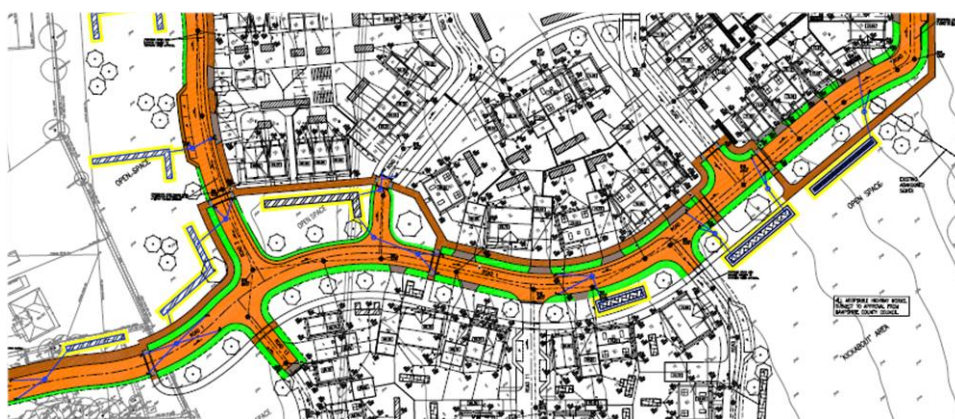


# SECTION 278/38 AGREEMENTS

## HIGHWAYS

Whether off-site or on-site, highway infrastructure is a critical component to the delivery of any proposed development. Section 278 agreements provide the legal mechanism required to carry out highway alterations on the existing network, whilst Section 38 agreements secure new road adoption by the highway authority. Don't get caught out! The need for highway agreements are often identified within the S106 Agreement or within the decision notice as pre-commencement/occupation conditions.

At PBA we continue to provide both our S278 and S38 services, assisting our clients on the implementation and delivery of all highway works.



### LET'S BUILD!

Whilst S278 Agreements are usually associated with the development's final means of access, pressures to get on site quickly see an ever increasing demand for additional construction access arrangements, which can only be implemented through their own S278 agreement.

We appreciate the importance in getting you on-site to ensure development can commence as and when required. Whether that is through a construction access, or the more conventional final access arrangement as part of a pre-commencement condition, we work closely with our clients and engage in early dialogue with the local authority, allowing us to commence and submit our design package quickly and get the Technical Approval process underway.



### MOVING IN

The biggest driving force for many developments is to start selling units and occupying the site. Many developers need to ensure an approved access from the public highway into their site is in place, to satisfy various planning conditions and provide a safe means of access.

