**S38 Legal Agreement Contents**

* Details of the proposed highway layouts, designating which are to remain private (such as gated communities, combined private driveways short lengths of cul-de-sacs) and which are to be offered up for adoption;
* Developer’s liability;
* LCC fees and charges;
* Arrangements for dealing with statutory undertakers, connections of existing services, and grants of rights for drainage;
* Arrangements for dealing with traffic regulation orders, consultation, street lighting, traffic signals and road safety audits;
* Arrangements for dealing with all necessary notices to allow works to be undertaken on or adjacent to the Adopted Highway;
* Approach to dealing with the Construction (Design and Management) Regulations 2015:
* The need and value of the financial Bond of Surety required at inception of the S38 Agreement;
* Arrangements for design checks and technical approvals (where necessary);
* Scope of Part 1 and Part 2 works, inspection procedures, and certification;
* Developer obligation during the maintenance period;
* Approach to reporting and timing of adoption.