Planning Application Reference:	**LU/58/95**
Document Type:	**WSCC Agreement**
Date of Agreement:	**11th October 1996**

NB: Above text in bold to be included in free text field.

Check thoroughly for **telephone numbers/email addresses & signatures** and block.
Check **maps** for signatures and block.

Please return original to s106 Monitoring Officer

Bond No: 3351+/0440/2000

44/58/95

17

AN AGREEMENT made the Eleventh day of October One thousand nine hundred and ninety-six BETWEEN GEOFFREY OSBORNE HOMES LIMITED whose registered office is at Osborne House Stockbridge Road Chichester West Sussex PO19 2LL (hereinafter called "the Developer") of the first part SOUTH LONDON FAMILY HOUSING ASSOCIATION LIMITED whose registered office is at Rochester House 2-10 Belvedere Road London SE19 2HL (hereinafter called "the Landowner") of the second part THE COUNTY COUNCIL OF WEST SUSSEX of County Hall Chichester West Sussex PO19 1RQ (hereinafter called "the Council") of the third part and GENERAL SURETY & GUARANTEE CO. LIMITED whose registered office is at Hawthorn Hall Hall Road Wilmslow Cheshire SK9 5BZ hereinafter called "the Surety") of the fourth part

WHEREAS:

(1) The Council are the Local Highway Authority for highways in West Sussex

(2) The Landowner is the estate owner in fee simple absolute in possession and is registered at H.M. Land Registry with Title Absolute under Title No. WSX 196696 of the land at St. Flora's Road Littlehampton in the County of West Sussex which is shown for the purpose of identification only by red edging on the plan annexed hereto which includes the site of the proposed road or roads shown coloured brown grey and grey patterned black on the Drawing numbered 12924/-/1 and annexed hereto and all other land required for the Section 38 works hereinafter referred to and the Developer with the consent of the Landowner is desirous of making up the road or roads so that the same shall become a highway or highways maintainable at the public expense

(3) The Developer with the consent of the Landowner has requested that when the works hereinafter referred to for the making up of the road or roads have been executed and maintained as hereinafter appearing the Council shall undertake the maintenance of the road or roads as a highway or highways maintainable at the public expense which the Council have agreed to do upon the terms and conditions hereinafter appearing

(4) The Developer also desires to carry out work upon the existing highway adjoining the said land shown coloured yellow blue blue patterned black green and green patterned black on the said Drawing

(5) (a) The obligations in Clauses 2 9 and 11 hereof are planning obligations (hereinafter called "the Planning Obligations") for the purposes of Section 106 of the Town and Country Planning Act 1990 (as amended by Section 12 of the Planning and Compensation Act 1991)

(b) The covenants in Clauses 2 9 and 11 hereof are to bind the land shown edged red on the said plan and every part thereof into the hands of whomsoever the same may come

(c) The Council is the Local Planning Authority (within the meaning and for the purposes of the said Section 106) by whom the Planning Obligations are enforceable

NOW in pursuance of Section 38 of the Highways Act 1980 Section 111 of the Local Government Act 1972 and Section 106 of the Town and Country Planning Act 1990 IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:

1. Interpretation:

IN this Agreement where the context so admits:

the "Completion Certificate" means the certificate to be issued on satisfactory completion of the Section 111 works in accordance with Clause 21 hereof

the "Drawing" means the Drawing numbered 12924/-/1 annexed hereto and signed by or on behalf of the parties hereto and any amended such Drawing signed by or on behalf of the proper officer

the "estimated Section 38 works cost" is the sum of Seventeen thousand pounds (£17,000.00) being the amount which is in the opinion of the proper officer the cost of carrying out the Section 38 works within the period specified in Clause 2(1) hereof

the "estimated Section 111 works cost" is the sum of Two thousand pounds (£2,000.00) being the amount which is in the opinion of the proper officer the cost of carrying out the Section 111 works within the period specified in Clause 17 hereof

the "Final Certificate" means the Certificate to be issued on satisfactory completion of the Section 38 works in accordance with Clause 12 hereof and separately on satisfactory completion of the Section 111 works in accordance with Clause 23 hereof

the "highway" means the existing highway adjoining the said land

the "maintenance period" means the period specified in Clause 10 and Clause 21 hereof

the "Part 1 Certificate" means the Certificate to be issued on satisfactory completion of the Part 1 Works in accordance with Clause 8 hereof

the "Part 1 Works" means the works referred to in Part 1 of the First Schedule hereto

the "Part 2 Certificate" means the Certificate to be issued on satisfactory completion of the Part 2 Works in accordance with Clause 10 hereof

the "Part 2 Works" means the works referred to in Part 2 of the First Schedule hereto

the "proper officer" means the officer of the Council for the time being appointed for the purposes of this Agreement or of any provision contained herein namely the County Surveyor
the "road or roads" means the carriageways and footways of the road or roads hereinbefore referred to including any off-site highway drainage shown on the Drawing and includes the footpaths street lighting all verges service strips service margins vehicular crossings road surface water drainage system (if any) and all other things ancillary thereto
the "Section 111 works" means the improvements alterations and additions to the highway shown on the Drawing and specified in the Second Schedule hereto
the "Section 38 works" means the works under Section 38 Highways Act 1980 specified in the First Schedule hereto for the making up of the road or roads
the "Section 111 Works Specification" means the Department of Transport Specification for Highway Works issued in 1991
the "Specification" means the edition of the publication entitled West Sussex County Council Specification for the Construction of Residential Estate Roads and dated 1st August 1991 a copy of which the Developer hereby acknowledges has been supplied to him
the "statutory undertaker" means an "undertaker" as defined in Section 48(4) of the New Roads and Street Works Act 1991

Part A - Works under Section 38 Highways Act 1980 (the "Section 38 works")

2. Developer's Liability:

(1) THE Developer shall carry out and complete the Section 38 works at the Developer's expense in a good and workmanlike manner and with proper materials in accordance in all respects with the Specification and the Drawing to the satisfaction of the proper officer within three calendar months from the date hereof

(2) THE Part 1 Works shall be completed within one calendar month from the date hereof and the Part 2 Works shall be completed within one calendar month of the date of issue of the Part 1 Certificate

3. Commuted Maintenance Payment:

ON or before the execution of this Agreement the Developer shall pay to the Council the sum of One thousand five hundred pounds (£1,500.00) being a contribution towards the future maintenance of two soakaways

4. Declaration:

THE Developer hereby declares and warrants to the Council that he has and will throughout the duration of this Agreement maintain full right liberty and consent to carry out such works as may be necessary to connect the road or roads to a vehicular highway or highways

5. Statutory Undertakers - Connections to Existing Services:

THE Developer shall before connecting the road or roads with any highway or highways maintainable at the public expense give notice to each person board or authority being the statutory undertaker for the time being of any service or services laid in upon or under such highway or highways of the proposal to make such connection as if the connection were a work to be executed for road purposes or were mentioned in Section 48(3) of the New Roads and Street Works Act 1991 and shall indemnify the Council in respect of the cost of any works or measures considered necessary by any statutory undertaker in consequence of the proposal to make such connection

6. Indemnity:

THE Developer hereby indemnifies the Council in respect of all actions claims demands expenses and proceedings arising out of or in connection with or incidental to the carrying out of the Section 38 works other than those arising out of or in consequence of any act neglect default or liability of the Council

7. Access to the Site:

THE Developer and the Landowner shall during the carrying out of the Section 38 works give to the proper officer and any other officer of the Council access to every part of the works and sites thereof for the purpose of inspecting the Section 38 works and all materials used or intended to be used therein

8. Part 1 Certificate:

ON the completion of the Part 1 Works to the satisfaction of the proper officer in all respects the proper officer shall issue his Part 1 Certificate to the Developer

9. Occupation of Buildings:

NO dwelling erected by the Developer on the Landowner's behalf fronting adjoining or abutting on to the road or roads shall be occupied until:

(a) the proper officer has issued his Part 1 Certificate in respect of the road or roads or such part of the road or roads as will provide the occupier with access to a vehicular highway and where applicable a base course pedestrian access to such highway has been provided

and

(b) the road or roads or such part of the road or roads have columns erected ready for lighting in accordance with the Specification and the Drawing and the Developer has

arranged with the electricity board for an electricity supply thereto by giving at least six weeks' prior notice in writing or as may be otherwise agreed in writing by the proper officer

10. Part 2 Certificate:

ON completion of the Part 2 Works to the satisfaction of the proper officer in all respects the proper officer shall if any sewer constructed under the road or roads under an Agreement under Section 104 of the Water Industry Act 1991 has been certified as being or having been on maintenance issue his Part 2 Certificate to the Developer and from the date thereof:

(a) the maintenance period of twelve calendar months shall commence to run

(b) the road or roads shall become a highway or highways and remain forever open for use by the public at large

(c) the Developer shall remain the street manager for the purposes of Section 49(4) of the New Roads and Street Works Act 1991 and any statutory modification or re-enactment thereof until such time as the road or roads shall become a highway or highways maintainable at the public expense

11. Obligations During the Maintenance Period:

DURING the maintenance period:

(a) the Developer at his own expense shall maintain the Section 38 works including all grassed and planted areas and carry out such routine maintenance as may be necessary to facilitate use by vehicles and pedestrians

(b) the Council at their own expense shall undertake routine maintenance of and be responsible for payment for energy for all street lights and illuminated traffic signs

12. Final Certificate:

PRIOR to the expiration of the maintenance period the Developer shall forthwith at his own expense reinstate and make good any defect or damage which may have arisen from any cause whatsoever or be discovered during the maintenance period (including any defect in or damage to the road surface water system) of which he has been notified in writing by the proper officer so that the Section 38 works comply with the Specification

AND THEN PROVIDED THAT:

(a) the Developer has paid to the Council all amounts due to the Council under this Agreement and

(b) any necessary reinstatement or other works have been completed to the satisfaction in all respects of the proper officer and

(c) the road or roads connect directly to a public highway and

(d) the Developer has delivered to the proper officer drawings showing the Section 38 works as constructed

the proper officer shall issue his Final Certificate relating to the Section 38 works to the Developer and shall release the Surety from all liability in connection with the Section 38 works

13. Grants of Rights of Drainage:

BEFORE the issue of his Final Certificate by the proper officer the Developer shall without cost to the Council execute or procure the execution by all necessary parties of such deeds as are in the opinion of the Council necessary to secure to the Council full drainage rights in respect of such parts of the surface water drainage system of the road or roads as are situate outside the limits of the road or roads and the Council shall not be liable for the payment of compensation or legal or any other costs or fees arising on account of the execution of any such deeds

14. Adoption:

UPON the issue of the Final Certificate the road or roads shall become a highway or highways maintainable at the public expense

15. Part or Parts:

NOTWITHSTANDING anything hereinbefore contained the Developer may from time to time during the currency of this Agreement apply to the proper officer for his Part 1 Certificate or his Part 2 Certificate in respect of any part of the road or roads (being the whole width of the road or roads between points to be defined in the application) and if the proper officer shall be satisfied that the part so defined is in all respects suitable to be treated as a separate road for the purposes of construction and adoption in accordance with the several provisions contained in this Agreement then he shall issue a separate Part 1 Certificate or Part 2 Certificate as the case may be in respect of that part and thereafter the same proceedings may be taken in respect of the said part of the road or roads as if the said part were the subject of a separate Agreement under which the terms of this Agreement applied to the said part separately from the remainder of the road or roads but without prejudice to the application of this Agreement to the remainder of the road or roads and the liability of the Surety shall be reduced as may be agreed by the proper officer with the Developer

16. Arbitration:

IN the event of any dispute arising out of the Section 38 works under Part A of this Agreement the same shall be referred to a sole arbitrator to be agreed between the parties or failing agreement to be appointed by the President for the time being of the Institution of Civil Engineers and in this respect this Agreement shall be construed as a submission to arbitration within the meaning of the Arbitration Acts 1950 to 1979 or any statutory re-enactment or modification thereof

Part B - Works on the existing highway under Section 111 Local Government Act 1972 (the "Section 111 works")

17. Developer's Liability:

THE Developer shall carry out and complete the Section 111 works as agent for the Council but at the Developer's expense in a good and workmanlike manner and with proper materials in accordance in all respects with the Drawing and with the notes shown thereon and in accordance with the Section 111 Works Specification to the satisfaction of the proper officer within two weeks from the date hereof

18. Indemnity:

(1) THE Developer hereby indemnifies the Council in respect of any claims charges demands costs or expenses (including claims relating to the infringement disturbance or destruction of any right easement or privilege) arising out of or in connection with or incidental to the carrying out of the Section 111 works other than those arising out of or in consequence of any act neglect default or liability of the Council

(2) THE Developer shall take out or cause to be taken out a policy of insurance in the joint names of the Developer and of the Council or alternatively to have the County Council's interest endorsed on an existing policy of insurance and (if so required by the Developer) the Developer's contractors to cover the indemnity in sub-clause (1) hereof such policy to be taken out with an Insurance Company approved by the County Secretary and the Certificate of Insurance shall be produced to the County Secretary prior to the commencement of the Section 111 works

19. Statutory Undertakers - costs:

(1) THE Developer will before the date specified for completion of the Section 111 works pay all charges levied by any of the statutory undertakers in connection with the removal protection or alteration of any of their apparatus required as a result of the Section 111 works

(2) IF in any case a statutory undertaker requires that the Council shall be responsible for the cost of any such removal protection or alteration the Developer shall pay such cost to the Council as soon as so requested by the proper officer and no instruction to carry out such removal protection or alteration will be given to the statutory undertaker until the payment has been made

20. Access:

THE Developer and the Landowner shall during the carrying out of the Section 111 works give to the proper officer and any other officer of the Council access to every part of the works and sites thereof for the purpose of inspecting the Section 111 works and all materials used or intended to be used therein

21. Completion Certificate:

ON completion of the Section 111 works to the satisfaction of the proper officer in all respects the proper officer shall issue his Completion Certificate to the Developer and from the date thereof the maintenance period of twelve calendar months shall commence to run

22. Obligations During the Maintenance Period:

DURING the maintenance period:

(a) the Developer at his own expense shall maintain the Section 111 works including all grassed and planted areas and carry out such routine maintenance as may be necessary to facilitate use by vehicles and pedestrians

(b) the Council at their own expense shall undertake routine maintenance of and be responsible for payment for energy for all street lights and illuminated traffic signs

23. Final Certificate:

PRIOR to the expiration of the maintenance period the Developer shall forthwith at his own expense reinstate and make good any defect or damage which may have arisen from any cause whatsoever or be discovered during the maintenance period (including any defect in or damage to the road surface water system) of which he has been notified in writing by the proper officer so that the Section 111 works comply with the Section 111 Works Specification

AND THEN PROVIDED THAT:

(a) the Developer has paid to the Council all amounts due to the Council under this Agreement and

(b) any necessary reinstatement or other works have been completed to the satisfaction in all respects of the proper officer and

(c) the Developer has delivered to the proper officer drawings showing the Section 111 works as constructed

the proper officer shall issue his Final Certificate relating to the Section 111 works to the Developer and shall release the Surety from all liability in connection with the Section 111 works

Part C - Clauses applicable to the Section 38 works and to the Section 111 works

24. Procedure for Inspection and Issue of Certificates:

WITHIN fourteen days of receipt of written application from the Developer for the issue of a Part 1 Certificate or Final Certificate pursuant to this Agreement and within twenty-eight days of written application from the Developer for the issue of a Part 2 Certificate or Completion Certificate pursuant to this Agreement the proper officer shall inspect the works to which the application relates and where necessary provide the Developer with a definitive list in writing of any remedial works required to be carried out before the issue of that Certificate Any such remedial works shall be subject to the same inspection procedure detailed herein until such time as they shall be completed to the reasonable satisfaction of the proper officer who within twenty-eight days thereafter shall issue the relevant Certificate

25. Administration and Inspection Fee:

(1) ON or before the execution of this Agreement the Developer shall pay to the Council the sum of Nine hundred and fifty pounds (£950.00) in respect of the costs incurred by the Council in administration and in inspecting the Section 38 works and the Section 111 works being 5 per cent of the total of the estimated Section 38 works cost and the estimated Section 111 works cost

(2) RECEIPT by the Council of the payment of such sum shall not create any contractual relationship between the Council and the Developer nor absolve the Developer from any liability or obligation imposed upon him by the terms of this Agreement or by statute or at common law and the Council will not be liable for any loss damage or injury which the Developer may sustain by reason of insufficient or faulty inspection of the Section 38 works or Section 111 works by the Council

26. Determination by the Council:

IF the Developer fails to perform or observe any of the conditions stipulations or obligations on his part contained herein or if a receiving order in bankruptcy is made against him or if the Developer is being wound up or if the Developer enters into a composition or scheme of arrangement (otherwise than for the purpose of amalgamation or reconstruction) the

Council may without prejudice to any of their rights claims or remedies against the Developer in respect of such non-performance or non-observance determine this Agreement (except for Clauses 27 28 and 29 hereof) by notice in writing signed by the proper officer and delivered to the Developer or sent by post to the address stated in this Agreement

27. Power to Execute Works in Default:

WITHOUT prejudice to Clauses 2 and 17 hereof if the Developer fails to execute or complete the Section 38 works or the Section 111 works in accordance with the Developer's obligations hereunder the Council shall after not less than twenty-eight days notice in writing to the Developer be entitled to execute or complete the works to which the notice relates in default by their own employees or by contract or otherwise and to recover the cost as certified by the proper officer from the Developer

28. Surety's Obligations:

(a) IF the Developer at any time fails to perform or observe any of the conditions stipulations or obligations on his part contained in this Agreement or if a receiving order in bankruptcy is made in respect of the Developer's estate or if the Developer is being wound up or if the Developer enters into a composition or scheme of arrangement (otherwise than for the purpose of reconstruction or amalgamation) the proper officer may without prejudice to any statutory rights or powers or any other right claim or remedy under this Agreement send to the Surety notice in writing (hereinafter referred to as the "default notice") -

(i) specifying the work (hereinafter referred to as the "default work") to be carried out in order that the Section 38 works and/or the Section 111 works may be executed out or completed as the case may be in accordance with this Agreement; and

(ii) containing an estimate by the proper officer of the cost of carrying out the default work separately detailing the cost of the default work relating to the Section 38 works and to the Section 111 works and of the cost of maintaining the Section 38 works for a period of twelve months prior to the road or roads becoming maintainable at the public expense and the cost of maintaining the Section 111 works for the twelve months maintenance period and also a statement of the amount of the usual establishment charges of the Council (together hereinafter referred to as the "default cost") which cost in the case of the Section 38 works

(1) shall not exceed the sum of Seventeen thousand pounds (£17,000.00) being the estimated Section 38 works cost

(2) shall not exceed the sum of Eight thousand five hundred pounds (£8,500.00) on and after the issue of the Part 1 Certificate

(3) shall not exceed the sum of Four thousand two hundred and fifty pounds (£4,250.00) on and after the issue of the Part 2 Certificate

and in the case of the Section 111 works

(1) shall not exceed the sum of Two thousand pounds (£2,000.00) being the estimated Section 111 works cost

(2) shall not exceed the sum of One thousand pounds (£1,000.00) on and after the issue of the Completion Certificate

(b) WITHIN twenty-eight days after the Surety has received the default notice the Surety shall -

(i) pay the default cost to the Council; or

(ii) pay the default cost relating to the Section 111 works to the Council; and send to the Council notice in writing (hereinafter referred to as the "Surety's counter notice") of the intention of the Surety to carry out the default work relating to the Section 38 works

(c) IF the Surety having sent the Surety's counter notice to the Council fails to start the default work within fifty-six days after the Surety received the default notice the Surety shall forthwith pay the default cost to the Council with simple interest thereon at a rate of two per cent above the three month London Interbank Offer Rate calculated from the date on which the Surety received the default notice

(d) IF the Surety having sent the Surety's counter notice to the Council starts the default work and the said work is not completed within four months after the Surety's counter notice was received by the Council or within such further period as may be agreed by the Council the Surety shall subject to sub-clause (e) forthwith on demand by the proper officer pay to the Council such sum as the proper officer may determine as being the cost of carrying out any default work not carried out by the Surety or the cost of maintaining the Section 38 works for a period of twelve months prior to the road or roads becoming maintainable at the public expense as may be the case (or as being the cost of both) and also pay to the Council the amount determined by the proper officer as being the amount of the appropriate usual establishment charges of the Council

(e) THE sum payable under sub-clause (d) shall not exceed the default cost and the covenant in Clause 29(c) shall apply with respect to such sum and on the issue of the Final Certificate the Surety shall be released from all liability hereunder

29. Council's Covenants:

THE Council HEREBY COVENANT with the Developer and with the Surety for the benefit of all building plots fronting adjoining or abutting the road or roads and for each and every one of them:

(a) to use their best endeavours in consultation with the Surety to mitigate any loss or damage sustained by reason of any default by the Developer by taking such reasonable steps as the Council shall think fit

(b) to apply all monies received from the Surety as hereinbefore mentioned towards the expenditure involved in executing or completing the works to which the payment relates and maintaining and making good all defects for a period of twelve months after completion and the amount so received shall be deducted from any sum which would otherwise be recoverable from the owners of premises fronting the road or roads under the provisions of the Highways Act 1980 or any other Act for the time being in force replacing or amending the same

(c) in the event of the sum paid by the Surety to the Council exceeding the cost of executing or completing the works to which the payment relates and maintaining and making good all defects as aforesaid together with the amount of the Council's usual establishment charges to repay to the Surety within twenty-eight days after the road or roads become maintainable at the public expense or in the case of the Section 111 works the expiry of the maintenance period the amount of such excess with interest calculated at half-yearly rests on the unexpended balance for the time being of the sum paid by the Surety to the Council at the rate of interest prevailing from time to time on monies held in a deposit account with the Council's bankers

THE Council HEREBY FURTHER COVENANT that the Final Certificate will be issued in accordance with this Agreement and that the Surety will be released from all liability under this Agreement in accordance with this Agreement

30. Assignment:

THIS Agreement may not be assigned by the Developer without the consent of the Council which consent shall not be unreasonably withheld

THE FIRST SCHEDULE

The Section 38 Works

Part 1 Works

1. All road drainage
2. All other drainage contained within the road or roads
3. All kerb foundations and where appropriate kerbs including lowering at vehicle crossings and pram-ramps
4. Carriageway sub-base road base and any supporting structures thereto
5. Carriageway base course surfacing where appropriate
6. Demarcation of sight lines and clearance of vision splays

Part 2 Works

7. All outstanding kerbing not completed in Part 1
8. Pedestrian ways
9. Carriageway wearing course
10. Vision splays
11. Street lighting
12. Street name plates
13. All other works described in the Specification and shown in the Drawing

THE SECOND SCHEDULE

The Section 111 Works

the construction of carriageway and footway alterations to existing footway and verge the provision of kerbing and grass verges the reinstatement of existing carriageway footway and verge to the satisfaction of the proper officer and all other associated works described in the Section 111 Works Specification and shown in the Drawing

IN WITNESS whereof the parties hereto have caused their respective Common Seals to be hereunto affixed the day and year first before written

THE COMMON SEAL of THE COUNTY)
)
COUNCIL OF WEST SUSSEX was)
)
hereunto affixed in the)
)
presence of:)

[redacted]

[redacted]

[redacted]

(THE COMMON SEAL of
(
(GEOFFREY OSBORNE HOMES
(
(LIMITED was hereunto affixed
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(in the presence of:
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[redacted]

(THE COMMON SEAL of SOUTH LONDON
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(FAMILY HOUSING ASSOCIATION LIMITED
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(was hereunto affixed in the
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[redacted]

(THE COMMON SEAL of GENERAL
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(SURETY & GUARANTEE CO. LIMITED
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(was hereunto affixed in the
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(presence of:
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[redacted]

DATED 11th October 1996

GEOFFREY OSBORNE HOMES LIMITED

- and -

SOUTH LONDON FAMILY
HOUSING ASSOCIATION LIMITED

- and -

THE COUNTY COUNCIL OF
WEST SUSSEX

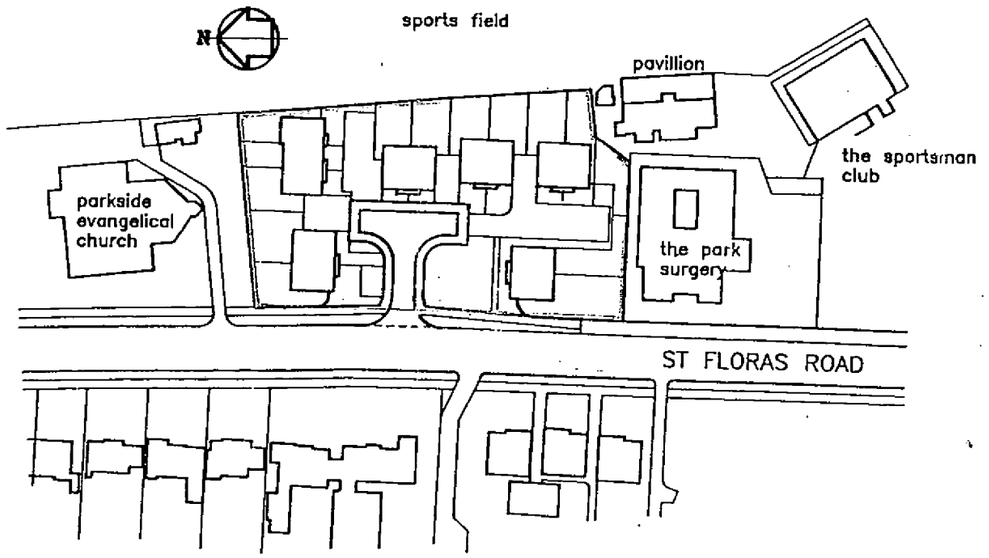
- and -

GENERAL SURETY &
GUARANTEE CO. LIMITED

A G R E E M E N T

under Section 38 of the Highways Act 1980 Section 111 of the Local Government Act 1972 and Section 106 of the Town and Country Planning Act 1990
in connection with
development off St. Flora's Road
Littlehampton
West Sussex

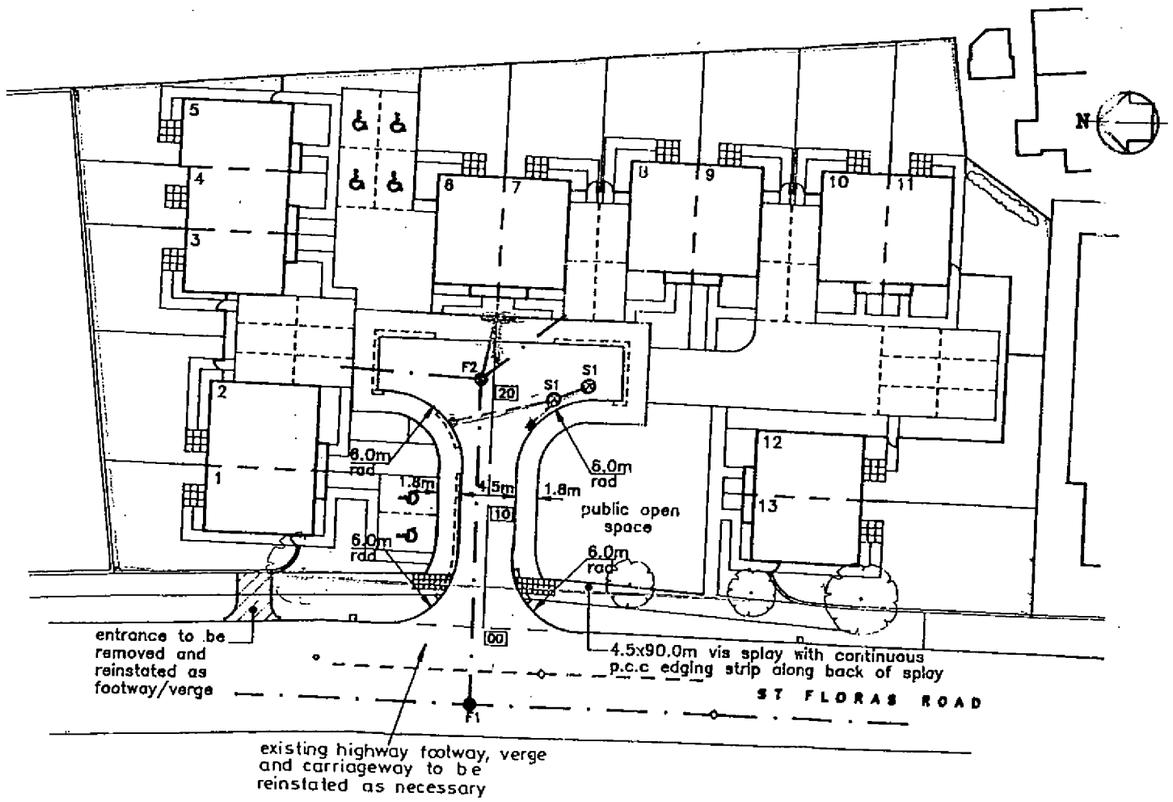
WHA/HW 7/1/78/34
CS87K/K21/MM/KJP



Location Plan
Scale 1:1250

brackets,
and gear,
r,

cover level



Site Layout
Scale 1:500

Section 38/111
Colour Legend

- Carriageway Works
- Footway Work
- Grassed Area
- Visibility Splay
- Surface Water Sewer
- Gully
- S1 — Soakaway (SW)
- 1No. — 5m 'buff' concrete column with side-entry brackets Siemens SRL87) Lantern with 70W Son lamp and geo One-part, part-night photoelectric controller, SMK double pole cut-out.
- Foul sewer
- F2 — Manhole (FW)
- Pedestrian crossing point see detail on drawing 3417/07