

IN TRIPLICATE

DATED 4 February 2026

SUFFOLK COUNTY COUNCIL (1)

- and -

EJB DEVELOPMENTS 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 at **George Hill Nurseries, Barningham Road, Stanton,**
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: **SH/85583**

**SECTION 278 AGREEMENT
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THIS AGREEMENT is made the 4 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) **EJB DEVELOPMENTS LIMITED** (company number 01041766) of 125 Victoria Road, Romford, Essex, RM1 2LX ("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)
"Approved Contractor"	Means the contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
"Approved Sub-Contractor"	Means the sub-contractor(s) approved by the County Council for carrying out the Highway Works of the value and complexity proposed
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)
"Certificate of Final Completion"	Means any of the certificates referred to in paragraph 15.3 of Schedule I
"Certificate of Substantial Completion"	Means any of the certificates referred to in paragraph 14.2 of Schedule I
"Committed Sums"	Means the sum of £5,192 (five thousand one hundred and ninety-two pounds) which is calculated, as set out in paragraph 18.1 on Schedule I towards the cost of the County Council's future maintenance liability of the Highway Works

“Compensation Bond”	Means the bond with the Compensation Bond Surety, such bond to be in the form set out in Schedule II.B, in the sum of the Compensation Figure being the sum the County Council reasonably considers sufficient to meet the likely cost of settling claims and connected costs under Part I of the Land Compensation Act 1973
“Compensation Figure”	Means the sum of £6,300 (six thousand and three hundred 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 Bond Surety”	Means HCC INTERNATIONAL INSURANCE COMPANY PLC registered in England with company number 1575839 and whose principal office is at The Grange, Rearsby, Leicestershire, LE7 4FY and as at the date hereof trading as Tokio Marine HCC both for itself and as agent for TMH Companies (“HCCI”)
“Contract”	Means the contract or contracts in respect of each and all of the Highway Works
“Contractor”	Means the contractor or contractors who have been awarded the Contract to execute the Highway Works. For the avoidance of doubt the aforementioned definition does not include any subcontractor
“Development”	Means the development to be carried out pursuant to the Permission
“Director”	Means the County Council’s Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
“Highway Works”	Means the works collectively or individually as the context requires which are set out in Schedule III of this Agreement

and shown in the Works Drawings

- “Highway Structure” Means any bridge, subway, culvert, pipe, tunnel, or other structure built in, over, under or adjacent to any part of the highway
- “National Highways” Means the body appointed by the Secretary of State for Transport as a strategic highways company under section 1 of the Infrastructure Act 2015 and statutory instrument 2015/376 or any other body so appointed
- “Performance Bond” Means the bond with the Performance Bond Surety for each and all of the Highway Works, such bond to be in the form set out in Schedule II.A, to the effect that should the Developer default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Performance Bond Surety to provide the full value of the Performance Bond (subject to the provisions hereinafter contained) to carry out the Highway Works and maintain the same as aforesaid
- “Performance Figure” Means the sum of £115,500.00 (one hundred and fifteen thousand five hundred pounds) being the Tender Sum plus 10 per cent in respect of the Highway Works and as set out in each of the Contracts
- “Performance Bond Surety” HCC INTERNATIONAL INSURANCE COMPANY PLC registered in England with company number 1575839 and whose principal office is at The Grange, Rearsby, Leicestershire, LE7 4FY and as at the date hereof trading as Tokio Marine HCC both for itself and as agent for TMH Companies (“HCCI”)
- “Permission” Means the planning permission granted by West Suffolk Council dated 14th April 2022 and 14th February 2025 granted with reference numbers DC/20/2065/OUT and DC/24/0629 in

respect of the Site together with any modification of it

“Road Safety Audit”	Means the evaluation of each and all of the Highway Works during design and at the end of construction to identify potential road safety problems that may affect any users of the highway and to suggest measures to eliminate or mitigate those problems in accordance with Department for Transport standards or by the County Council as agreed by the Director
“Site”	Means land situated at George Hill Nurseries, Barningham Road, Stanton, Suffolk shown edged red for identification only on HM Land Registry Title Plan no SK152098
“Specification”	The County Council’s “Specification for Estate Roads” dated May 2007 (or later amendment current at the date of this Agreement) so far as this is consistent with the Works Drawings and description in Schedule III (subject to any variations agreed in writing by the Director)
“Sub-contractor”	Means the sub-contractor(s) working for the Contractor(s) who have been contracted to execute the Highway Works
“Substantial Completion”	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed
“Technical Standards”	Means the standards necessary to ensure complete conformity with all UK primary and secondary legislation (including by-laws) all guidance standards and codes of practice issued by the Department for Transport the County Council statutory undertakers and relevant professional institutes the Road Safety Audit and formal instructions issued by the Director from time to time during the design and implementation of the Highway Works and for the avoidance of doubt this shall include the Traffic Signs Regulations and General Directions 2016 and BS5489 in relation to the design of any street lighting
“Tender Sum”	Means the sum of £105,000.00 (one hundred and five thousand pounds) (including the costs associated with

statutory undertakers work and traffic management) agreed by the Director for carrying out the Contract by the Contractor

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

(B) In this Agreement unless the context otherwise requires :-

- (i) Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and
- (ii) Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and
- (iii) “party” or “parties” means a party or parties to this Agreement; and
- (iv) references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions; and
- (v) where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an express provision otherwise; and
- (vi) the headings and contents list in this Agreement shall not form part of or affect its construction; and
- (vii) references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and
- (viii) where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such consent approval or agreement shall not be unreasonably withheld or delayed; and

- (ix) any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument
- (C) The County Council is the highway authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (D) The Developer has the benefit of the Permission
- (E) The Developer is the registered proprietor with title absolute of the Site in so far as it is registered at the Land Registry under Title Number SK152098
- (F) The Developer wishes to dedicate as public highway that part of the Site upon which the Highway Works are to be constructed which does not currently form part of the public highway and the County Council agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at public expense on the terms and conditions hereinafter contained
- (G) Having regard to the development plan and other material considerations the County Council considers it expedient in the interests of the proper planning of their area that the Highway Works need to be carried out to facilitate the Development and that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows:-

1 LEGAL EFFECT

- 1.1. This Agreement and the covenants that appear hereinafter are made pursuant to Sections 38 72 and 278 of the 1980 Act Section 111 of the Local Government Act 1972 and Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them

- 1.2. This Agreement is a Deed. Any financial default under this Agreement will be registered as a Local Land Charge under section 278(5)(c) of the 1980 Act
- 1.3. No waiver (whether express or implied) by the County Council of any breach or default by the Developer in the performance or observance of any of the covenants, terms or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants, terms or obligations or from acting upon any subsequent breach or default in respect thereof
- 1.4. Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement
- 1.5. This Agreement is governed by and interpreted in accordance with English law and shall be determined in the Courts of England

2 NOTICES

- 2.1. Any notices or other written communication to be served or given by one party upon or to any other party under the terms of this Agreement shall be deemed to have been validly served or given if delivered by hand or sent by recorded delivery post or sent by the DX service to the party upon whom it is to be served or to whom it is to be given or as otherwise notified for the purpose by notice in writing provided that the notice or other written communication is addressed and delivered by hand or by recorded delivery post or by the DX service to the address of the party concerned as nominated in sub-clause 2.2. below
- 2.2. The address for any notice or other written communication in the case of each party to this Agreement shall be as follows:-

The County Council Suffolk County Council Endeavour
House 8 Russell Road Ipswich IP1
2BX marked for the attention of the
Assistant Director of Governance,
Legal and Assurance (or where the

context requires the Executive Director of Growth, Highways and Infrastructure, Endeavour House 8 Russell Road Ipswich IP1 2BX)

The Developer

EJB Developments Limited, 125 Victoria Road, Romford, Essex, RM1 2LX marked for the attention of the Managing Director Julien James Barrington Cooper

- 2.3. Any notice or other written communication to be given by the County Council shall be deemed to be valid and effective if on its face it is signed on behalf of the County Council by a duly authorised officer

3 GENERAL

- 3.1. All works and activities to be carried out under the terms of this Agreement (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Developer and at no cost to the County Council
- 3.2. All consideration given and payments made in accordance with the provisions of this Agreement shall be exclusive of any VAT properly payable in respect thereof and in the event of VAT becoming chargeable at any time in respect of any supply made in accordance with the terms of this Agreement then to the extent that VAT had not previously been charged in respect of that supply the person making the supply shall raise a VAT invoice to the person to whom the supply was made and the VAT shall be paid accordingly
- 3.3. The County Council and their respectively duly authorised officers and agents may enter upon the land on which the Highway Works are being carried out at any reasonable time to ascertain whether the terms of the Agreement are being or have been complied with

4 ARBITRATION

- 4.1. Any dispute or difference arising between the parties as a result of this Agreement may be referred to the arbitration of a single arbitrator to be agreed upon between the parties or failing agreement within fourteen days after either of the parties has given to the other a written request requiring the appointment of an arbitrator to a person to be appointed at the request of either of the parties by the President for the time being of The Institution of Civil Engineers
- 4.2. Any reference to arbitration shall be undertaken in accordance with and subject to the provisions of the Arbitration Act 1996 save as follows:-
 - (a) the seat of the arbitration shall be at the County Council's offices in Ipswich Suffolk
 - (b) where appropriate the arbitrator may consolidate arbitral proceedings
 - (c) with the parties' agreement the arbitrator may appoint experts or legal advisers
- 4.3 A party wishing to refer any such dispute or difference to arbitration shall notify the other party in writing of such intention without delay
- 4.4 The arbitrator shall act as a referee and not as an expert except in any case where the parties to a dispute or difference agree on the arbitrator when such parties may also agree that such arbitrator shall act as an expert
- 4.5 Subject to Sections 67 68 and 69 of the Arbitration Act 1996 the parties agree to be bound by the decision of the arbitrator

5 COVENANTS

- 5.1 The 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 paragraph 14.3 of Schedule I
- 5.2 The Developer hereby covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise

agreed by the County Council) carry out and comply with the obligations set out in Schedule I and the details set out in Schedules III and IV hereto

- 5.3 The County Council without prejudice to its statutory powers and duties hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary for the Developer to perform the obligations under the terms of this Agreement) to enter into and upon and remain upon the highway to carry out the construction of the Highway Works within the timescales referred to in Schedule III hereto or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway
- 5.4 The Developer covenants with the County Council not to commence the Highway Works set out in Schedule III unless road space has first been booked with the County Council and National Highways
- 5.5 The Developer covenants with the County Council as highway authority to give written notice not less than three calendar months prior to works commencing, in order that the County Council as highway authority has sufficient time to ensure that the commencement of works will cause the least disruption possible to road users and the County Council reserves the right to refuse consent and/or to stop or require the stopping of works under the terms of this Agreement and relevant legislation where the aforesaid notice period is not complied with
- 5.6 The Developer covenants with the County Council as highways authority to comply with the provisions of the New Roads and Street Works Act 1991, the Traffic Management Act 2004 and any amendments thereof
- 5.7 The County Council covenants with the Developer that on the date of issue of the Certificate of Final Completion the roads subject to the Highway Works shall thenceforth be, to the extent they are not already, adopted as highways maintainable at the public expense

6 THIRD PARTY RIGHTS

- 6.1 It is hereby agreed and declared that the provisions of Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement

7 LAPSE

7.1 If the Highway Works have not been commenced within one (1) year from the date of this Agreement, save as this period is otherwise extended in writing by the Director at his discretion, then this Agreement shall lapse and be of no further effect (save to the extent already complied with) and the Developer agrees to pay to the County Council any costs properly incurred by the County Council prior to the lapse of this Agreement (which have not already been paid) including but not limited to those costs set out in paragraph 19 of Schedule I to this Agreement

7.2 Where, in accordance with clause 8.1 above the Director, at his discretion, agrees in writing to an extension to the period of one (1) year after which this Agreement shall lapse, this Agreement shall lapse at the end of such period as agreed in writing by the Director where the Highway Works have not been commenced by the expiry of that extension period

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

The COMMON SEAL of)
EJB DEVELOPMENTS LTD)
was hereunto affixed)
in the presence of)

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SCHEDULE I

1 THE DESIGN OF THE HIGHWAY WORKS

- 1.1 The design of the Highway Works shall be to the satisfaction of the Director with due consideration of the Technical Standards
- 1.2 No work on any of the Highway Works shall commence and no Contract for their construction shall be let until
 - 1.2.1 full details of the design of the Highway Works to be commenced in the form of plans, drawings, specifications and other materials have been submitted to the Director together with the name of the principal designer (whom the Developer shall appoint for the full duration of the design and construction of each and all of the Highway Works) in accordance with the CDM Regulations and any codes of practice referred to therein
 - 1.2.2 the Director has given his written approval to the Highway Works to be commenced and such approval shall not be given if the said plans, drawings, specifications and other documentation have not adequately addressed the issues raised in the pre-construction stages of the Road Safety Audit process and if given shall lapse if the Highway Works are not commenced within twelve (12) months of the date of the said Director's approval
 - 1.2.3 preliminary proposals, detailed contract drawings, schedules and specifications for Highway Structures have been prepared by the Developer and submitted for written approval to the Director's Bridge Office in accordance with Department for Transport Document BD2/12 and the structural design and checking procedure has been carried out by an incorporated or chartered engineer familiar with Department for Transport Codes of Practice and experienced in the design of Highways Structures. The documents are to be agreed as applicable with the Director before the design is commenced and details are submitted for approval

- 1.3 If the Director does not propose to give his approval in relation to those matters referred to in paragraph 1.2 of this Schedule he shall in each case as soon as possible in writing inform the Developer and if the Director requires amendments or additions to the plans drawings specifications and other materials referred to in paragraph 1.2 of this Schedule these amendments shall be undertaken by the Developer at his own expense and a revised set of updated documents shall be re-submitted to the Director for his approval
- 1.4 Without prejudice to paragraph 1.2 of this Schedule, the Director shall not give his approval as referred therein until the Developer has paid the sum referred to in paragraph 19.1.3 towards the cost of checking the design of the Highway Works and inspecting the Highway Works. The Highway Works at all times shall be carried out in accordance with the plans, drawings, specifications and other materials which have received the Director's approval referred to in paragraph 1.2 of this Schedule and the Developer shall in the execution of the Highway Works comply or ensure that the Contractor complies with the Technical Standards

2 LETTING OF THE CONTRACT

- 2.1 No Contract shall be let until all traffic management measures have been prepared by the Developer and approved in writing by the Director ("the approved programme") and thereafter each of the Contracts will be offered to an Approved Contractor
- 2.2 The Contract to be let under paragraph 2.1 of this Schedule shall be let under NEC3 suite of contracts (and any amendments thereto shall be approved by the Director) and the Developer shall obtain the agreement of the Contractor to be bound by the agreed drawings in Schedule IV
- 2.3 The Contract shall be awarded by the Developer subject to the Director having first given his written approval to the proposed chartered engineer(s) or other suitably qualified person(s) who shall be independent of the Contractor and will supervise the execution of the Highway Works by the Contractor
- 2.4 The Developer shall not award the Contract unless the Approved Contractor and the Approved Sub-Contractor/s concerned are insured throughout the period of the Contract (such period to include the

maintenance period detailed in paragraph 15.1 of this Schedule) for public liability risks in the sum of at least ten million pounds (£10,000,000) in respect of any single claim and the Developer shall ensure that the Contractor remains so insured throughout the period of the Contract and prior to the commencement of each or all of the Highway Works or any maintenance works carried out in accordance with paragraph 15.1 of this Schedule the Developer shall produce to the Director insurance policies fully covering the Developer's liability in respect of the matters set out in this Agreement

- 2.5 The Developer shall not sub-contract or assign the Contract without the written approval of the Director and any sub-contractor shall be an Approved Sub-Contractor

3 INSPECTION OF THE HIGHWAY WORKS

- 3.1 The Developer shall provide the Director with not less than twenty-four (24) hours nor more than seventy-two (72) hours notice (excluding weekends and bank holidays) of any intended execution of the Highway Works specifying the tasks to be carried out in accordance with the approved programme referred to in paragraph 2.1 of this Schedule
- 3.2 Without prejudice to the approved programme the Developer shall notify the Director in writing at least twenty-eight (28) days prior to the commencement of any work connected with statutory undertaker's equipment
- 3.3 Without prejudice to the approved programme the Developer shall notify the Bridge Office and the Director in writing at least seventy-two (72) hours prior to the commencement of each and every stage of excavation and concrete operations associated with any Highway Structures
- 3.4 The Developer shall during the progress of each and all of the Highway Works give to or procure for the Director and any person or persons duly authorised by him free access to every part of the Highway Works and the Site and permit him or them to inspect the same as they proceed and all materials used or intended to be used therein and shall give effect to any reasonable and proper requirements made or reasonable and proper directions given by the Director to conform to the approved detailed plans

Works Drawings and specification referred to in paragraph 1.2 of this Schedule

- 3.5 The Developer shall not cover up or put out of view any works forming part of the Highway Works without the approval of the Director and shall afford full opportunity for the Director to examine and measure any work which is about to be covered up or put out of view and to examine foundations before permanent work is placed thereon and shall give at least seventy-two (72) hours' notice to the Director whenever any such work or foundations is or are ready or about to be ready for examination
- 3.6 The Director shall without unreasonable delay, unless she considers it unnecessary and advises the Developer accordingly, attend when required by the Developer for the purpose of examining such works or of examining such foundations
- 3.7 The Director shall for the purposes of paragraphs 3.1 to 3.6 be allowed reasonable access and admission to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or admission is refused due to circumstances beyond the control of the Developer)

4 TESTING OF MATERIALS

- 4.1 The Developer shall reimburse the County Council for all reasonable costs and expenses whatsoever arising from the operation of paragraphs 4.2 to 4.5
- 4.2 The Director shall require the testing of materials plant and workmanship used or proposed to be used in the Highway Works and in his reasonable discretion have the power to reject any materials plant or workmanship so tested which he may reasonably and properly find to be not in accordance with the approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule In relation to Highways Structures the Director will require a schedule of testing to be agreed prior to the commencement of works or any part thereof
- 4.3 The Developer shall as soon as is reasonably practicable replace or repair any materials plant or workmanship which have been found to be

not in accordance with the approved detailed plans Works Drawings and specification referred to in paragraph 1.2 of this Schedule

- 4.4 The Director shall for the purposes of paragraphs 4.2 to 4.5 be allowed reasonable access and admission to the Highway Works or the places where materials or plant for the Highway Works may be stored or in the course of preparation manufacture or use (unless such access or admission is refused due to circumstances beyond the control of the Developer)
- 4.5 The Developer shall as soon as is reasonably practicable remove such materials and plant as are rejected by the Director pursuant to paragraph 4.2. of this Schedule which are not capable of repair or remedy from the Site and if the Developer shall wish to continue to store such rejected materials and plant on the Site they shall be stored separately from those materials and plant which have not been so rejected or which the Developer shall wish in future to use in execution of the Highway Works

5 OPENING OF THE HIGHWAY WORKS

- 5.1 During the construction of each and all of the Highway Works and prior to the issue of the Certificate of Substantial Completion:
- (a) the Director may issue instructions to the Developer to open or expose any of the Highway Works which has been covered up without previously being inspected by the Director
 - (b) should the Developer fail to comply with any such instructions the County Council may so take up or expose the relevant part of the Highway Works causing as little damage or inconvenience as is possible in respect of any other part or parts of the Highway Works the reasonable and proper cost of such taking up or exposure and reinstatement to be met by the Developer

PROVIDED THAT if the Highway Works or any part or parts thereof are covered up by the Developer after giving the notice referred to in paragraph 3.5 of this Schedule and the Director shall have failed to inspect in the period therein referred to and the Director shall subsequently require the Highway Works or any part of them to be uncovered for the purposes of inspection:-

- (a) if inspection reveals the relevant part or parts of the Highway Works to have been completed in accordance with the approved detailed plans drawings and specification referred to in paragraph 1.2 of this Schedule all costs in respect of such uncovering and inspection and of reinstating the part or parts of the Highway Works uncovered shall be borne by the County Council; or
- (b) if inspection reveals the relevant part or parts of the Highway Works not to have been completed in accordance with the approved detailed plans drawings and specifications referred to in paragraph 1.2 of this Schedule all reasonable and proper costs in respect of uncovering and inspection and of reinstating the part or parts of the Highway Works uncovered shall be borne by the Developer

6 UNDERTAKERS

6.1 Insofar as the County Council as Highway Authority is required by any legislation regulation direction or code of practice (including in particular but without prejudice to the generality of the foregoing the New Roads and Street Works Act 1991) to serve a notice or notices in respect of the Highway Works on undertakers or other persons the Developer shall comply with such requirement on behalf of the County Council before the Highway Works commence and shall thereafter assume on behalf of the County Council such responsibilities as follow on therefrom in particular during the construction of the Highway Works and prior to the issue of the Certificate of Substantial Completion the Developer shall also:-

- (a) carry out or procure the carrying out of such works and activities in regard to the plant and equipment of undertakers as are required by undertakers in accordance with their statutory powers under the New Roads and Street Works Act 1991 as a result of the construction or intended construction of each and all of the Highway Works
- (b) cause all public sewers, highway drains gas and water mains electric cables and telecommunications ducts or other apparatus which are to be laid by the Developer under the Highway Works together with all necessary connections from them to the boundary of the Highway Works to be laid so far as is practicable under the

Highway Works before the foundation of the Highway Works are laid and shall also in so far as is practicable cause the connections from electric cables to any street lamp to be laid before the paving of the footways comprised in the Highway Works is carried out

- (c) cause all trench works within the highway to be backfilled and reinstated in accordance with the Specification for the Reinstatement of Openings in the Highway as determined from time to time under the New Roads and Street Works Act 1991
- (d) not at any time give consent to the erection by any telecommunications operator of telegraph poles or telephone poles or to the erection by any statutory undertaker or public or private company firm or individual of any over ground or underground equipment without the consent in writing of the Director

7 PROTECTION OF THE PUBLIC

- 7.1 The Developer shall give due consideration to adjoining owners and occupiers at all times and shall organise activities relating to the Highway Works in such a manner as to cause the least practicable disruption
- 7.2 Prominent notices shall be displayed and maintained around the perimeter of the site of each and all of the Highway Works to warn the public of the dangers of entering the Site
- 7.3 The Developer shall nominate a member of the site management team as the contact point for the Director in the event of an emergency and shall advise a daytime and twenty-four (24) hour contact number to the Director for the same purpose
- 7.4 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from noise and in particular:
 - 7.4.1 the Developer shall afford all reasonable facilities to enable the Director to carry out such site investigations as she may deem necessary in order to determine noise emission levels
 - 7.4.2 all vehicles and plant including compressors shall be fitted with effective silencers and acoustic covers as appropriate and maintained in good working order and all static plant shall be

located to minimise nuisance to persons living or working in the vicinity

7.4.3 all portable traffic signals and pumps shall be operated from mains electricity unless otherwise agreed with the Director

7.4.4 noisy activities shall not be permitted on Sundays and Bank Holidays and except as agreed in writing by the Director shall not be permitted outside the hours of 9.30 a.m. to 4.30 p.m. Monday to Friday and 9.30 a.m. to 1 p.m. on Saturdays

PROVIDED THAT if in the reasonable opinion of the Director the Developer is not dealing adequately with the control of noise the Developer shall carry out or procure the carrying out of such additional measures as the Director considers necessary at the Developer's expense

7.5 Compliance with the provisions of paragraph 7.4 shall not relieve the Developer of any of his obligations and liabilities under this Agreement the Control of Pollution Act 1974 or the Environmental Protection Act 1990

7.6 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from dust and as far as practicable works are to be carried out in such a way that dust is kept to a minimum PROVIDED THAT if in the reasonable opinion of the Director the Developer is not dealing adequately with the control of dust the Developer shall carry out or procure the carrying out of such additional measures as the Director considers necessary at the Developer's expense

7.7 The Developer shall arrange the regular removal of refuse likely to encourage vermin and arrange for suitable secure storage containers to be provided for collection

7.8 The Developer shall keep a log book on site to record all complaints received from the public and the action taken in response and the log book shall be available for inspection by the Director

8 PREVENTION OF MUD BEING CARRIED ON THE PUBLIC HIGHWAY

- 8.1 Provision shall be made at the Site to limit in so far as is practicable the amount of mud dust and other materials carried on to adjacent public highways by vehicles and plant leaving the Site
- 8.2 The Developer shall keep or procure the keeping of all roads footpaths rights of way and other means of passage leading to or from or crossing the Site free from mud slurry or other hazardous substances that are deposited through the construction of the Highway Works and any such substance so deposited on any such road footpath right of way or other means of passage shall be promptly removed by or at the direction of the Developer
- 8.3 The Director may close any associated crossings entrances and exits if such substances deposited are not promptly removed by the Developer and any losses or expenses incurred as a result shall be borne by the Developer and on removal of such substances the Director shall reopen such crossings entrances and exits and the Developer shall bear the costs incurred

9 TRAFFIC CONTROL

- 9.1 During the periods when the Highway Works are being executed the Developer shall institute at his own expense measures previously approved in writing by the Director to maintain the safe flow of traffic on the highways in the vicinity of the site of the Highway Works
- 9.2 The Highway Works shall be signed and protected to at least the standards of Chapter 8 of the Traffic Signs Manual published by His Majesty's Stationery Office and the proposed arrangements shall be approved in writing by the Director before the Highway Works commence

10 TIMING

- 10.1 No Highway Works within or affecting existing public highways or temporary diversions which could interfere with the traffic flow will be permitted within the morning and evening peak periods i.e. 7.30 - 9.30 a.m. and 4.30 - 6.30 p.m. Monday to Friday except as agreed in writing by the Director

11 SAFETY

11.1 During the periods when the Highway Works are being carried out the Developer shall provide all watching and lighting as required and shall maintain all lights, guards, fencing, warning signs when and, where necessary, undertake such further measures as may be reasonably required by the Director

12 ACCOMMODATION WORKS

12.1 The Developer shall carry out or ensure that there shall be carried out all related accommodation works associated with the Highway Works

13 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015

13.1 The Developer shall be the only client for the purpose of the CDM Regulations and the Developer agrees to undertake the obligations of a client under the CDM Regulations and to use all reasonable endeavours to ensure that the Highway Works are carried out in accordance with the CDM Regulations

13.2 The Highway Works shall not commence until the Developer as the only client has provided to the Director:

13.2.1 an estimate of the number of working days and/or person days of construction work and the number of workers working on site simultaneously at any one point in the project which the Contract will entail

13.2.2 written details of the principal designer and the principal contractor appointed for the project and also provide copies of the Construction Phase Plan and Health & Safety File

13.2.3 a copy of the Notification of Project (form HSE F10) to the HSE pursuant to Regulation 6 of the CDM Regulations

13.3 Throughout the Highway Works the Developer shall provide to the Director copies of the updates and revisions to the construction phase plan and Health and Safety File pursuant to Regulation 12

13.4 Within twenty-eight (28) days of issue of the Certificate of Substantial Completion for any or all of the Highway Works the Developer shall provide to the Director

- 13.4.1 a plan showing the land over which those Highways Works have been constructed and
 - 13.4.2 a Health and Safety file conforming in all respects with the CDM Regulations and which shall accord with the current format used by the County Council to include a separate Health and Safety File for each Highway Structure
- 13.5 The Director shall be at liberty to delay issue of the Certificate of Final Completion in respect of any of the Highway Works if the Developer fails to provide the Director with the documents referred to in 13.4.1 and 13.4.2 above within twenty-eight (28) days of issue of any Certificate of Substantial Completion for any of the Highway Works equivalent to the number of days after the twenty-eight (28) day period that the documents were submitted
- 13.6 In respect of the Highway Works generally the Developer shall provide to the Director the final information in both paper and electronic format and shall at least comprise:
- 13.6.1 1:500 scale (or alternative scale as may be specified by the Director) "as built" drawings
 - 13.6.2 records of the earthworks showing sources of material used in areas of fill description of fill materials descriptions of sub-grades in cut areas copies of results of tests of material carried out as part of the supervision of the construction of the earthworks
 - 13.6.3 records of the sources of supply of all deliveries of road construction materials with details of the location of the Highway Works at which each load is placed
 - 13.6.4 records of the sources of supply of all other manufactured materials (e.g. drainage goods, fencing materials, traffic signs, electrical components and cables etc).
- 13.7 No work on Highway Structures shall commence until the general Health and Safety file information including format to be supplied in respect of Highway Structures has been agreed with the County Council's Bridge Engineer and shall accord with the County Council's current Technical

Approval Procedure for Highway Structures

13.8 The Developer shall indemnify and keep the County Council indemnified against any breach of the Developer's obligations under this paragraph
13

14 SITE CLEARANCE AND CERTIFICATE(S) OF SUBSTANTIAL COMPLETION

14.1 On Substantial Completion of the Highway Works the Developer shall:-

14.1.1 clear away and remove from the site of the Highway Works all constructional plant and temporary works of every kind and leave the site of the Highway Works in a neat and tidy condition to the satisfaction of the Director and

14.1.2 carry out stage 3 of the Road Safety Audit process and comply to the satisfaction of the Director with recommendations arising thereunder prior to the opening of the Highway Works to the public

14.2. Upon Substantial Completion of the Highway Works including any additional work resulting from stage 3 of the Road Safety Audit process to the satisfaction in all respects of the Director he shall issue a Certificate of Substantial Completion in respect of those Highway Works to the Developer provided that all costs and expenses owing to the County Council have been paid in respect of those Highway Works

14.3. The 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

14.4. After the issue of the Certificate of Substantial Completion the County Council may approve a reduction of up to 90% of the Performance Figure in respect of the relevant Highway Works and the County Council may release the Developer and the Performance Bond Surety and each of them from their obligations under the Performance Bond in respect of the relevant Highway Works to such extent

15 DEFECTS CORRECTION PERIOD AND CERTIFICATE OF FINAL COMPLETION

- 15.1 The Developer shall maintain each and all of the Highway Works for a period of eighteen (18) months (unless the Director agrees in writing a lesser period having considered paragraph 15.2) from the issue of the related Certificate of Substantial Completion and prior to the expiration of this period the Developer shall reinstate and make good any damage or defect which may have arisen from any cause whatsoever or be discovered during the said period of eighteen months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director
- 15.2 After the expiration of the period of twelve (12) months from Substantial Completion or the date the Development becomes operational (whichever is the latter) the Developer shall (unless the Director writes to the Developer informing him that it is to be carried out sooner or that he does not need to do so) carry out stage 4 of the Safety Audit and comply to the satisfaction of the Director with any recommendations arising thereunder
- 15.3 After the expiration of the period of eighteen (18) months referred to in paragraph 15.1 (or such lesser period as agreed in writing by the Director under paragraph 15.1) and after any defects have been made good as therein provided including any improvements arising under stage 4 of the Road Safety Audit to the satisfaction of the Director and after the provisions of paragraph 13.4 and paragraph 20.5 of this Schedule have been fulfilled the Director shall issue forthwith to the Developer the Certificate of Final Completion in respect of the Highway Works provided that the Certificate of Final Completion shall in the case of road gullies extend only as far as their points of entry to the surface water sewers where those are not being adopted by the County Council as highway drains and upon the issue of the Certificate of Final Completion the County Council shall release the Developer and the Performance Bond Surety and each of them from all subsisting obligations under the Performance Bond in respect of those Highway Works
- 15.4 If called upon to do so by notice in writing served within twenty-one years of the date hereof by the County Council the Developer agrees to transfer to the County Council in consideration of one pound any land over which

any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with any other land dedicated as public highway by the Developer hereunder free in each case from encumbrances and together with all rights necessary to permit the use inspection maintenance repair and replacement of all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land

16 INDEMNITY

16.1 The Developer shall from the date of this Agreement indemnify the County Council against all claims charges costs expenses liability or loss whatsoever arising out of and incidental to any or all of the Highway Works including but not limited to those arising out of any legally sustainable claims for payments under Section 10 of the Compulsory Purchase Act 1965 and Part I of the Land Compensation Act 1973 (as amended) in connection with those Highway Works provided that the Developer's indemnity will not extend to any claims submitted to the County Council arising out of the negligence of the County Council's employees or arising out of any works of alteration carried out to any of the Highway Works by the County Council after the issue of the related Certificate of Final Completion

16.2 The County Council shall notify the Developer forthwith upon receipt of any such claim or liability

16.3 The County Council shall not accept or settle any claim without first having given the Developer the opportunity to provide the County Council with representations as to the validity of such claim

16.4 The indemnification referred to in paragraph 16.1 includes:

16.4.1 all fees incurred by claimants which the County Council is obliged to pay, and those of the County Council or its agent or contractor, in negotiating any claims (together with VAT payable on the claimants' professional advisors' fees);

16.4.2 statutory interest payments to claimants and their professional advisors; and

- 16.4.3 the County Council's reasonable and proper legal costs in making the compensation, fees and interest payments

17 PERFORMANCE BOND

17.1 Without expense to the County Council the Developer and the Performance Bond Surety shall on the date of this Agreement enter into the Performance Bond for each and all of the Highway Works and the Developer and Performance Bond Surety shall be bound to the County Council in the amount of the Performance Figure for the Highway Works

17.2 Should the Developer default in the execution of its obligations to carry out any or all of the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council may (subject to the provisions hereinafter contained) itself carry out the Highway Works and maintain the same as aforesaid having first called upon the Performance Bond Surety for the cost to be expended in so doing

17.2.1 Unless there is a danger to users of the highway the County Council shall give twenty (20) working days prior written notice (or lesser period as may in the circumstances be reasonable) of its intention to commence work under Paragraph 17.2

17.2.2 any notice served under this paragraph shall specify the period of the notice ("the Notice Period") the extent of the work which the County Council proposes to carry out and full details of all matters in respect of which the Director considers that the Highway Works have not been carried out in accordance with the terms of this Agreement

17.2.3 if before the expiry of the Notice Period the Developer serves written notice upon the County Council that the Developer intends diligently to execute the works specified in the notice in accordance with the terms of this Agreement and specifies a time to complete that the County Council considers reasonable in the circumstances the County Council shall not be entitled to execute the relevant part or parts of the Highway Works specified in the notice served under this paragraph unless the

Developer then fails to execute those works within the agreed time scale

17.3 If the Developer should default in the execution of its obligations to carry out any or all of the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Performance Bond Surety to provide the full Performance Figure (or such sum that remains following reduction of the Performance Bond in accordance with Paragraph 14.4 of this Schedule) in accordance with this Agreement. Save that the County Council after all works are completed and all contracts and any contract claims settled will return any Performance Bond sum unused with interest at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request to the Performance Bond Surety within one month of all the aforementioned completing and settling. If for any period the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this Agreement

18 COMMUTED SUMS FOR MAINTENANCE

18.1 Prior to the date of this Agreement the Developer shall pay to the County Council the Commuted Sums calculated as follows:

	£
Carriageways	£1,242.00
Footways	£3,750.00
Road Signs	£200.00

19 LEGAL AND ADMINISTRATIVE COSTS

19.1 The Developer shall pay to the County Council:-

19.1.1 the whole of the costs of the County Council's Legal Services Department in connection with the preparation and completion of this Agreement and these costs shall be payable prior to sealing of this Agreement;

- 19.1.2 interest at four per cent above the Bank of England Base Rate from time to time on any sum due to the County Council under this Agreement which is outstanding for more than twenty-eight (28) days from the date on which it was demanded or in the event that a dispute or difference regarding such payment is referred to arbitration pursuant to clause 4.1 of this Agreement the said twenty-eight (28) day period shall run from the date of the decision of the arbitrator (such interest to be charged on the amount outstanding each day from the date of issue of a written demand for any sum due or in the event that a dispute or difference regarding such payment is referred to arbitration pursuant to clause 4.1 of this Agreement such interest to be charged on the amount outstanding each day from the date of issue of the decision of the arbitrator)
- 19.1.3 The greater of £5000 (Five thousand pounds) or 7½% of the Performance Figure (excluding the costs associated with statutory undertakers work and traffic management) for the Highway Works towards the costs and expenses of the County Council of checking the design of each and all of the Highway Works and inspecting each and all of the Highway Works such sum shall be payable prior to sealing of this Agreement
- 19.1.4 the reasonable cost to the County Council of undertaking Road Safety Audits and also the cost of the safety checks of details submitted which sum shall be payable prior to the safety audit commencing
- 19.1.5 the cost of any temporary and permanent traffic regulation orders which sum shall be payable prior to any work on the making of such order being commenced
- 19.1.6 the full cost of any other road traffic orders required to facilitate the Highway Works which sum shall be payable prior to any work on the making of such order being commenced
- 19.1.7 In cases where it may be necessary to enter into a Section 4 or 6 agreement under the Highways Act 1980, the cost of inspecting each and all of the Highway Works on behalf of National

Highways , the cost of checking the design of each and all of the Highway Works on behalf of National Highways , the cost of any National Highways fees, and the reasonable cost of County Council administrative and legal fees, which sums shall be payable prior to the sealing of this Agreement

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

20 PARTS I AND II OF THE LAND COMPENSATION ACT 1973

Part I and II Claims

20.1 On the date of this Agreement and without expense to the County Council the Developer shall enter into a Compensation Bond with the Compensation Bond Surety to the County Council] [and the Compensation Bond Surety shall be bound with the Developer and County Council in the amount of the Compensation Figure]

20.2 The Compensation Bond shall provide that should the Developer default in any way in his obligation to pay to the County Council the sums specified in paragraph 16 of this Schedule the County Council may call upon the Compensation Surety to pay the sums due under paragraph 16 and paragraph 20.4 of this Schedule to the County Council or any shortfall in the event that some of the monies have already been paid to the County Council]

Part I Claims - Depreciation Caused By Public Works

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

20.4 The Developer hereby undertakes and agrees with the County Council that in the event of any claim for compensation or otherwise or costs or charges arising in connection with or incidental to or in consequence of the carrying out of the Highway Works whether mandatory or discretionary which may be incurred by virtue of any enactment or statutory instrument and otherwise hereby provided for he will hold the County Council fully indemnified from and against all claims charges costs and expenses in connection therewith or arising therefrom

Part II Claims

20.5 The Developer covenants with the County Council to comply with the requirements of the Noise Insulation Regulations 1975 (SI 1975/1763) as amended and to provide to the County Council such evidence as is required by the Director to demonstrate compliance with the Noise Insulation Regulations 1975 prior to the issuing by the County Council of the Certificate of Final Completion in accordance with paragraph 15.3 of this Schedule

SCHEDULE II.A

Performance Bond Agreement

DATED 4 February 2026

EJB DEVELOPMENTS LIMITED (1)

- and -

HCC INTERNATIONAL INSURANCE (2)
COMPANY PLC

PERFORMANCE BOND

relating to the development of land at George Hill Nurseries. Barningham Road,
Stanton, Suffolk

BY THIS BOND EJB DEVELOPMENTS LIMITED of 125 Victoria Road, Romford, Essex, RM1 2LX ("the Developer") and **HCC INTERNATIONAL INSURANCE COMPANY PLC** registered in England with company number 1575839 and whose principal office is at The Grange, Rearsby, Leicestershire, LE7 4FY and as at the date hereof trading as Tokio Marine HCC both for itself and as agent for TMH Companies (as defined below) ("**HCCI**")("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 £115,500.00 (one hundred and fifteen thousand and five hundred pounds) to be paid to the County Council for the payment of which sum the Developer and the Surety bind themselves their successors and assigns jointly and severally

IN WITNESS whereof the Developer and the Surety have hereunto executed and delivered the same on but not before this 4 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 III of the said Agreement and shown in the Works Drawings annexed to the said Agreement ("the Highway Works")
2. It is intended that this Bond shall be construed as one with the said Agreement

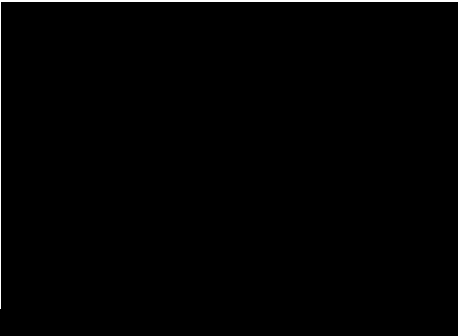
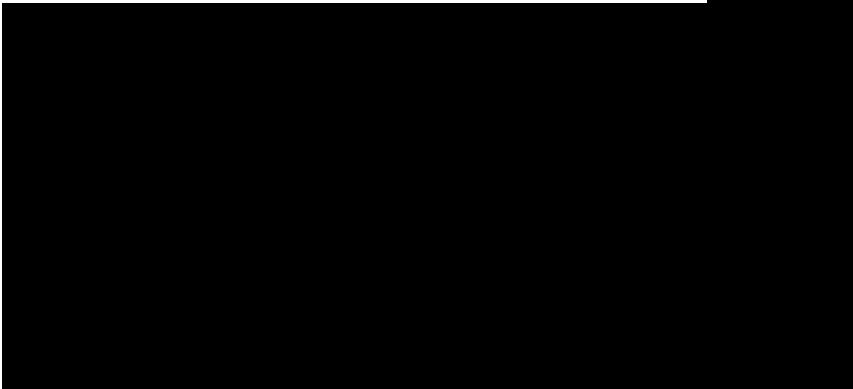
NOW THE CONDITION of the above-written Bond is such that if the Developer shall duly perform and observe all the terms provisions conditions and stipulations of the said Agreement (in so far as they relate to the Highway Works) on the Developer's

part to be performed and observed according to the true intent and meaning thereof or if on default by the Developer the Surety shall duly satisfy and discharge the damages sustained by the County Council up to the amount of the above-written Bond then the above-written Bond shall be null and void but otherwise shall remain in full force and effect **PROVIDED ALWAYS** that the giving by the County Council of any extension of time for performing the said Agreement or any stipulations therein contained and on the part of the Developer to be performed or any other forgiveness or forbearance on the part of the County Council or its successors or assigns shall not in any way release the Surety from any liability under the above-written Bond

The COMMON SEAL of)
EJB DEVELOPMENTS LIMITED)
was hereunto affixed)
in the presence of)

Director

Secretary



~~Director~~

Secretary

SCHEDULE II.B

COMPENSATION BOND

Bond Agreement

DATED 4 February 2026

EJB DEVELOPMENTS LIMITED (1)

and

HCC INTERNATIONAL INSURANCE (2)
COMPANY PLC

COMPENSATION BOND

relating to the development of land at George Hill Nurseries. Barningham Road,
Stanton, Suffolk

BY THIS BOND EJB DEVELOPMENTS LIMITED ("the Developer") and **HCC INTERNATIONAL INSURANCE COMPANY PLC** registered in England with company number 1575839 and whose principal office is at The Grange, Rearsby, Leicestershire, LE7 4FY and as at the date hereof trading as Tokio Marine HCC both for itself and as agent for TMH Companies ("HCCI") "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 £6,300.00 (Six thousand and three hundred 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 day of *4th February* Two thousand and *Twenty-Six*

1. In an agreement under seal with the county council of even date made under section 278 of the highways act 1980 ("the 1980 act") the Developer undertook at its own expense to enter into a compensation bond, whereby the surety shall be bound with the Developer and County Council in the amount of six thousand and three hundred pounds £6,300.00 (comprising Part 1 and Part 2 Works which is the amount which the County Council's Executive Director and Assistant Director of Growth, Highways and Infrastructure (property) reasonably considers sufficient to meet the likely cost of settling claims and connected costs under part I and part II of the Land Compensation Act 1973 and Noise Insulation Regulations 1975
2. It is intended that this Bond shall be construed as one with the said agreement under section 278 of the 1980 Act

NOW THE CONDITION of the above-written Bond is such that

3. If the Surety has duly settled and discharged the claims made to the County Council under part 1 of the Land Compensation Act 1973, then upon the date

which falls seven years from the point at which the last of the Highway Works is first open to public traffic then the County Council will release the Developer and the Surety from all subsisting obligations under the Compensation Bond and if all duly made claims are not settled, all but an amount which the Executive Director of Growth, Highways and Infrastructure considers reasonably sufficient to settle such claims will be released; **AND**

4. If the Surety has duly settled and discharged the claims made to the County Council under part 2 of the Land Compensation Act 1973, then upon the date which falls one year from the point when the Highway came into use or was adopted whichever is the later, then County Council will release the Developer and the Surety from all subsisting obligations under the Compensation Bond and if all duly made claims are not settled all but an amount which the Executive Director of Growth, Highways and Infrastructure considers reasonably sufficient to settle such claims will be released

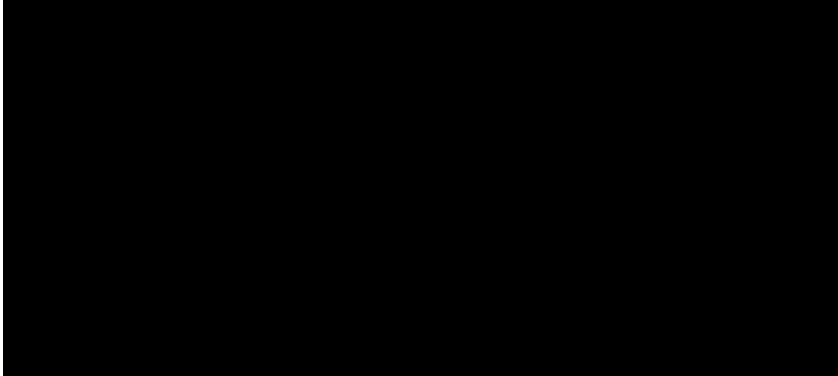
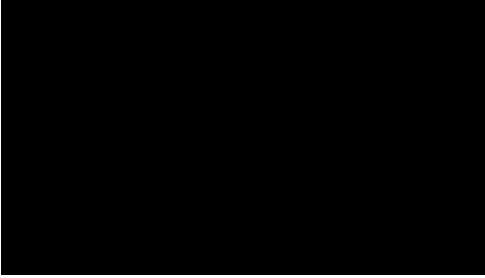
THEN the above-written Bond shall be null and void but otherwise shall remain in full force and effect

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

The COMMON SEAL of)
EJB DEVELOPMENTS LIMITED)
was hereunto affixed)
in the presence of)

Director

Secretary



~~Director~~

~~Secretary~~

SCHEDULE III

The Highways Works comprising the following works:

<u>Location</u>	<u>Works</u>	<u>Delivery Programme</u>
George Hill Nurseries. Barningham Road, Stanton, Suffolk	The highway works involve creation of a new site access, new and improved footways and bus stops.	The Highways Works are to be commenced within 12 (twelve) months of the date of this Agreement and completed within 3 (three) months of commencement of the Highway Works

SCHEDULE IV

Approved List of drawings

	Title	Drawing number
1.	S278 Layout Drawing	229/2023/201/P6
2.	Visibility Assessment Drawing	229/2023/202/P4
3.	Construction Details Drawing	229/2023/203/P4
4.	Land Dedication Drawing	229/2023/204/P4



Existing Telegraph Pole to be Retained within Highway Verge.
 Proposed Footway to Terminate 3No. Kerbs Away from Existing Access to Ensure Existing Levels Around Telegraph Pole are Retained.

Existing Telegraph Poles to be Retained within Highway Verge. Works within Close Proximity to Poles to be Limited as Much as Practicable.
 Footway to Tie-In to Existing with a 1.5m Exclusion to Existing High Voltage Poles, as per Approved Planning Drawing Ref. 3364-SK-04.
 Existing Broken Edge of Carriageway Marking at Existing Access to be Replaced with Solid Marking [Diag. 1012.1 (S11-04-11), 100 mm Wide] Once Access is Removed.

Existing Trees to be Removed, as per Approved Planning Drawing Ref. 3364-SK-04, to achieve 1.8m Footway Width.

760 Bus Stop Post to SCC Requirements. SCC to Provide Signs to be Fixed to New Post.
 Existing Vegetation to be Removed Along Proposed Footway Extents.

274080.000N

Revetment Slabs to be Used Along Back of Footway Where Necessary to Retain Existing Verge Levels.
 Existing Gully to be Retained and Re-Set within Stepped Tie-In Area.

Existing Kerb Outlet to be Assessed and Reinstalled if Required.

Diag. 1009A (S11-04-08)
 Give Way Lines. 600 mm Long. 300 mm Gap. 100 mm Wide.

Existing Anglian Water Chamber to be Retained, with High Friction Cover to be Provided. Chamber to be Re-Set within Stepped Tie-In Construction.

Diag. 1003A (S09-06-03)
 Give Way Lines. 600 mm Long. 300 mm Gap. 200 mm Wide.

Diag. 1023A (S09-06-04)
 Give Way Triangle. 3750 mm Long. 1250 mm Wide.
 Existing Telegraph Pole to be Relocated in Accordance with UKPN Quote/Drawing Ref. 8500318643 / QID 3500201294.

Private Road Sign to be Installed at Access.

Existing Vegetation to be Removed Along Proposed Footway Extents.

Existing Edge of Carriageway Markings to be Reinstated Following Completion of Tie-In Constructions.

274040.000N

Existing Vehicular Crossing to be Reinstated.
 Existing Water Cover to be Re-Set within Vehicular Crossing.

Revetment Slabs to be Used Along Back of Footway Where Necessary to Retain Existing Levels.

Existing Kerbing to be Assessed and Replaced if Deemed Unsuitable During Footway Reconstruction.

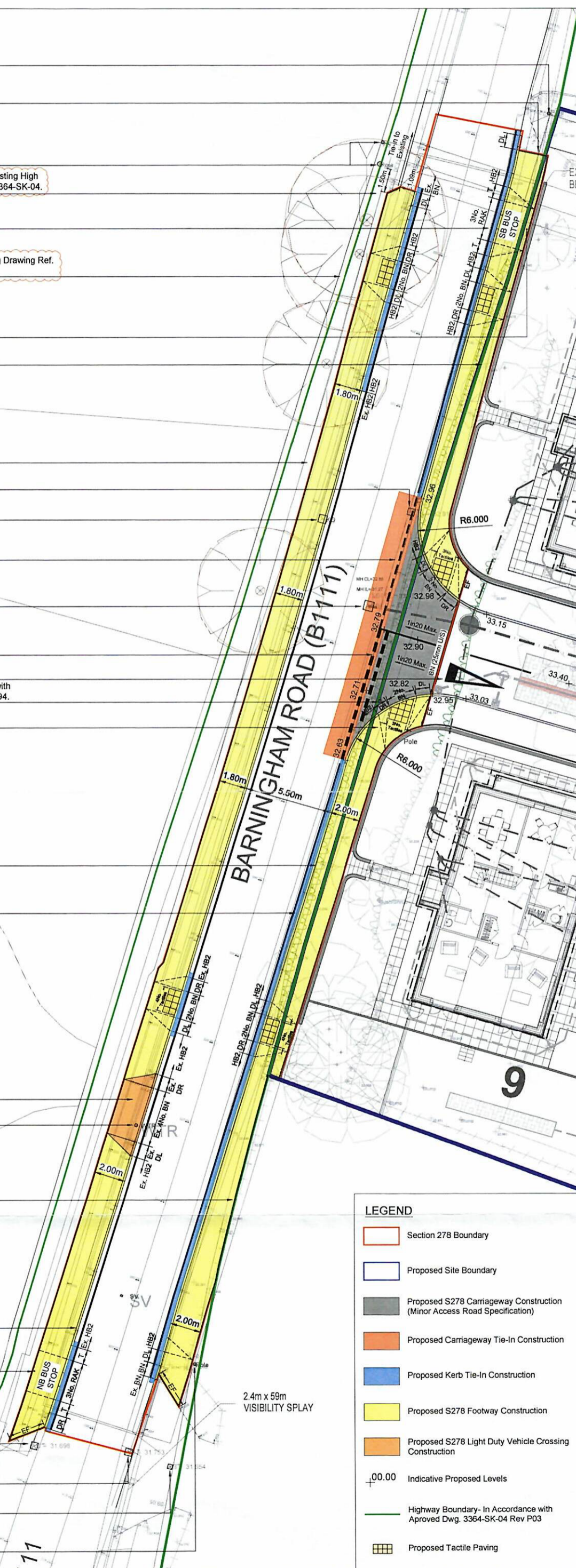
760 Bus Stop Post to SCC Requirements. SCC to Provide Signs to be Fixed to New Post.

Existing Gully to be Retained Within Private Access.

Existing Gully to be Retained Within Carriageway.

Existing Gully to be Retained Within Private Access.

Existing Telegraph Pole to be Retained Within Highway Verge.



- NOTES:**
- This drawing is to be read in conjunction with GHB series 229/2023 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: Topographical Survey by EJB Developments Ltd (Ref. EJB-037-Masterplan-PL03-01-WIP dated 17/09/2023) subject to transformation of: Scale 1 and translation (0, 0, 0) about point (0, 0, 0). Architectural Layout by EJB Developments Ltd (Ref. EJB-037-Masterplan-PL12-A dated April 2024) subject to transformation of: Scale 0.001 and translation (596516.562, 274052.473, 0) about point (0, 0, 0).
 - The contractor is to take extreme care to locate and avoid any existing services.
 - Drainage Installation:**
 - 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.
 - All manholes to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020).
 - 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 walled plastic	to BS-EN 13476
 - All pipe dimensions to be as shown.
 - Sulphate 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 surround/slab protection should be used.
 - Where inspection chambers exceed 350 mm diameter and total depth exceeds 1.2 m, the cover size should be 350 mm x 350 mm (Max.) to restrict access. Where less than 1.2 m depth, optimise access dimensions to improve accessibility.
 - Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
 - The contractor is to ascertain the precise position, depth and size of all sewer connections before drain 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 not undermining existing or proposed adjacent foundations.
- Carriageway Installation:**
- 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 subbase. Refer to engineer if less than design value of 5%.
 - 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.
 - Foundation design to DMRB CD 225 (Restricted Class 2) in-situ testing of subbase is not required at top of granular material to confirm if foundation stiffness achieved.
 - All compaction of granular material to SHW Clause 802 unless stated otherwise.

Rev	Rev Date	Description	ARC	DSH
P6	16/09/25	NB Footway Width Changes in Accordance with NMA Approval	ARC	DSH
P5	06/05/25	NB Footway Width Changes in Accordance with SCC Discussions	ARC	DSH
P4	12/03/25	SB Bus Stop, U/C Crossing and NB Footway Tie-In Location Changes	ARC	DSH
P3	17/06/24	Boundaries Made Clearer to SCC Comment	ARC	DSH
P2	15/05/24	Updated in Accordance With SCC Technical Comments	ARC	DSH
P1	27/03/24	Initial Issue	ARC	DSH

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 IP31 3PA

Client: **EJB DEVELOPMENTS LTD**

Project: **GEORGE HILL NURSERY STANTON**

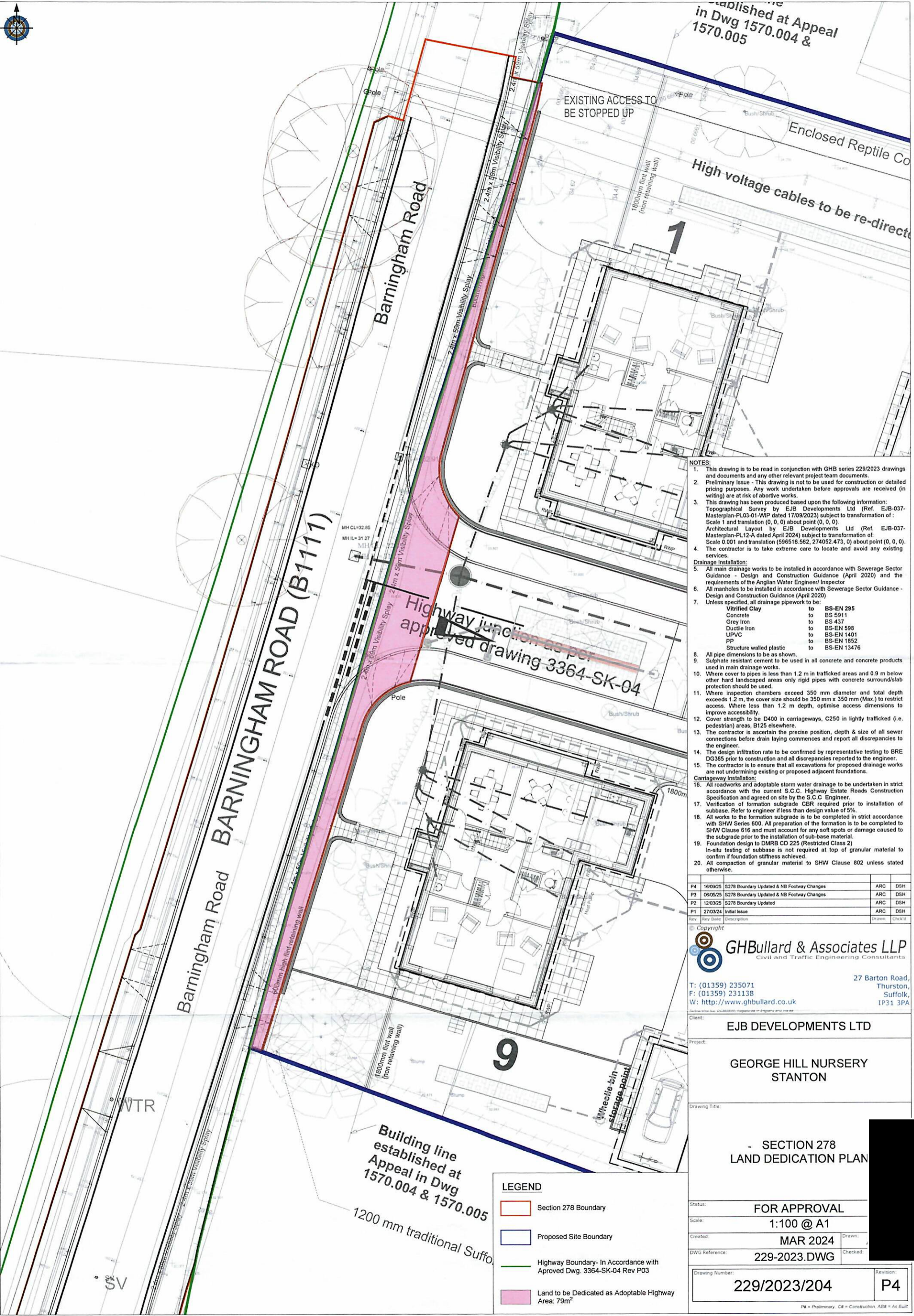
Drawing Title: **SECTION 278 PLAN LAYOUT**

Status:	FOR APPROVAL
Scale:	1:125 @ A1
Created:	MAR 2024 Drawn
DWG Reference:	229-2023.DWG Check
Drawing Number:	229/2023/201

- LEGEND**
- Section 278 Boundary
 - Proposed Site Boundary
 - Proposed S278 Carriageway Construction (Minor Access Road Specification)
 - Proposed Carriageway Tie-In Construction
 - Proposed Kerb Tie-In Construction
 - Proposed S278 Footway Construction
 - Proposed S278 Light Duty Vehicle Crossing Construction
 - +00.00 Indicative Proposed Levels
 - Highway Boundary- In Accordance with Approved Dwg. 3364-SK-04 Rev P03
 - Proposed Tactile Paving

P6

P8 = Preliminary, C8 = Construction, A8 = As Built



Established at Appeal in Dwg 1570.004 & 1570.005

Enclosed Reptile Co

High voltage cables to be re-directed

EXISTING ACCESS TO BE STOPPED UP

BARNINGHAM ROAD (B1111)

Highway junction as per approved drawing 3364-SK-04

Building line established at Appeal in Dwg 1570.004 & 1570.005

1200 mm traditional Suffolk

- NOTES:**
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 - This drawing has been produced based upon the following information: Topographical Survey by EJB Developments Ltd (Ref. EJB-037-Masterplan-PL03-01-WIP dated 17/09/2023) subject to transformation of: Scale 1 and translation (0, 0, 0) about point (0, 0, 0). Architectural Layout by EJB Developments Ltd (Ref. EJB-037-Masterplan-PL12-A, dated April 2024) subject to transformation of: Scale 0.001 and translation (596516.562, 274052.473, 0) about point (0, 0, 0).
 - The contractor is to take extreme care to locate and avoid any existing services.
- Drainage Installation:**
- 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
 - All manholes to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020)
 - 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 walled plastic	to BS-EN 13476
 - All pipe dimensions to be as shown.
 - Sulphate 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 surround/slab protection should be used.
 - Where inspection chambers exceed 350 mm diameter and total depth exceeds 1.2 m, the cover size should be 350 mm x 350 mm (Max.) to restrict access. Where less than 1.2 m depth, optimise access dimensions to improve accessibility.
 - Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
 - The contractor is to ascertain the precise position, depth & size of all sewer connections before drain 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 not undermining existing or proposed adjacent foundations.
- Carriageway Installation:**
- 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 subbase. Refer to engineer if less than design value of 5%.
 - 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 SHW Clause 616 and must account for any soft spots or damage caused to the subgrade prior to the installation of sub-base material.
 - Foundation design to DMRB CD 225 (Restricted Class 2) In-situ testing of subbase is not required at top of granular material to confirm if foundation stiffness achieved.
 - All compaction of granular material to SHW Clause 802 unless stated otherwise.

P4	16/09/25	S278 Boundary Updated & NB Footway Changes	ARC	DSH
P3	06/05/25	S278 Boundary Updated & NB Footway Changes	ARC	DSH
P2	12/03/25	S278 Boundary Updated	ARC	DSH
P1	27/03/24	Initial Issue	ARC	DSH
Rev	Rev Date	Description	Drawn	Chk'd

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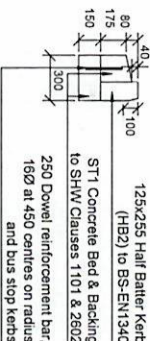
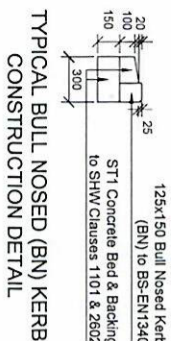
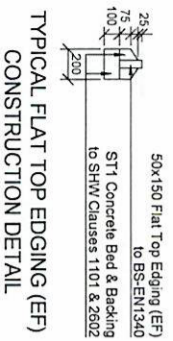
Client: **EJB DEVELOPMENTS LTD**

Project: **GEORGE HILL NURSERY STANTON**

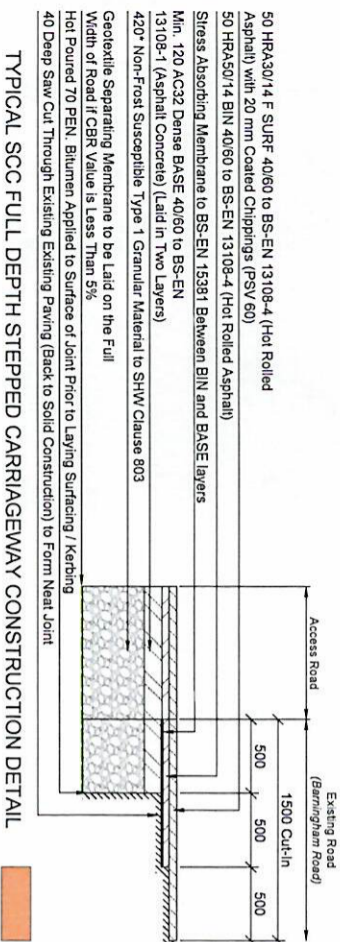
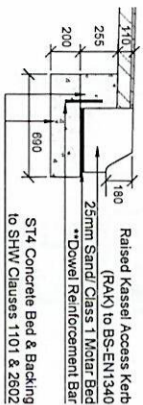
Drawing Title	
SECTION 278 LAND DEDICATION PLAN	
Status:	FOR APPROVAL
Scale:	1:100 @ A1
Created:	MAR 2024
DWG Reference:	229-2023.DWG
Drawing Number:	229/2023/204
Revision:	P4

LEGEND

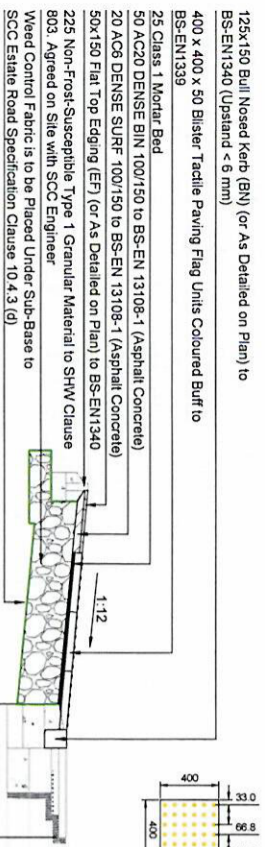
	Section 278 Boundary
	Proposed Site Boundary
	Highway Boundary- In Accordance with Approved Dwg. 3364-SK-04 Rev P03
	Land to be Dedicated as Adoptable Highway Area: 79m ²



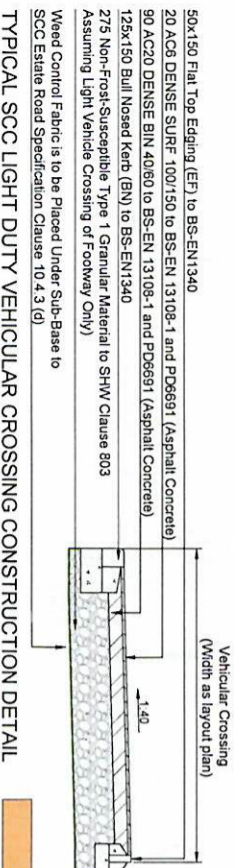
SSC TYPICAL RAISED ACCESS KERB (RAK) CONSTRUCTION DETAIL



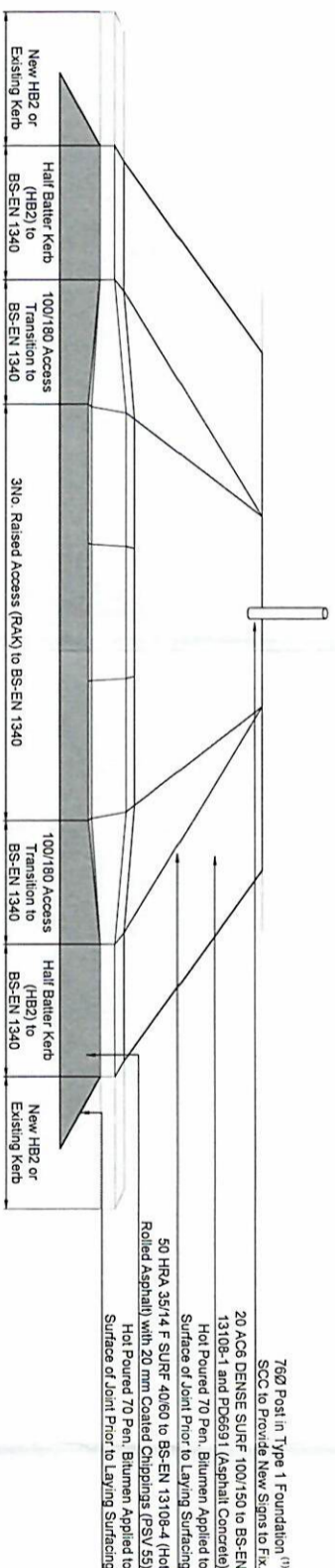
TYPICAL SCC FULL DEPTH STEPPED CARRIAGEWAY CONSTRUCTION DETAIL



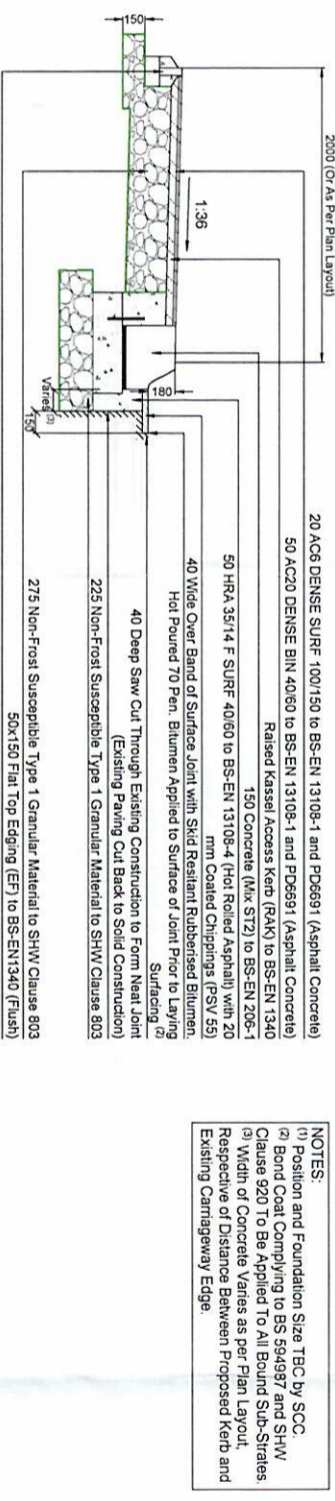
TYPICAL UNCONTROLLED PEDESTRIAN CROSSING CONSTRUCTION DETAIL



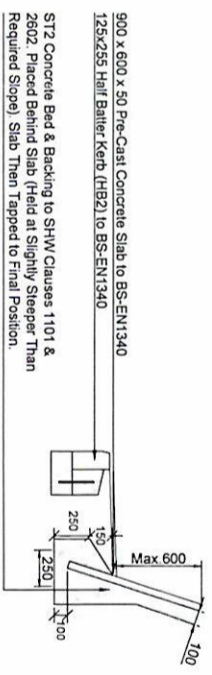
TYPICAL SCC LIGHT DUTY VEHICULAR CROSSING CONSTRUCTION DETAIL



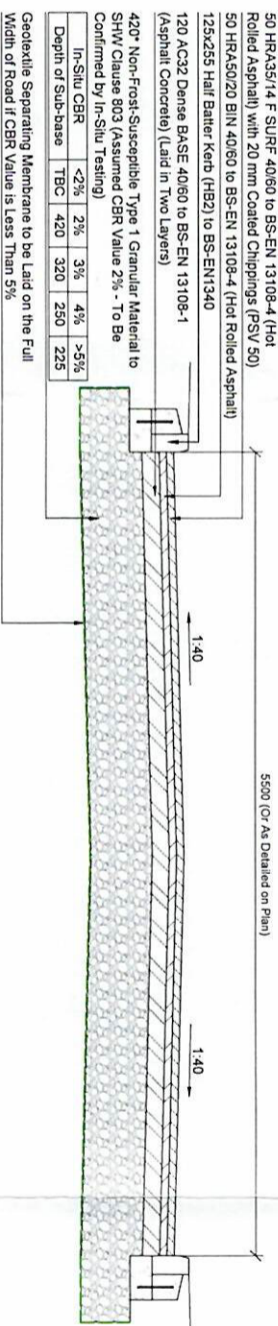
TYPICAL SCC BUS STOP WITH RAISED ACCESS KERB CONSTRUCTION DETAIL



TYPICAL SCC PAVING SLAB REVISION CONSTRUCTION DETAIL



FOOTWAY AND KERB CUT-IN CONSTRUCTION DETAIL



TYPICAL SCC TERTIARY CARRIAGEWAY CONSTRUCTION DETAIL

NOTES:
 (1) Position and Foundation Size TBC by SCC
 (2) Bond Coat Complying to BS 59497 and SHW Clause 920 To Be Applied To All Bound Sub-Strates
 (3) Width of Concrete Varies as per Plan Layout, Respective of Distance Between Proposed Kerb and Existing Carriageway Edge

NOTES:
 (1) Bond Coat Complying to BS 59497 and SHW Clause 920 To Be Applied To All Bound Sub-Strates
 (2) Width of Concrete Varies as per Plan Layout, Respective of Distance Between Proposed Kerb and Existing Carriageway Edge

- NOTES:
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 - This drawing has been produced based upon the following information:
 Topographical Survey by EJB Developments Ltd (Ref: EJB-037-Masterplan-P1-01-14MP dated 17/09/2023) subject to transformation of:
 Scale 1 and Transition (0, 0, 0) L4 (Ref: EJB-037-Masterplan-P1-12A dated 17/09/2023) subject to transformation of:
 Scale 0 001 and transition (595516.562, 274052.473, 0) about point (0, 0, 0).
 The contractor is to take extreme care to locate and avoid any existing services.
 - Drainage Installation
 - All main drainage works to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020) and the requirements of the Arden Water Engineer/Inspector
 - Design and Construction Guidance (April 2020)
 - Unless specified, all drainage pipework to be:
 Vertified Clay
 to BS-EN-295
 Concrete
 to BS 5911
 Grey Iron
 to BS 437
 Ductile Iron
 to BS EN 1401
 PP
 to BS EN 1852
 to BS EN 12476
 - Structure walked plastic
 - All pipe dimensions to be as shown.
 - Suphite 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 ground level, all pipes shall be installed with concrete surrounds and protection should be used
 - Where inspection chambers exceed 350 mm diameter and total depth exceeds 1.2 m, the cover size should be 350 mm x 350 mm (Max.) to resist access. Where less than 1.2 m depth, optimum access dimensions to improve accessibility.
 - Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere
 - Connections between drain laying commences and report all discrepancies to the engineer.
 - The design initiation rate to be confirmed by representative testing to BRE DG395 prior to construction and all discrepancies reported to the engineer.
 - The contractor is to ensure that all excavations for proposed drainage works are not undertaken existing or proposed adjacent foundations.
 - Groundwater Levels and
 16. All works to be installed in 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 subbase. Refer to engineer if less than design value of 5%.
 - All works to the formation subgrade is to be completed in strict accordance with SHW/Clause 600. All preparation of the formation is to be completed to the subgrade prior to the installation of sub-base material.
 - Foundation design to DMRB CD 225 (Restricted Class 2)
 - In-situ testing of subbase is not required at top of granular material to confirm if foundation stiffness achieved.
 - All compaction of granular material to SHW Clause 802 unless stated otherwise.

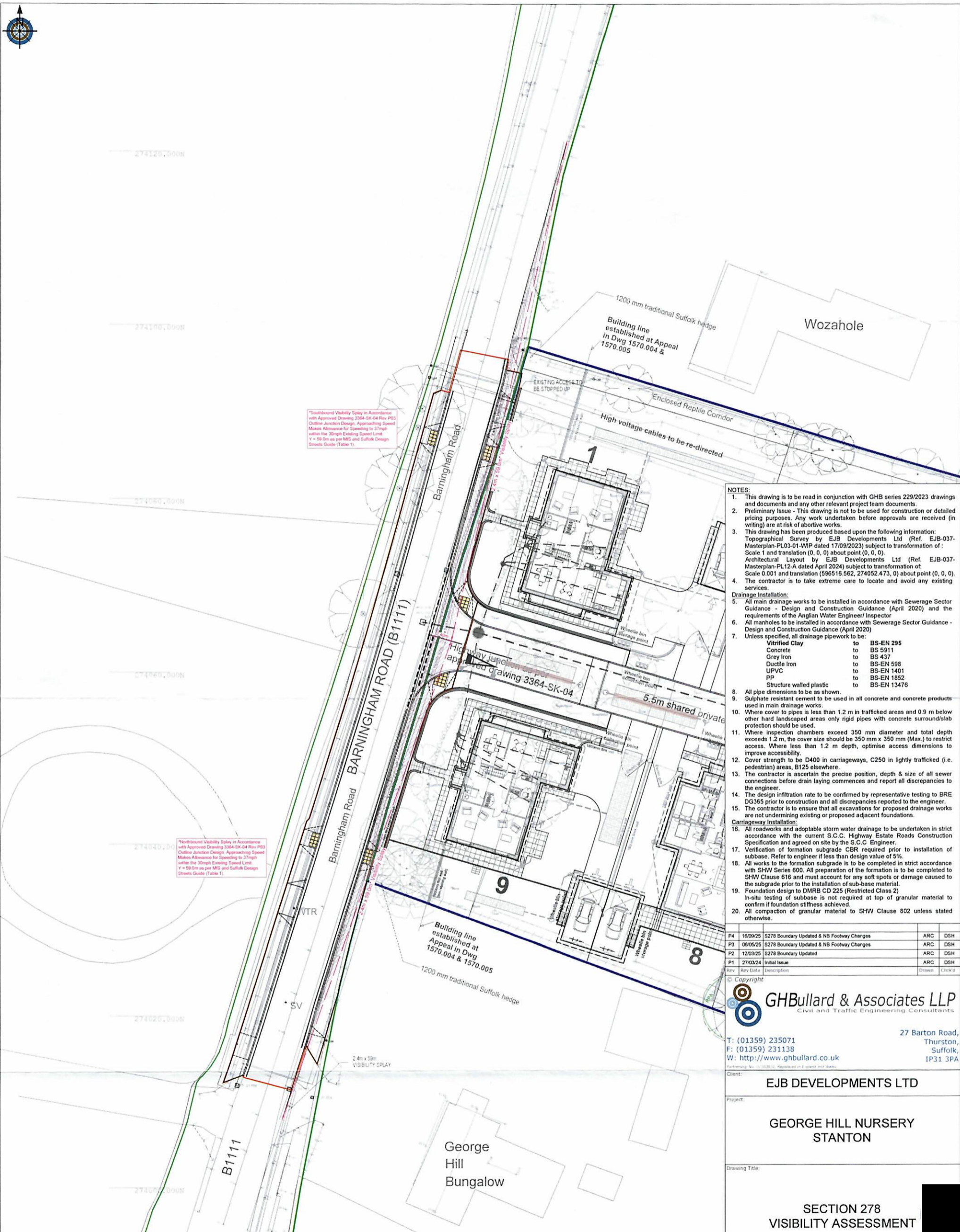
Rev	Description	By	Check	Date
P4	Colour Coding Included to Match Plan Layout	ARC	DSH	
P3	Updated in Accordance With Revised SCC Developer Drawings	ARC	DSH	
P2	Updated in Accordance With SCC Technical Comments	ARC	DSH	
P1	27/03/24 Initial Issue	ARC	DSH	

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EJB DEVELOPMENTS LTD
 Project:
GEORGE HILL NURSERY STANTON

SECTION 278
 CONSTRUCTION DETAIL

FOR APPROVAL
 NTS @ A1
 Scale
 Date
 MAR 2024
 Checked
 DSH
 Drawing Number
229/2023/203
 Revision
P4



*Southbound Visibility Splay in Accordance with Approved Drawing 3364-SK-04 Rev P03 Outline Junction Design. Approaching Speed Makes Allowance for Speeding to 37mph within the 30mph Existing Speed Limit. Y = 59.0m as per M25 and Suffolk Design Streets Guide (Table 1).

*Southbound Visibility Splay in Accordance with Approved Drawing 3364-SK-04 Rev P03 Outline Junction Design. Approaching Speed Makes Allowance for Speeding to 37mph within the 30mph Existing Speed Limit. Y = 59.0m as per M25 and Suffolk Design Streets Guide (Table 1).

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 - All manholes to be installed in accordance with Sewerage Sector Guidance - Design and Construction Guidance (April 2020)
 - 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 walled plastic	to	BS-EN 13476
 - All pipe dimensions to be as shown.
 - Sulphate 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 surround/stab protection should be used.
 - Where inspection chambers exceed 350 mm diameter and total depth exceeds 1.2 m, the cover size should be 350 mm x 350 mm (Max.) to restrict access. Where less than 1.2 m depth, optimise access dimensions to improve accessibility.
 - Cover strength to be D400 in carriageways, C250 in lightly trafficked (i.e. pedestrian) areas, B125 elsewhere.
 - The contractor is ascertain the precise position, depth & size of all sewer connections before drain 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 not undermining existing or proposed adjacent foundations.
 - Carriageway Installation:**
 - 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.
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 - Foundation design to DMRB CD 225 (Restricted Class 2). In-situ testing of subbase is not required at top of granular material to confirm if foundation stiffness achieved.
 - All compaction of granular material to SHW Clause 802 unless stated otherwise.

P4	16/09/25	S278 Boundary Updated & NB Footway Changes	ARC	DSH
P3	06/05/25	S278 Boundary Updated & NB Footway Changes	ARC	DSH
P2	12/03/25	S278 Boundary Updated	ARC	DSH
P1	27/03/24	Initial Issue	ARC	DSH
Rev	Rev Date	Descriptions	Drawn	Checked

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Client: **EJB DEVELOPMENTS LTD**
 Project: **GEORGE HILL NURSERY STANTON**

Drawing Title: **SECTION 278 VISIBILITY ASSESSMENT**

Status: **FOR APPROVAL**
 Scale: **1:200 @ A1**
 Created: **MAR 2024** Drawn: **A**
 DWG Reference: **229-2023.DWG** Checked: **C**
 Drawing Number: **229/2023/202** **P4**

LEGEND

- Section 278 Boundary
- Proposed Site Boundary
- Highway Boundary - In Accordance with Approved Dwg. 3364-SK-04 Rev P03
- Proposed Visibility Splay

Spd	Measured 85%ile speed (mph)	Nominal Speed (mph)	Private Accesses		Auctions	
			U class roads	C class roads and heavily trafficked D class roads	A and B Roads	A and B Roads
22	20	20	25	33	43	43
40	25	30	33	39	43	49
48	30	30	43	43	43	70
60	37	40	59	59	70	90
70	43	40	90	120		
85	53	50	120	160		
100	62	60	160	210		
120	75	70	210	295		

Note: Planning speed dependent and recommended visibility for vehicle 85%ile/average speed
 Suffolk Design Streets Guide - 2022 Edition - Table 1 (Page 127)

PS = Preliminary, CS = Construction, AS = As Built