

Delegated Decision

27 January 2025

Highway Adoptions

Ordinary Decision



Report of Neighbourhoods & Climate Change

Paul Anderson, Strategic Highways Manager

Electoral division(s) affected:

Coxhoe

Purpose of the Report

To consider those developments/schemes which have been proposed by developers and which require a Section 38/278 Agreement 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 Coxhoe have been checked by Joshua Northend 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 Agreement which will allow the works to proceed be entered into.

Background

Durham District

Agreement Type: Section 38/278 Agreement

Developer: Gleeson Regeneration Limited
Contact Address: 6 Europa Court
Sheffield Business Park
Sheffield
South Yorkshire
S9 1XE

Location: Grange Farm, Coxhoe

Details of Works: New residential access roads, parking bays, footways, footpaths, bus stop relocation, and street lighting.

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 Agreement 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

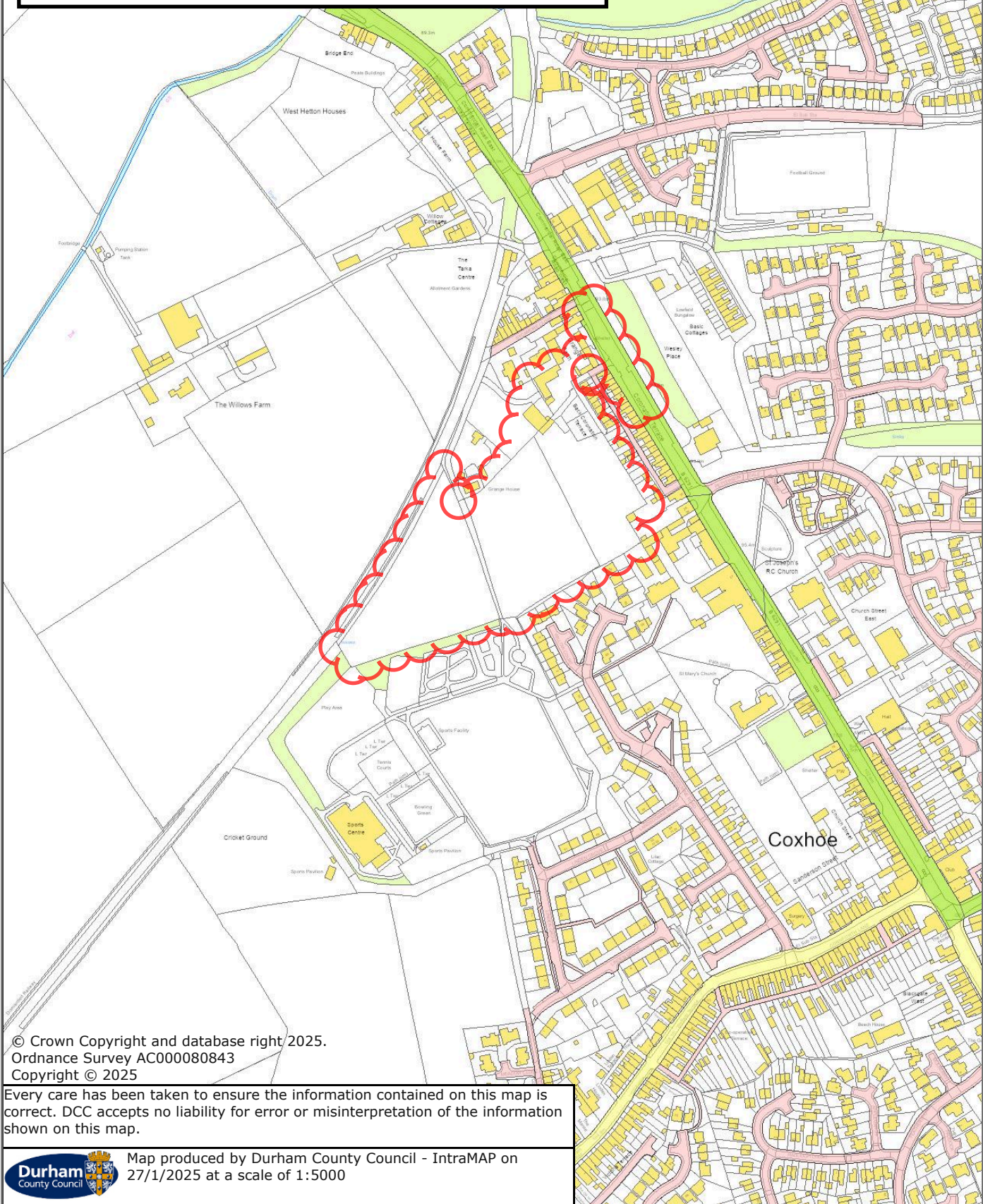
Not applicable.

Procurement

Not applicable.


Durham County Council - IntraMAP

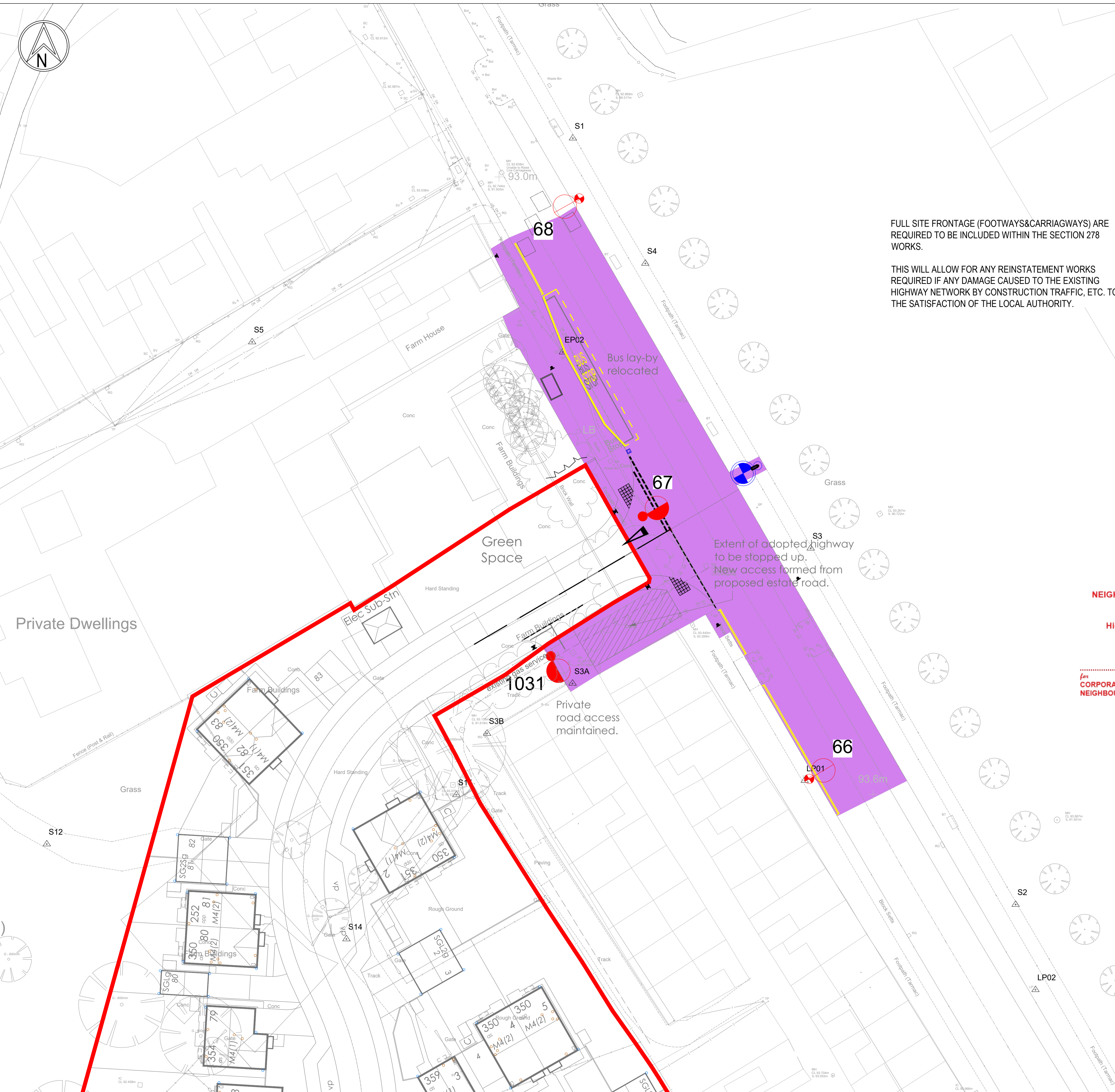
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 Map produced by Durham County Council - IntraMAP on
 27/1/2025 at a scale of 1:5000



FULL SITE FRONTAGE (FOOTWAYS & CARRIAGWAYS) ARE REQUIRED TO BE INCLUDED WITHIN THE SECTION 278 WORKS.

THIS WILL ALLOW FOR ANY REINSTATEMENT WORKS REQUIRED IF ANY DAMAGE CAUSED TO THE EXISTING HIGHWAY NETWORK BY CONSTRUCTION TRAFFIC, ETC. TO THE SATISFACTION OF THE LOCAL AUTHORITY.

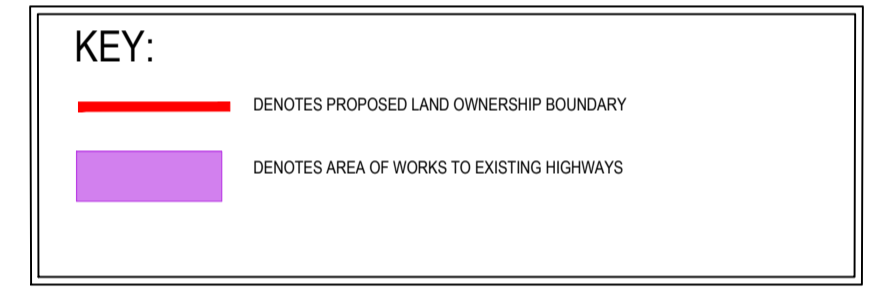
- LEGEND DETAILS**
- EXISTING COLUMN REFERENCE ONLY WORKS AS HIGHLIGHTED ON DRAWING.
 - EXISTING COLUMN TO BE REMOVED AND TIPPED OFF SITE.
 - PROPOSED NEW 10 METRE DCC SPECIFICATION LIGHTING COLUMN CW POST TOP MOUNTED LED LANTERN DCC REFERENCE TYPE TO
 - 1 X DNO SERVICE ONLY - 10 MT COLUMN
 - 1 X DNO SERVICE ONLY - 6 MT COLUMN
 - EXISTING DCC STREET LIGHTING ASSET NUMBER

- GENERAL CONTRACT NOTES:**
- 1) ALL EQUIPMENT AND INSTALLATION WORK SHALL BE IN ACCORDANCE WITH THE DURHAM COUNTY GENERAL SPECIFICATION FOR STREET LIGHTING AND THE FOLLOWING:-
 - 2) ALL LIGHTING COLUMNS SHALL BE SUITABLE FOR THE FITMENT, WEIGHT AND WINDAGE OF THE LANTERN SPECIFIED AND DESIGNED IN ACCORDANCE WITH THE SPECIFICATION.
 - 3) COLUMN IDENTIFICATION NUMBERS TO BE PROVIDED ON REQUEST BY THE LIGHTING ENGINEER.
 - 4) ALL COLUMN POSITIONS TO BE AGREED BY THE ENGINEER PRIOR TO ERECTION.
 - 5) THE DRAWING IS A SCHEMATIC ONLY.
 - 6) ELECTRICAL WORK SHALL COMPLY IN ALL RESPECTS WITH THE 18TH EDITION OF THE I.E.E WIRING REGULATIONS BS 7671 AS AMENDED.
 - 7) ON THE COMPLETION OF AN ELECTRICAL TEST CERTIFICATE FOR EACH LIGHTING COLUMN, ASSOCIATED CABLE AND SWITCHGEAR SHALL BE COMPLETED AND RETURNED BY THE CONTRACTOR.
 - 8) ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS WHERE THE EXTENT OF THE WORKS IS SUCH THAT THE REGULATIONS APPLY. PRECAUTIONS MUST BE TAKEN TO ENSURE THAT NO DAMAGE IS CAUSED TO UNDERGROUND OR OVERHEAD SERVICES. BEFORE DIGGING OR ERECTING NEW OR REMOVING EXISTING COLUMNS, REFERENCE SHOULD BE MADE TO:
 - (a) THE I.E.E CODE OF PRACTICE FOR ELECTRICAL SAFETY IN HIGHWAY ELECTRICAL OPERATIONS TOGETHER WITH THE I.E.E SUPPLEMENT ENTITLED 'SAFETY DURING THE INSTALLATION AND REMOVAL OF LIGHTING COLUMNS AND SIMILAR STREET FURNITURE IN PROXIMITY TO HIGH VOLTAGE OVERHEAD LINES'
 - (b) HEALTH AND SAFETY EXECUTIVE BOOKLET HSG47 'AVOIDING DANGER FROM UNDERGROUND SERVICES' AND ITS GUIDANCE.
 - (c) THE ELECTRICITY ASSOCIATION ENGINEERING RECOMMENDATION G301 'NORTHERN ELECTRIC SAFETY CODE OF PRACTICE FOR COVERING ELECTRICAL SAFETY AND PLANNING, INSTALLATION, COMMISSIONING AND MAINTENANCE OF PUBLIC LIGHTING ETC.'

- ADDITIONAL NOTES:**
- COLUMNS TO BE LOCATED IN AND AT THE BACK OF FOOTPATHS OR A MINIMUM OF 0.8M FROM KERB EDGE IN GRASSED AREAS OR WHERE THERE IS NO FOOTPATH AND WITHIN HIGHWAY TO BE ADOPTED.
- ALL PROPOSED COLUMNS TO BE FITTED WITH A DOUBLE POLE SWITCHED LOCKABLE ISOLATOR.
- LANDSCAPE ARCHITECT TO REVIEW THE INDICATIVE LOCATION OF ANY TREES SHOWN IN THE DRAWING WHICH ARE SITED IN THE VICINITY OF LIGHTING COLUMN. THE TREE LAY OUT SHOULD BE DESIGNED TO MINIMISE IMPACT ON THE LOCAL SYSTEM OF STREET LIGHTING. THIS SHOULD INCLUDE ANY OBSTRUCTION TO LIGHT OUTPUT DUE TO TREE FOLIAGE AND ENSURE THE LIGHTING ASSET WILL NOT BE OVERGROWN BY ANY TREE CANOPY.
- SERVICE CONNECTIONS TO THE COLUMNS VIA PUBLIC LIGHTING CABLE LOW VOLTAGE NETWORK WITH DNO AND PUBLIC LIGHTING.
- ALL LUMINAIRES WILL BE REQUIRED TO HAVE INTEGRAL VARIABLE DIMMABLE BALLAST, FACTORY PRE-SET TO ALLOW DIMMING BY 25% 10PM TO 12PM AND 50% 12PM TO 5AM.

- GENERAL SAFETY NOTES:**
1. WHERE THE BASE (ROAD BASE) HAS BEEN USED AS A TEMPORARY RUNNING SURFACE DURING THE CONTRACT IT SHALL BE THOROUGHLY CLEANED AND POWER WASHED AS NECESSARY. AFTER DRYING AND MENDED TO BEFORE THE ANDER COURSE IS LAYED A TRACK COAT OF BITUMEN EMULSION CLASS A1-40 OR K1-40 BS434 SHALL BE APPLIED AT A RATE OF 0.35-0.55 LITRES/SQ METER.
 2. ALL RADIUS KERBS WITH A RADIUS OF 12m OR LESS SHALL BE FORMED WITH PROPRIETARY RADIUS KERBS.
- HEALTH & SAFETY:**
1. CONTRACTOR SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTION.
- ROADS & DRAINAGE**
2. CONTRACTOR TO PROVIDE TRENCH SUPPORTS AS APPROPRIATE AND ENSURE THAT PLANT REMAINS A SAFE DISTANCE FROM TRENCHES PRIOR TO INSTALLING DRAINAGE.
 3. THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY A BARRIER.
 4. CONNECTIONS TO EXISTING SEWERS TO BE MADE BY APPROVED CONTRACTOR ONLY.
 5. CONTRACTOR TO MAKE OPERATIVES AWARE OF ASSOCIATED DANGERS TO HEALTH SUCH AS LEPTOSPIROSIS (WELLS DISEASE) AND RECOMMENDED PRECAUTIONS. ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING TO BE PROVIDED AS REQUIRED.
 6. UNFINISHED MANHOLES MUST BE COVERED WITH LOAD BEARING MATERIALS AND SURROUNDED WITH BARRIER.
- PIPES & CABLES**
7. CONTRACTOR TO OBTAIN ALL SERVICE RECORDS PRIOR TO WORKS COMMENCING.
 8. SERVICE RECORDS TO BE REFERRED TO PRIOR TO WORK COMMENCING. CONTRACTOR TO PROCEED WITH CAUTION AND SERVICES TO BE LOCATED BY HAND DIG AND PROTECTED ACCORDINGLY.
- EXCAVATION/FILL**
9. CONTRACTOR TO ENSURE RELEVANT MEASURES ARE TAKEN TO KEEP PLANT AND PEOPLE A SAFE DISTANCE FROM STEEP SLOPES DURING THE WORKS.
 10. CONTRACTOR TO ENSURE THAT PROCEDURES ARE IN PLACE TO KEEP PEOPLE A SAFE DISTANCE FROM WORKING PLANT WHERE NECESSARY.
 11. CONTRACTOR TO REFER TO GROUND INVESTIGATION REPORT FOR CONTAMINATION TESTS AND TO PROVIDE ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING AS REQUIRED.

- DESIGN NOTES:**
1. PROPOSED LEVELS HAVE BEEN BASED ON THE EXISTING TOPOGRAPHICAL SURVEY BY G5M DATED 04/07/2019.
 2. PROPOSED DRAWING BASED ON LATEST ARCHITECTURAL LAYOUT RECEIVED FROM GLEESON.
 3. PROPOSED S278 WORKS BASED ON BRYAN G HALL - TECHNICAL NOTE, REF 20-225-002.02.
 4. ALL WORKS TO COMPLY WITH CURRENT VERSION OF THE FOLLOWING DOCUMENTS:
 - DESIGN MANUAL FOR ROADS AND BRIDGES (DMRB)
 - SPECIFICATION FOR HIGHWAY WORKS (SHW)
 - LOCAL AUTHORITY DESIGN GUIDE AND SPECIFICATION
 5. PRIOR TO COMMENCING WORKS THE CONTRACTOR SHOULD INVESTIGATE AND LOCATE AS NECESSARY ANY STATUTORY UNDERGROUNDS EQUIPMENT WITHIN THE NEW ACCESS AND DISCUSS REQUIREMENTS FOR LOWERING/OVERSEEN AND PROTECTION WITH THE RELEVANT UNDERTAKER.
 6. ALL WORKS WITHIN THE PUBLIC HIGHWAY TO MEET LOCAL AUTHORITY REQUIREMENTS. CONTRACTOR TO APPLY FOR ROAD OPENING NOTICES ETC AS REQUIRED.
 7. DISCREPANCIES MUST BE REPORTED TO THE DESIGNER BEFORE PROCEEDING.
 8. ONLY REQUIRED DIMENSIONS ARE TO BE WORKED FROM.
 9. ALL DIMENSIONS ARE IN M, UNLESS NOTED OTHERWISE.
 10. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER INFORMATION BY RELEVANT PARTIES CLASSIFIED AS DESIGNERS UNDER THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015.
 11. ALL LEVELS ARE IN METERS, UNLESS NOTED OTHERWISE.
 12. CBR VALUE NOT AVAILABLE. ROAD CONSTRUCTION DETAIL SUBJECT TO CONFIRMATION OF CBR VALUES. CONTRACTOR TO ALLOW FOR LAB TESTS TO BE UNDERTAKEN IN AGREEMENT WITH LOCAL AUTHORITY HIGHWAY ENGINEER PRIOR TO WORKS COMMENCING.
 13. SLOPES GREATER THAN 1 IN 6 MAY REQUIRE STABILISATION. GEOTECHNICAL ENGINEER TO BE CONTACTED TO CONFIRM REQUIREMENTS.
 14. TRAFFIC SIGN DIAGRAM REFERENCES RELATE TO THE TRAFFIC SIGNS REGULATIONS A GENERAL DIRECTIONS (TSRGD) 2016. ALL SIGNS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE TSRGD.
 15. WHITE LINING DIAGRAM REFERENCES RELATE TO THE TRAFFIC SIGNS MANUAL CHAPTER 5: ROAD MARKINGS.
 16. ALL WHITE LINING AND ROAD MARKINGS ARE TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE TRAFFIC SIGNS MANUAL.
 17. CARE TO BE TAKEN WHEN RELOCATING SIGNS TO ENSURE ACCESS IS NOT IMPEDED. LOCATIONS TO BE AGREED WITH CLERK OF WORKS.
 18. ADD FIRST 0.5M OF ANY SLOPE AT THE REAR OF A NEW FOOTWAY IS TO BE FLAT.
- ROAD SIGN INFORMATION FOR RELOCATED SIGNS**
- DIAGRAM REFERENCES RELATE TO THE TRAFFIC SIGNS REGULATIONS A GENERAL DIRECTIONS (TSRGD) 2016. ALL SIGNS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE TSRGD.
- 4 NO RELOCATED SIGNS TO BE RELOCATED AND SIGNS POSITIONED AS PER EXISTING.
 - SIGN ROPS MUST BE USED WHEN ERECTING THE SIGN. MINIMUM LATERAL CLEARANCE IS 0.5M.
 - 15mm WIDE STRIPS OF EDM MATERIAL MUST BE USED BETWEEN THE LAMP COLUMN AND THE SIGN BRACKETS TO PREVENT DAMAGE TO THE COLUMN.



NEIGHBOURHOODS & CLIMATE CHANGE

Highway layout approved for use in Agreement

[Signature]

CORPORATE DIRECTOR OF NEIGHBOURHOODS & CLIMATE CHANGE

Date: 27 January 2024

- REFER TO RWO DWG D1001 FOR GENERAL ARRANGEMENT DETAILS
- REFER TO RWO DWG D1002 FOR ROAD MARKING & TRAFFIC SIGN DETAILS
- REFER TO RWO DWG D1004 FOR HIGHWAY CONSTRUCTION DETAILS
- STREET LIGHTING DESIGN BY PATHWAY.
- SUBJECT TO LOCAL AUTHORITY APPROVAL

Date	Revisions	Drawn	Checked	Rev
07/01/2025	S278 HATCH EXTENDED TO THE NEW COLUMN ADDED.	NA	AE	7
17/12/2024	STREET LIGHTING UPDATED.	NA	AE	6
07/07/2022	TEXT ANNOTATION REMOVED AS REQUESTED BY DCC.	NN	AE	5
09/06/2022	EXISTING LIGHTING COLUMN TO BACK LANE REMOVED FOLLOWING STREET LIGHTING APPROVAL.	NN	AE	4
06/05/2022	ADDITIONAL NOTES ADDED AS PER DCC COMMENTS DATED 05/04/22. FOOTWAY ADJACENT TO GABLE OF PLOT 23 CORONATION TERRACE TO BE RESURFACED. PROPOSED SIGNS RELOCATED AS REQUESTED. DOUBLE YELLOW ROAD MARKINGS ADDED WITHIN VISIBILITY SPLAY AT SITE ENTRANCE.	NN	AE	3
06/01/2022	S278 HATCH REMOVED FROM IN SITE BOUNDARY.	AE	AE	2
01/10/2021	FIRST ISSUE	AE	RWO	1

Dwg Status: APPROVAL

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RWO
CONSULTING ENGINEERS

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Client: GLEESON HOMES

Project: FORMER GRANGE FARM, COXHOE

Title: SECTION 278 PLAN

DO NOT SCALE	Scale @ A1: 1:250	Drawn	AE	Checked	RWO	Date	01/10/2021
Job No	19131	Dwg No	D1000	Rev	7		

