

DATED 30th June 2014

NORFOLK COUNTY COUNCIL

- and -

HOPKINS HOMES LIMITED

- and -

HSBC BANK PLC

DEVELOPER DESIGN AND BUILD

A G R E E M E N T

relating to land at Crostwick Lane,
Spixworth

Head of Law
Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH

THIS AGREEMENT is made by Deed the 30th day of June 2014
BETWEEN NORFOLK COUNTY COUNCIL of County Hall Martineau Lane
Norwich NR1 2DH (the "County Council") (1) and HOPKINS HOMES LIMITED
of Melton Park House, Melton, Woodbridge, Suffolk, IP12 1TJ (the "Developer") (2)
and HSBC BANK PLC (Co. Regn. No. 14259) of 8 Canada Square, London, E14
5EQ (the "Mortgagee") (3)

RECITALS:-

- (1) The County Council is the Highway Authority within the meaning of the Highways Act 1980 for the area within which the land shown edged red on the plan annexed to this agreement (the "Land") is situated has powers under parts III and or V of the Highways Act 1980 to carry out the works specified in Schedule 1 and Schedule 2 hereto (the "Works") and wishes to secure the execution of those Works on the terms and conditions of this Agreement
- (2) This Agreement is made pursuant to Parts III and or V and section 278 of the Highways Act 1980 section 111 of the Local Government Act 1972 section 38 of the Highways Act 1980 and all other enabling powers
- (3) The Works afford an access or other facility to the development of the Land for a residential development authorised by the Broadland District Council under reference 20120850



- Project
CROSTWICK LANE
SPIXWORTH

Client
HOPKINS HOMES

Designed by
MS

Checked by
RGW

Date
NOVEMBER 2013

authorised to sign
on behalf of: HEAD OF LAW
A

36744

AGREEMENT:-

Developers Covenants

1. The Developer hereby covenants with the County Council as follows:-

Works

- 1.1 To carry out the Works at the Developers expense in accordance with Schedules 1 and 2 to this Agreement with all conditions and requirements certified by the County Council as required in the interests of the safe and convenient use of the highway and with all other reasonable requirements and specifications of the County Council and all to the reasonable satisfaction of the County Council

Bond

- 1.2.1 On the date of this Agreement to enter into a Bond of Surety with an Assurance Company Guarantee Society Bank or like body (the form of Bond and the Surety to be approved by the County Council such approval not to be unreasonably withheld) in the total sum of £33,408 POUNDS (the "Bond Sum") as a guarantee for the due performance by the Developer of the covenants in 1.1
- 1.2.2 Where the Works have not been completed within twelve months of the date of this Agreement the Developer shall amend the Bond Sum to

such sum as the County Council may reasonably determine on or after the first anniversary of this Agreement and thereafter at no less than 12 monthly intervals

Consents for the Works

- 1.3 To obtain (at no cost to the County Council) all necessary statutory consents orders easements or licences and the like prior to the commencement of the Works and supply to the County Council such information as the County Council require in order to carry out their obligations under Part III of the New Roads and Street Works Act 1991 (control and co ordination of street works)

New Public Highway

- 1.4 Upon commencement of the Works the Developer agrees that the land shown coloured pink on the plan annexed to this Agreement and marked IP13_785_01/051-Rev A ("the Dedication Land") shall be dedicated to the use of the public as highway.

Co-ordination of Street Works

- 1.5 To comply with any reasonable request of the County Council the purpose of which is to ensure that the County Council meet their obligation under Section 59 of the New Roads and Street Works Act 1991

Drawings

- 1.6 Upon adoption of the Works to give to the County Council copies of the health and safety file prepared under regulation 20(1)(c) and (2)(e) of the

NOTES:

1. DO NOT SCALE THIS DRAWING. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
3. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
4. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
5. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS.
6. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
7. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.

[Handwritten signature]

Rev	A	NORTH POINT ADDED	MS	RGW	20.01.14
		Amendments	Drawn	Approved	Date



East Anglia Office
 Unit 7 Deben Mill, Old Mallings Approach, Woodbridge, Suffolk, IP12 1BL
 Tel: 01394 610234

Midlands Office
 1140 Abbey Street, Nuneaton, Warwickshire, CV11 5BX
 Tel: 02476 350505

London Office
 1 Poultry, London, EC2R 8JR
 Tel: 0207 643 1761



Project
**CROSTWICK LANE,
 SPIXWORTH**

Drawing Title
**SECTION 278 AGREEMENT
 PLAN OF LAND TO BE DEDICATED AS HIGHWAY**

Client
HOPKINS HOMES

Drawn by MS	Designed by MS
Approved by RGW	Checked by RGW
Scale 1:500	Date NOVEMBER 2013

authorised to sign
 on behalf of the client
IP12 7BS 101/051F LAW

Rev.
A

Construction (Design and Management) Regulations 2007 to include "as built" drawings documents and maintenance records for the Works in a form and reasonable quantity to be approved by the County Council such approval not to be unreasonably withheld

Compensation

1.7 To reimburse the County Council within 28 days of demand:

- 1.7.1 any compensation properly paid by the County Council under Parts I and II of the Land Compensation Act 1973 or Regulations made thereunder or any statutory modification or re enactment thereof as a result of the carrying out of or use of the Works and
- 1.7.2 any damages for nuisance or negligence or claims under the Human Rights Act 1998 properly paid or met by the County Council as a result of the carrying out of the Works
- 1.7.3 together in both cases with all fees costs and expenses reasonably and properly incurred by the County Council in connection therewith all as reasonably certified by the County Council

Costs

1.8 To pay to the County Council the following sums:-

- 1. The County Councils reasonable and proper legal costs on this agreement upon completion
- 2. An administration charge of £668.16 upon completion of this Agreement to cover the costs incurred by the Planning & Transportation Department in connection with this Agreement

3. A sum to cover the actual staff costs (including overheads) incurred by the County Council in approving any revised plans or drawings for the Works and in checking the as built drawings supplied pursuant to clause 1.6 within 28 days of demand
4. Any further costs in respect of design work or approval of design work carried out or checked by the County Council or its agents
5. A sum to cover the actual costs (including overheads) incurred by the County Council in ascertaining the prevailing noise levels for eligible buildings within the meaning of the Noise Insulation Regulations 1975 or any statutory modification or re enactment thereof insofar as they apply to the Works within 28 days of demand
6. A sum to cover the actual costs (including overheads) incurred by the County Council in supervising the carrying out of the Works within 28 days of demand.

Maintenance Contribution

- 1.9 On the date that completion of the Works shall be certified pursuant to Paragraph (8) of Schedule 2 ("Substantial Completion") to pay the sum of £1,528 to the County Council towards the future cost to the County Council of the maintenance of the Works such sum to be increased by the increase in any in the Retail Price Index (All Items) published by the Office for National Statistics (or if such index ceases to be published then such other index as the County Council shall reasonably determine) from the date of this agreement to the date of payment

Sale of the Land

- 1.10 To notify the County Council within seven days of a sale lease or other disposition of the Land

Assignment

- 1.11 The Developer shall not assign this Agreement without the consent of the County Council

County Councils Obligations

Authority for the Works

2. The County Council subject to compliance with this Agreement hereby authorises the execution of the Works on its behalf in the highway by the Developer or by a contractor introduced by the Developer

Discharge of bond

3. The County Council agrees that on the date of Substantial Completion the amount of the Bond as set out in Clause 1.2.1 of this Agreement shall be reduced by 80% and the remaining 20% shall be discharged on the first anniversary of such certificate provided that the remedial works required under Paragraph (9) of Schedule 2 have been completed in accordance with the Agreement or if later upon the satisfactory completion of such remedial works

Adoption of new highway

4. Upon Substantial Completion all parts of the Works on the Dedication Land dedicated as public highway pursuant to clause 1.4 shall be maintainable at the public expense without prejudice to the Developers obligation to deal with Remedial Works

Costs Breakdown

5. The County Council shall in respect of the sums to be paid by the Developer pursuant to clause 1.7 and 1.8 above deliver to the Developer if so requested in writing a breakdown of all costs incurred by the County Council

Other agreed matters

Arbitration

- 6.1 The parties will attempt in good faith to resolve any dispute or claim arising out of or relating to this Agreement promptly through negotiations between the respective senior executives of the parties who have authority to settle the same
- 6.2 If the matter is not resolved through negotiation the parties will attempt in good faith to resolve the dispute or claim through an Alternative Dispute Resolution ("ADR") procedure as recommended to the parties by the Centre for Dispute Resolution
- 6.3 If the matter has not been resolved by an ADR procedure within 28 days of the initiation of such procedure or if either party will not participate in an ADR procedure the dispute may be referred by either party to arbitration for decision by a person appointed by agreement between the parties or in

default of agreement by the President for the time being of the Institute of Civil Engineers who shall act as an expert and not as an arbitrator and whose decision shall be final and binding upon the parties

- 6.4 Nothing in this clause shall apply to the recovery of a liquidated sum or prevent the parties from commencing or continuing court proceedings

Late Payment

7. All sums payable by the Developer under this Agreement shall carry interest at the rate of 4% above the base rate of the Co Operative Bank PLC from the date due until payment

Waiver of Breaches

8. No waiver (whether express or implied) by the County Council of any breach or default by the Developer or their successors in title in performing or observing any of the terms and conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the terms and conditions or from acting upon any subsequent breach or default in respect thereof by the Developer or their successors in title or assignees

Third Parties

9. The parties do not intend that any term of this Agreement shall be enforceable solely by virtue of the Contracts (Rights of Third Parties) Act 1999 by a person who is not a party to this Agreement

Mortgagee Consent

10. The Mortgagee hereby consents to the adoption of the Dedication Land to be used by the public as highway but without liability save in the event that the Mortgagee becomes successor in title to the Developer at any time before the Developer has fully performed all its obligations contained in this Agreement.

Determination

11. In the event of any sale transfer charge or other disposition of the Dedication Land prior to the commencement of the Works this Agreement shall absolutely determine

SCHEDULE 1

Part 1 - The Works

1. The formation, laying out and construction of traffic calming measures and two vehicular accesses on Crostwick Lane as shown on General Layout Drawing No. IP13_785_01/018-Rev-G attached and the other drawings listed in part 2 or such other Drawings as may be approved by the County Council.
2. The provision/alteration of any necessary surface water drainage systems all as reasonably required by the County Council
3. The reinstatement resurfacing re-grading re-seeding or where necessary the construction in full or in part of the existing highway disturbed by the carrying out of the Works described above all as reasonably required by the County Council.
4. The provision and laying of all road markings reasonably required by the County Council.
5. The re-siting or provision erection and connection of all street lighting columns where required including services for both temporary and permanent arrangements in connection with the works.

6. The re-siting or provision and erection of all traffic signs reasonably required by the County Council including services for both temporary and permanent arrangements in connection with the works.
7. All statutory undertakers' diversion works and the making good of any damage caused to any statutory undertakers' installation as a result of the carrying out of the Works
8. The execution of any additional works or works of amendment as may be required following the completion by the County Council of any Road Safety Audit in respect of the Works in accordance with Norfolk County Council procedures based on the Department of Transport Safety and Traffic Department Standard HD 19/03 or any similar procedures that may be in force from time to time
9. All necessary ancillary highway works.

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	MS	RGW	04.02.14	
	UNDER SECTION 38	MS	RGW	17.01.14
	UND TOPPED HUMP	MS	RGW	15.11.13
	NCC COMMENT			
		MS	RGW	12.07.13
	ROAD NARROWING	MS	RGW	20.06.13
NCC HIGHWAYS REQUIREMENTS				
OF SECTION 278 WORKS REVISED	MS	RGW	06.06.13	
Amendments	Drawn	Approved	Date	

jms CIVIL & STRUCTURAL
CONSULTING ENGINEERS

- Unit 7 Deben Mill, Old Maltings Approach, Woodbridge, Suffolk, IP12 1BL
Tel: 01394 610234 Fax: 01394 610243
- 114D Abbey Street, Nuneaton, Warwickshire, CV11 5BX
Tel: 02476 350505 Fax: 02476 350040
- Unit 2 Pegasus, Orion Court, Great Blakenham, Ipswich, Suffolk, IP6 0RL
Tel: 01473 834050 Fax: 01473 834060
- 20 Church Street, Ringstead, Northamptonshire, NN14 4DH
Tel/Fax: 01933 624246

Project
CROSTWICK LANE
SPIXWORTH

Drawing Title
SECTION 278
HIGHWAY WORKS

Client
HOPKINS HOMES

Drawn by
MS

Designed by
MS

Approved by
RGW

Checked by
RGW

Scale
1:200

Date
APRIL 2013

Drawing No.
IP13_785_01/018

Rev.
G

authorised to sign
on behalf of: HEAD OF LAW

36744

Part 2 – The Drawings

Ip13_785_01/001-Rev D

Ip13_785_01/003-Rev G

Ip13_785_01/019-Rev G

Ip13_785_01/024-Rev C

Ip13_785_01/050-Rev A

Ip13_785_01/051-Rev A

Ip13_785_01/052-Rev B

SCHEDULE 2

- (1) The name of any contractor introduced by the Developer shall be notified in writing to the County Council not less than twenty-eight days before the commencement of the Works
- (2) The Developer shall only be entitled to introduce contractors who are specifically approved by the County Council such approval not to be unreasonably withheld or delayed
- (3) The Developer shall upon receiving a written request so to do produce to the County Council for inspection any contract documents in respect of the Works
- (4) (a) The Works shall be carried out:-
 - (i) In accordance with a timetable to be approved by the County Council before the commencement of the Works such approval not to be unreasonably withheld or delayed
 - (ii) Under the supervision of the County Council
 - (iii) In accordance with the reasonable requirements and specifications of the County Council

- (b) The Works shall not be commenced until the Developer have received from the County Council a written authorisation to commence the Works such authorisation not to be unreasonably withheld or delayed
- (5) The Developer shall be responsible for producing contract drawings for the Works which shall require the approval of the County Council such approval not to be unreasonably withheld or delayed
- (6) During the carrying out of the Works the Developer shall provide free of charge within the site or in its immediate vicinity a suitable office for use by the County Council for the purpose of the Works
- (7) The Developer shall be responsible for ensuring that any requirements of statutory undertakers are met prior to the commencement of the Works and the cost of any works required by the statutory undertakers shall be met in full by the Developer
- (8) The Works shall be completed to the reasonable satisfaction of the County Council who shall give the Developer a written certificate to that effect (the "Certificate of Substantial Completion") as soon as shall be reasonably possible after the completion of the Works
- (9) The Developer shall be responsible for the execution of all works of repair amendment reconstruction rectification and making good of defects as may be required in writing by the County Council during the period ending 12

✓ months after the date of the certificate referred to in Paragraph 8 of this Schedule (the "Defects Period")

- (10) Nothing in this Schedule shall imply any obligation on the part of the County Council to the Developer or to any other person to ensure that the Works or any part or parts thereof are properly designed and constructed and the County Council shall have no responsibility for producing any documentation for the Works including schedules designs calculation and contract drawings
- (11) (a) The County Council reserve the right to terminate forthwith in writing the arrangement whereby the Developer (or their contractor) carry out the Works if the conditions set out in this Agreement are not strictly complied with
- (b) Upon termination under Paragraph (11)(a) above the County Council shall be entitled to call in the Bond referred to in Clause 1.2.1 for the purposes either of completing the Works or reinstating the site to its condition immediately prior to the commencement of the Works
- (12) In the event of the County Council terminating these arrangements they shall not be liable in any way for any direct or indirect loss resulting from termination
- (13) The County Council its servants and authorised agents shall at all times during the Works and the Defects Period have access to the Works

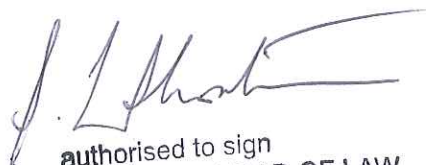
- (14) (a) Throughout the execution of the Works and the Defects Period the Developer shall insure against any damage loss or injury which may occur to any property or to any person by or arising out of the execution of the Works such insurance to be effected with an insurer in terms approved by the County Council for FIVE MILLION POUNDS (5,000,000) for any one claim
- (b) Prior to the commencement of the Works the Developer shall forward to the County Council evidence of their insurance cover
- (15) (a) A competent and authorised representative of the Developer shall be available throughout the carrying out of the Works
- (b) Such authorised representative shall receive on behalf of the Developer directions from the County Council or the County Council's representative and shall be competent to determine the action required and act accordingly
- (16) The Developer shall be responsible for the proper execution and maintenance of the Works and shall indemnify and keep indemnified the County Council against:-

- (a) all losses and claims for injury or damage to any person or property whatsoever which may arise out of or in consequence of the execution and maintenance of the Works and
- (b) all claims demands proceedings damages costs charges and expenses whatsoever in respect thereof or in relation thereto (This liability to indemnify the County Council shall be reduced proportionately to the extent that the said loss injury or damage is proved to be contributed to by the act or neglect of the County Council or its servants)

I N W I T N E S S whereof the parties hereto have executed and delivered this
Deed the day and year first before written

THE COMMON SEAL of
THE NORFOLK COUNTY COUNCIL
was hereunto affixed
in the presence of:-

HEAD OF LAW


authorised to sign
on behalf of: HEAD OF LAW



SIGNED as a deed by the said
HOPKINS HOMES LIMITED
in the presence of:-

Director:



Director / Secretary:



"Signed and Delivered
by

as Attorney of
HSBC BANK PLC
in the presence of:-)



Richard Emlyn Lewis