

DATED

4 MAY

2022

SUFFOLK COUNTY COUNCIL

(1)

- and -

THE BENACRE COMPANY

(2)

- and -

THE EXECUTORS OF THE ESTATE OF
MAJOR SIR TIMOTHY ROBERT
SHERLOCK GOOCH

(3)

AGREEMENT

made pursuant to Sections 278 and 38 of the Highways Act 1980
and any other enabling power relating to
the development of land to the north of Wren Business Centre, Wrentham NR34 7LR
Suffolk

Nigel Inniss
Head of Legal Services
Suffolk County Council
5 Constantine Road Ipswich
Suffolk IP1 2DH

Ref: JL/66197

THIS AGREEMENT is made the 4th day of MAY

2022

BETWEEN the following parties :-

- (1) SUFFOLK COUNTY COUNCIL of Endeavour House 8 Russell Road Ipswich Suffolk IP1 2BX ("the County Council")
- (2) THE BENACRE COMPANY (company number 09959385) of The Estate & Farms Office Hall Farm Benacre Beccles Suffolk NR34 7LJ ("the Developer")
- (3) SUSAN BARBARA CHRISTIE LADY GOOCH & LUCINDA HUTSON MVO DL & ANDREW HERBERT LANE all care of The Estate and Farms Office Hall Farm Benacre Beccles NR34 7LJ as Executors of Major Sir Timothy Robert Sherlock Gooch deceased ("the Legal Owner")

RECITALS AND DEFINITIONS

A. In this Agreement unless the context otherwise requires the following words shall have the following meanings :-

"1980 Act"	Means the Highways Act 1980 (as amended)
"Cash Deposit"	Means the cash deposit for all of the Highway Works such cash deposit to be held by the County Council should the Developer default in the execution of its obligations to carry out the Highway Works and to maintain the same in accordance with the provisions of this Agreement then the County Council will call upon the Cash Deposit to provide the full sums necessary to carry out and maintain the Highway Works
"Cash Deposit Figure"	Means the sum of £26,345.00 (twenty-six thousand three hundred and forty-five pounds) being the cost of the Highway Works plus 10 per cent
"Certificate of Final Completion"	Means any of the certificates referred to in paragraph 2.13 of this Agreement
"CDM Regulations"	Means the Construction (Design and Management) Regulations 2015 (SI 2015/51)

"Commuted Sums"	Means the sum of £4,685.89 (four thousand six hundred and eighty-five pounds and eighty-nine pence) which is calculated towards the cost of the County Council's future maintenance liability of the Highway Works
"Director"	Means the County Council's Executive Director of Growth, Highways and Infrastructure or other officers of the County Council acting under his hand
"Highway Works"	Means the works detailed on the Works Drawings and as set out in Schedule 2 of this Agreement
"Plan"	Means the plan annexed hereto numbered 03/001 Rev G
"Site"	Means land situated to the north of Wren Business Centre, Wrentham Suffolk shown edged red for identification only on the attached Plan
"Substantial Completion"	Means complete to the reasonable satisfaction of the Director and so that the Highway Works can be used for the purpose and operate in the manner for which they were designed, and the "Date of Substantial Completion" and "Certificate of Substantial Completion" shall be construed accordingly
"Works Drawings"	Means the attached drawings bearing the numbers referred to in Schedule 1 or any subsequent revision of them which has been approved or requested by the Director and which relate to the Highway Works

- (A) The County Council is the Local Highway Authority (except for trunk roads) for the purposes of the 1980 Act for the area within which the Site is situated and the Highway Works will be carried out
- (B) By virtue of Section 265 of the Highways Act 1980 the County Council is entitled to be registered as the proprietor with title absolute of part of the Site registered at the Land Registry under Title Number SK313381 ("the Council's Land")
- (C) The Developer is the beneficial owner of part of the Site registered at the Land Registry with Title Number SK244831 ("the Developer's Land") and has directed

the Legal Owner to enter into this Agreement for the purposes of dedication

- (D) The Legal Owner acts as the Executors of the estate of Major Sir Timothy Robert Sherlock Gooch being the registered proprietor of that part of the Site registered at the Land Registry with Title Number SK244831
- (E) The Developer intends to carry out the Highway Works and intends to dedicate that part of the Highway Works which does not already form part of the highway as highway in so far as it forms part of the Developers Land and the County Council is in agreement to adoption of said new highway in accordance with the terms of this Agreement
- (F) In so far as the Council Land is affected by the Highway Works the County Council is in agreement for the Highway Works to be undertaken and for any of the Highway Works lying within the Council Land to be added to the highway maintainable at public expense in so far as it does not already form part of such a highway
- (G) The County Council considers that the Highways Works as shown on the Works Drawings and detailed in Schedule 2 need to be carried out and the County Council considers that entering into this Agreement will be of benefit to the public

NOW THIS DEED WITNESSES as follows :-

1. LEGAL EFFECT

1.1 In this Agreement unless the context otherwise requires :-

1.1.1 Words importing the singular meaning where the context so admits include the plural meaning and vice versa; and

1.1.2 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeably in that manner; and

1.1.3 "party" or "parties" means a party or parties to this Agreement; and

1.1.4 references to any party shall include the successors in title and assigns of that party; and in the case of the County Council the successors to its statutory functions;

1.1.5 where a party includes more than one person any obligations of that party can be enforced against all of them jointly and severally unless there is an

express provision otherwise; and

1.1.6 the headings and contents list in this Agreement shall not form part of or affect its construction; and

1.1.7 references to clauses schedules and paragraphs are references to clauses in and schedules to this Agreement and paragraphs in schedules to this Agreement; and

1.1.8 where a party or any officer or employee is required to give its consent approval or agreement to any specific provision in this Agreement such approval or agreement shall not be unreasonably withheld or delayed; and

1.1.9 any mention herein of any act or of any section regulation or statutory instrument shall be deemed to refer to the same source as at any time amended and where such act section regulation or statutory instrument has been replaced consolidated or re-enacted with or without amendment such mention shall be deemed to refer to the relevant provision of the updating consolidating or re-enacting act or section or regulation or statutory instrument

1.2 This Agreement and the covenants that appear hereinafter are made pursuant to Sections 38 72 and 278 of the 1980 Act Section 111 of the Local Government Act 1972, Section 1 of the Localism Act 2011 and all other enabling powers to the intent that the provisions of this Agreement shall bind the Site and the parties hereto and all persons deriving title through or under them

1.3 No waiver (whether express or implied) by the County Council of any breach or default by the Developer in performance or observance of any of the covenants or obligations in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the County Council from enforcing any of the covenants or from acting upon any subsequent breach or default

1.4 Any provision of this Agreement which is or may be unlawful void or unenforceable shall to the extent of such unlawfulness invalidity or unenforceability be deemed severable and shall not affect any other provision of this Agreement

1.5 This Agreement shall be governed and interpreted in accordance with the laws of England and shall be determined in the Courts of England and Wales

1.6 The Legal Owner and Developer covenant and warrant to the County Council that they have full power to enter into this Agreement and there is no other person

having a charge over or any other interest in the Site whose consent is necessary for the Legal Owner or Developer to enter into this Agreement and to comply with the obligations set out at clauses 1.12 and 1.13

- 1.7 The Developer covenants and undertakes with the County Council that from the date of this Agreement it will (unless otherwise agreed by the County Council) carry out and comply with the obligations set out in this Agreement
- 1.8 The County Council, without prejudice to its statutory powers and duties, hereby appoints the Developer to act as its agent and gives to the Developer licence (in so far as is reasonably necessary) to enter into and upon and remain upon the public highway and so much of the Council's Land as is necessary to carry out the construction of the Highway Works within the timescales referred to in Schedule 2 or such other period as may be agreed in writing by the Director, provided that this licence shall not extend to the Developer's successors in title or assigns unless otherwise agreed in writing by the Director prior to that successor or assignee commencing work in the public highway
- 1.9 The Developer covenants with the County Council as Highway Authority to comply with the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, and any amendments thereof
- 1.10 It is hereby agreed and declared that the provisions of the Contracts (Rights of Third Parties) Act 1999 shall not apply to this Agreement
- 1.11 The Developer shall be the only client for the purpose of the CDM Regulations and the Developer agrees to undertake the obligations of a client under the CDM Regulations and to use all reasonable endeavours to ensure that the Highway Works are carried out in accordance with the CDM Regulations. The Developer shall indemnify and keep the County Council indemnified against any breach of the Developer's obligations under this clause
- 1.12 The Legal Owner and Developer hereby agrees that on the date of Substantial Completion that part of the Site upon which the Highways Works are constructed which does not currently form part of the public highway but which lies upon the Developer's Land shall be dedicated as highway under section 38 of the 1980 Act and the County Council agrees to accept such dedication and adopt that part of the Site and the Highway Works as highway maintainable at the public expense
- 1.13 If called upon by the County Council so to do by notice in writing served within

twenty-one years of the date of this Agreement the Legal Owner (in so far as they have retained an interest) and Developer agree to transfer to the County Council in consideration of one pound any land over which any part of the Highway Works have been constructed which does not at the date of this Agreement already form part of the highway together with any other land dedicated as public highway by the Legal Owner (in so far as they have retained an interest) and Developer free in each case from encumbrances and together with all rights necessary to permit the use, inspection, maintenance, repair and replacement of the Highway Works and all utility systems servicing the Highway Works and not vested in the relevant undertaker as are situated outside the limits of the Highway Works and the said other land

- 1.14 This Agreement is a Deed. Any financial default will be declared by the County Council and registered as a Local Land Charge under section 278(5)(c) of the 1980 Act
- 1.15 If the Highway Works have not been commenced within one (1) year from the date of this Agreement, save as this period is otherwise extended in writing by the Director at his discretion, then this Agreement shall lapse and be of no further effect (save to the extent already complied with) and the Developer agrees to pay to the County Council any costs properly incurred by the County Council prior to the lapse of this Agreement (which have not already been paid) including but not limited to those costs set out in clause 3.5 of this Agreement
- 1.16 Where, in accordance with clause 1.15 above the Director, at his discretion, agrees in writing to an extension to the period of one (1) year after which this Agreement shall lapse, this Agreement shall lapse at the end of such period as agreed in writing by the Director
- 1.17 Where the Agreement has lapsed in accordance with clauses 1.15 or 1.16 the County Council may release to the Developer the Cash Deposit and interest applied at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end on receipt of a written request. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this agreement. For the avoidance of doubt nothing in this clause requires the County Council to repay those sums payable under clause 3.5 of this Agreement save for any Commuted Sums not spent or committed

2 HIGHWAY WORKS

- 2.1 All works and activities to be carried out under the terms of this Agreement (including for the avoidance of doubt such works as are of a preparatory ancillary or of a maintenance nature) are (save where expressly provided otherwise) to be at the sole expense of the Developer and at no cost to the County Council
- 2.2 No work on the Highway Works shall commence and no contract or contracts in respect of the construction of the Highway Works shall be let until full details of the Highway Works have been submitted to the Director and the Director has given his written approval to the Highway Works and for the avoidance of doubt this Agreement does not constitute the written approval required under this clause
- 2.3 The Developer shall provide all relevant notices to the County Council under the New Roads and Street Works Act 1991 and Traffic Management Act 2004, and any amendments thereof
- 2.4 Insofar as the County Council as Highway Authority is required by any legislation regulation direction or code of practice (including in particular but without prejudice to the generality of the foregoing the New Roads and Street Works Act 1991) to serve a notice or notices in respect of the Highway Works on undertakers or other persons the Developer shall comply with such requirement on behalf of the County Council before the Highway Works commence and shall thereafter assume on behalf of the County Council such responsibilities as follow on therefrom in particular during the construction of the Highway Works
- 2.5 The Developer shall give due consideration to adjoining owners and occupiers at all times and shall organise activities relating to the Highway Works in such a manner as to cause the least practicable disruption
- 2.6 The Developer shall display and maintain prominent notices around the perimeter of the Site to warn the public of the dangers of entering the Site. However the display of such notices shall not relieve the Developer of any of his obligations and liabilities under this Agreement, the Control of Pollution Act 1974 or the Environment Protection Act 1990, or any amendments thereof
- 2.7 The Developer shall take or procure the taking of all necessary steps to avoid creating a nuisance from noise and from dust and as far as practicable the Highway Works are to be carried out in such a way that noise and dust are kept to a minimum
- 2.8 When the Highway Works are being executed the Developer shall institute at his

own expense measures previously approved in writing by the Director to maintain the safe flow of traffic on the highways in the vicinity of the Site

- 2.9 No Highway Works within or affecting existing public highways will be permitted within the morning and evening peak periods i.e. 7.30 - 9.30 a.m. and 4.30 - 6.30 p.m. Monday to Friday except as agreed in writing by the Director
- 2.10 When the Highway Works are being carried out the Developer shall provide all watching and lighting as required and shall maintain all lights, guards, fencing and warning signs when and where necessary and undertake such further measures as may be reasonably required by the Director
- 2.11 Representatives of the County Council may enter upon the land on which the Highway Works are being carried out at any reasonable time to ascertain whether the terms of the Agreement are being or have been complied with
- 2.12 On Substantial Completion of the Highway Works :-
 - 2.12.1 the Developer shall clear away and remove from the Site all constructional plant and temporary works of every kind and leave the Site in a safe, neat and tidy condition to the satisfaction of the Director
 - 2.12.2 the Developer shall provide the County Council with 6 paper copies of the 'as constructed' drawings and a pdf thereof
 - 2.12.3 the Director may issue a Certificate of Substantial Completion to the Developer
- 2.13 The Developer shall maintain the Highway Works for a period of eighteen (18) months (unless the Director agrees in writing a lesser period) from the issue of the related Certificate of Substantial Completion and prior to the expiration of this period the Developer shall reinstate and make good any damage or defect which may have arisen from any cause whatsoever or be discovered during the said period of eighteen (18) months (including any defect in or damage to the surface water drainage system) so as to place the highway and the Highway Works in a condition satisfactory to the Director. After the expiration of the period of eighteen (18) months and after any defects have been made good to the satisfaction of the Director he may issue at the written request of the Developer the Certificate of Final Completion in respect of the Highways Works

3 FINANCE

- 3.1 Where the Developer has provided a Cash Deposit, then after the issue of the

Certificate of Substantial Completion the County Council may approve the release of up to 75% of the Cash Deposit Figure and upon the issue of the Certificate of Final Completion the County Council may release to the Developer the remainder of the Cash Deposit and interest applied at the Bank of England Base Rate minus 2 basis points, compounding annually at financial year end. If for any period, the Bank of England Base Rate is at or below 0.02% then no interest shall be payable for that period by any party to this agreement

- 3.2 The Developer shall be insured from the date of this Agreement and throughout the period of construction of the Highway Works within the timescales referred to in Schedule 2 (or any other period as agreed by the Director) for public liability risks in the sum of at least ten million pounds (£10,000,000) in respect of any single claim, and shall produce these insurance policies to the Director on demand
- 3.3 The Developer shall on the date of this Agreement pay to the County Council the Cash Deposit in the sum of the Cash Deposit Figure for the Highway Works
- 3.4 Should the Developer default in the execution of his obligations to carry out and maintain the Highway Works then the County Council may itself carry out and maintain the Highway Works having first called upon the Cash Deposit for the full cost to be expended in so doing
- 3.5 The Developer shall pay to the County Council:-
 - 3.5.1 the legal costs of the County Council in connection with this Agreement prior to sealing of this Agreement; and
 - 3.5.2 interest at four per cent above the Bank of England Base Rate on any sum due to the County Council under this Agreement from the date on which it is due until the date it is paid, and
 - 3.5.3 the inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £2,635.00 (two thousand six hundred and thirty-five pounds) prior to sealing of this Agreement;
 - 3.5.4 the Commuted Sums prior to the sealing of this Agreement

In WITNESS whereof this Agreement has been executed and delivered as a Deed on the date first written above

The COMMON SEAL of
SUFFOLK COUNTY COUNCIL
was hereunto affixed
in the presence of

)
)
)
)



A Duly Authorised Officer



SIGNED as a **DEED** by
the said **Susan Barbara**
Christie Lady Gooch
in the presence
of:-

)
) Susan B. Gooch
)
)

Witness' Signature:



Witness' Name: **KERRIE JACOBS**

Witness' Address: **30 BLOOMFIELD WAY**
LOWESTOFT
SUFFOLK
NR33 8TH

SIGNED as a **DEED** by
the said **Lucinda Hutson MVO**
in the presence
of:-

)
) Lucinda
)
)

Witness' Signature:



Witness' Name: **KERRIE JACOBS**

Witness' Address: **30 BLOOMFIELD WAY**
LOWESTOFT
SUFFOLK
NR33 8TH

SIGNED as a **DEED** by
the said
Andrew Herbert Lane
in the presence
of:-

)
)
) Andrew
)
)

Witness' Signature:



Witness' Name: **ANDREW HERBERT LANE**

Witness' Address: **31 MILL STREET**
LONDON
W15 5LS

SIGNED as a DEED by
THE BENACRE COMPANY
acting by two directors or
one director and the secretary

) 
) Director
)
) 
Director/Secretary

Schedule 1
Works Drawings

882_00_001F S278 Legal Plan
882_02_001H S278 Drainage Strategy
882_03_001G S278 General Arrangement
882_03_003J S278 Highway Standard Details

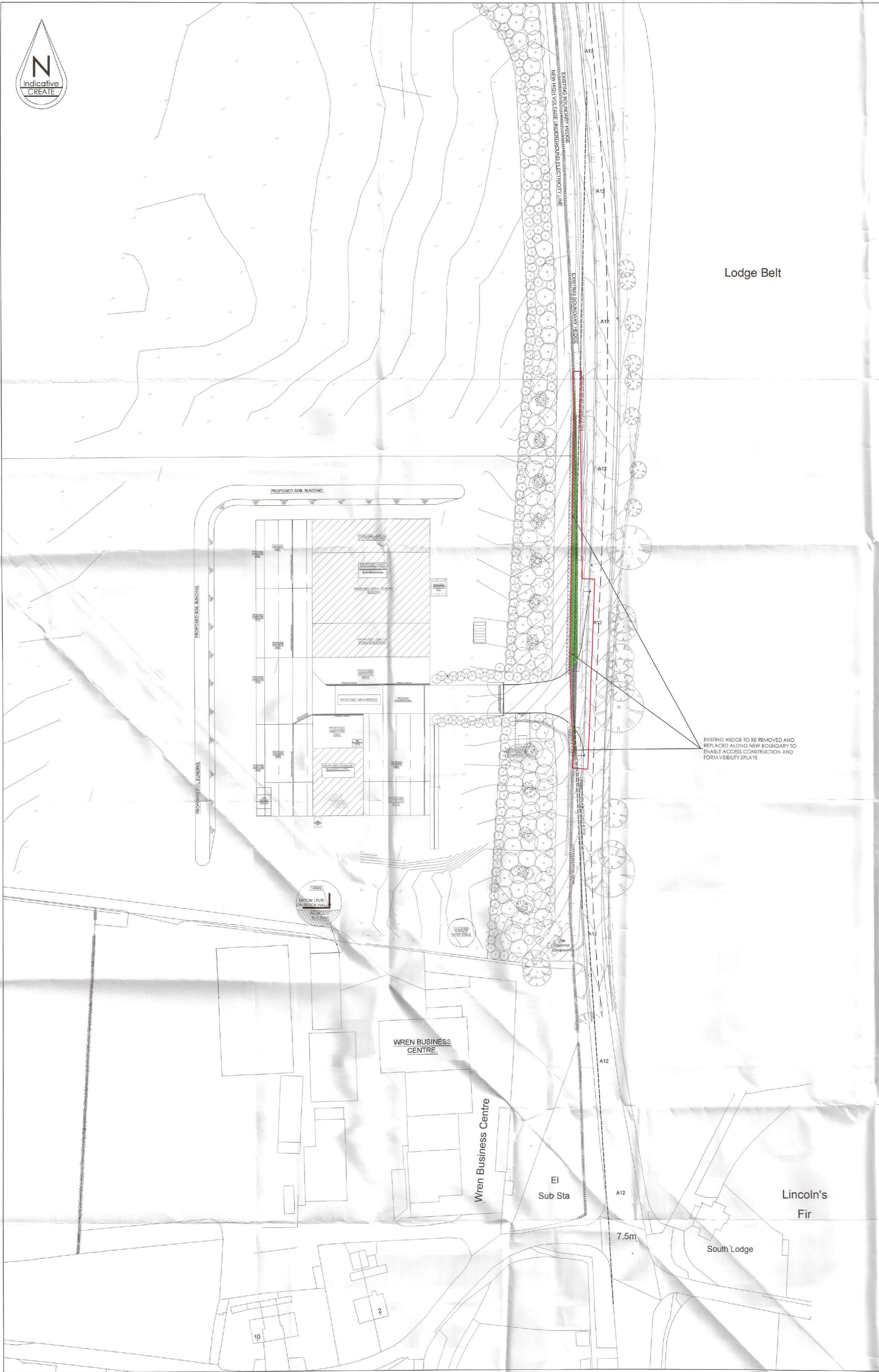
Schedule 2
Highway Works Details

1. Excavation of existing verges and carriageway;
2. Kerbing and carriageway construction to form new access;
3. Associated drainage, tie-ins, and road marking works;
4. As shown on plan 882_03_001G (attached)

Timescales – Highway Works are to be commenced within one year of this Agreement and completed within 3 months of commencement of the Highway Works



Am
Peter R. J. J. J.
M. L. J. J. J.



Lodge Belt

EXISTING HEDGE TO BE REMOVED AND REPLACED ALONG NEW BOUNDARY TO ENABLE ACCESS CONSTRUCTION AND FORM VISIBILITY SPLAYS

WREN BUSINESS CENTRE

Wren Business Centre

EI Sub Sta

Lincoln's Fir

South Lodge

7.5m

- NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS APPROPRIATE.
 2. ALL SETTING OUT COORDINATES AND LEVELS ARE BASED ON A LOCAL SURVEY GRID.
 3. ALL SETTING OUT DETAILS SHALL BE VERIFIED ON SITE WITH THE ENGINEER. THE ENGINEER MAY REQUIRE MINOR AMENDMENT TO THE SETTING OUT AND/OR LEVEL DETAILS TO ENSURE PROPER FIT TO THE EXISTING CARRIAGEWAY AND/OR FOOTWAYS.
 4. ALL WORK WITHIN THE PUBLIC HIGHWAY WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATION OF SUFFOLK COUNTY COUNCIL. NO WORK SHALL BE UNDERTAKEN WITHIN THE PUBLIC HIGHWAY UNTIL A LICENSE HAS BEEN ISSUED BY SUFFOLK COUNTY COUNCIL.
 5. ALL GULLIES, GULLY CONNECTIONS AND HIGHWAY DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SUFFOLK COUNTY COUNCIL HIGHWAY AUTHORITY.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ANY EXISTING STATUTORY UTILITIES, ALONG WITH ANY ADOPTABLE AND PRIVATE DRAINAGE THAT MAY BE AFFECTED BY THE PROPOSED WORKS. IDENTIFICATION SHOULD BE CARRIED OUT BY MEANS OF EITHER A CAT SCAN OR HAND DUG TRIAL HOLES. ANY DAMAGE TO EXISTING PLANT OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
 7. SITE CLEARANCE EXISTING TREES, BUSHES AND SHRUBS SHALL ONLY BE REMOVED, INCLUDING GRUBBING UP OF ALL ROOTS, WITH THE PRIOR AGREEMENT OF THE ENGINEER. TRIMMING AND LOPPING OF EXISTING TREES SHALL ONLY BE CARRIED OUT BY AN EXPERIENCED TREESURGEON AND APPROVED BY THE ENGINEER.
 8. PRIOR TO COMMENCEMENT OF WORKS PLEASE REFER TO THE PRE TENDER & CONSTRUCTION PHASE HEALTH AND SAFETY PLANS FOR FURTHER INFORMATION.

- KEY:
- NEW ADOPTABLE HIGHWAY CARRIAGEWAY EXTENTS
 - NEW ADOPTABLE HIGHWAY VERGE EXTENTS
 - S278 WORKS AREA
 - JUNCTION VISIBILITY SPLAY (4.5 x 21.5m)
 - PROPOSED ADOPTABLE ROAD GULLY AND CONNECTION

© Crown Copyright 2018. All rights reserved. Licence number: 100320449			
Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED			
REV	DATE	AMENDMENT DETAILS	DRAWN APPROVED
F	22.06.21	NEW ADOPTABLE HIGHWAY EXTENTS AMENDED TO S.C.C.'S COMMENTS	JPP BWA
E	18.03.21	PROPOSED GULLIES ADDED; FULL VISIBILITY SPLAY SHOWN TO SOUTH	JPP BWA
D	22.02.21	PROPOSALS SHIFTED SOUTH TO BE IN WITH CLIENT SETTING OUT	JPP BWA
C	22.07.20	EXISTING HIGHWAY BOUNDARY REMOVED; S278 WORKS AREA DEFINED	JPP BWA
B	22.06.20	VERGE EXTENTS ADDED	JPP BWA
A	18.03.20	AMENDED ADOPTABLE AREA & HIGHWAY BOUNDARIES	WL JPP

PROJ:	DATE:	DRAWING STATUS:	
PROPOSED GRAIN STORE	19.07.19	INFORMATION	
WRENTHAM, SUFFOLK	SCALE:	DESIGNED: WL	
CHANGING THE S278 LEGAL PLAN FARM ACCESS DESIGN	1:250	CHECKED: JPP	
CLIENT:	JOB NO:	REVISION:	
THE BENACRE COMPANY	882	03/001	F

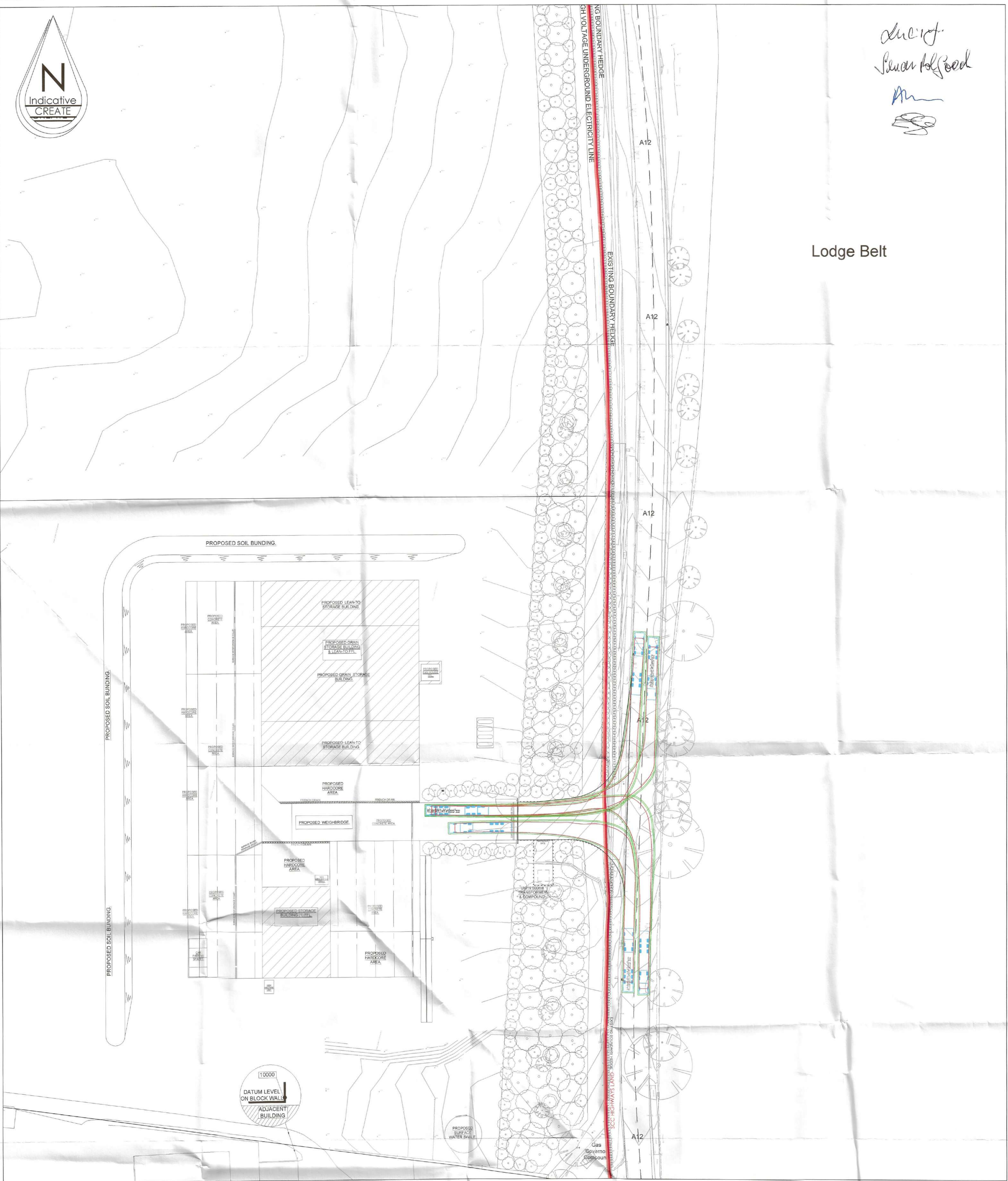
www.createconsultingengineers.co.uk

DO NOT SCALE ORIGINAL SHEET SIZE - A0 Portrait



Design
Lodge Belt
Am
S

Lodge Belt



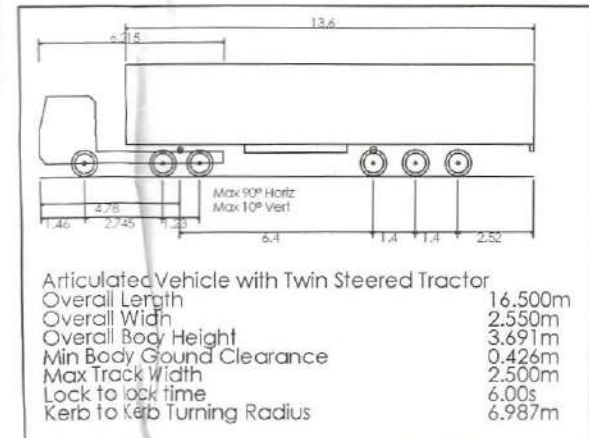
NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS APPROPRIATE.
2. ALL SETTING OUT COORDINATES AND LEVELS ARE BASED ON A LOCAL SURVEY GRID.
3. ALL SETTING OUT DETAILS SHALL BE VERIFIED ON SITE WITH THE ENGINEER. THE ENGINEER MAY REQUIRE MINOR AMENDMENT TO THE SETTING OUT AND/OR LEVEL DETAILS TO ENSURE PROPER TIE IN TO THE EXISTING CARRIAGEWAY AND/OR FOOTWAYS.
4. ALL WORK WITHIN THE PUBLIC HIGHWAY WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATION OF SUFFOLK COUNTY COUNCIL. NO WORK SHALL BE UNDERTAKEN WITHIN THE PUBLIC HIGHWAY UNTIL A LICENSE HAS BEEN ISSUED BY SUFFOLK COUNTY COUNCIL.
5. ALL GULLIES, GULLY CONNECTIONS AND HIGHWAY DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SUFFOLK COUNTY COUNCIL HIGHWAY AUTHORITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ANY EXISTING STATUTORY UTILITIES. ALONG WITH ANY ADOPTABLE AND PRIVATE DRAINAGE THAT MAY BE AFFECTED BY THE PROPOSED WORKS. IDENTIFICATION SHOULD BE CARRIED OUT BY MEANS OF EITHER A CAT SCAN OR HAND DUG TRIAL HOLES. ANY DAMAGE TO EXISTING PLANT OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
7. SITE CLEARANCE. EXISTING TREES, BUSHES AND SHRUBS SHALL ONLY BE REMOVED, INCLUDING GRUBBING UP OF ALL ROOTS, WITH THE PRIOR AGREEMENT OF THE ENGINEER. TRIMMING AND LOPPING OF EXISTING TREES SHALL ONLY BE CARRIED OUT BY AN EXPERIENCED TREE SURGEON AND APPROVED BY THE ENGINEER.
8. PRIOR TO COMMENCEMENT OF WORKS PLEASE REFER TO THE PRE TENDER & CONSTRUCTION PHASE HEALTH AND SAFETY PLANS FOR FURTHER INFORMATION.

KEY:

- SITE BOUNDARY
- WHEEL ROUTE
- VEHICLE OVERHANG
- WING MIRROR OFFSET


VEHICLE LIBRARY:



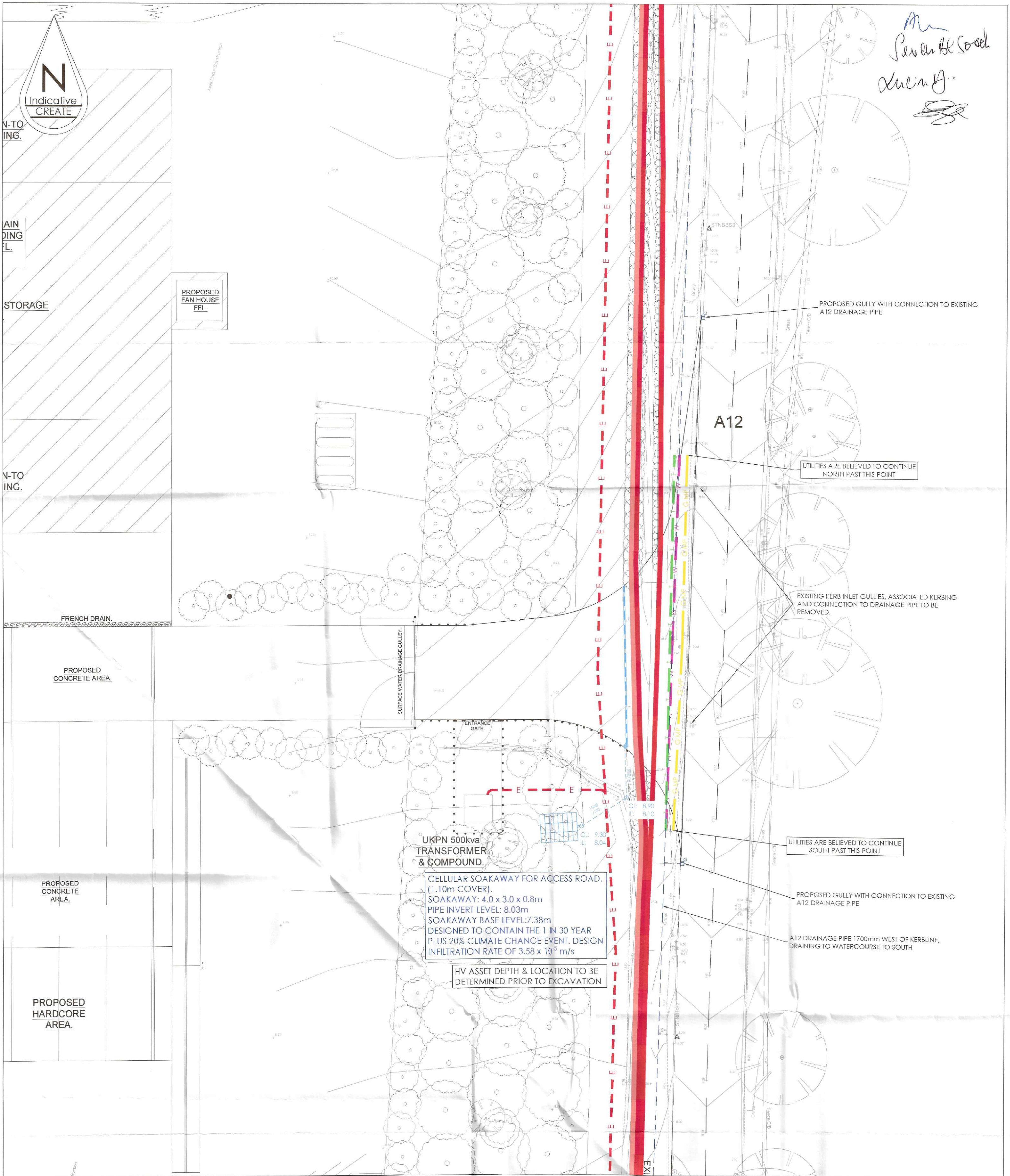
© Crown Copyright 2019. All rights reserved. Licence number 100020449

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
A	18.03.20	JUNCTION AND TRACKING AMENDED	WL	JPP

PROJECT PROPOSED GRAIN STORE WRENTHAM, SUFFOLK	DATE 06.02.19 SCALE(S) 1:250	DRAWING STATUS INFORMATION DESIGNED WL CHECKED JPP APPROVED JS	 create CONSULTING ENGINEERS LTD
DRAWING TITLE SWEPT PATH ANALYSIS FARM ACCESS DESIGN	JOB No 882		
CLIENT THE BENACRE COMPANY	DRAWING No 03/001	REVISION A	

www.createconsultingengineers.co.uk



M. Perin H. Soek
Xulin J.
SE

- KEY**
- EXISTING HIGHWAY BOUNDARY
 - PROPOSED HIGHWAY BOUNDARY
 - SITE BOUNDARY
 - PROPOSED PRIVATE SURFACE WATER DRAIN (150mmØ AT 1:150 UNLESS OTHERWISE STATED) WITH CATCHPIT MANHOLE
 - PROPOSED PRIVATE SURFACE WATER DRAINAGE CHANNEL
 - PROPOSED PRIVATE CELLULAR SOAKAWAY
 - PROPOSED PRIVATE ACO UNIVERSAL GULLY
 - EXISTING A12 DRAINAGE PIPE
 - PROPOSED ADOPTABLE ROAD GULLY AND CONNECTION
 - VIRGIN MEDIA DUCT
 - INTERMEDIATE GAS MAIN
 - BT COMMUNICATION DUCT
 - UKPN HIGH VOLTAGE CABLE

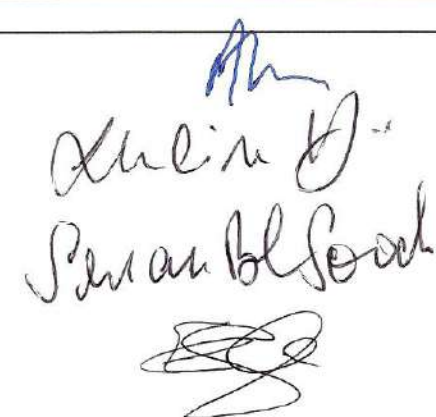
- NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS APPROPRIATE.
 - ALL SETTING OUT COORDINATES AND LEVELS ARE BASED ON A LOCAL SURVEY GRID.
 - ALL SETTING OUT DETAILS SHALL BE VERIFIED ON SITE WITH THE ENGINEER. THE ENGINEER MAY REQUIRE MINOR AMENDMENT TO THE SETTING OUT AND/OR LEVEL DETAILS TO ENSURE PROPER TIE IN TO THE EXISTING CARRIAGEWAY AND/OR FOOTWAYS.
 - ALL WORK WITHIN THE PUBLIC HIGHWAY WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATION OF SUFFOLK COUNTY COUNCIL. NO WORK SHALL BE UNDERTAKEN WITHIN THE PUBLIC HIGHWAY UNTIL A LICENSE HAS BEEN ISSUED BY SUFFOLK COUNTY COUNCIL.
 - ALL GULLIES, GULLY CONNECTIONS AND HIGHWAY DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SUFFOLK COUNTY COUNCIL HIGHWAY AUTHORITY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ANY EXISTING STATUTORY UTILITIES, ALONG WITH ANY ADOPTABLE AND PRIVATE DRAINAGE THAT MAY BE AFFECTED BY THE PROPOSED WORKS. IDENTIFICATION SHOULD BE CARRIED OUT BY MEANS OF EITHER A CAT SCAN OR HAND DUG TRIAL HOLES. ANY DAMAGE TO EXISTING PLANT OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - SITE CLEARANCE. EXISTING TREES, BUSHES AND SHRUBS SHALL ONLY BE REMOVED, INCLUDING GRUBBING UP OF ALL ROOTS, WITH THE PRIOR AGREEMENT OF THE ENGINEER. TRIMMING AND LOPPING OF EXISTING TREES SHALL ONLY BE CARRIED OUT BY AN EXPERIENCED TREE SURGEON AND APPROVED BY THE ENGINEER.
 - PRIOR TO COMMENCEMENT OF WORKS PLEASE REFER TO THE PRE TENDER & CONSTRUCTION PHASE HEALTH AND SAFETY PLANS FOR FURTHER INFORMATION.

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED.

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
H	22.02.21	EXISTING A12 DRAINAGE ADDED; DRAINAGE STRATEGY AMENDED	JG	JPP
G	13.11.20	ROAD GULLIES ADDED	JG	JPP
F	18.03.20	JUNCTION AMENDED	WL	JPP
E	05.02.20	DRAINAGE NETWORK AMENDED	WL	JPP
D	16.12.19	ROAD GULLY ADDED	BC	JPP
C	09.12.19	SOAKAWAY LOCATION AMENDED	BC	JPP
B	04.09.19	DRAINAGE NETWORK AMENDED	WL	JPP
A	06.08.19	DRAINAGE NETWORK AMENDED	WL	JPP

PROJECT PROPOSED GRAIN STORE WRENTHAM, SUFFOLK	DATE 19.07.19	DRAWING STATUS INFORMATION
DRAWING TITLE S278 DRAINAGE STRATEGY FARM ACCESS DESIGN	SCALE(S) 1:250	DESIGNED WL CHECKED JPP APPROVED JS
CUSTOMER THE BENACRE COMPANY	JOB No 882	DRAWING No 02/001
	REVISION H	create CONSULTING ENGINEERS LTD

www.createconsultingengineers.co.uk



PROPOSED SOIL BINDING

PROPOSED SOIL BUNDING.

PROPOSED SOIL BUNDING.

10000

UM LEVEL

ADJACE

KEY:

CARRIAGEWAY CONSTRUCTION (FULL DEPTH):

SURFACE	50mm THICK HRA 30/14 F SURF 40/60
BINDER	50mm THICK HRA 50/14 BIN 40/60
BASE	130mm THICK HRA 60/32 F BASE 40/60 TO CURRENT SPECIFICATION FOR HIGHWAY WORKS CL. 904
SUB-BASE	225mm TYPE 1

EXISTING HIGHWAY BOUNDARY

PROPOSED HIGHWAY BOUNDARY

SITE BOUNDARY

FULL HEIGHT KERB

DROPPER KERB


UPTURNED BULLNOSE KERB / CHANNEL BLOCK

AREA TO BE ADOPTED BY SUFFOLK COUNTY COUNCIL

© Crown Copyright 2019. All rights reserved. Licence number 100020449

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVE

G	16.03.21	HIGHWAYS ENGLAND LAND REFERENCES REMOVED	JPP	BWA	
F	22.02.21	PROPOSALS SHIFTED SOUTH TO TIE IN WITH CLIENT SETTING OUT	JPP	BWA	
E	18.03.20	JUNCTION AMENDED	WL	JPP	
D	21.02.20	FLUSH KERB LINE ADDED	WL	JPP	
C	05.02.20	KEY DESCRIPTION AMENDED	WL	JPP	
B	24.10.19	HIGHWAYS ENGLAND LAND OWNERSHIP BOUNDARY ADDED	JPP	BWA	
A	19.09.19	LAYOUT AMENDED - UKEN SUBSTATION RELOCATED	WL	JPP	
REV	DATE	AMENDMENT DETAILS		DRAWN	APPROVED

PROJECT PROPOSED GRAIN STORE WRENTHAM, SUFFOLK	DATE 19.07.19 SCALE(S) 1:250 JOB No 882	DRAWING STATUS INFORMATION DESIGNED WL CHECKED JPP DRAWN WL APPROVED JS	 create CONSULTING ENGINEERS LTD
DRAWING TITLE S278 CONSTRUCTION PLAN FARM ACCESS DESIGN			
CLIENT THE BENACRE COMPANY	DRAWING No 03/001	REVISION G	

www.createconsultingengineers.co.uk

NOTES:

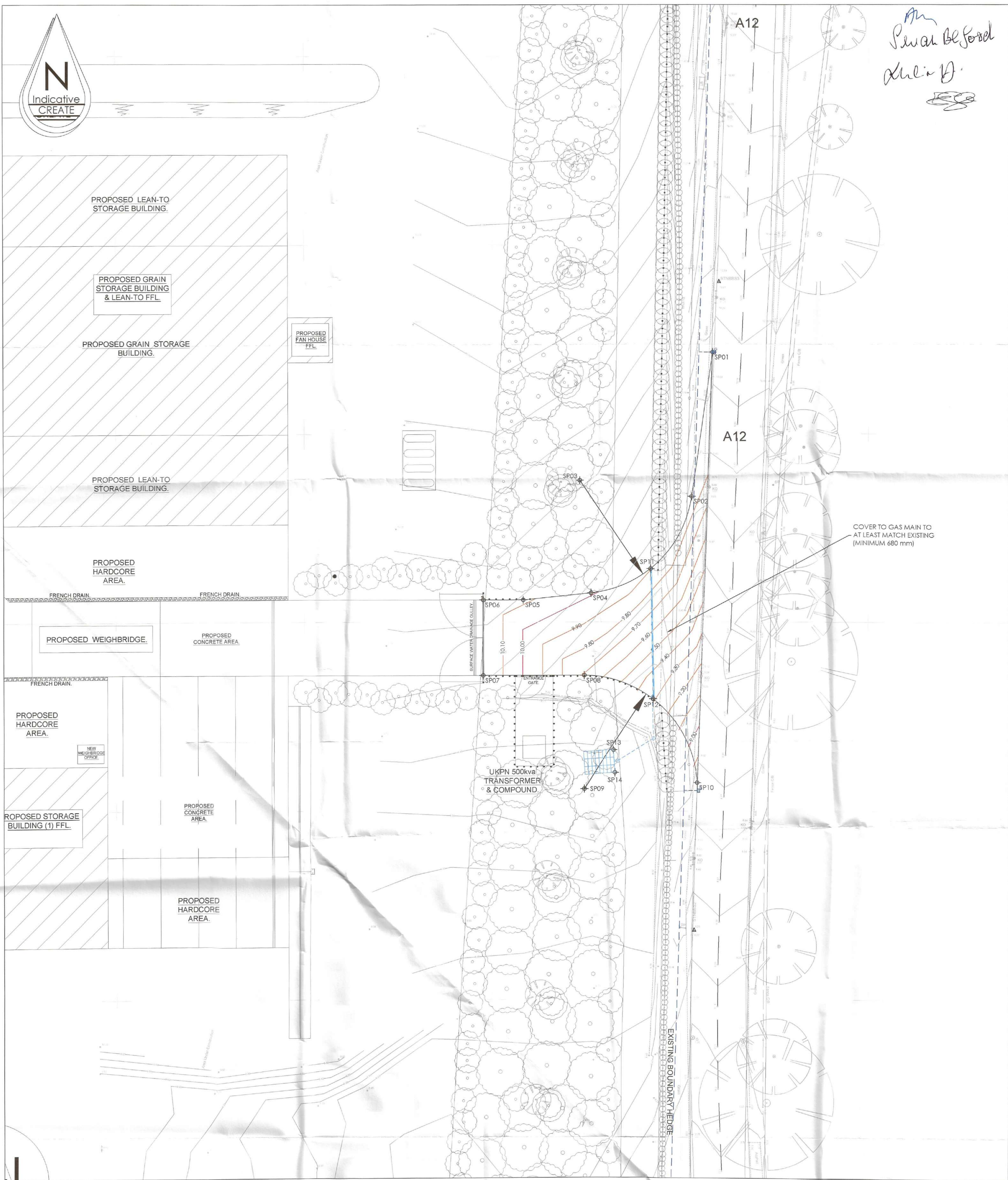
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS AS APPROPRIATE.
2. ALL SETTING OUT COORDINATES AND LEVELS ARE BASED ON A LOCAL SURVEY GRID.
3. ALL SETTING OUT DETAILS SHALL BE VERIFIED ON SITE WITH THE ENGINEER. THE ENGINEER MAY REQUIRE MINOR AMENDMENT TO THE SETTING OUT AND/OR LEVEL DETAILS TO ENSURE PROPER TIE IN TO THE EXISTING CARRIAGEWAY AND/OR FOOTWAYS.
4. ALL WORK WITHIN THE PUBLIC HIGHWAY WILL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATION OF SUFFOLK COUNTY COUNCIL. NO WORK SHALL BE UNDERTAKEN WITHIN THE PUBLIC HIGHWAY UNTIL A LICENSE HAS BEEN ISSUED BY SUFFOLK COUNTY COUNCIL.
5. ALL GULLIES, GULLY CONNECTIONS AND HIGHWAY DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SUFFOLK COUNTY COUNCIL HIGHWAY AUTHORITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ANY EXISTING STATUTORY UTILITIES, ALONG WITH ANY ADAPTABLE AND PRIVATE DRAINAGE THAT MAY BE AFFECTED BY THE PROPOSED WORKS. IDENTIFICATION SHOULD BE CARRIED OUT BY MEANS OF EITHER A CAT SCAN OR HAND DUG TRIAL HOLES. ANY DAMAGE TO EXISTING PLANT OR EQUIPMENT SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
7. SITE CLEARANCE, EXISTING TREES, BUSHES AND SHRUBS SHALL ONLY BE REMOVED, INCLUDING GRUBBING UP OF ALL ROOTS, WITH THE PRIOR AGREEMENT OF THE ENGINEER. TRIMMING AND LOPPING OF EXISTING TREES SHALL ONLY BE CARRIED OUT BY AN EXPERIENCED TREE SURGEON AND APPROVED BY THE ENGINEER.
8. PRIOR TO COMMENCEMENT OF WORKS PLEASE REFER TO THE PRE TENDER & CONSTRUCTION PHASE HEALTH AND SAFETY PLANS FOR FURTHER INFORMATION.

REFER TO DRAWING
882/03/003 FOR FULL
DETAILS OF CONSTRUCTION
MAKE UPS

DO NOT SCALE ORIGINAL SHEET SIZE - A1 Portrait



Mr
Pawan B. Gopal
Kulir D.




	E	N	Level	Radius
SP01	649904.236	283335.762	EXISTING	
SP02	649901.466	283316.639	9.85	
SP03	649886.621	283318.789	-	15.000
SP04	649888.142	283303.866	10.01	
SP05	649879.133	283302.948	10.13	
SP06	649873.837	283302.948	10.20	
SP07	649873.837	283292.948	10.20	
SP08	649887.233	283292.948	9.69	
SP09	649887.233	283277.948	-	15.000
SP10	649902.211	283278.774	EXISTING	
SP11	649896.012	283307.093	9.90	
SP12	649896.368	283289.854	9.31	
SP13	649891.117	283283.070	-	
SP14	649891.310	283280.076	-	

KEY:

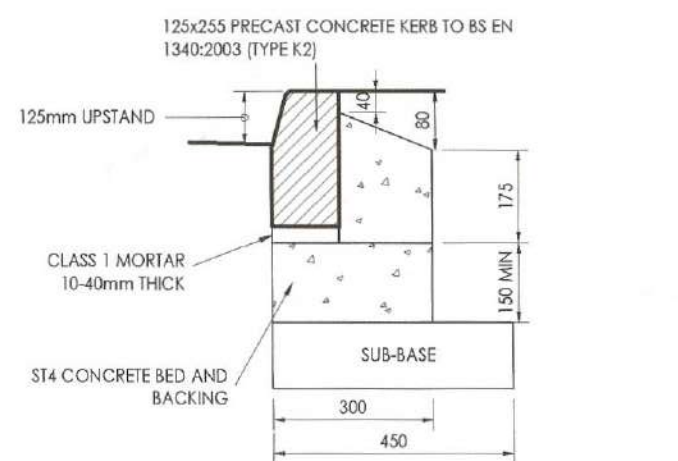
- 30.00 PROPOSED MAJOR CONTOURS (1.0m)
- 30.10 PROPOSED MINOR CONTOUR (0.1m)
- SP01 SETTING OUT POINT
- Surface water drain with catchpit manhole
- Surface water drainage channel
- Cellular soakaway
- Road gully

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED

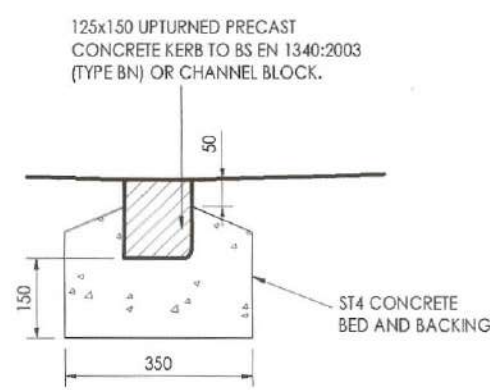
REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
G	22.02.21	PROPOSALS SHIFTED SOUTH TO TIE IN WITH CLIENT SETTING OUT	JPP	BWA
F	18.03.20	SETTING OUT POINTS AMENDED	WL	JPP
E	05.02.20	DRAINAGE NETWORK AMENDED	WL	JPP
D	20.12.19	LEVELS AMENDED	BC	JPP
C	16.12.19	LEVELS AND CONTOURS AMENDED; DRAINAGE SETTING OUT ADDED	BC	JPP
B	10.12.19	CONTOURS ADDED	BC	JPP
A	04.09.19	LAYOUT AMENDED	WL	JPP

PROJECT PROPOSED GRAIN STORE WRENTHAM, SUFFOLK		DATE 19.07.19	DRAWING STATUS INFORMATION		
DRAWING TITLE S278 SETTING OUT FARM ACCESS DESIGN		SCALE(S) 1:250	DESIGNED WL	DRAWN WL	
		JOB No 882	CHECKED JPP	APPROVED JS	
CLIENT THE BENACRE COMPANY			DRAWING No 03/002	REVISION G	

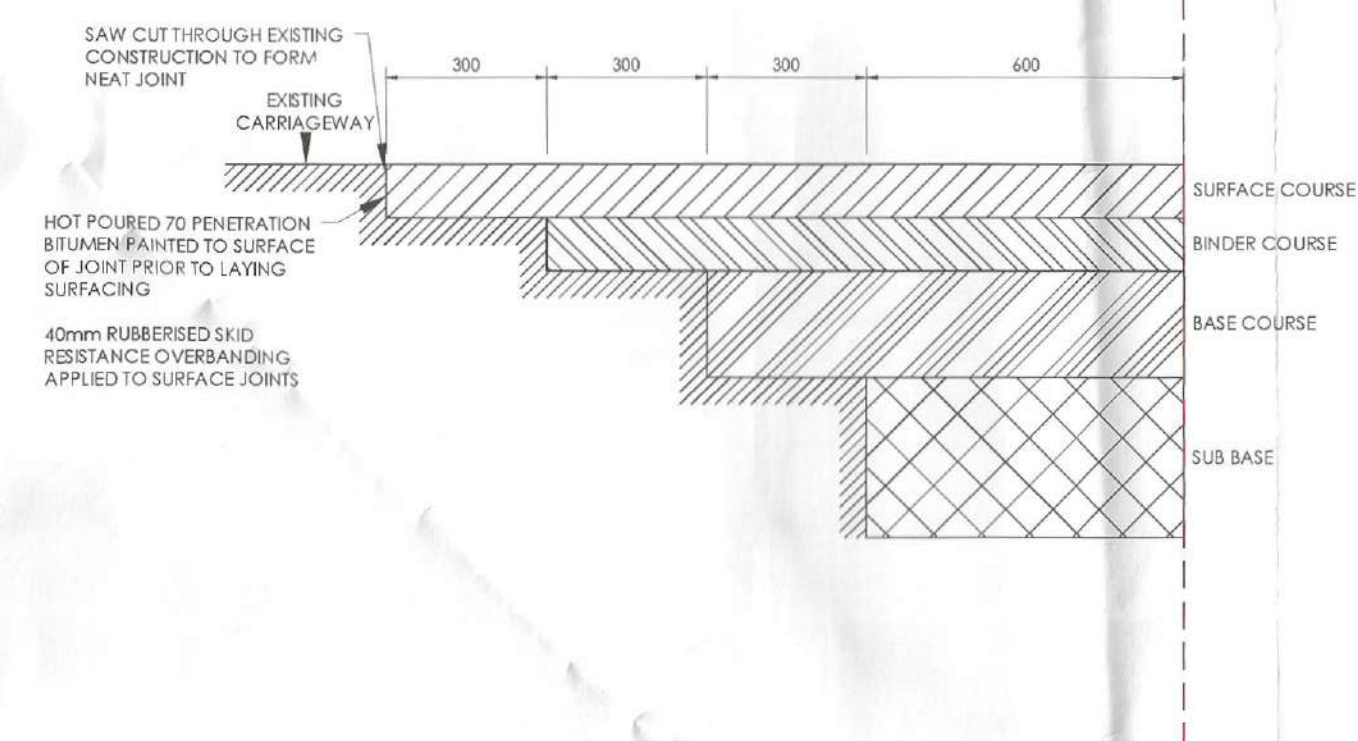
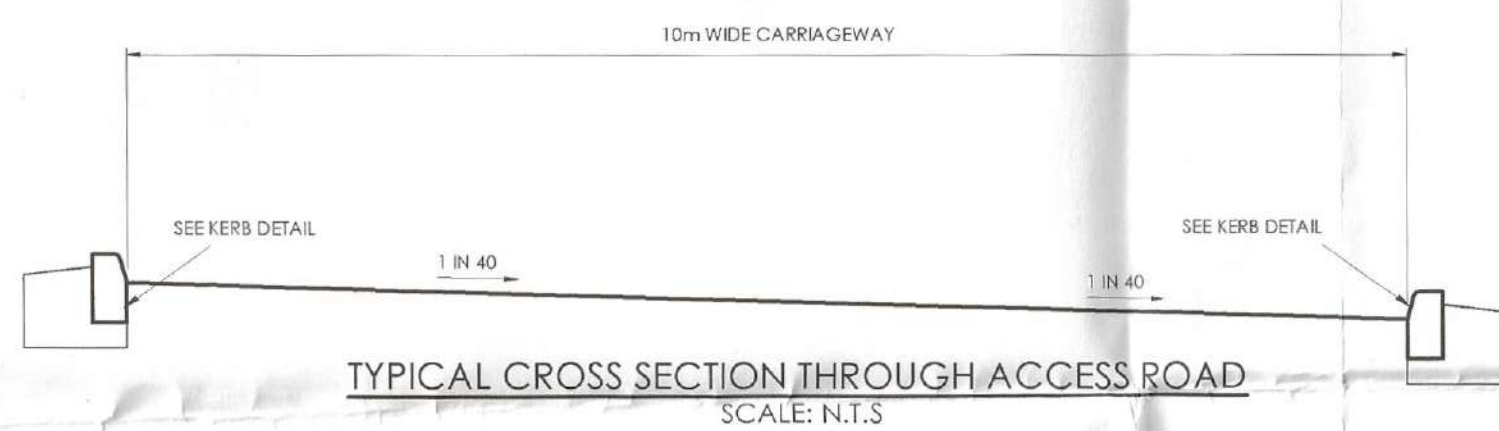
www.createconsultingengineers.co.uk



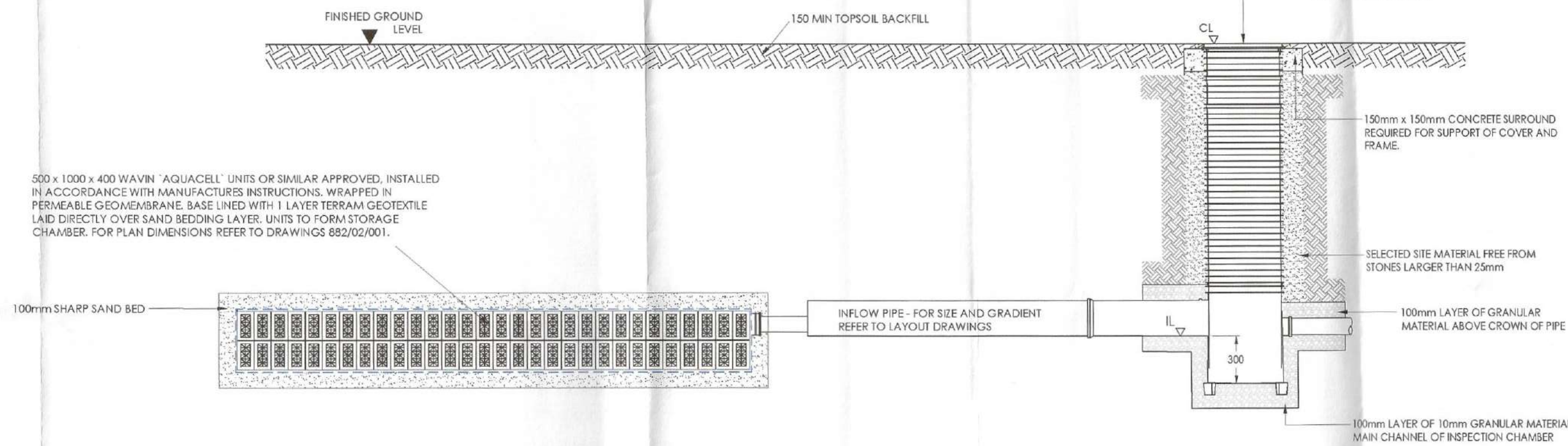
FULL HEIGHT KERB DETAIL (TYPE K2)
SCALE 1:10



FLUSH KERB DETAIL (K3)
SCALE 1:10

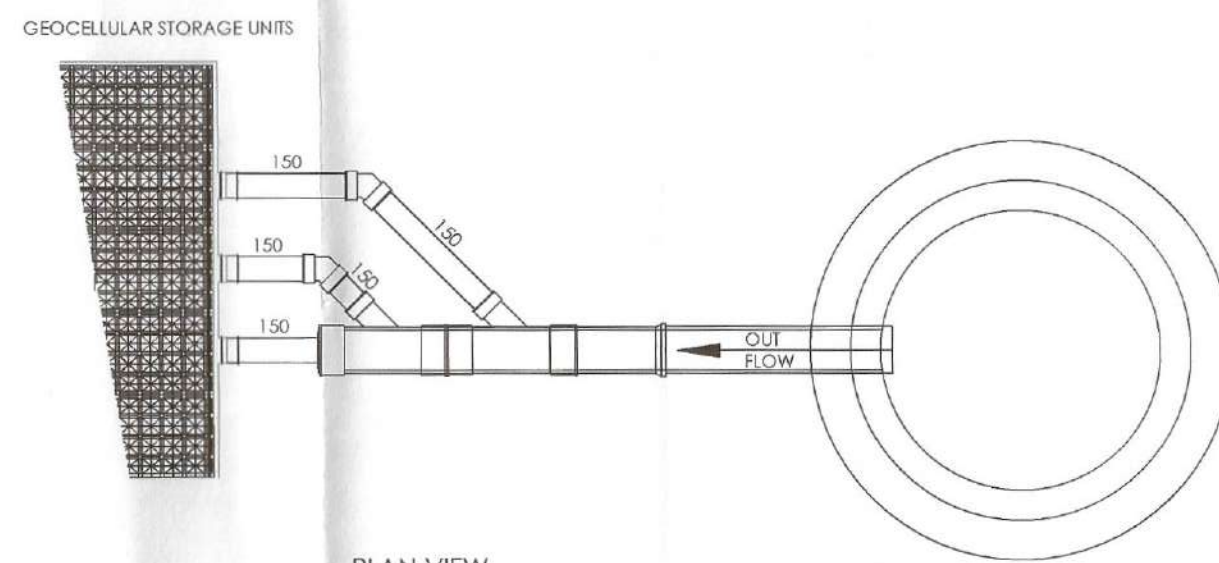


TYPICAL DETAIL TIE-IN BETWEEN NEW & EXISTING BITUMINOUS CONSTRUCTION
SCALE 1:10

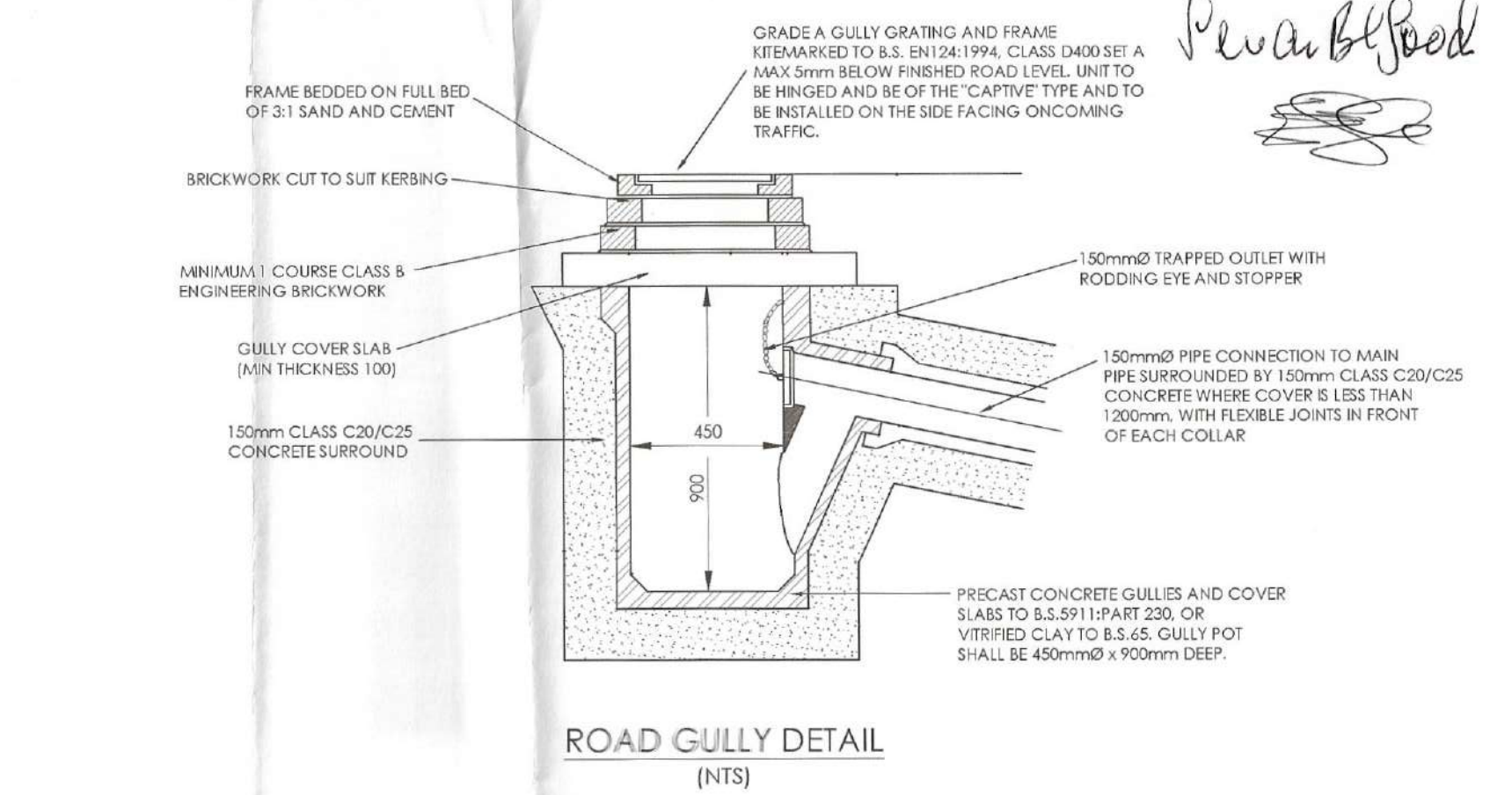


SECTION VIEW
SCALE: N.T.S.

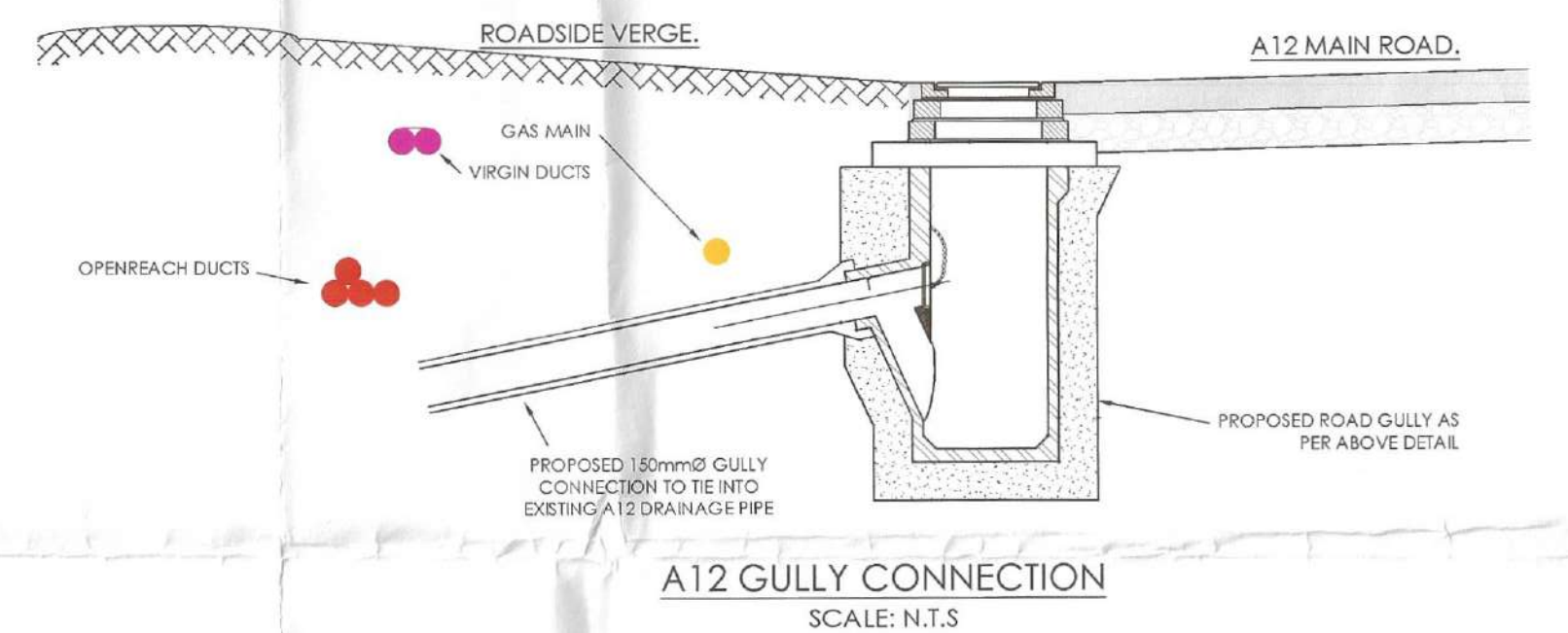
SECTIONAL ELEVATION
CATCHPIT MANHOLE
SCALE: N.T.S.



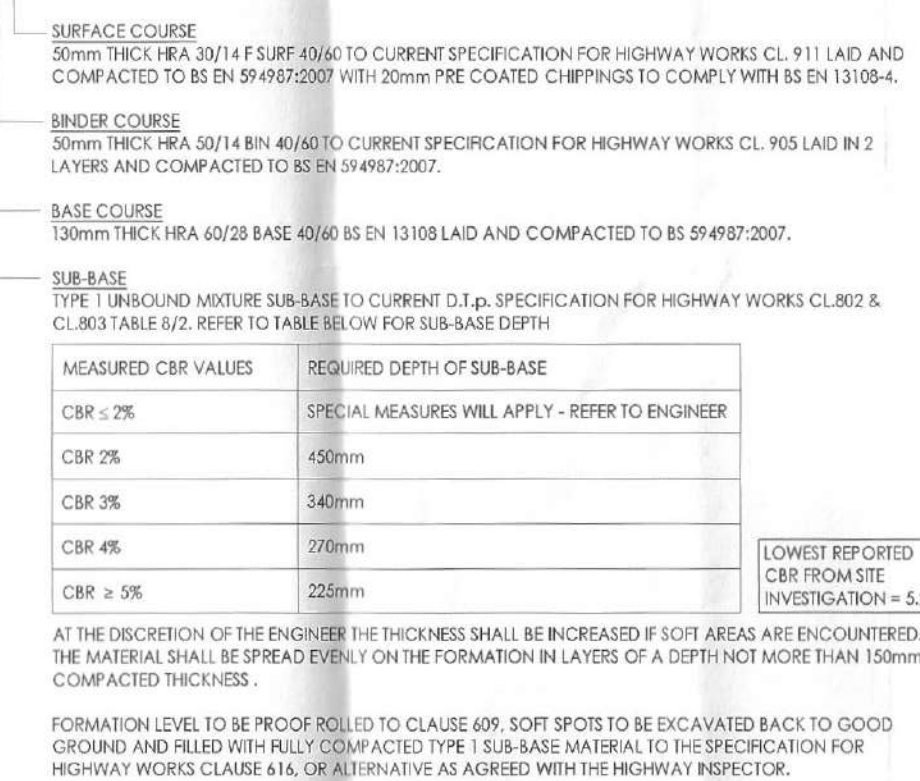
TYPICAL OFF-LINE WATER SOAKAWAY DETAIL
GEOCELLULAR SOAKAWAY
SCALE: N.T.S.



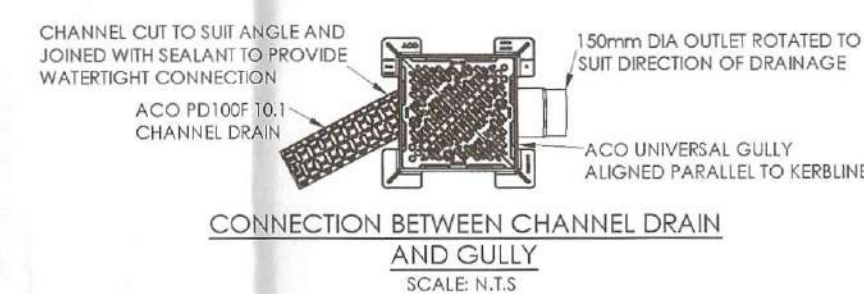
ROAD GULLY DETAIL
(NTS)



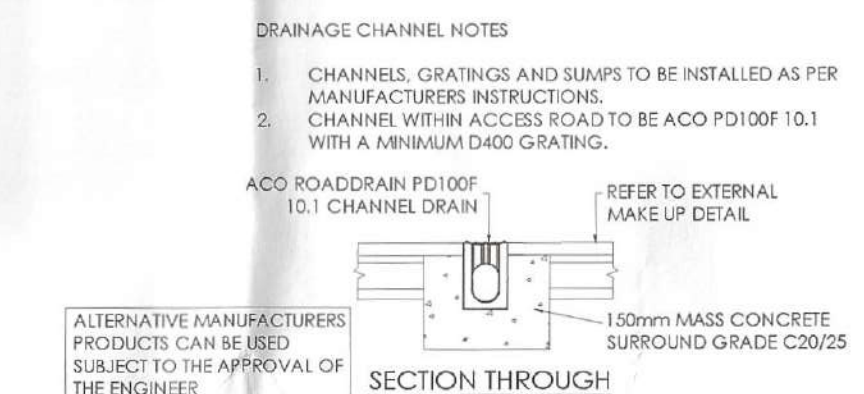
A12 GULLY CONNECTION
SCALE: N.T.S.



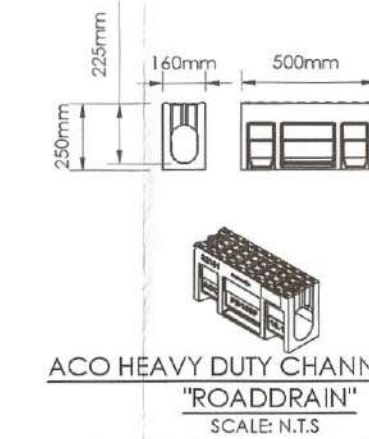
MAJOR ACCESS ROAD CONSTRUCTION
SCALE 1:20



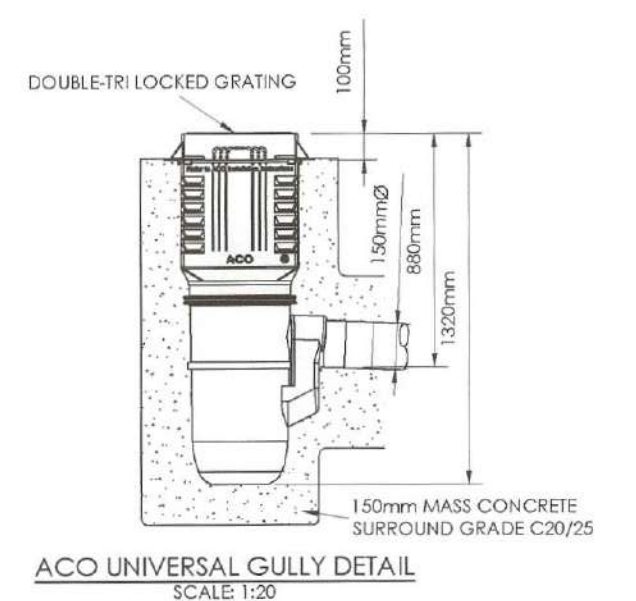
CONNECTION BETWEEN CHANNEL DRAIN
AND GULLY
SCALE: N.T.S.



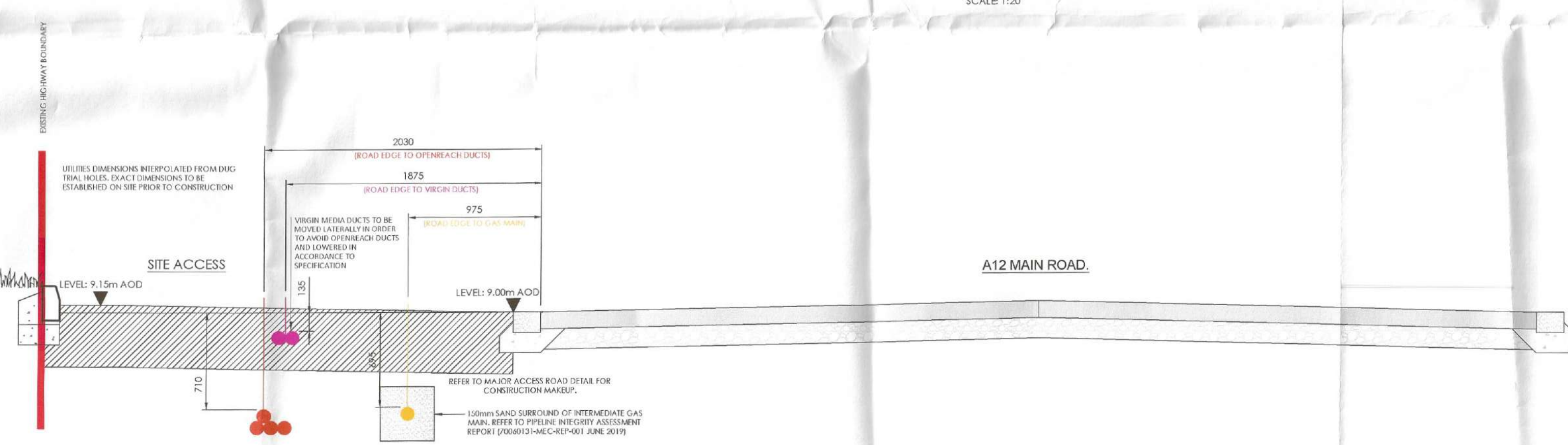
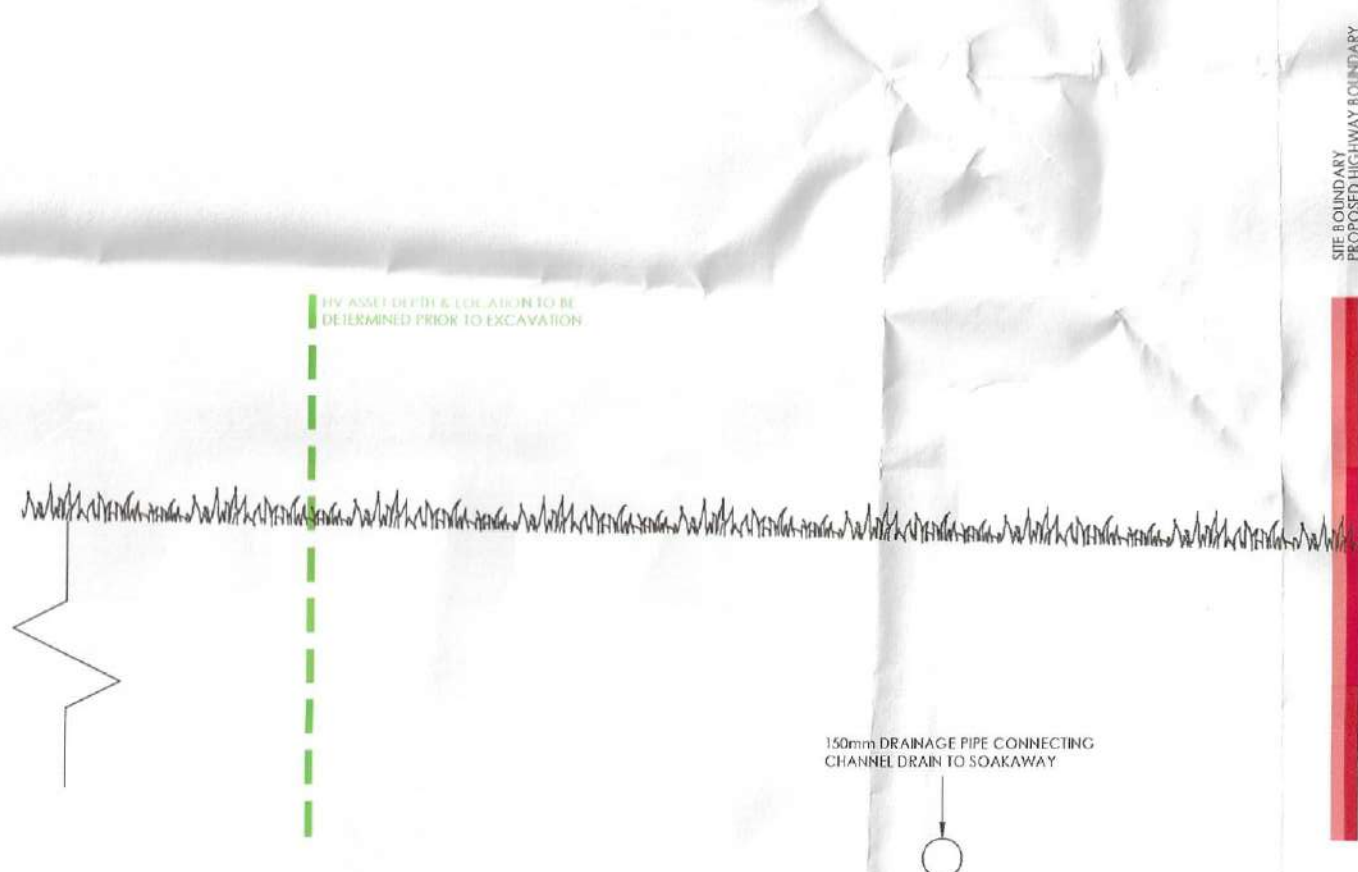
SECTION THROUGH
CHANNEL DRAIN
SCALE 1:20



ACO HEAVY DUTY CHANNEL DRAIN
'ROADRAIN'
SCALE: N.T.S.



ACO UNIVERSAL GULLY DETAIL
SCALE 1:20



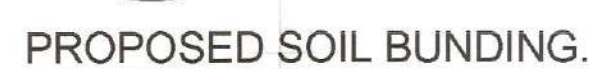
SECTION THROUGH DRAINAGE NETWORK ALONG SITE ACCESS
SCALE: N.T.S.

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
J	22.02.21	DETAILS AMENDED	JG	JFP
H	13.11.20	TEXT AMENDED: A12 GULLY CONNECTION ADDED	JG	JFP
G	22.07.20	SUBBASE TABLE FOR DIFFERING CBRs ADDED: FLUSH KERBS AMENDED	JFP	BWA
F	18.03.20	TIE-IN DETAIL AND DETAILS AMENDED	VL	JFP
E	17.02.20	DETAILS AMENDED	VL	JFP
D	20.12.19	LEVEL OF ACO DRAIN AMENDED	BC	JFP
C	14.12.19	SECTION THROUGH ROAD DETAIL AMENDED: ROAD GULLY ADDED	BC	JFP
B	09.12.19	SECTION THROUGH DRAINAGE NETWORK ON SITE ACCESS AMENDED	BC	JFP
A	04.09.19	DETAIL INCLUDED FOLLOWING COMMENTS FROM CLIENT	VL	JFP

PROJECT	DATE	OPERATING STATUS
PROPOSED GRAIN STORE WRENTHAM SUFFOLK	19.07.19	INFORMATION
SCALED	WL	WL
AS SHOWN	JS	JS
882		
CLIENT	DRAWN BY	REVIEWED
THE BENACRE COMPANY	03/003	J

www.createconsultingengineers.co.uk



PROPOSED
CONCRETE
AREA.

PROPOSED GRAIN
STORAGE BUILDING
& LEAN-TO FFL.

PROPOSED GRAIN STORAGE BUILDING.

PROPOSED LEAN-TO
STORAGE BUILDING.

PROPOSED
HARDCORE
AREA.

PROPOSED WEIGHBRIDGE.

PROPOSED
CONCRETE AREA

PROPOSED
HARDCORE
AREA.

NEW
WEIGHBRIDGE
OFFICE

PROPOSED STORAGE
BUILDING (1) FFL.

PROPOSED
CONCRETE
AREA

PROPOSED
HARDCORE
AREA.

NEW
WELFARE
LAW

A12

A12

670mm COVER
ABOVE DUCT

170mm COVER
ABOVE DUCT

710mm COVER
ABOVE MAIN

KEY

— E — E — E —

— GMP — GMP — GMP —


— T — T — T — T —

GENERAL NOTES

1. THIS DRAWING IS BASED ON LAYOUT DRAWING 7017-68-1 BY BEN BURGESS & CO DESIGN DATED 29/03/19 AND TOPOGRAPHIC SURVEY DRAWING BY BB SURVEYS DATED 30/03/19.

Create Consulting Engineers accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to. COPYRIGHT © RESERVED

[illegible]

PROJECT PROPOSED GRAIN STORE WRENTHAM, SUFFOLK		DATE 03.05.19	DRAWING STATUS INFORMATION	
DRAWING TITLE EXISTING UTILITIES	SCALE(S) 1:250	DESIGNED WL	DRAWN WL	
		CHECKED JPP	APPROVED JS	
	JOB No 882			
CLIENT THE BENACRE COMPANY	DRAWING No 07/001	REVISION -		

www.createconsultingengineers.co.uk