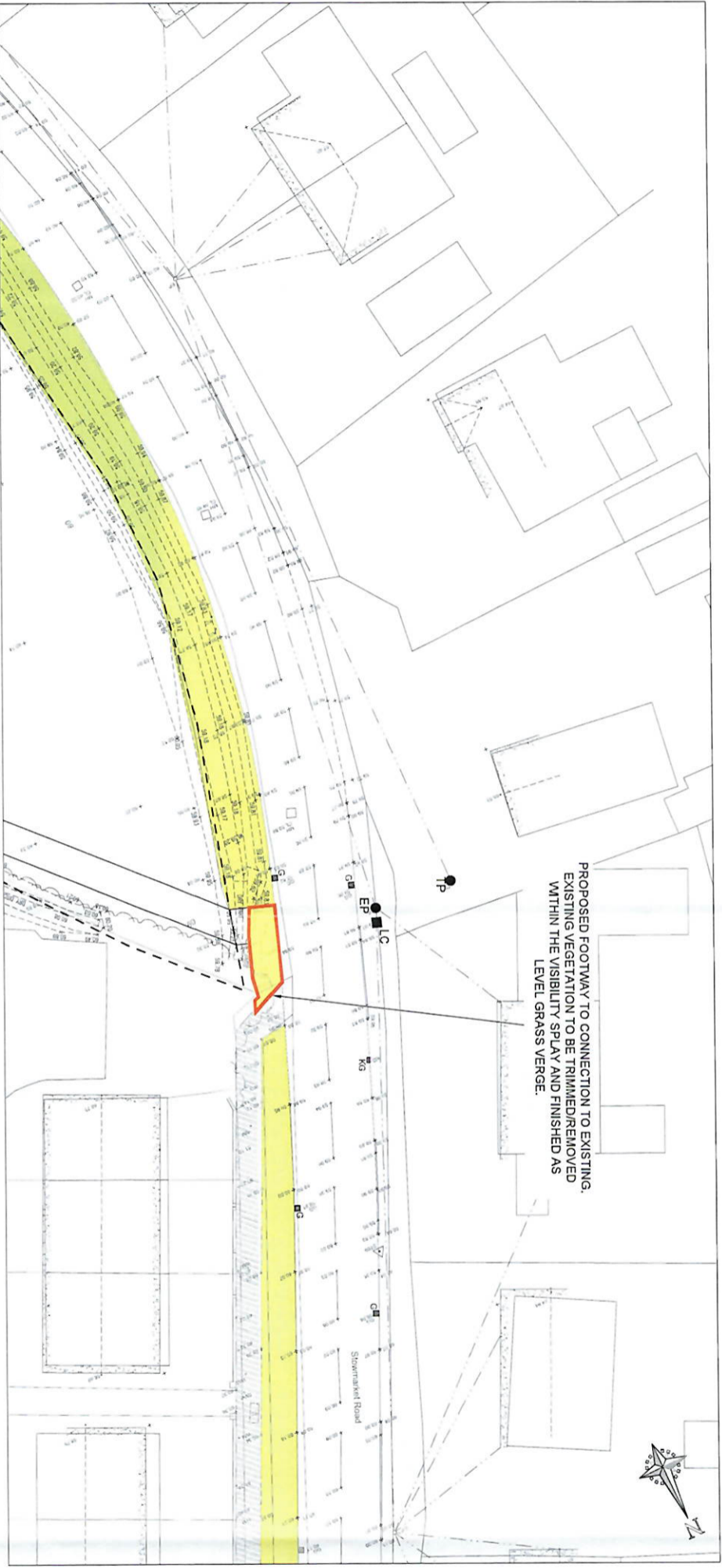
[REDACTED]

DO NOT SCALE IN A DRAWING. Use figure dimensions only.
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 It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS', ARCHITECTS' OR OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
2. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
3. THE CONTRACTOR MUST ENSURE AND WILL BE HELD RESPONSIBLE FOR THE OVERALL STABILITY OF THE BUILDING/STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
4. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.
5. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
6. FOR DETAILS REGARDING EXISTING STATUTORY UNDERPUNKER APPARATUS PLEASE REFER TO RELEVANT UNDERTAKERS MAPPING.

OFFSITE HIGHWAY DESIGN SUBJECT TO SUFFOLK COUNCIL APPROVAL



X

FURTHER CBR TESTING TO BE UNDERTAKEN PRIOR TO CONSTRUCTION OF HIGHWAYS.

ANY WORKS COMMENCING ON SITE PRIOR TO S278 OR S104 APPROVALS BEING GRANTED IS UNDERTAKEN AT THE DEVELOPER'S OWN RISK.

ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY.

KEY

- EXTENT OF SECTION 278 WORKS
- PROPOSED FOOTWAY
- EXISTING GRASS VERGE
- EXISTING FOOTWAY (BITUMINOUS)
- EXISTING VEGETATION BEHIND/TWIRLED WITHIN VISIBILITY SPREAD
- EXISTING ELECTRICITY/TELEGRAPH POLE
- EXISTING LIGHTING COLUMN
- EXISTING TRAFFIC SIGN
- EXISTING TRAFFIC SIGN
- EXISTING GULLY
- EXISTING KERBSIDE INLET

Rev	Description	By	Date
001	ISSUED FOR PERMIT	HT	21/04/22
002	ISSUED FOR PERMIT	HT	21/04/22
003	ISSUED FOR PERMIT	HT	21/04/22



Project
 LAND OFF CHURCH ROAD,
 OLD NEWTON

STOWMARKET ROAD FOOTPATH LINK
 LEGAL PLAN

Drawing Status		Approval	
Drawn	Checked	Approved	Date
WV	JM	APR 2022	1209

Project No.	Drawn By	Revision
AVO-21049	CVV/2798	A04
5924VVO-XDR-C-2788		

AVOCET CIVIL ENGINEERING CONSULTANCY
 100, High Street, Colchester, Essex, CO1 1JL
 T: 0206 2530303
 E: info@avocetcivil.co.uk
 W: www.avocetcivil.co.uk
 Company Registered in England and Wales No. 11811113
 INDEPENDENT WITH
 WOXSON STRUCTURAL LIMITED

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 The Contractor must check & verify all dimensions on site before proceeding.
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 Where applicable, all works on this drawing will be carried out by a competent contractor, working under the supervision of an approved method statement.

NOTES

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2. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
3. THE CONTRACTOR MUST ENSURE AND WILL BE RESPONSIBLE FOR THE PROTECTION AND SAFETY OF THE BUILDINGS/STRUCTURE/EXCAVATION AT ALL STAGES OF THE WORK.
4. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL REQUIREMENTS UNDER THE HEALTH AND SAFETY AT WORK ACT ARE SATISFIED.
5. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE RELEVANT STATUTORY REGULATIONS AND REGULATORY AUTHORITIES AND REGULATIONS.
6. FOR DETAILS REGARDING EXISTING STATUTORY RELEVANT APPARATUS PLEASE REFER TO RELEVANT UNDERTAKERS MAPPING.

OFFSITE HIGHWAY DESIGN SUBJECT TO SUFFOLK COUNCIL APPROVAL

FURTHER CBR TESTING TO BE UNDERTAKEN PRIOR TO CONSTRUCTION OF HIGHWAYS.

ANY WORKS COMMENCING ON SITE PRIOR TO S278 OR S104 APPROVALS BEING GRANTED IS UNDERTAKEN AT THE DEVELOPER'S OWN RISK.

ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY



Project
 LAND OFF CHURCH ROAD,
 OLD NEWTON

STOWMARKET ROAD FOOTPATH LINK
 GENERAL ARRANGEMENT AND
 KERBING & SURFACING

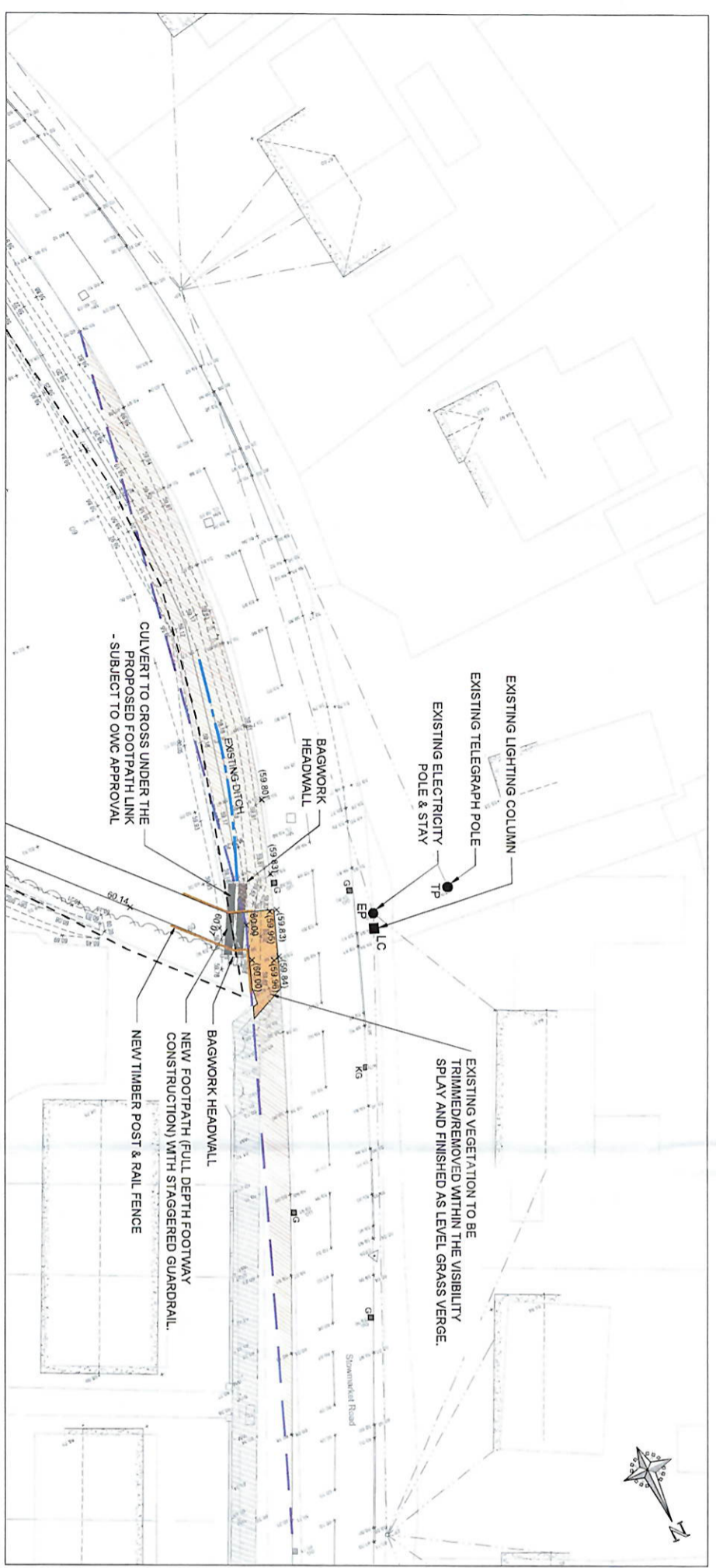
Drawing Status

Date	Checked	Approved	Date	Scale
HT	VW	JM	APR 2022	1:200

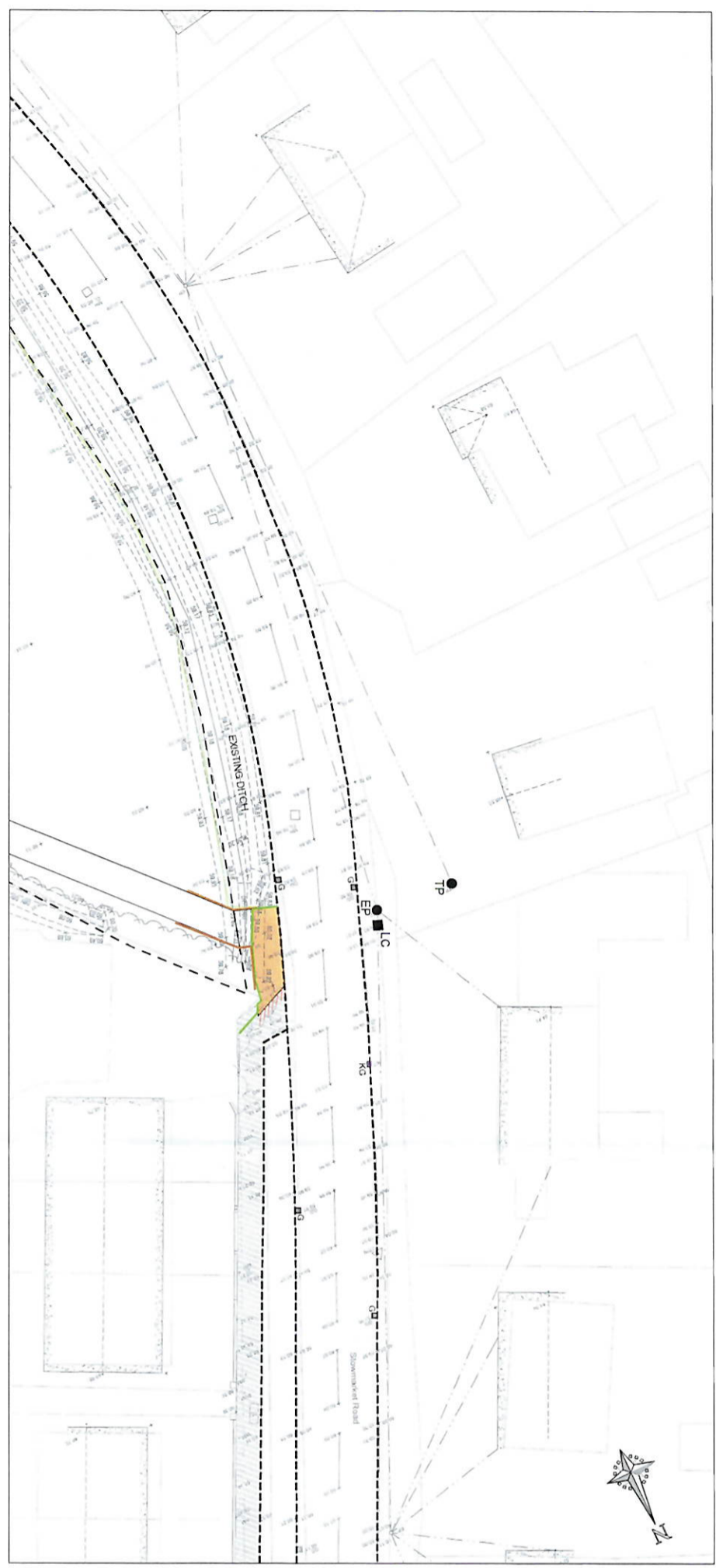
Project No. AVO-21049
 Drawing No. CIV-2787
 Revision A05



When approached on site, I will not be held responsible for any works undertaken in the field and/or on site, without the presence of a competent contractor, working under the supervision of an approved method statement.



GENERAL ARRANGEMENT



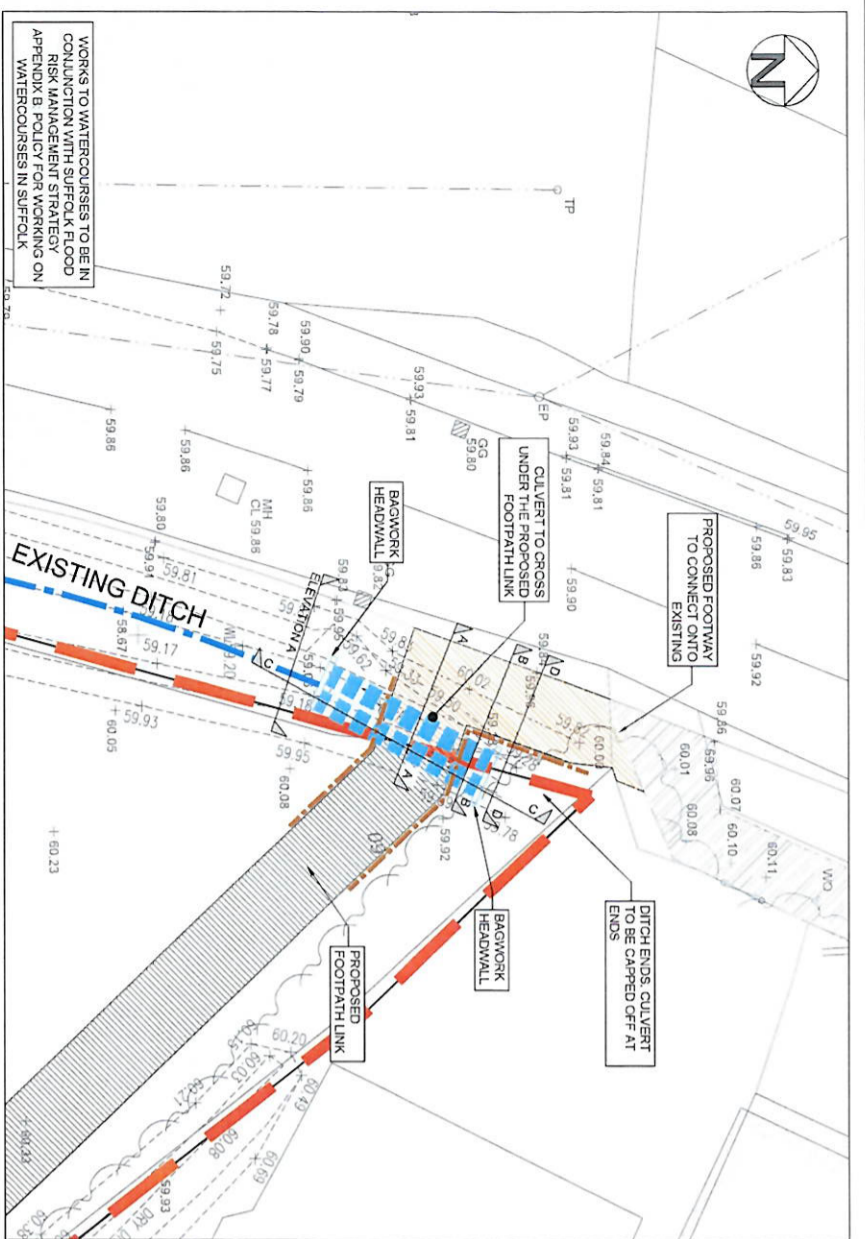
SURFACING & KERBING

KEY

[Green Box]	PROPOSED FOOTPATH
[Yellow Box]	EXISTING GRASS VERGE
[White Box]	EXISTING FOOTPATH
[Red Box]	EXISTING VEGETATION REMOVED/TRIMMED WITHIN VISIBILITY SPLAY
[Blue Box]	EXISTING ELECTRICITY/TELEGRAPH POLE
[Black Circle]	EXISTING LIGHTING COLUMN
[Black Square]	EXISTING GULLY
[Red Square]	EXISTING KERB/DRAIN INLET
[Green Square]	EXISTING LEVEL
[Blue Square]	PROPOSED LEVEL
[Red Square]	20 x 43m VISIBILITY SPLAY
[Blue Line]	TIMBER FENCE

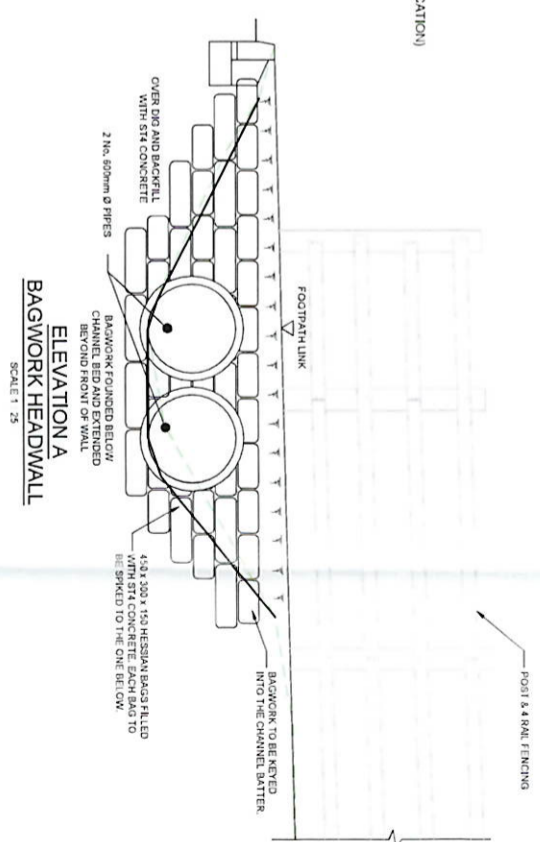
KEY

[Green Box]	EXISTING VERGEDITCH
[Yellow Box]	EXISTING FOOTWAY (BITUMINOUS)
[White Box]	FOOTPATH - TIE-IN DETAIL
[Red Box]	FOOTPATH - FULL DEPTH (BITUMINOUS)
[Blue Box]	BN KERB (60mm UPSTAND)
[Red Box]	DROPPER KERB
[Green Box]	KERB DRAIN INLET TO REMAIN
[Blue Box]	EF EDGING
[Red Box]	EXISTING KERB TO REMAIN
[Blue Box]	TIMBER FENCE TO FOOTWAY
[Red Box]	EXISTING GULLY TO REMAIN
[Blue Box]	EXISTING KERBSIDE INLET TO REMAIN

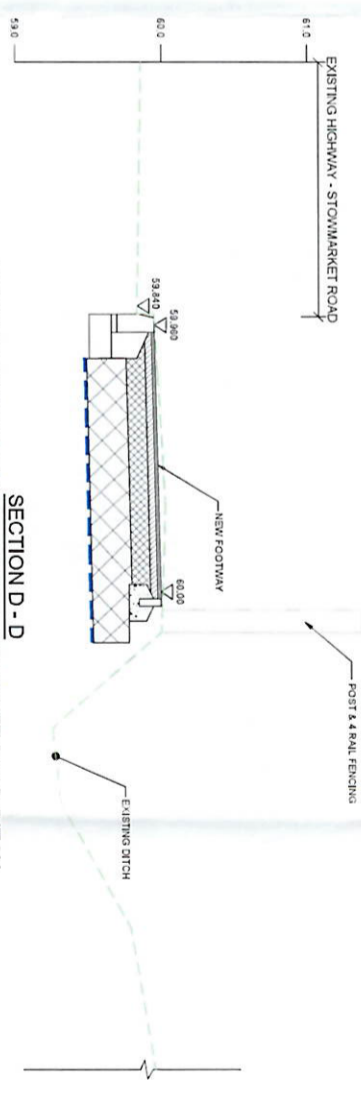


STOWMARKET ROAD FOOTPATH & CULVERT LOCATION
SCALE 1:200

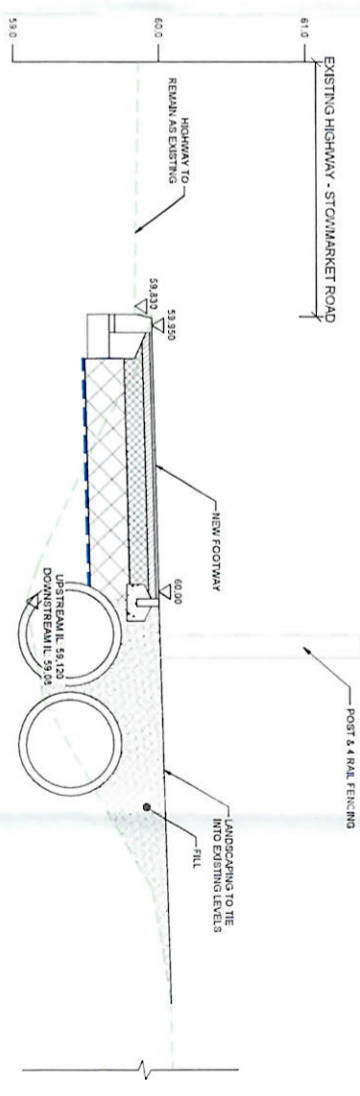
- KEY**
- SITE BOUNDARY
 - PROPOSED CULVERT
 - EXISTING LAND DRAINAGE DITCH (INDICATIVE LOCATION)
 - POST & 4 RAIL FENCING
 - PROPOSED FOOTPATH
 - PROPOSED FOOTWAY LINK
 - EXISTING FOOTWAY



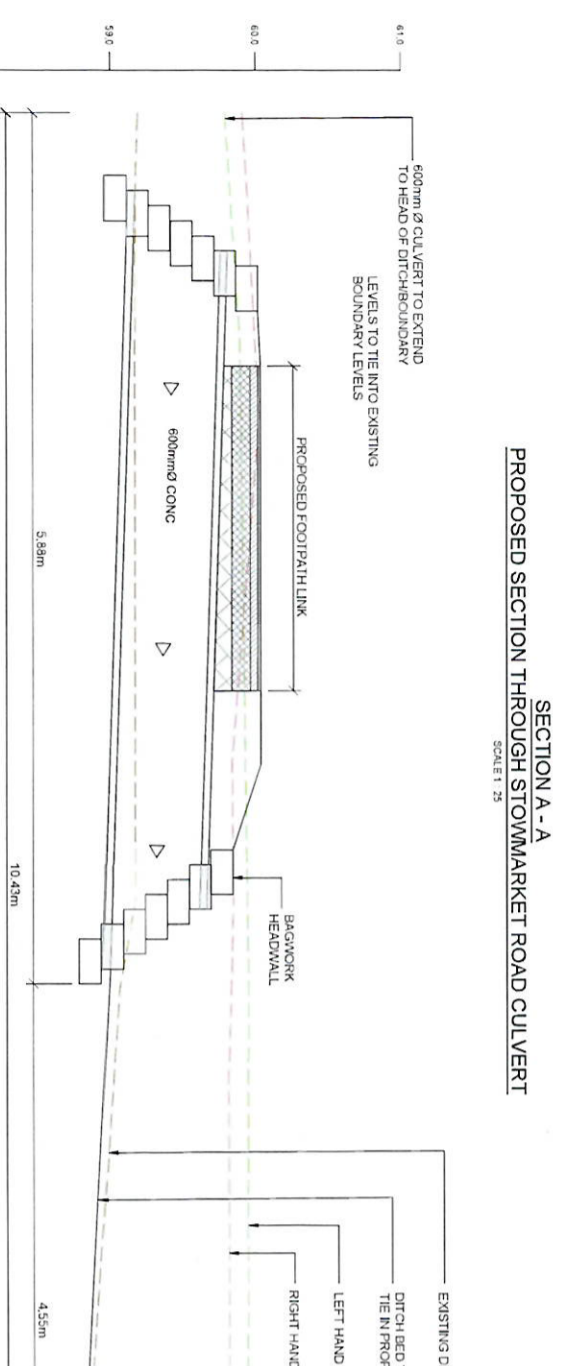
**ELEVATION A
BAGWORK HEADWALL**
SCALE 1:25



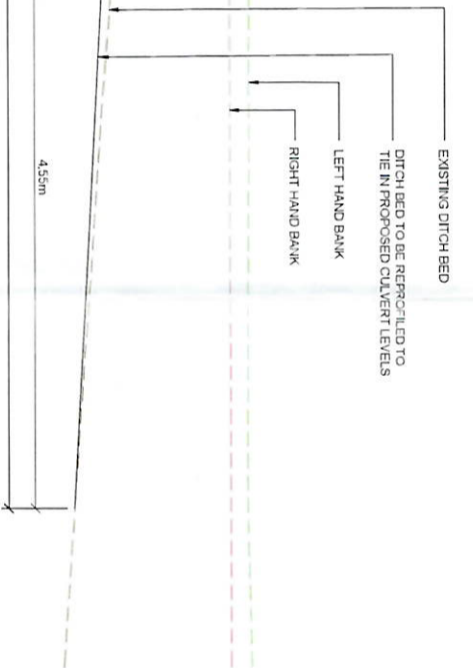
**SECTION D - D
PROPOSED SECTION THROUGH STOWMARKET ROAD DITCH**
SCALE 1:25



**SECTION B - B
PROPOSED SECTION THROUGH STOWMARKET ROAD CULVERT**
SCALE 1:25



**SECTION A - A
PROPOSED SECTION THROUGH STOWMARKET ROAD CULVERT**
SCALE 1:25



**SECTION C - C
PROPOSED LONG SECTION THROUGH STOWMARKET ROAD CULVERT**
SCALE 1:25

DO NOT SCALE this drawing. Use signed dimensions only.
No dimensions must be scaled. Dimensions to be scaled are indicated by a leader line.
This drawing is copyright and owned by Avocet Civil Engineering Consultancy.
SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
Refer to the relevant Construction (Design and Management) documentation to ensure that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

- GENERAL NOTES**
1. CONTRACTOR TO FULFILL THESE NOTES WITH ALL EXISTING
 2. CONSTRUCTION IS TO APPLY FOR AN EXCAVATION LICENSE AND ADHERE TO THE REQUIREMENTS OF THE LICENSE.
 3. WORKS WITH THE HIGHWAY AUTHORITY PRIOR TO COMMENCING SITE WORKS TO BE IN CONJUNCTION WITH ALL OTHER SCHEMES.
 4. DRAWINGS AND DOCUMENTATION TO BE ADHERED WITH THE CONTRACT DOCUMENTS.
 5. ANY WORK UNDERTAKEN BY THE DEVELOPER PRIOR TO TECHNICAL APPROVAL IS UNDERTAKEN AT THEIR OWN RISK.

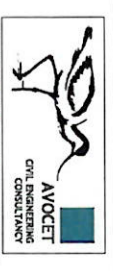
OFFSITE HIGHWAY DESIGN SUBJECT TO
SUFFOLK COUNCIL APPROVAL
CULVERT DESIGN DESIGN SUBJECT TO
SUFFOLK COUNCIL APPROVAL



Project
CHURCH ROAD,
OLD NEWTON

STOWMARKET ROAD CULVERT DETAILS

Approval			
Drawn	Checked	Approved	Date
JW	VW	JM	APR 2022
Project No.	Drawn No.	Revision	
AVO-21008	CMV-2032	A03	
992 - AVOCET/CN/C-2022			



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