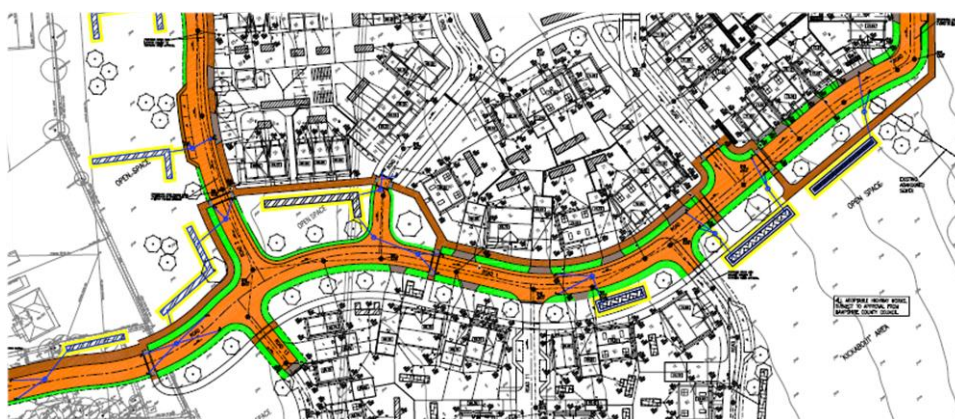


SECTION 278/38 AGREEMENTS

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.

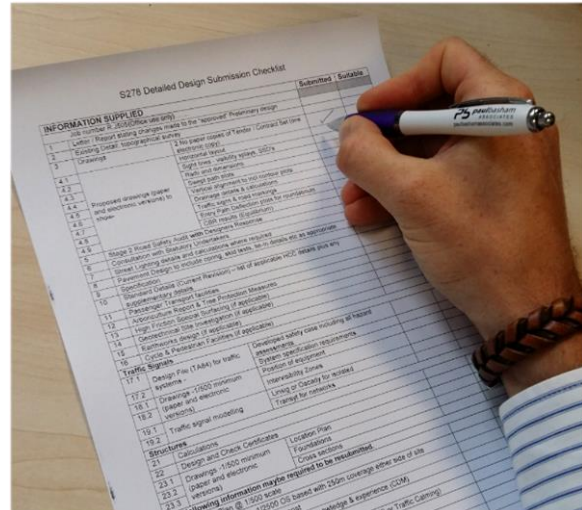
Show home launches and pre-occupation conditions are both common trigger points, for which highway works needs to have been implemented and in operation by.



MANAGING THE PROCESS

As with many processes, Highway Agreements extend beyond just the design and approval. Early consultation with statutory undertakers on diversionary works is crucial given the lengthy lead in times and coordination required with utility companies. External consultants for street lighting, signal design and safety audits are brought on board at project inception to aid the delivery date.

In addition to the expected requirements, local authorities are requesting increasing levels of additional information to accompany highway submissions; surveys, collision data, Ecology/Arboriculture reports and Land Drainage Consent are to name but a few.

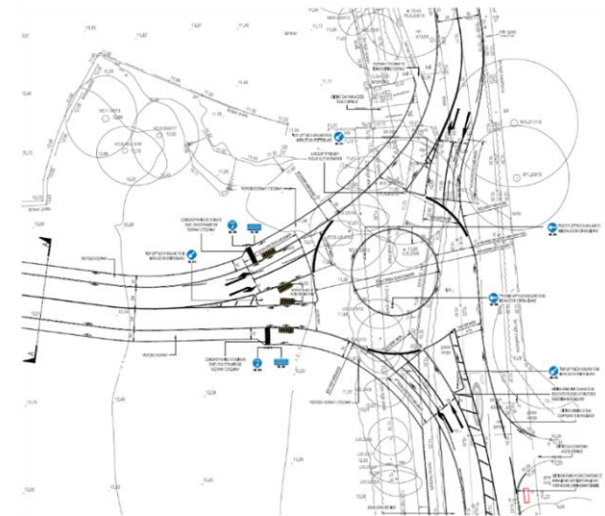


We recognise this and provide our clients with delivery management throughout the S278/S38 process, offering a service that helps drive the agreement from the outset. A comprehensive accompanying report, mirroring the local authorities requirements, means we provide all the information and reasoning behind our submitted information and helps reduce queries, delays or requests for further information.

THE DEVIL IS IN THE DETAIL

The importance of producing clear, informative and buildable design packages cannot be underestimated. Drawings should not only provide the information to get a scheme through to technical approval with the highway authority, but also allow the client to confidently tender and eventually assist any contractor in implementing the works with minimal queries and on-site changes.

Providing value engineered solutions is always at the forefront of our mind as developers look to build more for less. Buildability and cost savings are factored into the highway design and where possible, proposals are amended and negotiated with the local highway authority.



OUR SERVICE

Over the years we have worked with many different developers and worked across numerous highway authority regions. From minor access works, to large roundabout and signal junction interchanges; we understand the importance of how S278/S38 agreements fit in with our clients' needs from development start through to completion.