

Delegated Decision

8 January 2025

Highway Adoptions

Ordinary Decision



Report of Neighbourhoods & Climate Change

Paul Anderson, Strategic Highways Manager

Electoral division(s) affected:

Trimdon & Thornley

Purpose of the Report

To consider those developments/schemes which have been proposed by developers and which require Section 38/278 Agreements to be entered into with them under the provisions of Section 38 & 278 of the Highways Act 1980 for the construction and subsequent adoption of the roads and footpaths, etc. which they are developing.

Recommendation

The details of the proposed works at Thornley have been checked by Nick Bennions from the Highway Adoptions Section, Neighbourhoods & Climate Change and are considered to be in accordance with Durham County Councils standards and specifications.

I therefore recommend that the Section 38/278 Agreements which will allow the works to proceed be entered into.

Background

Easington District

Agreement Type: Section 38 Agreement

Developer: LCC Bell Developments Ltd
Contact Address: Bellavista,
Dunelm Stables,
Thornley,
Durham,
DH6 3BN

Location: Dunelm Stables, Thornley – Phase 3

Details of Works: New residential access roads, parking bays, footways
paved margins, street lighting
and highway drainage soakaways.

Options

None

Main implications

Legal Implications

Once the works are complete, subject to them being satisfactory, they will be adopted. Once this happens Durham County Council will become responsible for the maintenance of the new highway (the new roads, footpaths, etc.)

Finance

Financed by private developers. Future maintenance will be carried out and financed by D.C.C, Neighbourhoods & Climate Change.

Conclusion

That the 38/278 Agreements detailed in the report be entered into.

Contact: Phillip Thompson

Tel: 03000 267106

Appendix 1: Implications

Legal Implications

Once the works are complete, subject to them being satisfactory, they will be adopted. Once this happens Durham County Council will become responsible for the maintenance of the new highway (the new roads, footpaths, etc.)

Finance

Financed by private developers. Future maintenance will be carried out and financed by D.C.C, Neighbourhoods & Climate Change.

Consultation

No

Equality and Diversity / Public Sector Equality Duty

It is considered that there are no Equality and Diversity issues to be addressed.

Climate Change

None

Human Rights

No impact on human rights

Crime and Disorder

Not affected

Staffing

None.

Accommodation

No impact.

Risk

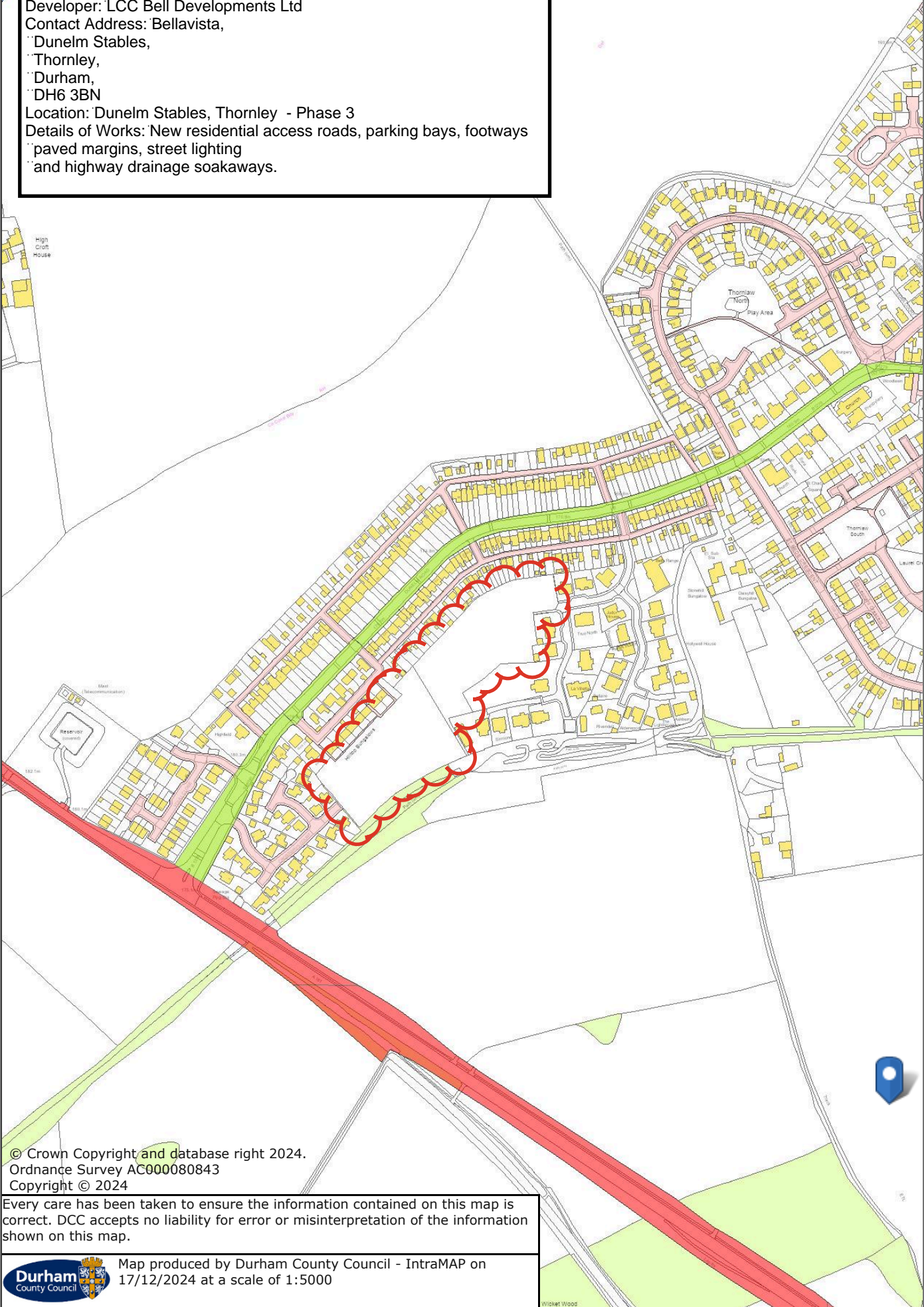
Not applicable.

Procurement

Not applicable.


Durham County Council - IntraMAP

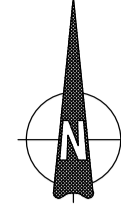
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 Map produced by Durham County Council - IntraMAP on 17/12/2024 at a scale of 1:5000



Highway Soakaway 1 - Relocated
 Refer to DV2315-MD-001 Relocated Highway Soakaway 1 - P01 Calcs
 2.40 Chamber, 2.1m Pit Multiplier (5.04x5.04m)
 3.0m effective depth, 6.38m Storage Depth
 Impermeable Area 20.057ha
 Max WL for 100 year + 45% CC Event - 169.835
 CL 170.400
 Base IL 164.021
 Pipe IL 167.021

Highway Soakaway 2
 Refer to PV2315-MD-002 Highway Soakaway 2 - P01 Calcs
 2.40 Chamber, 2.0m Pit Multiplier (4.8m x 4.8m)
 2.0m effective depth, 3.45m Storage Depth
 Impermeable Area 20.034a
 Max WL for 100 year + 45% CC Event - 169.835
 CL 171.00
 Pipe IL 169.528
 Base IL 167.528

Private Soakaway 1
 Refer PV2315-MD-008 Private Soakaway 1 - P01 Calcs
 2.40 Chamber, 2.2m Pit Multiplier (5.28x5.28m)
 2.5m effective depth, 3.05m Storage Depth
 Impermeable Area 20.035ha
 Max WL for 100 year + 45% CC Event - 169.546
 CL 171.050
 Pipe IL 170.375
 Base IL 167.450

Highway Soakaway 4
 Refer to Refer to PV2315-MD-004 Highway Soakaway 4 - P01 Calcs
 2.40 Chamber, 2.0m Pit Multiplier (4.8x4.8m)
 3.25m effective depth, 5.0m Storage Depth
 Impermeable Area 20.059ha
 Max WL for 100 year + 45% CC Event - 171.450
 CL 173.200
 Pipe IL 171.450
 Base IL 168.200

Highway Soakaway 3
 Refer to PV2315-MD-003 Highway Soakaway 3 - P01 Calcs
 2.40 Chamber, 2.1m Pit Multiplier (5.04x5.04m)
 3.25m effective depth, 4.15m Storage Depth
 Impermeable Area 20.051ha
 Max WL for 100 year + 45% CC Event - 170.698
 CL 171.60
 Pipe IL 170.70
 Base IL 167.450

Highway Soakaway 5
 Refer to PV2315-MD-005 Highway Soakaway 5 - P01 Calcs
 2.40 Chamber, 2.0m Pit Multiplier (4.8x4.8m)
 3.25m effective depth, 4.66m Storage Depth
 Impermeable Area 20.051ha
 Max WL for 100 year + 45% CC Event - 170.694
 CL 172.083
 Pipe IL 170.188
 Base IL 166.938

Highway Soakaway 6
 Refer to Refer to PV2315-MD-002 Highway Soakaway 2 - P01 Calcs
 2.40 Chamber, 2.1m Pit Multiplier (4.62x4.62m)
 3.25m effective depth, 5.25m Storage Depth
 Impermeable Area 20.046ha
 Max WL for 100 year + 45% CC Event - 176.269
 CL 176.600
 Pipe IL 174.140
 Base IL 171.300

Highway Soakaway 7
 Refer to Refer to PV2315-MD-007 Highway Soakaway 7 - P01 Calcs
 2.10 Chamber, 2.0m Pit Multiplier (4.2x4.2m)
 2.5m effective depth, 3.85m Storage Depth
 Impermeable Area 20.028ha
 Max WL for 100 year + 45% CC Event - 174.057
 CL 175.950
 Pipe IL 174.150
 Base IL 171.650

S38 Legend:

- Adopted Highway
- Highway Soakaway Easement
- Site Boundary
- Proposed Highway Gully
- Salt Bin & Hardstanding
- Proposed Street Lighting - TBC
- Adopted S38 SW Drainage MH
- Adopted S38 SW Drainage Pipe
- Adopted S38 Highway SW Soakaway
- S104 Foul Drainage
- S104 Foul Drainage MH

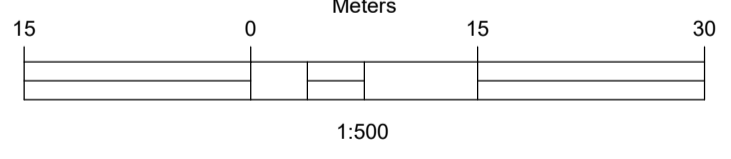
IMPORTANT:
 DRAWING PROVIDED FOR INFORMATION ONLY AND IS SUBJECT TO THE FOLLOWING STATUTORY APPROVALS:

- S38 - DURHAM COUNTY COUNCIL HIGHWAYS
- S104 - NORTHUMBRIAN WATER
- BUILDING REGULATIONS

ALL CONSTRUCTION WORKS PRIOR TO APPROVALS ABOVE WILL BE UNDERTAKEN AT CLIENTS/CONTRACTORS RISK

NOTES:

1. HIGHWAY SOAKAWAYS TO BE SITUATED 5M AWAY FROM ANY PROPOSED STRUCTURE AND ADOPTED FOUL SEWER.
2. SOAKAGE RATES BASED ON 1.13x10⁻⁵ M/S OBTAINED FROM BRE DIGEST UNDERTAKEN BY ARC ENVIRONMENTAL. ADDITIONAL SOAKAWAY TESTS MUST BE CARRIED OUT AT EACH SOAKAWAY LOCATION TO VERIFY INFILTRATION RATE.
3. NO PRIVATE CURTLAGE CAN UTILIZE THE PROPOSED HIGHWAY SOAKAWAYS. THESE ARE DESIGNED TO EXCLUSIVELY ACCOMMODATE THE PROPOSED ADOPTED HIGHWAY.
4. AN EASEMENT IS REQUIRED FOR THE HIGHWAY ACCESS TO THE PROPOSED HIGHWAY SOAKAWAYS FOR MAINTENANCE PURPOSES. WHERE THESE HAVE BEEN SITUATED IN LAND THAT WILL FORM PART OF A PROPOSED PROPERTIES AND GARDENS.
5. EACH PROPOSED SELF BUILD PROPERTY WILL PROVIDE ITS OWN PRIVATE SOAKAWAY. DESIGNED IN LINE WITH BRE DIGEST 365, WITHIN ITS OWN CURTLAGE TO CATER FOR ITS CORRESPONDING IMPERMEABLE AREA.
6. SOAKAWAY DESIGN SUBJECT TO APPROVAL OF S38 AGREEMENT AND LLFA APPROVAL.



P01	FIRST ISSUE	SA	ZS	BD
Rev	Details	Author & Date	Checked & Date	Approved & Date

align PROPERTY PARTNERS

White Rose House, Northallerton Business Park,
 Thurston Road, Northallerton DL6 2NA

Client: **BELLS RANGE**

Project Name: **DUNELM STABLES (PHASE 3)**

Drawing Title: **S38 AGREEMENT PLAN**

Purpose: **S4 - SUITABLE FOR STAGE APPROVAL**

Scale	Drawn	Checked	Approved
1:500	SA	ZS	BD
Original Size	Date	Date	Date
A1	07/08/2023	29/08/2023	29/08/2023

Drawing Number: **PV2315-APP-90-XX-DR-C-2000** Rev. **P01**