

DATED

23 January

2023

SUFFOLK COUNTY COUNCIL (1)

- and -

CAMSTAR HERBS LTD (2)

## AGREEMENT

made pursuant to Section 278 of the Highways Act 1980  
and any other enabling power relating to the development of land  
at Chestnuts Farm, Langton Green, Eye, Suffolk

Nigel Inniss  
Head of Legal Services  
Suffolk County Council  
Endeavour House  
Russell Road  
Suffolk IP1 2BX

Ref: 70956/LW

THIS AGREEMENT is made the 23 day of January 2023  
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich  
Suffolk IP1 2BX ("the County Council")
- (2) **CAMSTAR HERBS LTD** (company number 01413300) of Chestnuts Farm,  
Langton Green, Eye, Suffolk, IP23 7HL ("the Developer")

#### 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 sum of £25,080 (Twenty-five thousand and eighty 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)
"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 and numbered 217679-CCL-XX-00-DR-C-5002 - P02
"Site"	Means land situated at Chestnuts Farm, Langton Green, Eye, 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) The Developer is the registered proprietor with title absolute of the Site insofar as it is registered at the Land Registry under Title Numbers SK231 and SK382241.
- (C) 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 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 Developer covenants and warrants to the County Council that they have full power to enter into this Agreement
- 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 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 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



- 1.13 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
- 1.14 Where, in accordance with clause 1.13 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
- 1.15 Where the Agreement has lapsed in accordance with clauses 1.13 or 1.14, the County Council will 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 the County Council. 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

## **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 when the Highway Works are taking place 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 reasonably 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 reasonably 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 reasonable 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 shall promptly issue a Certificate of Substantial Completion to the Developer
- 2.13 The Developer shall maintain the Highway Works insofar as they fall within the Site 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 within the Site 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 caused by the Highway Works on or off the Site) 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 reasonable satisfaction of the Director he shall promptly 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 will release of up to 75% of the Cash Deposit Figure (less any sums used by the County Council in accordance with Clause 3.4) and upon the issue of the Certificate of Final Completion the County Council will 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 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 the County Council
- 3.2 The Developer shall be insured 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 (£10,000,000.00) 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 (which have been paid by the Developer prior to the date 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 £2,508 (Two thousand, five hundred and eight pounds) prior to 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

)  
)  
)  
)

*[Signature]*

A Duly Authorised Officer



Executed as a Deed by  
CAMSTAR HERBS LTD  
acting by a director  
in the presence of

)  
)  
)  
)

*[Signature]*  
G. KEACH

Director

Witness signature *[Signature]*

Witness name *Jack Lowick*

Witness address *Low Farm St Peter*

*Bungay Suffolk NR35 1NG*

## Schedule 1

### Works Drawings

Drawing Number 217679-CCL-XX-00-DR-C-5000-P03 – Site Entrance General Arrangement

Drawing Number 217679-CCL-XX-00-DR-C-5001-P01 – Clearance Plan

Drawing Number 217679-CCL-XX-00-DR-C-5002-P02 – S278 Layout Plan

Drawing Number 217679-CCL-XX-00-DR-C-5003-P01 – S278 Drainage Plan

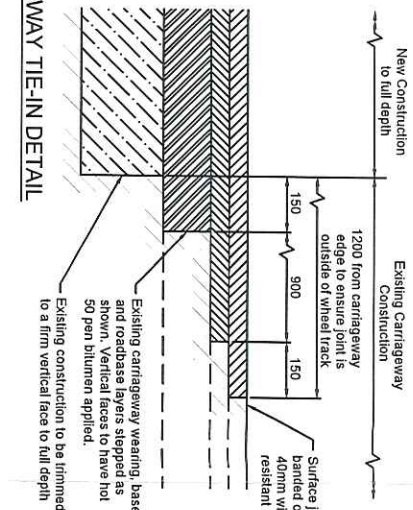
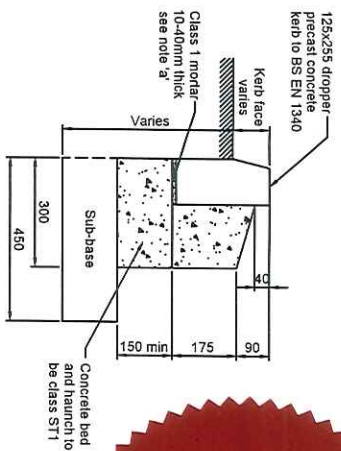
Drawing Number 217679-CCL-XX-00-DR-C-5900-P03 – S278 Construction Details



## Schedule 2

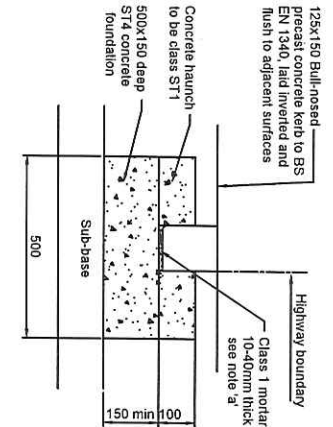
The Highway Works involve provision of access improvements into the Developer's factory site.

The Highways Works are to be commenced within 12 (twelve) months of the date of this Agreement and completed within 3 (three) months of commencement of the Highway Works



KERB TYPE DL2 (DROPPER KERB)  
DR2 SIMILAR BUT HANDED

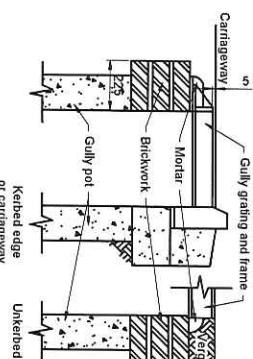
To be read in conjunction with SCC Highways drg. 10/101B - Kerb Types



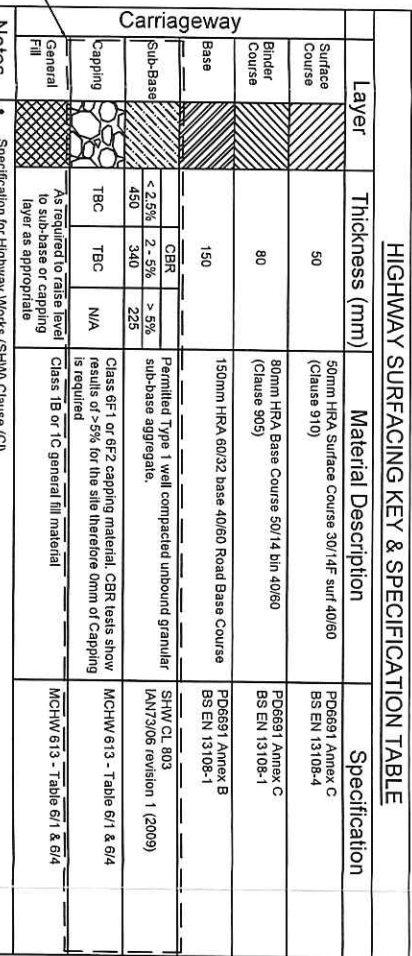
**KERB TYPE K3c (INVERTED BULLNOSED)**  
Highway Boundary Condition Only

Scale 1:10

Note - Assuming CBR >5% (TBC by Site Investigation by Contractor)



### GULLY GRATING DETAIL



Final construction thickness and specification to be agreed and approved by the Highways Engineer. CBR values to be confirmed on site with CBR tests at formation level in accordance with SCC Specification for Estate

Notes	layer as appropriate
<ul style="list-style-type: none"> <li>• Specification for Highway Works (SHW) Clause (c)</li> <li>• Bond coats conforming to BS 5948/97, shall be applied between all bound layers of the carriageway at rates of spread specified in BS 5948/97</li> </ul>	
<p>Table 2</p> <ul style="list-style-type: none"> <li>• Aggregate abrasion value (AAV) should be no greater than 14 for surface course</li> <li>• If imprinted thermoplastics are used, approval from overseeing authority's laboratory is to be gained prior to installation. The material is to be installed to the manufacturers specifications</li> </ul>	

## HIGHWAY SURFACING KEY & SPECIFICATION TABLE

	Layer	Thickness (mm)	Material Description	Specification
	Surface Course	50	50mm HRA Surface Course 30/14F surf 40/60 (Clause 910)	PO6691 Ammix C BS EN 13108-4
	Binder Course	80	80mm HRA Base Course 50/14 bin 40/60 (Clause 905)	PO6691 Ammix C BS EN 13108-1
	Base	150	150mm HRA 60/22 base 40/60 Road Base Course	PO6691 Ammix B BS EN 13108-1
Carriageway				
	Sub-Base	<div> <div>&lt; 2.5%</div> <div>2.5% - 2.5%</div> <div>&gt; 5%</div> </div> <div> <div>450</div> <div>340</div> <div>225</div> </div>	Permitted Type 1 well compacted unbound granular sub-base aggregate.	SHW-CL 803 IAN7306 revision 1 (2009)
	Capping	TBC TBC N/A	Class 6F 1 or 6F2 capping material. CBR tests show results of >5% for the site therefore 0mm of Capping is required	MCHW-613 - Table 6/1 & 6/4
	General Fill	As required to raise level to sub-base or capping layer as appropriate	Class 1B or 1C general fill material	MCHW-613 - Table 6/1 & 6/4

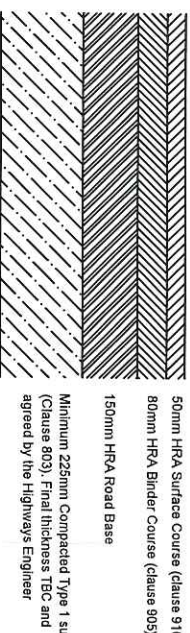
**Notes**

- Specification for Highway Works (SHW) Clause (C)
- Bond Coats conforming to BS 5649:87 shall be applied between all bound layers of the carriageway at rates of spread specified in BS5649:87

**Table 2**

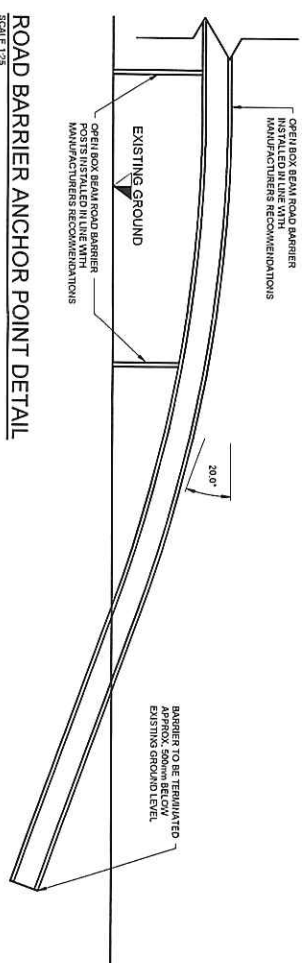
- Aggregate Abrasion Value (AAV) should be no greater than 14 for surface course
- If impregnated thermoplastics are used, approval from overseeing authority's laboratory is to be gained prior to installation. The material is to be installed to the manufacturers specifications

**TYPICAL CARRIAGEWAY CONSTRUCTION**  
Scale 1:10



**Note - Assuming CBR >5% (TBC by Site Investigation by Contractor)**

**SCALE 125**



P03	22.09.22	ROAD BARRIER ANCHOR POINT DETAIL ADDED	GPC	MH
P02	17.08.22	REVISED IN LINE WITH SCC COMMENTS DATED 05.08.2022	GPC	MH
P01	26.07.22	PRELIMINARY ISSUE	GPC	MH
REV	ddm	ddm	ddm	ddm

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### HIGHWAYS NOTES:

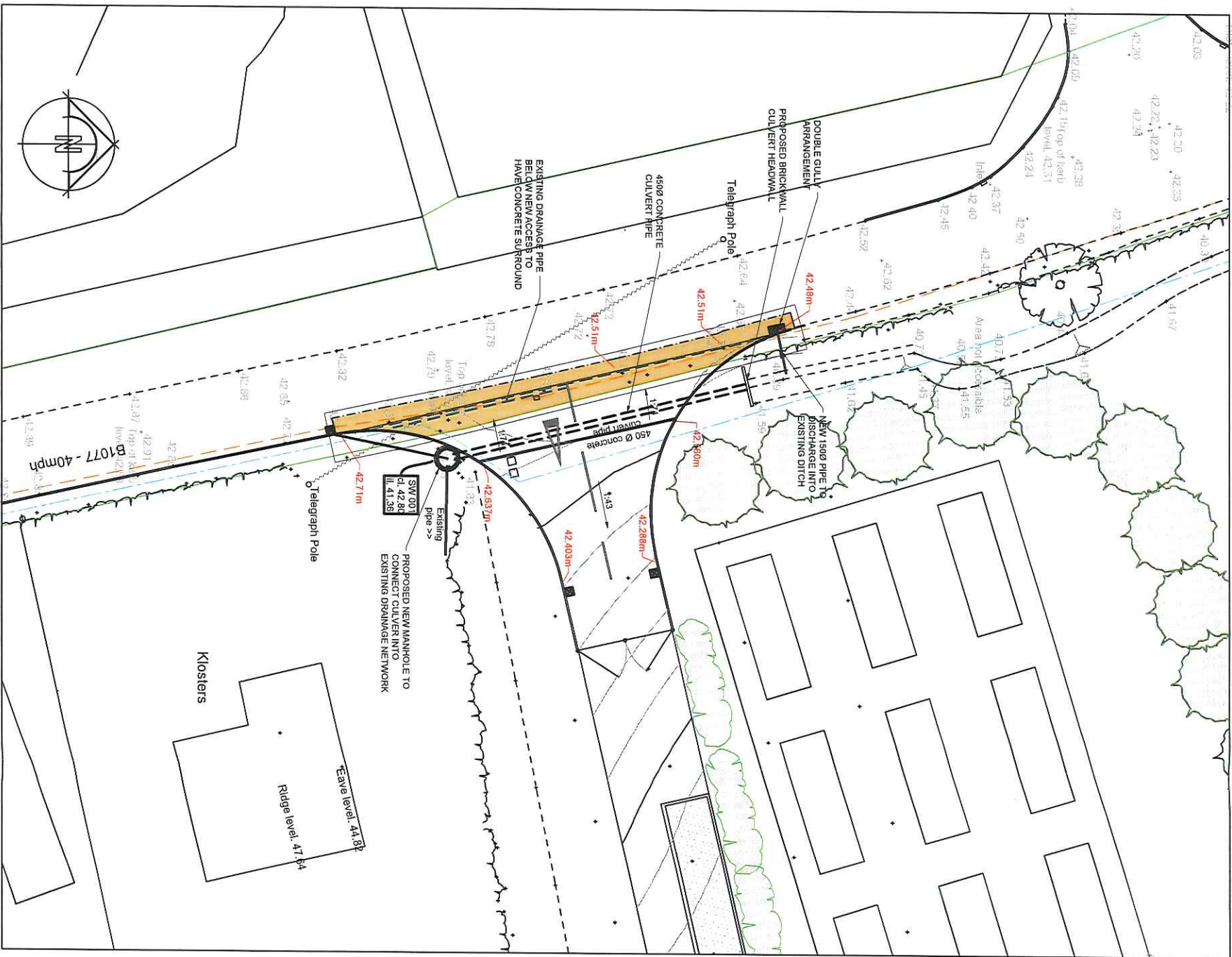
1. ALL HIGHWAYS WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SUFFOLK COUNTY COUNCIL MANUAL 'ESTATE DESIGN GUIDE' AND THE DfT SPECIFICATION FOR HIGHWAYS.

2. ALL EXISTING DRAINAGE AND HIGHWAY TIE-IN DETAILS ARE TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE PROPOSED WORKS.
3. INSTILL CONCRETE TO BE PRESCOMBED CONCRETE MIX CLASS ST1, UNLESS NOTED OTHERWISE. ST4 CONCRETE MIX TO BE PROVIDED FOR CONCRETE FOUNDATIONS WHERE NOTED.
4. INSTILL CONCRETE TO BE IN ACCORDANCE WITH BS8110 AND BS 8500-1.
5. THE MORTAR BED MAY BE OMITTED IF METHOD OF LAYING KERBS DIRECT ONTO WET CONCRETE IS APPROVED BY SCC. HIGHWAYS. THE BACKING CONCRETE MUST BE PLACED WITHIN ONE HOUR OF LAYING THE CONCRETE BED. ALL CONCRETE TO BE MIX ST1.
6. ANY SOFT SPOTS OR DELETERIOUS MATERIALS TO BE REMOVED AND TAKEN DOWN TO VIRGIN GROUND LEVEL, AND REPLACED WITH COMPACT D.A.1 TYPE 1 OR SUITABLE HOOGING MATERIAL.

217679-CCL-XX-00-DR-C-5900 P03

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SCALE: 1:200m

0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

SCALE BAR FOR INFORMATION ONLY

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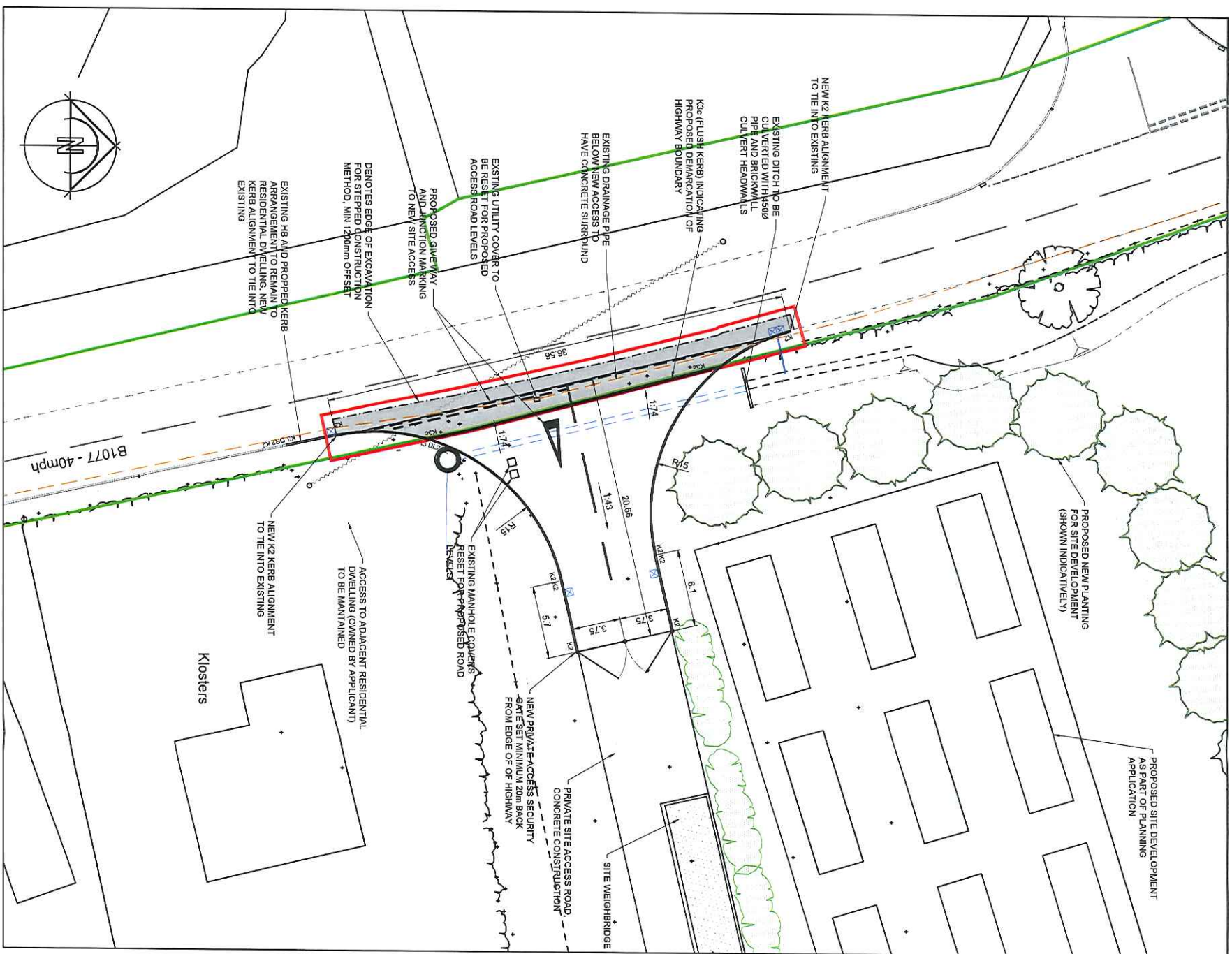




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DEVELOPMENT.

PROPOSED SITE ENTRANCE ADOPTION PLAN

Scale 1:200



SCALE 1:200m  
0m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m  
SCALE BAR FOR INFORMATION ONLY

ADOPTION PLAN KEY	
	Existing Highway Boundary Shown Indicatively
	Proposed S278 Works Boundary
	Proposed Road Markings
	Existing Road Markings
	Existing Road Gully
	Proposed Road Gully
	Proposed Drainage Culvert
	Precast Concrete Bulbosed Kerb (Inverted)
	Precast Concrete HB Kerb with 100mm upstand
	Precast Concrete Dropper Kerb
	New Asphalt Construction to SCC Highways
	Standard Carriageway

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  - THE INFORMATION SHOWN DOES NOT CONSTITUTE TECHNICAL APPROVAL FROM THE RELEVANT AUTHORITIES AND COULD BE SUBJECT TO CHANGE POST PLANNING.
  - THIS DRAWING IS BASED UPON THE PLANDSCOL DRAWING 23641/001, DATED SEPTEMBER 2019.
  - FOR EXISTING ROAD LAYOUT AND SITE LEVELS REFER TO PLANDSCOL TOPOGRAPHICAL SURVEY, 23641/001 AND 002 (JUNE 2019).
  - ALL SETTING OUT TO BE COORDINATED BY CONTRACTOR AND TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
  - IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL PLANS PRIOR TO WORKS.

- HIGHWAYS NOTES:
- ALL HIGHWAYS WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SUFFOLK COUNTY COUNCIL MANUAL ESTATE DESIGN GUIDE AND THE DFT SPECIFICATION FOR HIGHWAYS.
  - ALL EXISTING DRAINAGE AND HIGHWAY TIE-IN DETAILS ARE TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE PROPOSED WORKS.
  - FOLI WATER DETAILS REFERENCED FROM ANGLIAN WATER ASSET WASTEWATER PLAN AT A/W REFERENCE 300908-1.
  - WATER SUPPLY DETAILS REFERENCED FROM ESSEX & SUFFOLK WATER UTILITIES PLAN, ESSEX & SUFFOLK WATER REFERENCE MAP SHEET: TM1375NE, DATED 5<sup>TH</sup> MARCH 2019

NOTE  
ALL EXISTING DRAINAGE GULLIES, RUNS AND OUTLETS ARE TO BE FULLY IDENTIFIED AND MAINTAINED WHERE PRACTICAL PRIOR TO CONSTRUCTION. SW DRAINAGE TO CONNECT EXISTING DRAINAGE AND DITCH WHERE POSSIBLE.  
ALL NEW/EXISTING CONNECTIONS IN SECTION 2/78 WORKS TO BE LETTET AND MADE GOOD

REV	DATE	DESCRIPTION	BY	CHECKED
P02	17.08.22	REVISED IN LINE WITH DATED 03.08.2022	GPC	MH
P01	26.07.22	PRELIMINARY ISSUE	GPC	MH
REV	03/18		GPC	MH



Structural Civil Building  
Engineers Engineers Surveyors

44 (0) 1503 430650 | mail@canhamconsulting.co.uk | www.canhamconsulting.co.uk  
CANSTAR HERBS LTD

Project  
CHESTNUT FARM, LANGTON GREEN, EYE  
IP23 7HL

PROPOSED SITE ENTRANCE  
S278 LAYOUT ADOPTION PLAN

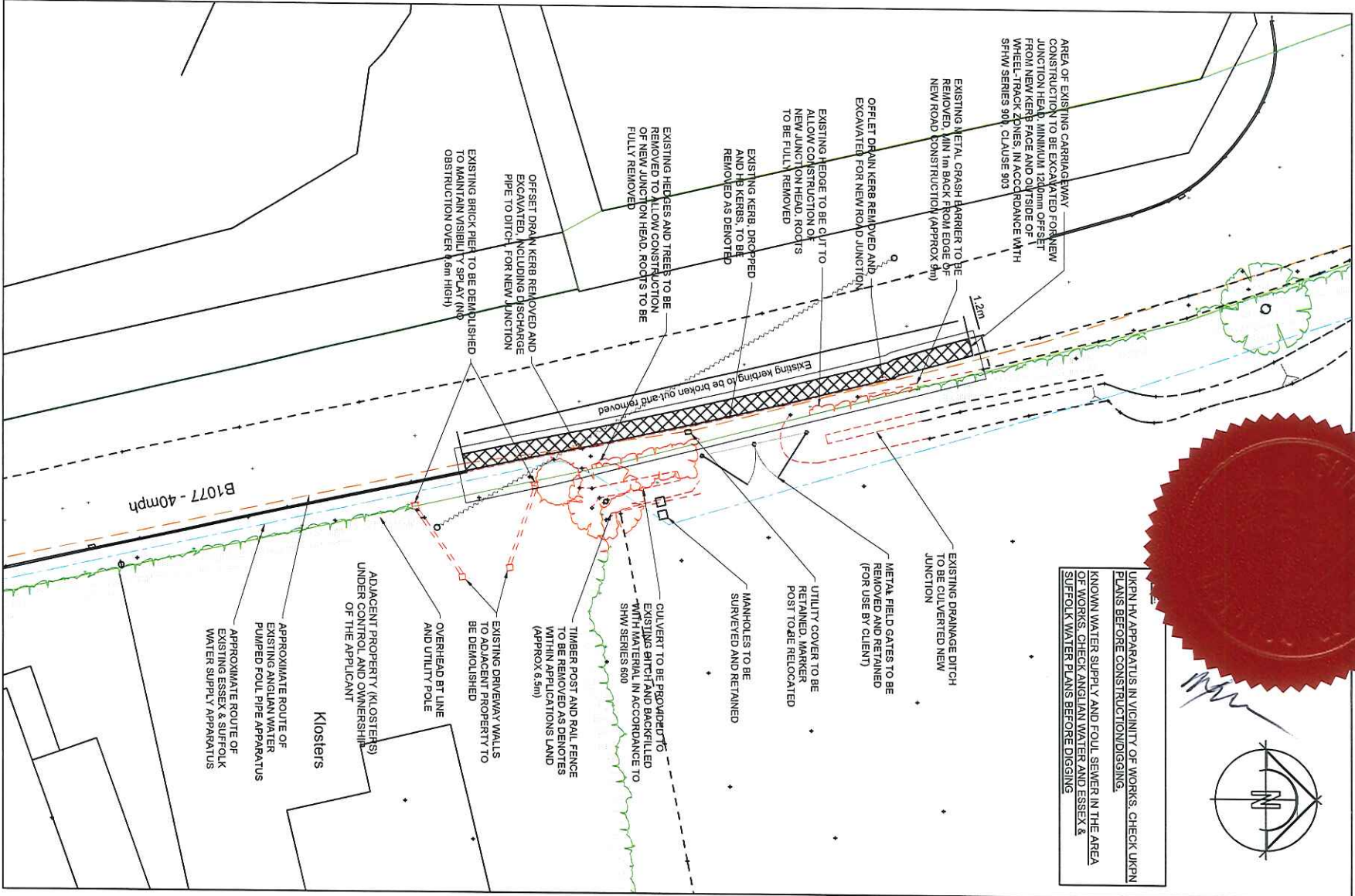
DCI ref	Drawn	Checked	Scale	Size	Date
217679	GPC	MH	1:200	A1 (L)	26.07.2022
S2 - SUITABLE FOR INFORMATION					
217679-CCL-XX-00-DR-C-5002 P02					





UPKN HYPHAPARATUS IN VICINITY OF WORKS, CHECK UPKN PLANS BEFORE CONSTRUCTION/DIGGING.

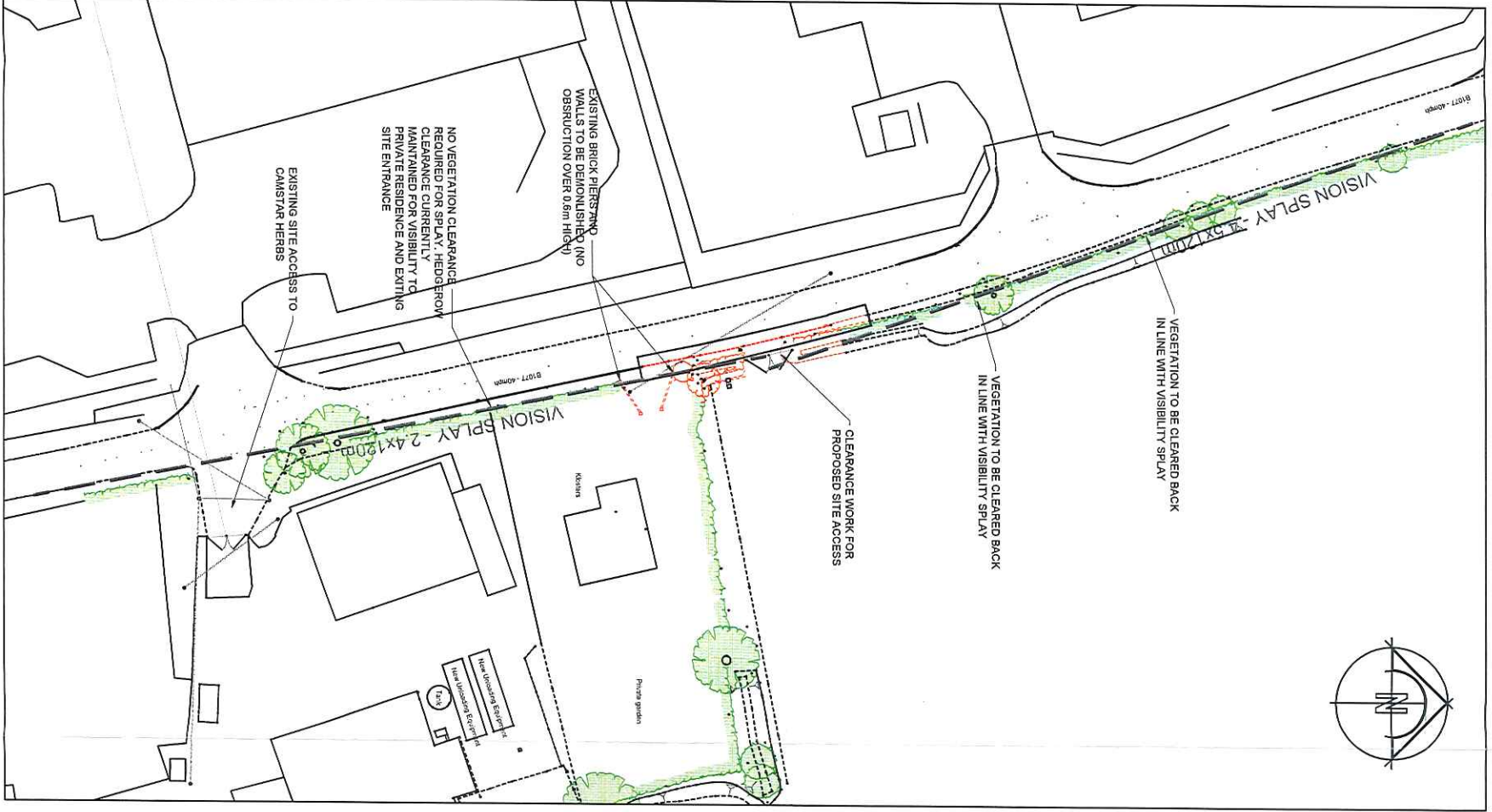
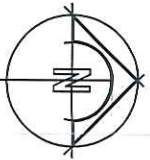
KNOWN WATER SUPPLY AND Foul SEWER IN THE AREA OF WORKS, CHECK ANGLIAN WATER AND ESSEX & SUFFOLK WATER PLANS BEFORE DIGGING



## PROPOSED SITE ENTRANCE CLEARANCE PLAN

Scale 1:200

**PRELIMINARY DRAWING:**  
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## VISIBILITY CLEARANCE PLAN

Scale 1:500



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- THIS DRAWING IS BASED UPON THE PLANDISCUL DRAWING 23641/0071, DATED SEPTEMBER 2019.
- FOR EXISTING ROAD LAYOUT AND SITE LEVELS, REFER TO PLANDISCUL TOPOGRAPHICAL SURVEY 23641/001 AND 002 (JUNE 2018).
- ALL SETTING OUT TO BE COORDINATED BY CONTRACTOR AND TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL PLANS PRIOR TO WORKS.
- IGHWAYS NOTES:
- ALL HIGHWAYS WORKS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE SEVERN-SOILS COUNTY COUNCIL MANUAL, ESTATE DESIGN GUIDE AND THE DfT SPECIFICATION FOR HIGHWAYS.
- ALL EXISTING DRAINAGE AND HIGHWAY TIE-IN DETAILS ARE TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE PROPOSED WORKS.
- PRIOR TO APPLICATION OF NEW MARKINGS WHERE NECESSARY.

RELIMINARY SITE WORKS (SITE CLEARANCE)

- Prior to any work commencing on site, all services (above & below ground) are to be fully identified, by Contractor. Vegetation within the area of works to be cleared and removed.
- Signage and street furniture are to remain as existing, unless noted otherwise and by the Local Highways Authority.

### LEARNANCE KEY

- |  |  |
|--|--|
|  | Existing Highway Boundary                    |
|  | Proposed SZ78 Works Boundary                 |
|  | Anglian Water Foul Drainage, existing        |
|  | Essex & Suffolk Water Supply, existing       |
|  | Kerblime to be excavated                     |
|  | Viability Tangent                            |
|  | Existing Road Cully                          |
|  | Area of existing carriageway to be excavated |

01	26.07.22	PRELIMINARY ISSUE	GPC	MH



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Civil Engineers

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CAMSTAR HERBS LTD

CHESTNUT FARM, LANGTON GREEN, EYE  
P23 7HL

PROPOSED SITE ENTRANCE  
SITE CLEARANCE PLAN

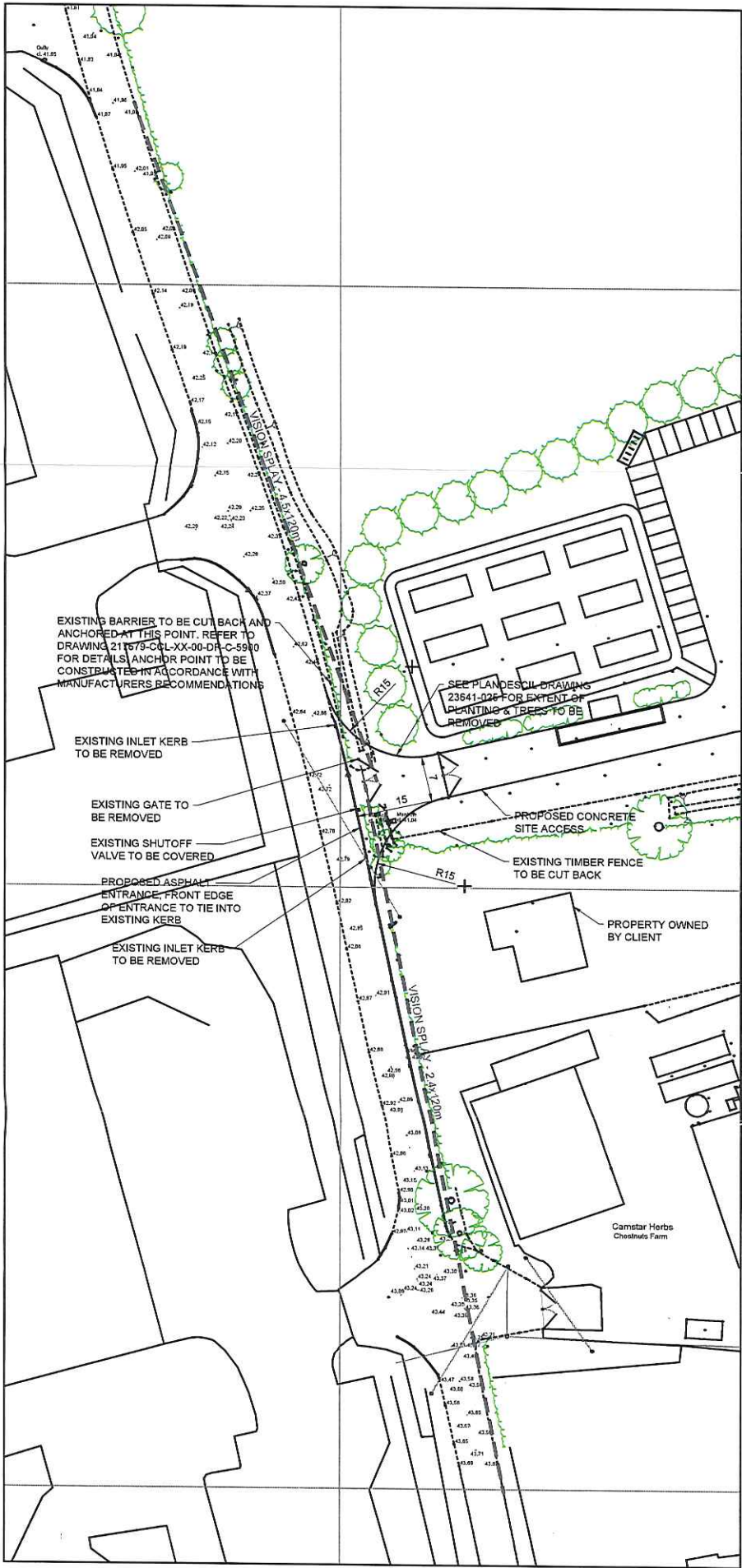
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SS2 - SUITABLE FOR INFORMATION

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VISION SPLAY PLAN



NORTHERN EXIT



NORTHERN APPROACH



SOUTHERN EXIT



SOUTHERN APPROACH

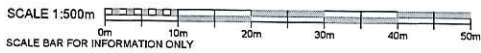
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LEGEND

--- VISIBILITY SPLAY

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P03	22.09.22	EXISTING BARRIER NOTE REVISED	GPC	MH
P02	17.08.22	EXISTING BARRIER NOTE REVISED	GPC	MH
P01	26.07.22	PRELIMINARY ISSUE	GPC	MH
rev	date	details	drawn	checked

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title  
PROPOSED SITE ENTRANCE  
GENERAL ARRANGEMENT

CCL ref: 217679 GPC MH MH 1:500 A1 (P) 26.07.2022  
status: S2 - SUITABLE FOR INFORMATION

drawing number 217679-CCL-XX-00-DR-C-5000 P03  
revision

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