

DATED

11th May

2026

SUFFOLK COUNTY COUNCIL

(1)

- and -

JEWERS GRAIN LIMITED

(2)

AGREEMENT

made pursuant to Sections 278 of the Highways Act 1980
and any other enabling power relating to
the development of land at Woolpit, Bury St Edmunds, Suffolk


Monitoring Officer
Assistant Director - Governance, Legal & Assurance
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich
Suffolk IP1 2BX

Ref: **RP/ 83010**

THIS AGREEMENT is made the 11 day of May 20 26
BETWEEN the following parties :-

- (1) **SUFFOLK COUNTY COUNCIL** of Endeavour House 8 Russell Road Ipswich
Suffolk IP1 2BX ("the County Council")
- (2) **JEWERS GRAIN LIMITED** (company number **00502740**) of New Granaries,
Elmswell Road Woolpit, Bury St Edmunds, Suffolk, IP30 9RH ("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 £27,346.00 (twenty-seven thousand three hundred and forty-six 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)
"Commutated Sums"	Means the sum of £1,750 (one thousand seven hundred and fifty pounds) 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
"Site"	Means land situated at Land at Woolpit, Bury St Edmunds, Suffolk shown as registered with HMLR with title numbers SK277838 and SK320199
"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 and the boundary of the public highway

- (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) O. C. Jewers and Sons Limited, and Matthew James Jewers and Sonia Ailsa Jewers are the registered proprietors with title absolute of the Site registered at the Land Registry under Title Numbers SK277838 and SK320199 respectively
- (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 Section 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 and there is no other person having a charge over or any other interest in the Site whose consent is necessary for the Developer 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 and its contractors licence (in so far as is reasonably necessary) to enter into and upon and remain upon the public highway which for the avoidance of doubt excludes the land shaded purple on drawing number C-167 Rev P01A 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 *Not used*

1.13 *Not used*

1.14 *Not Used*

1.15 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

1.16 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

1.17 Where, in accordance with clause 1.16 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

1.18 Where the Agreement has lapsed in accordance with clauses 1.16 or 1.17, 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 The permitted hours of construction operations for the Highway Works will be between 08.00 and 18.00 Mondays to Fridays and between the hours of 09.00 and 13.00 on Saturdays and no Highways Works are permitted outside of these hours 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

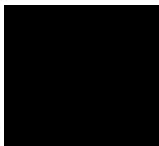
- 3.1 Where the Developer has provided a Cash Deposit, then after the issue of the Certificate of Substantial Completion the County Council may approve the release of up to 75% of the Cash Deposit Figure and upon the issue of the

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 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.

- 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 (£10,000,000.00) 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; 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;
 - 3.5.3 the inspection/checking fees required by the County Council in connection with the Highways Works in the sum of £1,234.60 (one thousand, two hundred and thirty-four pounds and sixty pence) prior to sealing of this Agreement; and
 - 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  sed Officer

Executed as a Deed by **JEWERS GRAIN LIMITED**

Acting by:

.....
Director

in the presence of:

.....
Witness

Name:

Address:

.....

Occupation:

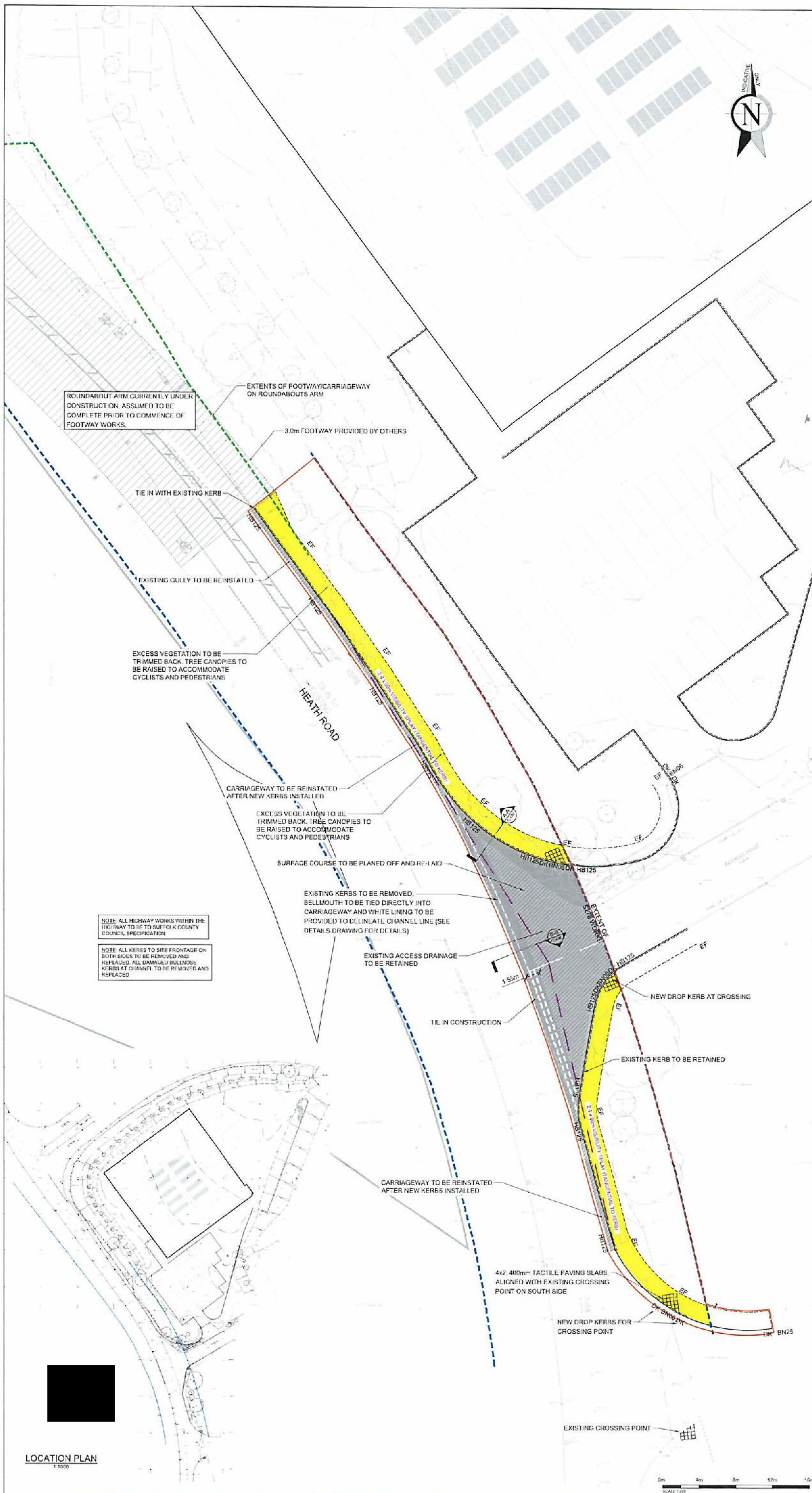
Schedule 1

Works Drawings

Drawing Title	Drawing No
S278 Agreement Plan	201322_C-160 P05
Site Clearance Plan	201322_C-161 P03
S278 Details - Sheet 1	201322_C-400 P04
S278 Setting Out Plan	201322_C-166 P03
S278 Agreement Highway Boundary Plan	201322_C-167 P01A

Schedule 2

Location	Description of Works
A1088 Elmswell Road	Improvement of existing access and provision of new footway



- SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION BOX**
NOTES: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RISK REGISTER PRODUCED FOR INCLUSION IN THE HEALTH AND SAFETY PLAN. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.
- CONSTRUCTION RISKS:**
- WORKING IN HIGHWAY
 - EXISTING SERVICES
- MAINTENANCE/CLEANING/USE RISKS:**
- NO SIGNIFICANT RISKS.
- DEMOLITION RISKS:**
- NO SIGNIFICANT RISKS.
- NOTES:**
1. DO NOT SCALE, IF IN DOUBT ASK.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS. THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS.
 3. ANY DISCREPANCIES FOUND ON THIS OR ANY OTHER DRAWINGS ARE TO BE REPORTED TO AND RESOLVED BY ROSSI LONG CONSULTING BEFORE THE COMMENCEMENT OF ANY WORK RELEVANT TO THE DISCREPANCY.
 4. THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULLY DESIGNED PROPPING/SUPPORTING TO FACILITATE THE WORKS. ALL PROPPING & BRACING IS TO BE ADEQUATELY FOUNDED TO ENSURE THE STABILITY/INTegrity OF THE EXISTING/PROPOSED STRUCTURES AND/OR EARTHWORKS IS MAINTAINED. UNLESS INDICATED ON THE DRAWINGS, THE TEMPORARY WORKS ARE NOT TO IMPOSE REACTIONS ON THE PERMANENT STRUCTURE WITHOUT PRIOR WRITTEN CONSENT FROM ROSSI LONG CONSULTING.
 5. THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF ROSSI LONG CONSULTING'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. ROSSI LONG CONSULTING ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. ONLY WRITTEN DIMENSIONS SHALL BE USED.
 6. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY CARRIED OUT BY SURVEY SOLUTIONS (407381541 - 21 06 22) AND ON THE SITE LAYOUT PRODUCED BY WILKINSON & NEAVE ARCHITECTS (21 02 22).
 7. DIMENSIONS ARE STATED IN MILLIMETRES UNLESS SHOWN OTHERWISE. CHANGES ARE STATED IN METRES. LEVELS ARE IN METRES AND RELATED TO ORDNANCE DATUM.
 8. DIMENSIONS AND COORDINATES SHOULD NOT BE SCALED FROM THIS DRAWING, IF IN DOUBT PLEASE ASK.
 9. THE CONTRACTOR IS TO VERIFY THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
 10. EXISTING PUBLIC UTILITY SERVICES AND PRIVATE APPARATUS ARE NOT NECESSARILY ALL SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL LIAISE WITH THE APPROPRIATE UTILITY PROVIDER TO DETERMINE PRECISELY WHERE ON SITE EXISTING SERVICES ARE LOCATED. SERVICES SHALL BE LOCATED AND MARKED OUT ON SITE PRIOR TO ANY EXCAVATION WORK BEING COMMENCED.
 11. ALL EXISTING SERVICES, SEWERS AND DRAINS INDICATED ON THIS AND ANY OTHER RELATED DRAWINGS ARE SHOWN ONLY INDICATIVELY AND SHALL HAVE THEIR POSITION AND LEVEL CONFIRMED ON SITE BY THE CONTRACTOR.
 12. CONNECTIONS TO THE EXISTING SEWER SHALL BE SUBJECT TO THE APPROVAL OF ANGLIAN WATER AND SHALL BE CARRIED OUT BY A CONTRACTOR APPROVED BY ANGLIAN WATER. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ANGLIAN WATER WITH REGARD TO SUBMITTING METHOD STATEMENTS, RISK ASSESSMENTS ETC FOR OBTAINING A 'PERMIT TO WORK' ON THE SEWER.
 13. ALL CONNECTIONS TO ADAPTABLE SEWERS TO BE MADE IN PLAYS APPROVED MATERIALS ONLY.
 14. ALL NON-ADAPTABLE DOMESTIC DRAINAGE SHALL BE SUBJECT TO INSPECTIONS BY THE LOCAL BUILDING CONTROL OFFICER. THE CONTRACTOR SHALL LIAISE WITH THE BUILDING INSPECTOR WITH REGARD TO ARRANGING INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORK.
 15. PROTECTION TO DOMESTIC SEWERS WHERE THE COVER TO PIPES UNDER TRAFFICKED AREAS IS LESS THAN 900mm THE PIPELINE SHALL BE PROTECTED WITH A MIN 150mm THICK CONCRETE SURROUND (BED TYPE Z1).
 16. ALL PIPES ENTERING OR LEAVING MANHOLES SHALL BE LAID WITH THEIR SOFFITS LEVEL UNLESS SHOWN OR AGREED OTHERWISE.
 17. ALL DOMESTIC DRAINAGE PIPES SHALL BE CLAYWARE OR PVC AND 100mm DIAMETER UNLESS STATED OTHERWISE. 100mm DIA STORM DRAINS SHALL BE LAID AT A GRADIENT NO FLATTER THAN 1 IN 40, AND Foul DRAINS TO A GRADIENT NO FLATTER THAN 1 IN 60.
 18. ALL WORKS WITHIN THE EXISTING HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE NEW WORKS AND STREET WORKS ACT 1991 AND TO CHAPTER 3 OF THE TRAFFIC SIGNS MANUAL. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN AND REMOVE UPON COMPLETION ALL TEMPORARY SIGNING REQUIRED FOR WORKS CARRIED OUT WITHIN THE HIGHWAY. THE CONTRACTOR SHALL LIAISE WITH THE HIGHWAYS INSPECTOR WITH REGARD TO AGREEING APPROPRIATE METHODS OF TRAFFIC MANAGEMENT.
 19. THE REINSTATEMENT OF THE HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE HAUG SPECIFICATION FOR THE REINSTATEMENT OF OPENING IN HIGHWAYS. REINSTATEMENT SHALL BE PERMANENT (ON FIRST VIEW). TRENCH BACKFILL MATERIAL SHALL BE TYPE 1 GRANULAR SUB-BASE.
 20. PRIOR TO COMMENCING ANY DRAINAGE WORKS THE CONTRACTOR SHALL CHECK AND CONFIRM BACK TO ROSSI LONG CONSULTING LTD THE EXISTING INVERT LEVEL OF ALL GULLIES AND/OR CONNECTIONS TO EXISTING SEWERS. ANY WORK CARRIED OUT WITHOUT DOING THIS IS ENTIRELY AT THE CONTRACTOR'S OWN RISK.
 21. ROSSI LONG CONSULTING 2023.

LEGEND

+	EXISTING GROUND LEVEL
■	PROPOSED FOOTWAY / VEHICLE CROSSOVER
■	NEW CARRIAGEWAY (SEE SECTION A-A)
■	1E IN ZONE (SEE SECTION B-B)
■	EXISTING CONSTRUCTION RETAINED (SURFACE COURSE PLANNED OFF AND OVERLAIN)
■	NEW ROUNDABOUT ARM (BY OTHERS)
---	HIGHWAY BOUNDARY
---	EXTENT OF PROPOSED WORKS
HB120	PROPOSED CONCRETE HALF BATTERED KERB WITH 100mm KERB FACE
HB125	PROPOSED CONCRETE HALF BATTERED KERB WITH 125mm KERB FACE
DN16	PROPOSED BULNOSED CONCRETE KERB WITH 60mm KERB FACE UPSTAND
DN25	PROPOSED BULNOSED CONCRETE KERB WITH 20mm KERB FACE
DK	PROPOSED CONCRETE DROP KERB
EF	PROPOSED CONCRETE FOOTWAY EDGING

PRELIMINARY DRAWING:
THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

REV	DESCRIPTION	DATE	BY	AUTH
P05	DRAWING UPDATED TO SOC COMMENTS	17.04.23	OP	NH
P04	CROSSING POINT ADDED SOUTH OF SITE ENTRANCE	16.04.23	OP	NH
P03	DRAWING UPDATED TO SOC COMMENTS	21.10.24	CF	NH
P02	DRAWING UPDATED	19.02.24	EF	NH
P01	PRELIMINARY ISSUE	DEC 23	EF	NH

Rossi Long Consulting
16 Meridian Way, Norwich, Norfolk, NR7 0TA
T: 01603 706 420 www.rossilong.co.uk

CLB/N

JEWERS GRAIN

NEW GRANARIES, ELMSWELL RD, WOOLPIT

PROJECT

GRANARY PARK WOOLPIT

TITLE

**GENERAL ARRANGEMENT
EXTERNAL WORKS
S278 AGREEMENT PLAN**

DRAWN	AUTHORISED	DATE	SCALE	BY
EF	NH	DEC 23	1:200	

SUITABILITY

SO - WORK IN PROGRESS

PROJECT NO.	DRAWING FIELD	DRAWING NO.	REV
201322		C-160	P05

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION BOX
NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RISK REGISTER PROVIDED FOR INCLUSION IN THE HEALTH AND SAFETY PLAN. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

- CONSTRUCTION RISKS**
- WORKING IN HIGHWAY
 - EXISTING SERVICES
- MAINTENANCE/CLEANING/USE RISKS**
- NO SIGNIFICANT RISKS
- DEMOLITION RISKS**
- NO SIGNIFICANT RISKS

- NOTES**
1. DO NOT SCALE. IF IN DOUBT ASK.
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 3. ANY DISCREPANCIES FOUND ON THIS OR ANY OTHER DRAWINGS ARE TO BE REPORTED TO AND RESOLVED BY ROSSI LONG CONSULTING BEFORE THE COMMENCEMENT OF ANY WORK RELEVANT TO THE DISCREPANCY.
 4. THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULLY DESIGNED PROPPING/SHORING TO FACILITATE THE WORKS. ALL PROPPING & BRACING IS TO BE ADJUDICALLY TIGHTENED TO ENSURE THE STABILITY/VOLUNTARY OF THE EXISTING/PROPOSED STRUCTURES AND EARTHWORKS IS MAINTAINED. UNLESS INDICATED ON THE DRAWINGS, THE TEMPORARY WORKS ARE NOT TO IMPOSE REACTIONS ON THE PERMANENT STRUCTURE WITHOUT PRIOR WRITTEN CONSENT FROM ROSSI LONG CONSULTING.
 5. THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF ROSSI LONG CONSULTING'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. ROSSI LONG CONSULTING ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. ONLY WRITTEN DIMENSIONS SHALL BE USED.
 6. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY CARRIED OUT BY SURVEY SOLUTIONS (14/2/2018) & 21.06.22 AND ON THE SITE LAYOUT PROVIDED BY WYNDER KILKENNY QUARTERED ARCHITECTS (16.03.2022).
 7. DIMENSIONS ARE STATED IN MILLIMETRES UNLESS SHOWN OTHERWISE. CHAINAGES ARE STATED IN METRES. LEVELS ARE IN METRES AND RELATED TO ORDNANCE DATUM.
 8. DIMENSIONS AND CO-ORDINATES SHOULD NOT BE SCALED FROM THIS DRAWING. IF IN DOUBT PLEASE ASK.
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 13. ALL CONNECTIONS TO ADAPTABLE SEWERS TO BE MADE IN AWS APPROVED MATERIALS ONLY.
 14. ALL NON-ADAPTABLE DOMESTIC DRAINAGE SHALL BE SUBJECT TO INSPECTIONS BY THE LOCAL BUILDING CONTROL OFFICER. THE CONTRACTOR SHALL LIAISE WITH THE BUILDING INSPECTOR WITH REGARD TO ARRANGING INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORK.
 15. PROTECTION TO DOMESTIC SEWERS: WHERE THE COVER TO PIPES UNDER TRAFFICED AREAS IS LESS THAN 900mm THE PIPELINE SHALL BE PROTECTED WITH A MIN 150mm THICK CONCRETE SUBGRADE (SEE TYPE 21).
 16. ALL PIPES ENTERING OR LEAVING MANHOLES SHALL BE LAID WITH THEIR SURFACES LEVEL, UNLESS SHOWN OR AGREED OTHERWISE.
 17. ALL DOMESTIC DRAINAGE PIPES SHALL BE 100mm DIA. 100mm DIA. STORM DRAINS SHALL BE LAID AT A GRADIENT NO FLATTER THAN 1 IN 100, AND Foul DRAINS TO A GRADIENT NO FLATTER THAN 1 IN 80.
 18. ALL WORKS WITHIN THE EXISTING HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE NEW WORKS AND STREET WORKS ACT 1991 AND TO CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN AND REMOVE UPON COMPLETION ALL TEMPORARY SIGNING REQUIRED FOR WORKS CARRIED OUT WITHIN THE HIGHWAY. THE CONTRACTOR SHALL LIAISE WITH THE HIGHWAYS INSPECTOR WITH REGARD TO AGREEING AN APPROPRIATE METHOD OF TRAFFIC MANAGEMENT.
 19. THE REINSTATEMENT OF THE HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE 'M16' SPECIFICATION FOR THE REINSTATEMENT OF OPENINGS IN HIGHWAYS. REINSTATEMENT SHALL BE PERMANENT (ON FIRST VISIT), TRENCH SACKFILL MATERIAL SHALL BE TYPE 1 GRANULAR SUB-BASE.
 20. PRIOR TO COMMENCING ANY DRAINAGE WORKS THE CONTRACTOR SHALL CHECK AND CONFIRM BACK TO ROSSI LONG CONSULTING, LTD. TO THE EXISTING INVERT LEVEL OF ALL OUTFALLS AND/OR CONNECTIONS TO EXISTING SEWERS. ANY WORK CARRIED OUT WITHOUT DURING THIS IS ENTIRELY AT THE CONTRACTOR'S OWN RISK.
 21. ROSSI LONG CONSULTING 2022.

LEGEND

- +55.750 EXISTING GROUND LEVEL
- PROPOSED FOOTWAY / VEHICLE CROSSOVER
- REINSTATEMENT CARRIAGEWAY
- TIE IN ZONE (SEE SECTION B-B)
- EXISTING CONSTRUCTION RETAINED (SURFACE COURSE PLANNED UP AND OVERLAP)
- NEW ROUNDABOUT ARM (BY OTHERS)
- HIGHWAY BOUNDARY
- EXTENT OF PROPOSED WORKS
- H8100 PROPOSED CONCRETE HALF BATTERED KERB WITH 100mm KERB FACE
- H8125 PROPOSED CONCRETE HALF BATTERED KERB WITH 150mm KERB FACE
- BK206 PROPOSED BULL NOSED CONCRETE KERB WITH 6mm KERB FACE UPSTAND
- BK25 PROPOSED BULL NOSED CONCRETE KERB WITH 25mm UPSTAND
- OK PROPOSED CONCRETE DRAIN KERB
- EF PROPOSED CONCRETE FOOTWAY EDGING

PRELIMINARY DRAWING
THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

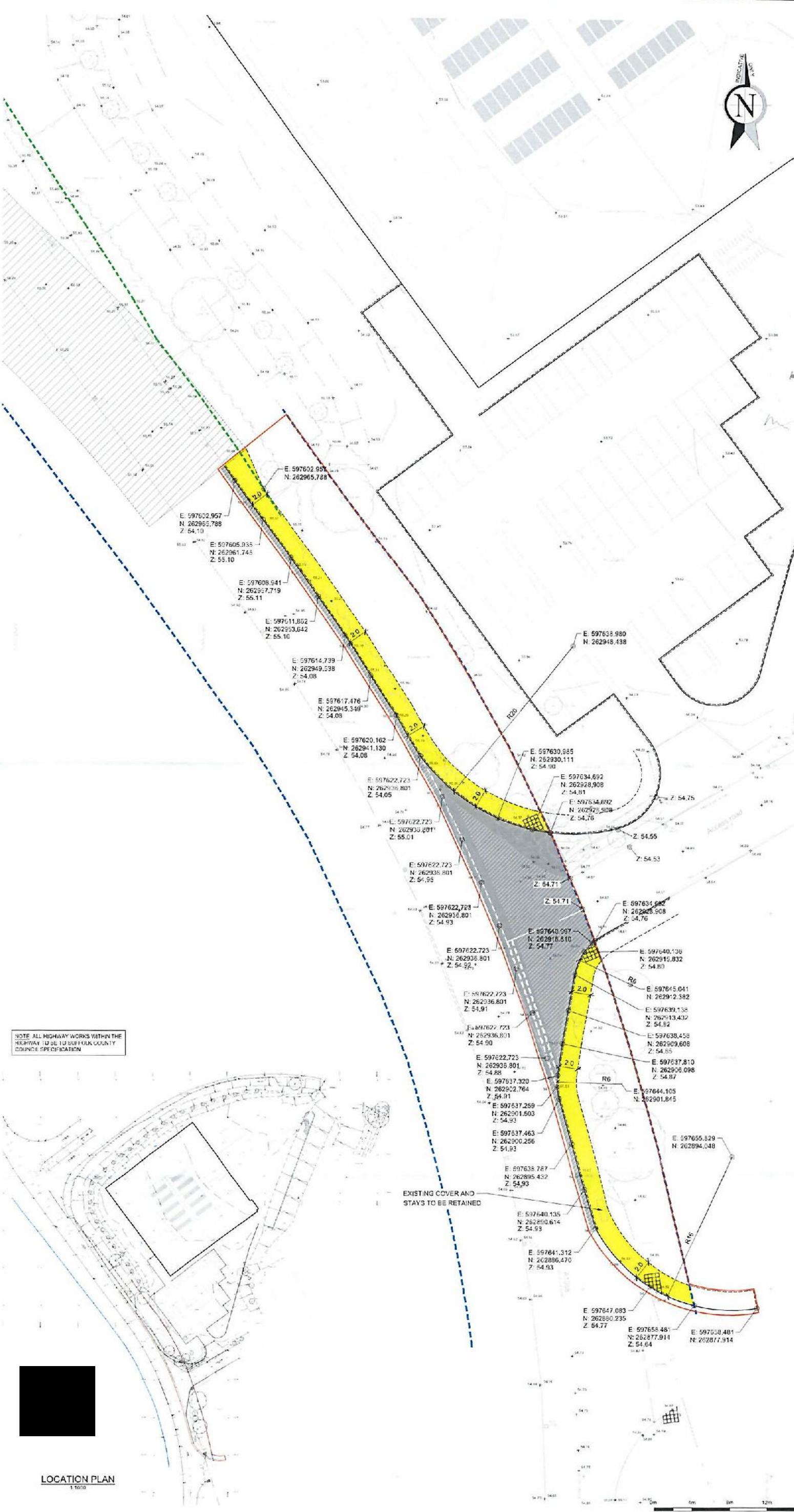
REV	DESCRIPTION	DATE	BY	AUTH
P03	DRAWING UPDATED TO SCC COMMENTS	17.04.26	OP	NH
P02	CROSSING POINT ADDED SOUTH OF SITE ENTRANCE	16.04.26	OP	NH
P01	PRELIMINARY ISSUE	21.10.24	EF	NH

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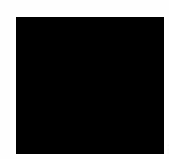
CLIENT
JEWERS GRAIN
NEW GRANARIES, ELMSWELL RD, WOOLPIT
PROJECT
GRANARY PARK WOOLPIT

TITLE
GENERAL ARRANGEMENT
EXTERNAL WORKS
SETTING OUT DRAWING

DRAWN	AUTHOR	DATE	SCALE
EF	NH	OCT 24	1:200
SUBJECT			
S0 - WORK IN PROGRESS			
PROJECT NO.		DRAWING NO.	REV
201322		C-166	P03



NOTE: ALL HIGHWAY WORKS WITHIN THE HIGHWAY ARE TO BE TO SUPPORT COUNTY COUNCIL SPECIFICATION



LOCATION PLAN
1:1000

- SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION BOX**
NOTES: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RISK REGISTER PRODUCED FOR INCLUSION IN THE HEALTH AND SAFETY PLAN. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.
- CONSTRUCTION RISKS**
- WORKING IN HIGHWAY
 - EXISTING SERVICES
- MAINTENANCE/CLEANING/USE RISKS**
- NO SIGNIFICANT RISKS.
- DEMOLITION RISKS**
- NO SIGNIFICANT RISKS.
- NOTES**
1. DO NOT SCALE, IF IN DOUBT ASK.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS. THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS.
 3. ANY DISCREPANCIES FOUND ON THIS OR ANY OTHER DRAWINGS ARE TO BE REPORTED TO AND RESOLVED BY ROSSI LONG CONSULTING BEFORE THE COMMENCEMENT OF ANY WORK RELEVANT TO THE DISCREPANCY.
 4. THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULLY DESIGNED PROVISIONS WORKING TO FACILITATE THE WORKS. ALL PROPPING & BRACING IS TO BE ADEQUATELY FOUNDED TO ENSURE THE STABILITY/INTEGRITY OF THE EXISTING/PROPOSED STRUCTURES & FOR EARTHWORKS IS MAINTAINED, UNLESS INDICATED ON THE DRAWINGS. THE TEMPORARY WORKS ARE NOT TO IMPOSE THE ACTIONS ON THE PERMANENT STRUCTURE WITHOUT PRIOR WRITTEN CONSENT FROM ROSSI LONG CONSULTING.
 5. THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF ROSSI LONG CONSULTING'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. ROSSI LONG CONSULTING ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. ONLY WRITTEN DIMENSIONS SHALL BE USED.
 6. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY CARRIED OUT BY SURVEY SOLUTIONS (0278455 01 - 21 08 22) AND ON THE SITE LAYOUT PRODUCED BY WINGER NEVILL & PARTNERS ARCHITECTS (16 FEBRUARY 2022).
 7. DIMENSIONS ARE STATED IN MILLIMETRES UNLESS SHOWN OTHERWISE. CHAINAGES ARE STATED IN METRES. LEVELS ARE IN METRES AND RELATED TO ORDNANCE DATUM.
 8. DIMENSIONS AND CO-ORDINATES SHOULD NOT BE SCALED FROM THIS DRAWING. IF IN DOUBT PLEASE ASK.
 9. THE CONTRACTOR IS TO VERIFY THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
 10. EXISTING PUBLIC UTILITY SERVICES AND PRIVATE APPARATUS ARE NOT NECESSARILY ALL SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL LIAISE WITH THE APPROPRIATE UTILITY PROVIDER TO DETERMINE THE EXISTING PUBLIC UTILITY SERVICES AND LOCATED SERVICES SHALL BE LOCATED AND MARKED OUT ON SITE PRIOR TO ANY EXCAVATION WORK BEING COMMENCED.
 11. ALL EXISTING SERVICES, SEWERS AND DRAINS INDICATED ON THIS AND ANY OTHER RELATED DRAWINGS ARE SHOWN ONLY INDICATIVELY, AND SHALL HAVE THEIR POSITION AND LEVEL CONFIRMED ON SITE BY THE CONTRACTOR.
 12. CONNECTIONS TO THE EXISTING SEWER SHALL BE SUBJECT TO THE APPROVAL OF ANGLIAN WATER AND SHALL BE CARRIED OUT BY A CONTRACTOR APPROVED BY ANGLIAN WATER. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ANGLIAN WATER WITH REGARDS TO SUBMITTING METHOD STATEMENTS, RISK ASSESSMENTS ETC FOR OBTAINING A PERMIT TO WORK ON THE SEWER.
 13. ALL CONNECTIONS TO ADAPTABLE SEWERS TO BE MADE IN AWS APPROVED MATERIALS ONLY.
 14. ALL NON-ADAPTABLE DOMESTIC DRAINAGE SHALL BE SUBJECT TO INSPECTIONS BY THE LOCAL BUILDING CONTROL OFFICER. THE CONTRACTOR SHALL LIAISE WITH THE BUILDING INSPECTOR WITH REGARD TO ARRANGING INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORK.
 15. PROTECTION TO DOMESTIC SEWERS WHERE THE COVER TO PIPES UNDER TRAFFICKED AREAS IS LESS THAN 800mm THE PIPING SHALL BE PROTECTED WITH A MIN 150mm THICK CONCRETE SURROUND (RED TYPE 21).
 16. ALL PIPES ENTERING OR LEAVING MANHOLES SHALL BE LAID WITH THEIR SLOPES LEVEL, UNLESS SHOWN OR AGREED OTHERWISE.
 17. ALL DOMESTIC DRAINAGE PIPES SHALL BE CLAYWARE OR PVC AND 100mm DIAMETER UNLESS STATED OTHERWISE. 100mm DIA STORM DRAINS SHALL BE LAID AT A GRADIENT NO FLATTER THAN 1 IN 100, AND Foul DRAINS TO A GRADIENT NO FLATTER THAN 1 IN 80.
 18. ALL WORKS WITHIN THE EXISTING HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE NEW WORKS AND STREET WORKS ACT 1991 AND TO CHAPTER 8 OF THE THATCHINGS MANUAL. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN AND REMOVE UPON COMPLETION ALL TEMPORARY SIGNING REQUIRED FOR WORKS CARRIED OUT WITHIN THE HIGHWAY. THE CONTRACTOR SHALL LIAISE WITH THE HIGHWAYS INSPECTOR WITH REGARD TO AGREEING APPROPRIATE METHODS OF TRAFFIC MANAGEMENT.
 19. THE REINSTATEMENT OF THE HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE HWS SPECIFICATION FOR THE REINSTATEMENT OF OPENINGS IN HIGHWAYS. REINSTATEMENT SHALL BE PERMANENT (ON FIRST VISIT). TRENCH BACKFILL MATERIAL SHALL BE TYPE 1 GRANULAR SUB-BASE.
 20. PRIOR TO COMMENCING ANY DRAINAGE WORKS THE CONTRACTOR SHALL CHECK AND CONFIRM BACK TO ROSSI LONG CONSULTING TO THE EXISTING INVERT LEVEL OF ALL OUTFALLS AND/OR CONNECTIONS TO EXISTING SEWERS. ANY WORK CARRIED OUT WITHOUT DOING THIS IS ENTIRELY AT THE CONTRACTOR'S OWN RISK.
 21. ROSSI LONG CONSULTING 2023.

LEGEND

---	HIGHWAY BOUNDARY
---	EXTENT OF PROPOSED WORKS
HB100	PROPOSED CONCRETE HALF BATTERED KERB WITH 100mm CR 125mm KERB FACE
TR	PROPOSED BUILT UP CONCRETE KERB WITH KERB FACE UPSTAND AS SPECIFIED
BN25	PROPOSED CONCRETE TRANSITIONAL KERB
LT	PROPOSED CONCRETE FOOTWAY EDGING

NOTE: ALL HIGHWAY WORKS WITHIN THE HIGHWAY TO BE TO SUFFOLK COUNTY COUNCIL SPECIFICATION

PRELIMINARY DRAWING:
THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

P03	CROSSING POINT ADDED SOUTH OF SITE ENTRANCE	16.04.23	OP	NH
P02	AMENDED TO SOC COMMENTS	21.10.24	EF	NH
P01	PRELIMINARY ISSUE	29.02.24	EF	NH
REV	DESCRIPTION	DATE	BY	AUTH

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CLIENT

JEWERS GRAIN

NEW GRANARIES, ELMSWELL RD, WOOLPIT

PROJECT

GRANARY PARK WOOLPIT

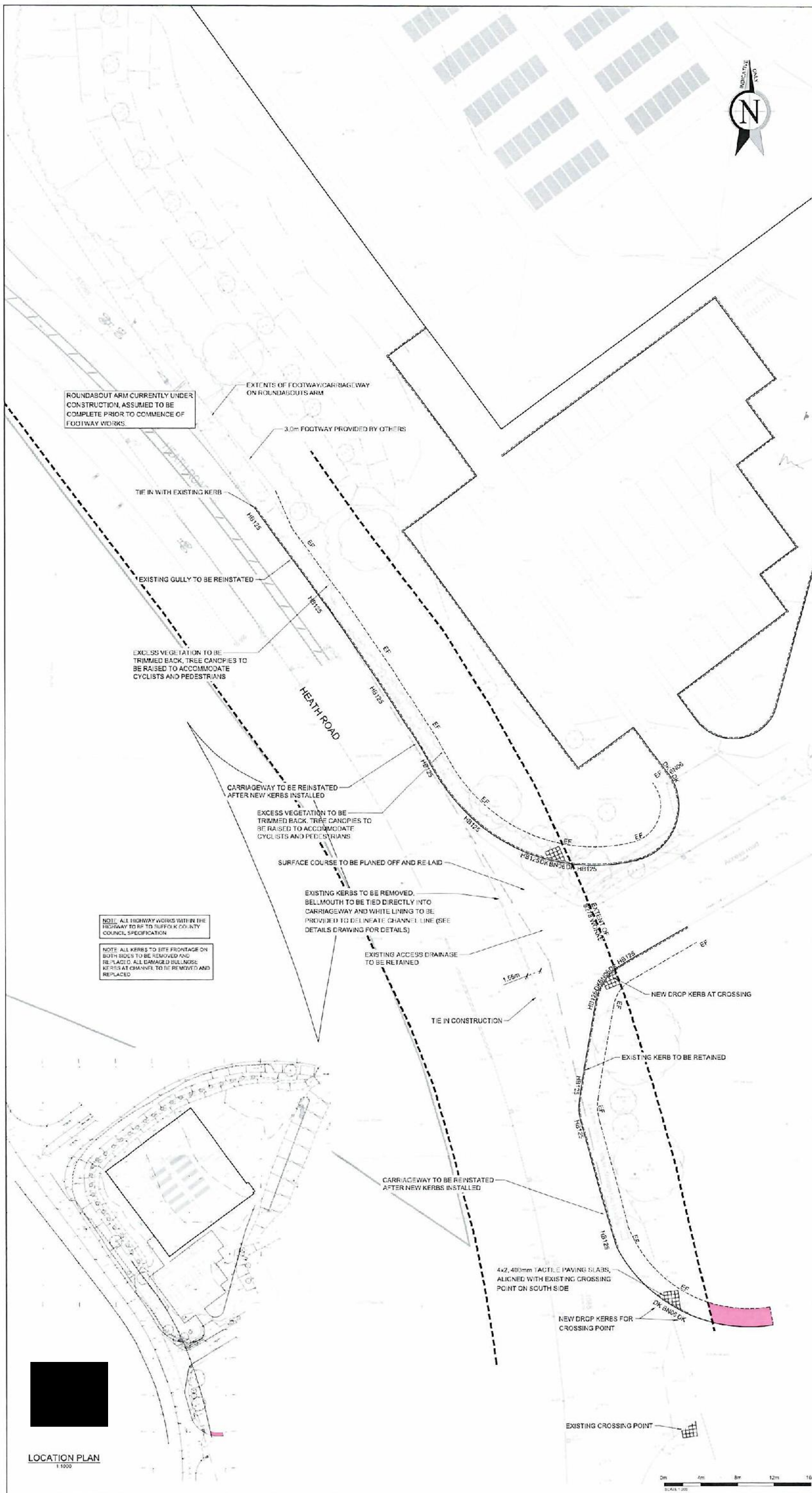
TITLE

SITE CLEARENCE PLAN

DRAWN	AUTHORISED	DATE	SCALE AT A1
EF	NH	FEB 24	1:200
SUITABILITY			
S0 - WORK IN PROGRESS			
PROJECT NO.	DRAWING FILED	DRAWING NO.	REV
201322		C-161	P03

LOCATION PLAN
1:1000

0m 4m 8m 12m 16m
SCALE 1:200



- SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION BOX**
NOTES: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RISK REGISTER PRODUCED FOR INCLUSION IN THE HEALTH AND SAFETY PLAN. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FORTHCOMING FROM ANY CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.
- CONSTRUCTION RISKS**
- WORKING IN HIGHWAY
 - EXISTING SERVICES
- MAINTENANCE/OPERATING/USER RISKS**
- NO SIGNIFICANT RISKS.
- DEMOLITION RISKS**
- NO SIGNIFICANT RISKS.
- NOTES**
1. DO NOT SCALE, IF IN DOUBT ASK.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, ENGINEERING DRAWINGS AND DETAILS. THE SPECIFICATION FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY OTHER SPECIALIST'S DRAWINGS.
 3. ANY DISCREPANCIES FOUND ON THIS OR ANY OTHER DRAWINGS ARE TO BE REPORTED TO AND RESOLVED BY ROSSI LONG CONSULTING BEFORE THE COMMENCEMENT OF ANY WORK RELEVANT TO THE DISCREPANCY.
 4. THE PRINCIPAL CONTRACTOR IS TO PROVIDE FULLY DESIGNED PROPPING/SKORING TO FACILITATE THE WORKS, ALL PROPPING & BRACING IS TO BE ADEQUATELY FOUNDED TO ENSURE THE STABILITY/INTEGRITY OF THE EXISTING/PROPOSED STRUCTURES AND EARTHWORKS IS MAINTAINED, UNLESS INDICATED ON THE DRAWINGS. THE TEMPORARY WORKS ARE NOT TO IMPROVE REACTIONS ON THE PERMANENT STRUCTURE WITHOUT PRIOR WRITTEN CONSENT FROM ROSSI LONG CONSULTING.
 5. THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF ROSSI LONG CONSULTING'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. ROSSI LONG CONSULTING ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. ONLY WRITTEN DIMENSIONS SHALL BE USED.
 6. THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY CARRIED OUT BY SURVEY SOLUTIONS (22749PUS-01 - 21.06.20) AND ON THE SITE LAYOUT PRODUCED BY WINDER HEVENAR CHARTERED ARCHITECTS (16_00 - FEBRUARY 2020).
 7. DIMENSIONS ARE STATED IN METRES UNLESS OTHERWISE STATED. DIMENSIONS ARE STATED IN METRES UNLESS OTHERWISE STATED. DIMENSIONS ARE STATED IN METRES UNLESS OTHERWISE STATED.
 8. DIMENSIONS AND CO-ORDINATES SHOULD NOT BE SCALED FROM THIS DRAWING, IF IN DOUBT PLEASE ASK.
 9. THE CONTRACTOR IS TO VERIFY THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
 10. EXISTING PUBLIC UTILITY SERVICES AND PRIVATE APPARATUS ARE NOT NECESSARILY ALL SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL LIAISE WITH THE APPROPRIATE UTILITY PROVIDER TO DETERMINE PRECISELY WHERE ON SITE EXISTING SERVICES ARE LOCATED. SERVICES SHALL BE LOCATED AND MARKED OUT ON SITE PRIOR TO ANY EXCAVATION WORK BEING COMMENCED.
 11. ALL EXISTING SERVICES, SEWERS AND DRAINS INDICATED ON THIS AND ANY OTHER RELATED DRAWINGS ARE SHOWN ONLY INDICATIVELY, AND SHALL HAVE THEIR POSITION AND LEVEL CONFIRMED ON SITE BY THE CONTRACTOR.
 12. CONNECTIONS TO THE EXISTING SEWER SHALL BE SUBJECT TO THE APPROVAL OF ANGLIAN WATER AND SHALL BE CARRIED OUT BY A CONTRACTOR APPROVED BY ANGLIAN WATER. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ANGLIAN WATER WITH REGARD TO SUBMITTING METHOD STATEMENTS, RISK ASSESSMENTS ETC FOR OBTAINING A PERMIT TO WORK ON THE SEWER.
 13. ALL CONNECTIONS TO ADAPTABLE SEWERS TO BE MADE IN A WS APPROVED MATERIALS ONLY.
 14. ALL NON-ADAPTABLE DOMESTIC DRAINAGE SHALL BE SUBJECT TO INSPECTIONS BY THE LOCAL BUILDING CONTROL OFFICER. THE CONTRACTOR SHALL LIAISE WITH THE BUILDING INSPECTOR WITH REGARD TO ARRANGING INSPECTIONS AT THE APPROPRIATE STAGES OF THE WORK.
 15. PROTECTION TO DOMESTIC SEWERS WHERE THE COVER TO PIPES UNDER TRAFFICKED AREAS IS LESS THAN 900mm THE PIPELINE SHALL BE PROTECTED WITH A MIN 150mm THICK CONCRETE SURROUND (RED TYPE 71).
 16. ALL PIPES ENTERING OR LEAVING MANHOLES SHALL BE LAID WITH THEIR SLOPES LEVEL, UNLESS SHOWN OR AGREED OTHERWISE.
 17. ALL DOMESTIC DRAINAGE PIPES SHALL BE CLAYWARE OR PVC AND 100mm DIAMETER UNLESS STATED OTHERWISE. 100mm DIA STORM DRAINS SHALL BE LAID AT A GRADIENT NO FLATTER THAN 1 IN 100, AND Foul drains to a gradient no flatter than 1 IN 80.
 18. ALL WORKS WITHIN THE EXISTING HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE NEW WORKS AND STREET WORKS ACT 1991 AND TO CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL. THE CONTRACTOR SHALL PROVIDE, ERECT, MAINTAIN AND REMOVE UPON COMPLETION ALL TEMPORARY SIGNING REQUIRED FOR WORKS CARRIED OUT WITHIN THE HIGHWAY. THE CONTRACTOR SHALL LIAISE WITH THE HIGHWAYS INSPECTOR WITH REGARD TO AGREEING APPROPRIATE METHODS OF TRAFFIC MANAGEMENT.
 19. THE REINSTATEMENT OF THE HIGHWAY SHALL BE CARRIED OUT FULLY IN ACCORDANCE WITH THE HADIC SPECIFICATION FOR THE REINSTATEMENT OF OPENINGS IN HIGHWAYS. REINSTATEMENT SHALL BE PERMANENT (ON FIRST VIEW), TRENCH BACKFILL MATERIAL SHALL BE TYPE 1 GRANULAR SUB-BASE.
 20. PRIOR TO COMMENCING ANY UNPAVED WORKS THE CONTRACTOR SHALL CHECK AND CONFIRM BACK TO ROSSI LONG CONSULTING LTD THE EXISTING INVERT LEVEL OF ALL OUTFALLS AND/OR CONNECTIONS TO EXISTING SEWERS AND WORK CARRIED OUT WITHOUT DOING THIS IS ENTIRELY AT THE CONTRACTOR'S OWN RISK.
 21. ROSSI LONG CONSULTING 2023.

LEGEND

- LAND OUTSIDE PUBLIC HIGHWAY
- HIGHWAY BOUNDARY

PRELIMINARY DRAWING:
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REV	DESCRIPTION	DATE	BY	AUTH
P01A	PRELIMINARY ISSUE	MAY 26	EF	NH

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CLIENT
JEWERS GRAIN
NEW GRANARIES, ELMSWELL RD, WOOLPIT

PROJECT
GRANARY PARK WOOLPIT

DATE	SCALE AT A1
MAY 26	1:200
PROJECT NO.	DRAWING NO.
201322	C-167
DRAWING FIELD	REV
	P01A

LOCATION PLAN
1:1000