

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Pathways</b>		
<b>Groundwater Vulnerability</b>		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 29 Worcestershire, Contact Ref: 1	16	-

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Environmentally Sensitive Receptors</b>		
<b>Nearest Surface Water Feature</b>		
Distance: 0m	16	-

<b>Other Factors</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Geological</b>		
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	17	-
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	17	-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	17	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 3	17	-
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	17	-



**Site**  
Land at Grovefield Way, and North Road West, The Reddings, Gloucestershire, ^

**Grid Reference**  
390650, 221460

**Report Reference**  
SAS\_35841089\_1\_1

**Customer Reference**  
SF16462501000

**Size of Site**  
67867 m<sup>2</sup>





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Land at Grovefield Way and North Road West, The Reddings, Gloucestershire, \*

**Grid Reference**  
390650, 221460

**Report Reference**  
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**Customer Reference**  
SF16462501000

**Size of Site**  
67867 m<sup>2</sup>



<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Sources</b>	<b>0</b>	<b>3</b>	<b>22</b>
<b>Waste / Landfill Sites</b>			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	1
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	1	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	2
<b>Statutory Authorisations</b>			
Local Authority Pollution Prevention and Controls	0	0	1
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
<b>Discharge Consents</b>			
Discharge Consents	0	1	5
Water Industry Act Referrals	0	0	0
<b>Industrial Processes</b>			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
<b>Storage of Hazardous Substances</b>			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
<b>Contraventions</b>			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0

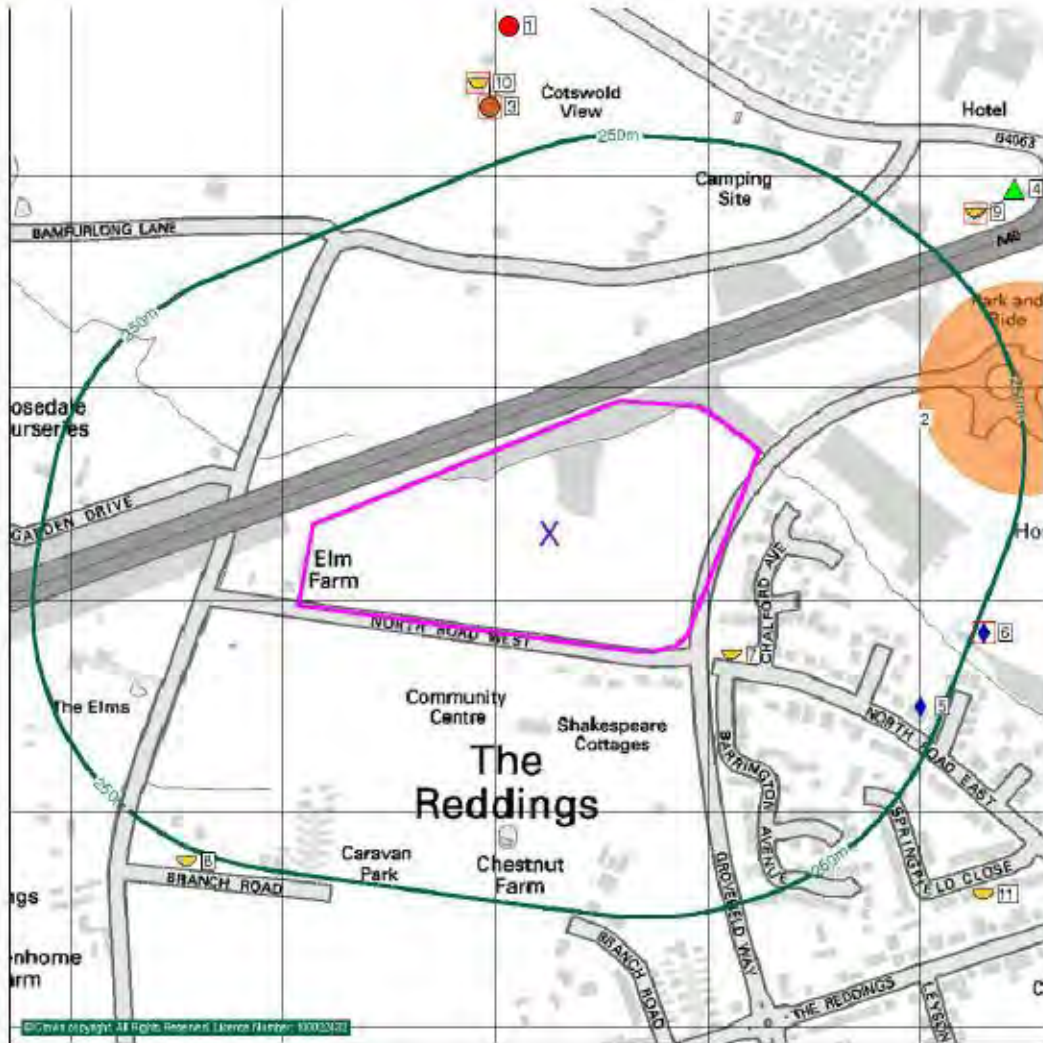
<b>Current Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Sources</b>	<b>0</b>	<b>3</b>	<b>22</b>
<b>Potentially Contaminative Uses</b>			
Contemporary Trade Directory Entries	0	1	13
Fuel Station Entries	0	0	0
<b>Miscellaneous</b>			
BGS Recorded Mineral Sites	0	0	0

<b>Historical Land Use</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Sources</b>	<b>0</b>	<b>0</b>	<b>16</b>
<b>Potentially Contaminative Uses</b>			
Historical Tanks And Energy Facilities	0	0	14
Potentially Contaminative Industrial Uses (Past Land Use)	0	0	0
<b>Potentially Infilled Land</b>			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	0	2

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Pathways and Receptors</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Pathways</b>			
Groundwater Vulnerability	1	n/a	n/a
Drift Deposits	0	n/a	n/a
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	n/a
Flooding from Rivers or Sea without Defences	0	0	n/a
Areas Benefiting from Flood Defences	0	0	n/a
Flood Water Storage Areas	0	0	n/a
Flood Defences	0	0	n/a

<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>	<b>250-500m</b>
<b>Pathways and Receptors</b>	<b>2</b>	<b>0</b>	<b>0</b>
<b>Environmentally Sensitive Receptors</b>			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	1	0	0
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
<b>Protected Countryside Areas</b>			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors	On Site	0-250m	250-500m
<b>Geological</b>	<b>7</b>	<b>4</b>	<b>0</b>
Brine Compensation Area	0	n/a	n/a
Coal Mining Affected Areas	0	n/a	n/a
Mining Instability	0	0	n/a
Man-Made Mining Cavities	0	0	0
Natural Cavities	0	0	0
Non Coal Mining Areas of Great Britain	0	0	n/a
Radon Potential - Radon Affected Areas	1	n/a	n/a
Radon Potential - Radon Protection Measures	1	n/a	n/a
Potential for Collapsible Ground Stability Hazards	1	1	n/a
Potential for Compressible Ground Stability Hazards	1	1	n/a
Potential for Ground Dissolution Stability Hazards	0	0	n/a
Potential for Landslide Ground Stability Hazards	1	1	n/a
Potential for Running Sand Ground Stability Hazards	1	1	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0	n/a



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations	
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Warning Reference Point</li> <li>Reference Number</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site</li> <li>Licensed Waste Management Facilities (Landfill)</li> <li>Local Authority Recorded Landfill Site</li> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Point Location of Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site (Point)</li> <li>Licensed Waste Management Facilities (Location)</li> <li>Local Authority Recorded Landfill Site (Point)</li> <li>Registered Waste Transfer Site (Point)</li> <li>Registered Waste Treatment or Disposal Site (Point)</li> <li>Registered Landfill Site Potential Landfill Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control Enforcement</li> <li>Planning Hazardous Substance Enforcement</li> <li>Prosecution Relating to Authorised Processes</li> <li>Enforcement and Prohibition Notice</li> <li>Substantiated Pollution Incident Register</li> <li>Prosecution Relating to Controlled Waters</li> </ul>	<ul style="list-style-type: none"> <li>COMAH</li> <li>Planning Hazardous Substance Consent</li> <li>Explosive Site</li> <li>NHHS</li> <li>Industrial Processes</li> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Contaminated Land Register Entry or Notice (Point)</li> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li>Discharge Consents</li> <li>Discharge Consent</li> <li>Water Industry Act National</li> </ul>
<ul style="list-style-type: none"> <li>Miscellaneous</li> <li>BGS Recorded Mineral Site</li> <li>Potentially Contaminative Use</li> <li>Potentially Contaminative Use (High Risk)</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Recorded Landfill Site</li> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Point Location of Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Recorded Landfill Site (Point)</li> <li>Registered Waste Transfer Site (Point)</li> <li>Registered Waste Treatment or Disposal Site (Point)</li> <li>Registered Landfill Site Potential Landfill Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul>	<ul style="list-style-type: none"> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li>Discharge Consents</li> <li>Discharge Consent</li> <li>Water Industry Act National</li> </ul>	

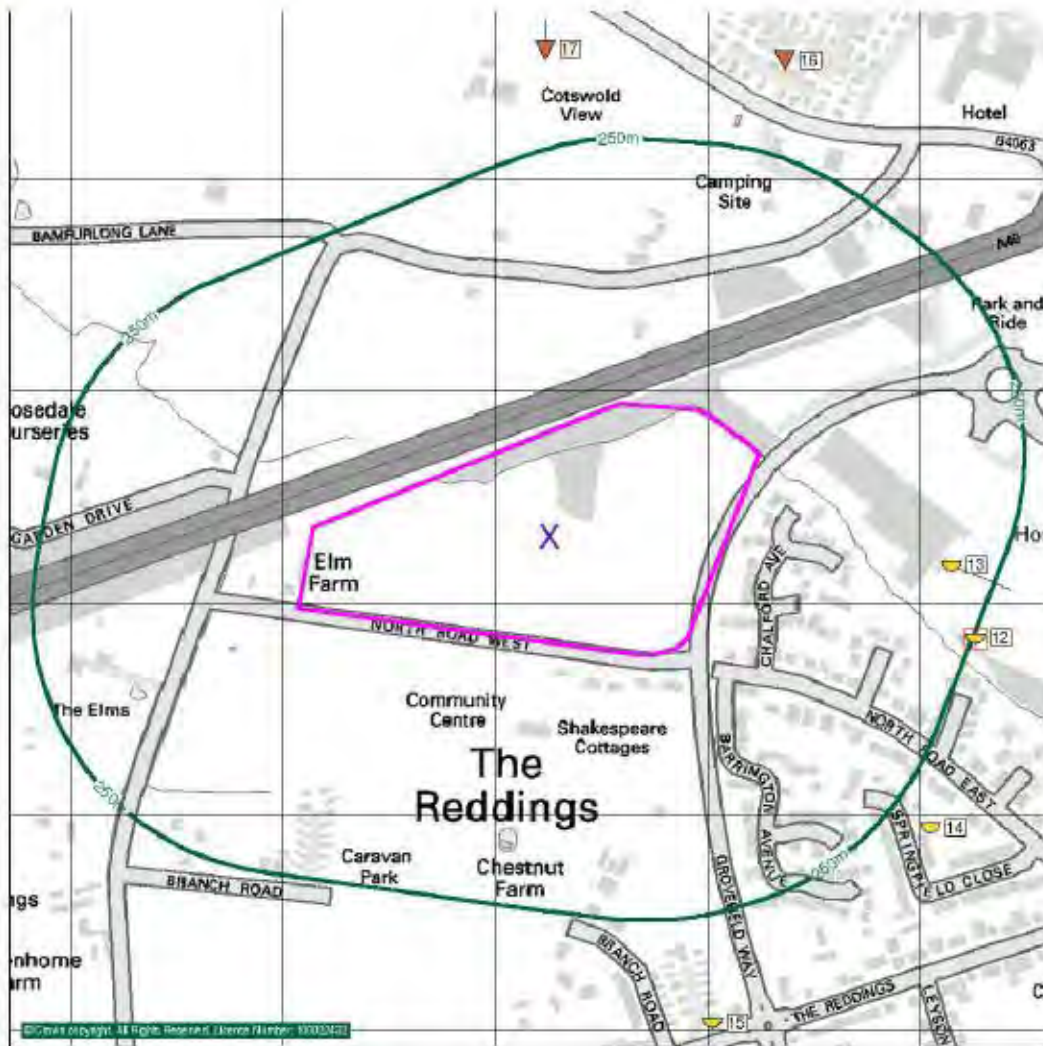


Sources	Ref No.	Search Buffer	Direction
<b>Waste / Landfill Sites</b>			
<b>Local Authority Landfill Coverage</b>			
Name: Cheltenham Borough Council, - Has supplied landfill data, Contact Ref: 2	-	On Site	NE
Name: Gloucestershire County Council, - Has supplied landfill data, Contact Ref: 4	-	On Site	NE
Name: Tewkesbury Borough Council, - Landfill data has been supplied by another authority, Contact Ref: 5	-	0-250m	W
<b>Licensed Waste Management Facilities (Locations)</b>			
Location: Golden Valley, Gloucester Road, Staverton, Cheltenham, Gloucestershire, GL51 0SS, Licence Number: 48061, Site Category: Vehicle depollution facility, Licence Status: Modified,IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	1	250-500m	N
<b>Registered Landfill Sites</b>			
Trafalgar House Construction, Hatherley Lane, Arie Court Roundabout, Cheltenham, Gloucestershire, Reference: 150/408, Status: Licence lapsed/cancelled/defunct/not applicable/surrendered, Cancelled, Positional Accuracy: Manually positioned to the road within the address or location, Boundary Quality: Not Applicable, Contact Ref: 1	2	0-250m	E
<b>Registered Waste Treatment or Disposal Sites</b>			
H R Buckland, Cotswold View, Golden Valley, Gloucester Road, CHELTENHAM, Gloucestershire, GL51 0SS, Reference: CB 1, Status: Operational as far as is known, Operational, Positional Accuracy: Manually positioned to the address or location, Boundary Quality: Not Supplied Contact Ref: 1	3	250-500m	N
H R Buckland, Cotswold View, Golden Valley, Gloucester Road, CHELTENHAM, Gloucestershire, GL51 0SS, Reference: CB 1, Status: Record superseded, Superseded, Positional Accuracy: Manually positioned to the address or location, Boundary Quality: Not Supplied Contact Ref: 1	3	250-500m	N
<b>Statutory Authorisations</b>			
<b>Local Authority Pollution Prevention and Controls</b>			
Easy Mix Ltd, Old Gloucester Road, Cheltenham, GL51 0tt, Part B - Mineral Industry Sector, Reference: IPPC P.3/1.04, Status: Permitted, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 2	4	250-500m	NE

Sources	Ref No.	Search Buffer	Direction
<b>Discharge Consents</b>			
<b>Discharge Consents</b>			
Lucas Engine Control Systems, Dowty Fuel Systems Ltd, Arle Court, CHELTENHAM, Surface Water Discharge, Reference: S/20/04461/T/1, Version: Not Supplied, Status: Not Supplied Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1	5	0-250m	SE
Woodward Diesel Systems, Woodward Aircraft Controls, Arle Court, Cheltenham, Gloucestershire, Trade Discharge, Reference: S/20/25107/T, Version: 1, Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	6	250-500m	E
Lucas Aerospace Ltd, Woodward Aircraft Controls, Arle Court, Cheltenham, Gloucestershire, Trade Discharge, Reference: S/20/25107/T, Version: 1, Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	6	250-500m	E
Lucas Aerospace Ltd, Woodward Aircraft Controls, Arle Court, Cheltenham, Gloucestershire, Trade Discharge, Reference: S/20/25107/T, Version: 2, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	6	250-500m	E
Cheltenham Office Park Limited, Woodward Aircraft Controls, Arle Court, Cheltenham, Gloucestershire, Trade Discharge, Reference: S/20/25107/T, Version: 2, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	6	250-500m	E
Cheltenham Office Park Limited, Delphi Diesel Systems Limited, Hatherley Lane, Cheltenham, Gloucestershire, Trade Discharge, Reference: S/20/25631/T, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	-	250-500m	E

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
<b>Contemporary Trade Directory Entries</b>			
A1 Car Air Conditioning, Kestrel House, North Road East, The Reddings, Cheltenham, Gloucestershire, GL51 6RE, Air Conditioning & Refrigeration Contractors, Status: Inactive, Positional Accuracy: Automatically positioned to the address	7	0-250m	SE
D W Taylor, Branch Cottage, Branch Road, The Reddings, Cheltenham, Gloucestershire, GL51 6RH, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	8	250-500m	SW
Easy Mix Ltd, Golden Valley, Gloucester Rd, Cheltenham, Gloucestershire, GL51 0TT, Concrete & Mortar Ready Mixed, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	9	250-500m	NE
Easy Mix Ltd, Golden Valley, Gloucester Rd, Cheltenham, Gloucestershire, GL51 0TT, Concrete & Mortar Ready Mixed, Status: Active, Positional Accuracy: Manually positioned to the address or location	9	250-500m	NE
Keltruck Ltd, Golden Valley, Gloucester Road, Cheltenham, Gloucestershire, GL51 0TT, Commercial Vehicle Dealers, Status: Active, Positional Accuracy: Automatically positioned to the address	9	250-500m	NE

Sources	Ref No.	Search Buffer	Direction
<b>Potentially Contaminative Uses</b>			
<b>Contemporary Trade Directory Entries</b>			
Easy Mix, Golden Valley, Gloucester Road, Cheltenham, Gloucestershire, GL51 0TT, Concrete & Mortar Ready Mixed, Status: Inactive, Positional Accuracy: Automatically positioned to the address	9	250-500m	NE
Cheltenham & Gloucester Concrete Pumping Ltd, Golden Valley, Gloucester Road, Cheltenham, Gloucestershire, GL51 0TT, Concrete Pumping Services, Status: Active, Positional Accuracy: Manually positioned to the address or location	9	250-500m	NE
Frost Engineering, Gloucester Road, Staverton, Cheltenham, Gloucestershire, GL51 0SS, Precision Engineers, Status: Inactive, Positional Accuracy: Automatically positioned to the address	10	250-500m	N
The Nuffield Hospital, Hatherley Lane, Cheltenham, Gloucestershire, GL51 6SY, Hospitals, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	E
Harry Buckland, Cotswold View, Gloucester Road, Staverton, Cheltenham, Gloucestershire, GL51 0SS, Car Breakers & Dismantlers, Status: Active, Positional Accuracy: Automatically positioned to the address	10	250-500m	N
Paul Passey (International) Ltd, 19, Springfield Close, The Reddings, Cheltenham, Gloucestershire, GL51 6SE, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address	11	250-500m	SE
Challenge Power, Cheltenham Film Studios, Hatherley Lane, Cheltenham, Gloucestershire, GL51 6PN, Electricity Companies, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	E
Hengerow, Cheltenham Film Studios, Hatherley Lane, Cheltenham, Gloucestershire, GL51 6PN, Soft Drinks - Manufacturers, Status: Inactive, Positional Accuracy: Manually positioned to the address or location	-	250-500m	E
Oven Busters, The Briars, The Reddings, Cheltenham, Gloucestershire, GL51 6RL, Oven cleaning, Status: Active, Positional Accuracy: Automatically positioned to the address	-	250-500m	S



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature (High Risk)
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature (High Risk)
Reference Number	Area Feature (High Risk)	Area Feature (High Risk)
	Point Feature (High Risk)	Line Feature (High Risk)
	Line Feature (High Risk)	

<b>Sources</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Contaminative Uses</b>			
<b>Historical Tanks And Energy Facilities</b>			
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1955 - 1971	12	250-500m	E
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955	12	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1967 - 1971	13	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971	14	250-500m	SE
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1974	15	250-500m	S
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1967	-	250-500m	E
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1955	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1955	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971	-	250-500m	E
Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1955	-	250-500m	E
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1955	-	250-500m	E

<b>Potentially Infilled Land</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Potentially Infilled Land (Water)</b>			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954	16	250-500m	NE
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1954	17	250-500m	N

## Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

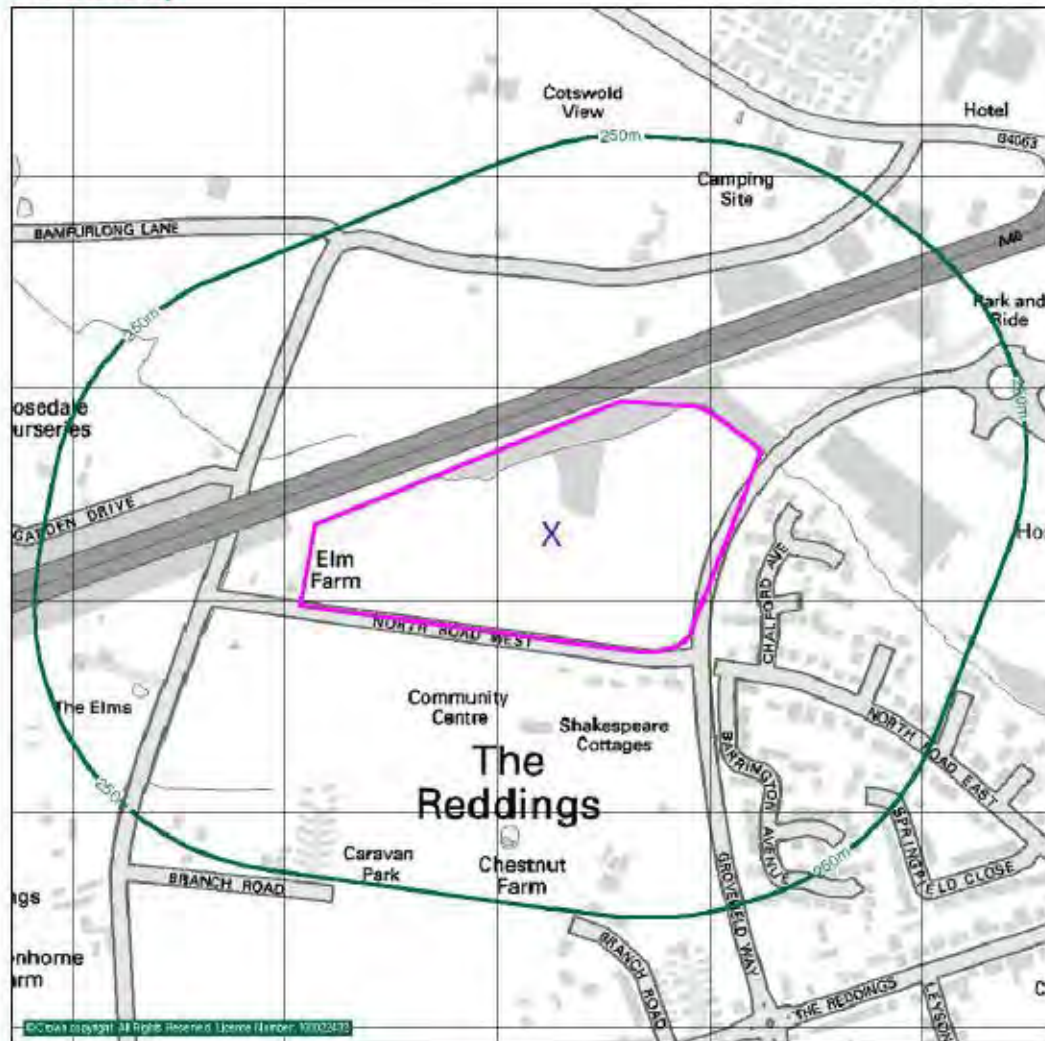
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SO9021	1974

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SO92SW	1991

1:10,560	Mapsheet	Published
Gloucestershire	026_NW	1889
Gloucestershire	026_SW	1889
Gloucestershire	026_NW	1903
Gloucestershire	026_SW	1903
Gloucestershire	026_NW	1924
Gloucestershire	026_SW	1924
Gloucestershire	026_NW	1938
Gloucestershire	026_SW	1938
Ordnance Survey Plan	SO92SW	1954

**Flood Map**



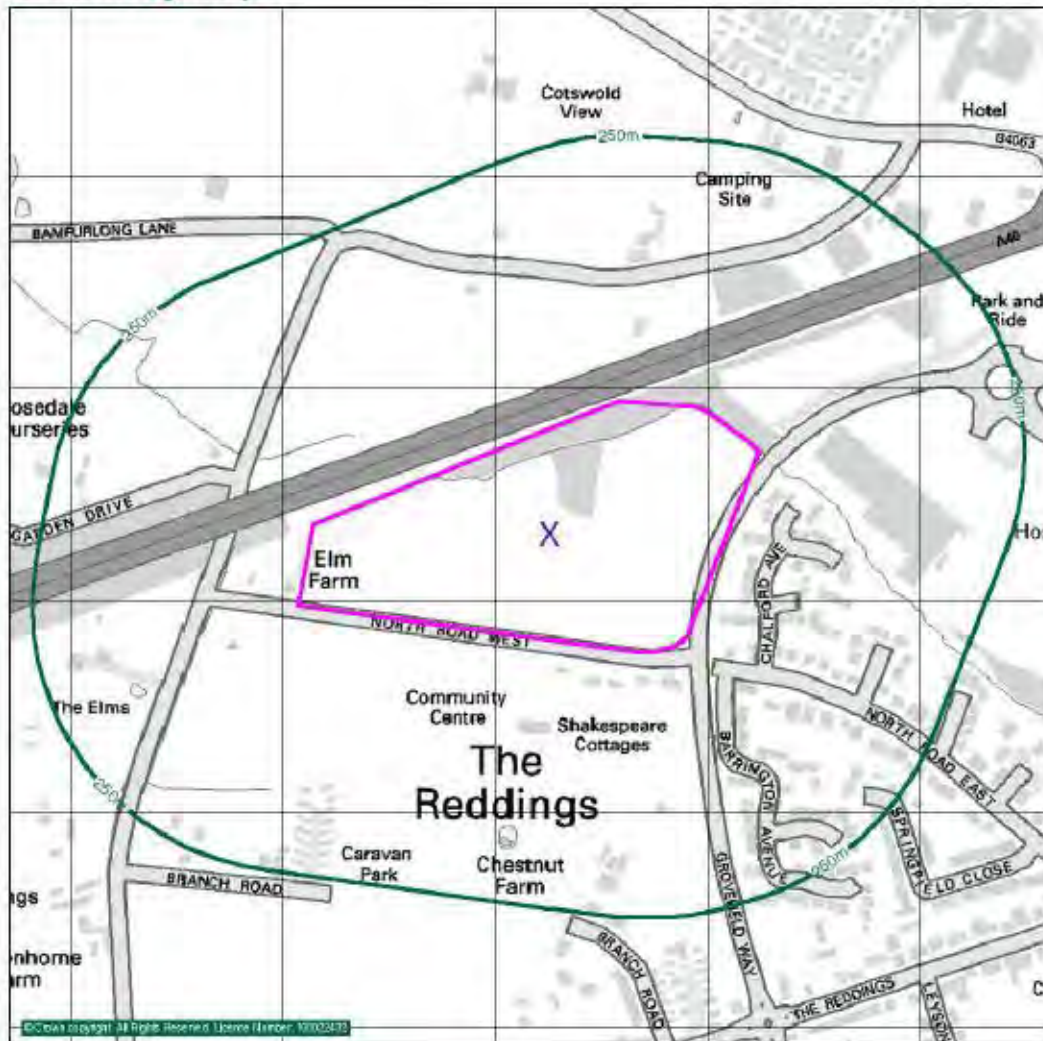
**General**

- Site Boundary
- Search Buffer
- Bearing Reference Point
- Reference Number

**Area of Floodplain**

- Areas Benefiting from Flood Defences
- Flood Water Storage Areas
- Flood Defence
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)

**Sensitivity Map**



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Special Area of Conservation
Bearing Reference Point	Local Nature Reserve	Special Protection Area
Reference Number	Marine Nature Reserve	Nearest Surface Water Feature
	National Nature Reserve	Water Abstractions
	Ramsar Site	
		Forest Park
		National Park
		National Scenic Area



<b>Pathways and Receptors</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Pathways</b>			
<b>Groundwater Vulnerability</b>			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 29 Worcestershire, Contact Ref: 1	-	On Site	NE
<b>Drift Deposits</b>			
None	-		-
<b>Extreme Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Flooding from Rivers or Sea without Defences</b>			
None	-		-
<b>Areas Benefiting from Flood Defences</b>			
None	-		-
<b>Flood Water Storage Areas</b>			
None	-		-
<b>Flood Defences</b>			
None	-		-

<b>Environmentally Sensitive Receptors</b>	<b>Ref No.</b>	<b>Search Buffer</b>	<b>Direction</b>
<b>Nearest Surface Water Feature</b>			
Distance: 0m	-	On Site	NW

Other Factors	Search Buffer	Direction
<b>Geological</b>		
<b>Brine Compensation Area</b>		
No		-
<b>Coal Mining Affected Areas</b>		
In an area which may not be affected by Coal Mining		-
<b>Non Coal Mining Areas of Great Britain</b>		
No Hazard		-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NE
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NE
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NE
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	NW
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NE
Hazard Potential: Moderate, Contact Ref: 3	0-250m	NW
<b>Potential for Ground Dissolution Stability Hazards</b>		
No Hazard		-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NE
Hazard Potential: Low, Contact Ref: 3	0-250m	W
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NE
Hazard Potential: Low, Contact Ref: 3	0-250m	NW
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Low, Contact Ref: 3	On Site	NE

### Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

### Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

### Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

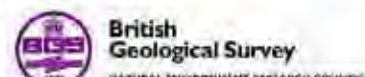
### Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact [mining.review@arup.com](mailto:mining.review@arup.com)). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

The information in this Sitecheck Assess Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Assess User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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**Contact Names and Addresses****1 Environment Agency National Customer Contact Centre (NCCC)**

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

Telephone 08708 506 506

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

**2 Cheltenham Borough Council Environmental Health Department**

P O Box 12  
Municipal Offices  
The Promenade  
Cheltenham  
Gloucestershire  
GL50 1PP

Telephone 01242 262626  
Fax 01242 227131

[www.cheltenham.gov.uk](http://www.cheltenham.gov.uk)

**3 British Geological Survey Enquiry Service**

British Geological Survey  
Kingsley Dunham Centre  
Keyworth  
Nottingham  
Nottinghamshire  
NG12 5GG

Telephone 0115 936 3143  
Fax 0115 936 3276

[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
[www.bgs.ac.uk](http://www.bgs.ac.uk)

**4 Gloucestershire County Council**

Shire Hall  
Westgate Street  
Gloucester  
Gloucestershire  
GL1 2TG

Telephone 01452 425000

[www.gloscc.gov.uk](http://www.gloscc.gov.uk)

**5 Tewkesbury Borough Council Environmental Health Department**

Council Offices  
Gloucester Road  
Tewkesbury  
Gloucestershire  
GL20 5TT

Telephone 01684 295010 extn 2213  
Fax 01684 290139

[www.tewkesburybc.gov.uk](http://www.tewkesburybc.gov.uk)

**Other Contacts****Institution of Civil Engineering Surveyors**

26 Market Street  
ALTRINCHAM  
Cheshire  
WA14 1PF

Telephone 0161 928 8074

[www.ices.org.uk/ices.asp](http://www.ices.org.uk/ices.asp)

**The Association of Geotechnical and Geoenvironmental Specialists**

Foreham Street  
83 Copers  
Cope Road  
Beckenham  
Kent  
BR3 1NR

Telephone 020 86588212

[www.ags.org.uk/](http://www.ags.org.uk/)

**The Environmental Auditors Registration Association**

Welton House  
Limekiln Way  
Lincoln  
LN2 4US

Telephone 01522 540069

[www.greenchannel.com/iea/sarahome.htm](http://www.greenchannel.com/iea/sarahome.htm)

**The Environmental Industries Commission**

45 Weymouth Street  
London  
W1N 3LD

Telephone 020 79351675

[www.eic-uk.co.uk/](http://www.eic-uk.co.uk/)

**The Institution of Civil Engineers**

One Great George Street  
Westminster  
LONDON  
SW1P 3AA

Telephone 0207 222 7722  
Fax 0207 222 7500

[www.ice.org.uk](http://www.ice.org.uk)

**The Royal Institution of Chartered Surveyors**

12 Great George Street  
Parliament Square  
London  
SW1P 3AD

Telephone 020 7222 7000

[www.rics.org.uk/](http://www.rics.org.uk/)

**Wilbourn Associates**

30 Jessops Riverside  
800 Brightside Lane  
Sheffield  
S9 2RX

[www.environmental-surveyors.com](http://www.environmental-surveyors.com)

**Landmark Information Group Limited**

Legal and Financial  
The Smith Centre  
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RG9 6AB

Telephone 0844 844 9966  
Fax 0844 844 9980

[info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
[www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)

## Search Code



### **Important Consumer Protection Information**

This search has been produced by Landmark Information Group Ltd, The Smith Centre, Fairmile, Henley on Thames, RG9 6AB. Telephone 0844 844 9966, email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which firms compiling and/or selling search reports have to meet. By giving you this information, your search provider is confirming that they keep to the principles of the Code. This provides important protection for you.

### **The Code's core principles**

Search providers which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

### **Keeping to the Search Code**

How search organisations maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to The Property Ombudsman (TPO). TPO can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Beckett House  
4 Bridge Street  
Salisbury  
Wiltshire SP1 2LX  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

## Search Code



### **Complaints Procedure - Information for customers**

If you wish to make a complaint, we will deal with it speedily and fairly. We will:

- Produce a formal written complaints procedure and tell you what this is.
- Acknowledge a complaint within 5 working days of its receipt.
- Normally deal with a complaint fully and in writing within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final written response at the latest within 40 days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with the final decision, you may refer the complaint to The Property Ombudsman scheme (TPOs).

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

Please contact our Customer Service Team on 0844 844 9966 if you would like a copy of the full search code.

### **Complaints should be sent to:**

Customer Relationship Manager  
Landmark Information Group Ltd  
Landmark UK Property  
The Smith Centre  
Fairmile  
Henley-On-Thames  
RG9 6AB

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# LANDMARK TERMS AND CONDITIONS

## Definitions

**"Authorised Reseller"** means an agent or reseller of Landmark whom Landmark has duly appointed to resell its Reports and Services.  
**"Content"** means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Landmark and shall include Landmark developed and Third Party Content.  
**"First Purchaser"** means the first person, or legal entity to purchase the Property Site following provision of a Report.  
**"First Purchaser's Lender"** means the funding provider for the First Purchaser  
**"Information Pack"** means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.  
**"Intellectual Property Rights"** means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.  
**"Order"** means the request for Services from Landmark by You.  
**"Property Site"** means a land site on which Landmark provides a Service.  
References to **"We"**, **"Us"** and **"Our"** are references to Landmark Information Group Limited ("Landmark"), whose registered office is 7 Abbey Court, Eagle Way, Enster, Essex TH14. Where You are not ordering the Services directly from Landmark, but from an Authorised Reseller, references to "Landmark" or "We", "Us" and "Our" shall be construed so as to mean other Landmark and/or the Authorised Reseller as the context shall indicate.  
References to **"You/Your/Yourself"** refer to the contracting party who accesses the Website or places an Order with Landmark.  
**"Report"** includes any information that Landmark supplies to You including all reports, services, datasets, software or information contained in them.  
**"Services"** means the provision of any service by Landmark pursuant to these Terms, including without limitation, any Report.  
**"Landmark Fees"** means any charges levied by Landmark for Services provided to You.  
**"Suppliers"** means any organisation who provides data or information of any form to Landmark.  
**"Terms"** means these Terms & Conditions.  
**"Third Party Content"** means the services, software, information and other content or functionality provided by third parties and linked to or contained in the Services.  
**"Websites"** means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

## 1. Terms & Conditions

- These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided.
- If the person communicating with Landmark is an Authorised Reseller, they must ensure that You agree to these Terms.
- The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.
- Landmark may modify these Terms, and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.
- These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior negotiation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.
- These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

## 2. Services

- Landmark will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that the information and data supplied in the Services are derived from third party sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

## 3. Intellectual Property

- You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.
- Subject always to these Terms You may, without further charge, make the Services available to:
  - the owner of the Property or the date of the Report,
  - any person who purchases the whole of the Property Site,
  - any person who provides funding secured on the whole of the Property Site,
  - any person for whom You act in a professional or commercial capacity,
  - any person who acts for You in a professional or commercial capacity; and
  - prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.  
Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.
- Each of those persons referred to in clause 3.b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.
- All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosures to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.
- Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-

- effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or
- copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or
- remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Contents, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
- creates any product which is derived directly or indirectly from the data contained in the Services
- The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.
- You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

## 4. Charges

- VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- An Individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's Invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserves the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.
- We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.
- Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

## 5. Termination

- Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:
  - You fail to make any payment due in accordance with clause 4;
  - You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
  - You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.
- If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.
- Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

## 6. Liability

- We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.
- Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or willful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.
- As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or willful default and subject to clause 6.o below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, omissions or errors in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.
- Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.
- In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the contract is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.
- Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.
- You acknowledge that:
  - Subject to clause 6.o below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Services) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
  - Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
  - no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude exact fitness or unfitness of a Property Site



- for any particular purpose nor should it be relied upon for determining suitability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Subject to clause 6.0 below, Landmark shall not be responsible for error or omission in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
- v. Landmark will not be held liable in any way if a Report on a residential property is used for commercial property or more than the one residential property for which it was ordered.
- vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content.
- vii. Landmark offer no warranty for the performance of any linked internet services not operated by Landmark.
- viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery.
- ix. Any support or assistance provided to You in connection with these Terms is at Your risk.
- h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.
- i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Willmott Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
- If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.0 below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of those additional services will be governed by the terms and conditions of those Third Parties.
- j. In any event no person may rely on a Service more than 12 months after its original date.
- k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.
- l. This shall not be of the essence with respect to the provision of the Services.
- m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.0 below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
- n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not seek or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6l above.
- o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

## 7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to Environmental Remediation Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution").
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
- the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
  - the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
  - the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
  - the Contribution will not be paid in respect of any of the following:
    - Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
    - Asbestos arising out of or released in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.
    - Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
    - Intentional non-compliance arising from the intentional disregard of or knowing willful or deliberate non-compliance by any owner or occupier of

the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of, alteration or development of the Property Site.

- d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
- f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender resolves any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part II(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7a.
- i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

## 8. Events Beyond Our Control

- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or downloading data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

## 9. Severability

- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

## 10. Governing Law

- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

## 11. General Complaints

- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.
- b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.
- c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph 4 below all notices from Landmark to You will be displayed on our Websites from time to time.
- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicable.
- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.
- g. Landmark's Privacy Policy as displayed on the Website governs the use made of any Information You supply to Landmark.

## **APPENDIX G**

PAGES 15, 22 & 34 FROM 'SITE INVESTIGATION REPORT', CARRIED OUT BY  
STRUCTURAL SOILS, JULY 2008.

**H N BAILEY, J A BAILEY & C H HARVEY**

**DRAFT  
INTERPRETIVE REPORT  
on  
SITE INVESTIGATION  
at**

**GROVEFIELD WAY  
CHELTENHAM**

**NOVEMBER 2008  
REPORT NO: 722048**

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Pembroke House  
15 Pembroke Road  
Shirehampton  
BRISTOL  
BS8 3BA

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Email: [enquiries@alderking.com](mailto:enquiries@alderking.com)  
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STRUCTURAL SOILS LIMITED  
The Old School  
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[www.soils.co.uk](http://www.soils.co.uk)



### 3 FIELDWORK

8 no. cable percussion boreholes (BH1 to BH8), 14 no. machine dug trial pits (TP1 to TP14), 7 no. California Bearing Ratio (CBR) tests (CBR1 to CBR7) and 3 no. soakaway tests (SA1-SA3) were completed between 31 June and 8 July 2008 at locations shown on the Exploratory Hole Location Plan in Appendix A.

The scope of investigation and choice of investigation equipment was decided by Structural Soils Limited. The positions were selected and set out by Structural Soils Limited.

The positions of exploratory holes BH1-BH8 were selected to target the main areas of construction and the trial pits TP1-TP14 were selected to provide general site coverage. Trial pits TP6 and TP7 were positioned to target the location of the farm buildings, which had been present on the northern part of the site until between 1949 and 1972, which could be a potential area of made ground and source of contamination. The CBRs were placed down the main spine of the proposed access road for the site, and its junction with Grovefield Way. Soakaway tests were carried out around the periphery of the site.

Sampling and in-situ testing details were specified by Structural Soils Limited. Geotechnical samples were taken and returned to the laboratory for classification and potential testing. Samples for contamination testing were placed in appropriate 'contamination sample containers' (supplied by the laboratory and with preservatives for waters, where required). They were then kept in cool boxes with ice packs and were transported to the laboratories (under Chain of Custody documentation) as promptly as possible to maintain sample integrity. Contamination sampling was specified by Structural Soils Limited.

Inspection pits were excavated by hand to 1.20m depth at the cable percussion hole locations prior to the commencement of drilling. The boreholes were drilled using a cable tool percussion drilling rig and were 150mm diameter. The depths of the boreholes were 5.00m to 11.85m. 100mm diameter undisturbed samples were recovered from the cohesive strata in the boreholes and Standard Penetration Tests were carried out at regular intervals in accordance with BS1377: Part 9: 1990: 3.3. Test results are given in detail in tabular format on the Summary of Standard Penetration Tests in Appendix B, and also summarised on the borehole logs.

The trial pits were excavated using a mechanical excavator and were approximately 0.80m x 3.00m in plan area and up to 3.65m deep. Hand vane and hand penetrometer tests were carried out in the cohesive strata in the trial pits.



## 6.4 Foundations

The proposed three storey office blocks can be constructed on conventional strip and pad foundations. The foundations should be taken down through any made ground to a minimum depth of 1.00m in accordance with NHBC Standards.

Assuming a conservative undrained shear strength of 75kPa, the allowable bearing capacity for a 1.00m wide strip foundation at 1.00m depth or for a 2.00m by 2.00m pad at the same depth would be of the order of 160kPa, which should be adequate for the type of development proposed. However, settlement of a 1.00m wide strip foundation at 1.00m depth loaded to a line load of 160kN/m<sup>2</sup> run, would be of the order of 25-30mm, using a coefficient of volume compressibility ( $m_v$ ) of 0.2m<sup>2</sup>/MN (based on an assessment of the consolidation test results) and a geological factor of 0.70. Therefore the allowable bearing pressure should be reduced to 140kN/m<sup>2</sup> to keep settlements below the generally accepted value of 25mm.

## 6.5 Floor Slabs

Lightly loaded ground bearing, floor slabs may be used at this site (designed in accordance with NHBC Standards). For ground bearing slabs the formation must be proof-rolled and any soft spots must be excavated and replaced with suitably compacted granular fill. However where made ground in excess of 600mm was encountered, NHBC Standards requires the use of suspended slabs as a precaution against differential settlement.

## 6.6 Pavement Design

In-situ CBR tests were carried out using conventional vehicle mounted equipment, at depths of between 0.50m and 0.70m in made ground consisting of firm slightly sandy slightly gravelly clay. Based on these test results we recommend using a CBR value of 2.0% for pavement design provided any soft spots are replaced with a suitably compacted granular fill. It should be noted that the CBR tests were carried out on cohesive soils that were dry and stiff when tested, and lower CBR values would be obtained during wetter weather.

## 6.7 Soakaway Design

Three soakaway tests were completed in trial pits SA1, SA2 and SA3. Infiltration rates could not be calculated, as none of the water drained away, indicating that the site is not suitable for shallow soakaways. Similar soils are found over the entire site and therefore the same can be assumed for other locations. Soakaways are therefore considered not practical at this site.



proof-rolled and any soft spots must be excavated and replaced with suitably compacted granular fill. However where made ground in excess of 600mm was encountered, NHBC Standards requires the use of suspended slabs as a precaution against differential settlement.

- 7.7** We recommend using a CBR value of 2.0% for pavement design provided any soft spots are replaced with a suitably compacted granular fill. It should be noted that the CBR tests were carried out on cohesive soils that were dry and stiff when tested, and lower CBR values would be obtained during wetter weather.
- 7.8** Shallow soakaways are not practical at this site.
- 7.9** The Aggressive Chemical Environment for Concrete (ACEC) class is AC-4 where concrete could be contact with groundwater and AC-1 if there is no risk of concrete being in contact with groundwater. The designer should utilise these classifications in order to produce the concrete specification.
- 7.10** No radon protection is necessary for this site as less than 1% of homes are above the action level.
- 7.11** TP12 at 0.15 m showed elevated lead in the made ground. Therefore the made ground (0.3m thick) should be replaced in vicinity of TP12 if soft landscaping is proposed in this area. Further testing might be required to delineate the area.
- 7.12** There are several exceedances of the water pipe guidelines, therefore the water company should be contacted as to whether alternative pipe materials are required.
- 7.13** All samples, except for TP12 at 0.15m depth, have not been classed as hazardous for disposal. Trial pit TP12 however was classed as hazardous.
- 7.14** The gas monitoring results to date suggest that protective measures to characteristic situation 2 of CIRIA 665 should be provided. Some further monitoring is advised.

## **APPENDIX H**

### **RAINWATER HARVESTING ESTIMATE**



6 Wadsworth Road  
London UB6 7JJ

[info@aqua-lity.co.uk](mailto:info@aqua-lity.co.uk)  
[www.aqua-lity.co.uk](http://www.aqua-lity.co.uk)

Tel: +44 (0)845 270 7171  
Fax: +44 (0)208 991 1442

Cheltenham - BMW Mini

Prepared for: Building Management Technology Ltd

Prepared by: Chris Chardon  
Sales Office Manager





12/06/2013

Dennis Gaskell

Building Management Technology Ltd  
Unit 2 Forest Business Park  
Oswin Road, Braunstone  
Leicester, LE3 1HR  
United Kingdom

Dear Dennis Gaskell,

*Rainwater Harvesting Specification & Quotation*

<i>Project</i>	<i>Cheltenham - BMW Mini</i>	
<i>Project Number</i>	<i>3443-13</i>	
<i>Quotation Number</i>	<i>DOCQ2170</i>	
<i>Contact</i>	<i>Dennis Gaskell -</i>	
<i>Contact Details</i>	<i>Dennis.Gaskell@bmt-ltd.co.uk</i>	<i>(01162) 440331</i>

*Should you have any queries regarding this quote please contact Matt Tickle on (07973) 253 669*

We thank you for your recent enquiry and have pleasure in writing with our Specification and Quotation for the supply and delivery of a suitable Aquality Rainwater Harvesting System to meet the project's requirements.




Our industry leading product range has been designed to ensure a quick, simple and cost effective installation process on site and ensure a minimal space requirement within the designated installation area.

Our enclosed quotation and technical data/installation sheets should provide you with the information you require. However, please do not hesitate to contact us with further questions or, should you wish, to arrange a meeting with one of our technical managers who can assist at design, purchasing or installation stage.



6 Wadsworth Road      Tel: +44 0845 270 7171  
London UB6 7JJ      Fax: +44 0208 991 1442

## Specification & Quotation

Part Number	Qty	Description
G12661	1	50000 l GRP tank CL 2 with TF6 filter
		
G13320	1	Aqua-Control 1100 SA
		
G13337	1	Connection set (Accessories for AC1100, 1500)
G13333	1	Supply pump package IV (230)
G15021	1	Expansion vessel 100l
		
G11104	1	Y- Mains water filter PP 1 1/4" MBSP
G30001	1	Commissioning for Rainwater Harvesting System

*Grand Total: £ 20,285.00*

## Rainwater Harvesting Totals

**SYSTEM TOTAL**

**£ 20,285.00**

*Includes delivery to site (UK Mainland) but excludes offloading, installation and VAT.*

*Payment Terms to be confirmed.*

*Please note that Lease Purchase Plans are available to commercial purchasers. If this is of interest, please ask for details.*

*Conditions of Sale – As Aquality general terms and conditions (available on request).*

*Please note that this quote is only valid for 90 days from the date of this quotation. Please contact us should you require an updated quotation.*

Specification and quotation should be read along with our standard installation detail and equipment technical data sheets.

We would always advise a meeting at the next stage to discuss the proposal more fully, thus ensuring that our package satisfies the requirements of the site, the design consultant and ultimately the client.

Unless otherwise stated:

- Pump duties would have to be confirmed at the next stage
- We have assumed the roof surface used is not a Green Roof
- General assumptions will be used to assist specification process
- When quoting against a generic or competitors specification, we will have selected equipment that will most closely provide a similar (or enhanced) specification.
- If used, Sphonic Drainage should have the siphon broken before the rainwater reaches the filter / holding tank.

We trust this proposal is of interest. Please do not hesitate to contact Matt Tickle on (07973) 253 669 to discuss the proposal in more detail or to arrange a meeting if required.

*Chris Chardon*  
Sales Office Manager  
chardon@aquality.co.uk

# TERMS AND CONDITIONS OF SALE

## 1. Interpretation

The following shall have the following meanings:

- a) "The Company" shall mean Aquality Trading & Consulting Ltd.
- b) "The Purchaser" shall mean anyone, whether a person or persons or body corporations who place an order with the Company for a Product.
- c) "Product" shall mean the goods to the sale of which these terms apply and any reference thereto shall be deemed to include a part or parts thereof. In the singular shall be deemed to include the plural and vice versa.
- d) The general headings to the paragraphs herein and for reference only and shall not affect the construction or interpretation of these terms and conditions or any part thereof.

## 2. General

- a) All Products are sold subject to terms and conditions contained herein.
- b) No verbal, written or other addition hereto or made hereof shall be effective.
- c) In the event of any conflict or inconsistency between Conditions and the terms or conditions of any order or acceptance, these conditions prevail.
- d) The giving of any delivery instructions the acceptance of, or payment for, any products or any conduct in confirmation by the purchaser of the transaction hereby contemplated shall constitute unqualified acceptance by the Purchaser of these conditions.

## 3. Illustrations

All illustrations or descriptive material of any sort, including drawings, specifications or weight, capacity, dimensions, output and consumption and for information only and shall form part of this contract. They are approximate only and no warranty or guarantee is given for their accuracy.

## 4. Design

The Company reserves the right to make any time and change in design, construction, composition, materials, arrangement or equipment as it shall think fit without notifying Purchaser.

## 5. Suitability of Equipment for purchaser's requirements

The Company accepts no liability if the equipment ordered, in fact, is unsuitable for the Purchaser particular requirements unless a full written description of the process in which the equipment is to be used is submitted to the Company with the order.

## 6. Samples

Samples of products are available for inspection at the Company's offices. The samples are on stock at the time of making and are without guarantee, and are not representations of color, specification or performance at the time of delivery.

## 7. Price and payment

- a) Payment for products shall be made not later than 30 days from date of invoice unless otherwise expressly agreed in writing by the Company. The Purchaser shall make no deduction in payment in respect of any set-off or counter claim unless justified or not.
- b) The Company shall be entitled to alter the price charged for any products by such amount as the Company shall think fit at any time before delivery. In the event of an increase in cost to the Company in supplying such products unless a fixed price has been agreed previously in writing between the Company and the Purchaser.
- c) All prices referred to herein exclude Value Added Tax, Purchase Tax, or any other tax duty which is or may be levied or charged. The amount of such taxes or duties calculated at the rate prevailing at the appropriate time will be added to such prices and the Purchaser shall account to the Company for such taxes or duties in the same manner as the price of the products are set in clause 7a).
- d) Interest at the rate of 2% per calendar month and/or on a daily basis for any part thereof shall be payable on all outstanding amounts.

## 8. Delivery

- a) The estimate of time given for delivery shall run from the date on which the order has been accepted by the Company. This shall not be of the essence of the contract.
- b) If the Company is prevented from or delayed in (directly or indirectly) making delivery of products or performing or completing any of its obligations by reasons of acts of God, wars, strikes, lockouts, trade disputes, or other industrial action, fires, explosions, breakdowns, interruption of transport, Government or administrative action, delays in delivery to the Company of any goods or materials, or any cause whatsoever (whether or not of the like nature to those specified above) outside its control, the Company shall be under no liability whatsoever to the Purchaser, and shall be entitled to its option (to be notified to the Purchaser in writing) either to cancel the contract or to extend the time of its performance by a period equivalent to that during which performance by the Company has been prevented by the circumstances herein before referred to.
- c) If the products have been received but one is damaged or stolen or if the quantity received differs from the quantity ordered by the Company as depicted, the Purchaser shall immediately give notice in writing to the Company of the relevant facts. If such notice is not received within two days of receipt by the Company the Company will not be liable to the Purchaser in respect of any loss or damage suffered and the Purchaser shall accept liability as if all the products had been received and shall not claim against the Company in respect of non or short delivery or damage in transit.
- d) Where products are ordered for delivery to site the obligation of the Company is to deliver only as far as safe land roads permits. The customer is to provide to the Company, free of charge, reasonable assistance in unloading.

## 9. Commissioning & Pre-Commissioning Site Visits

- a) The Company requires a minimum of six weeks notice for commissioning (please note that that commissioning is not considered booked until all relevant documentation has been received).
- b) The Company requires a minimum of six weeks notice for pre-commissioning site visits (please note that that pre-commissioning is not considered booked until all relevant documentation has been received).
- c) The Company will not be liable or responsible for delayed commissioning (site hand over period) less than six weeks notice less than given or where the commissioning failed due to incorrect or incorrect installation.
- d) Where commissioning failed due to incorrect or incorrect installation the purchaser will be liable for all Aquality expenses and those on site.

## 10. Positioning of delivery by customer

Due to the nature of the equipment being supplied, much of the equipment supplied by Aquality will be bespoke or manufactured to order. If the delivery of the equipment is postponed by the customer, irrespective of the reason for postponement, Aquality

reserves the right to invoice for the equipment on the day on which delivery had originally been agreed.

## 11. Transfer of Property

- a) This to the products shall not pass to the purchaser until either:
  - The company has received in cash or cleared times at (times payable (whether or not due) to the company) together this any other contracts whatsoever made between the company and the purchaser including contracts made after this contract.
  - When the company gives notice in writing specifying that this is the products or any part thereof has passed.
- b) In default of payment within the period specified in clause 7 (b) hereof the Company may, without prejudice to any other rights or remedies remain in possession of the products.
- c) Until the ownership of the products passes as aforesaid the Purchaser shall be deemed to hold the products as trustee of the Company and shall use all reasonable care to keep the products in the same condition as that in which they were delivered to him.

## 12. Intellectual Property

- a) Any technical documents, drawings and specifications which are supplied to the purchaser relating to the products are confidential, and must not be used for any unauthorized purpose or copied, reproduced, transferred or communicated to a third party without the Company's written consent.
- b) The Company and its suppliers reserve all design or other intellectual property rights in relation to the products supplied to the purchaser including any such technical documents, drawings and specifications, which undertake not to do or authorize any third party to do any act which would or might invalidate or be inconsistent with any of such rights.

## 13. Guarantee

- a) During the period of eighteen calendar months from the date of manufacture by the Company or twelve months from the date of commissioning (whichever is the lesser) of any products shall be provided by the customer to the satisfaction of the Company to be defective by reason of faulty design, or defective materials of manufacture, and the Company (notwithstanding 14 days in writing of the alleged defect commencing upon) and the defective products are returned carriage paid to the Company then the Company shall at its option and without cost to the Purchaser either repair the defective product, provided however that:
  - a) all proceeds received shall be the property of the Company
  - b) failure by the Purchaser to deny any of its obligations shall release the Company of any liability
  - c) notwithstanding anything contained in these conditions the sole liability in respect of products manufactured by the Company but merely re-assembled shall be to give the Purchaser the benefit of such aims (if any) recovered by the Company from the manufacturer of such products as the Company shall consider possible.
  - d) Without the prior written consent of the Company repairs or replacements made by the purchaser to a product the Company shall be under no liability whatsoever under this clause 13 and no allowance shall be made for any repairs or alterations so made.
  - e) No liability for loss or damage shall attach to the Company until the product has been paid for. The Company shall be under no liability for loss or damage in respect of any product which has not in its absolute opinion been properly installed, maintained and operated as aforesaid. The liability of the Company in respect of products supplied, or any loss or damage, or secondary or indirect losses attributable thereto (directly or indirectly) is limited to making good by supplying replacements. At the expiration of the periods mentioned in the Introduction to clause 13 hereof all liability on the part of the Company in respect of any products shall cease. The Company shall in no way be liable for consequential loss or damage. The Company shall be under no liability whatsoever including (but without prejudice to the generality of the foregoing) any liability in respect of defects in, failure of, or unsuitability for any purpose of the product (whether the same be due to faulty design or indirectly) by any act, omission, negligence or without default of the Company or its servants or agents or to faulty design manufacture or materials, or to any other cause whatsoever, including (but without prejudice to the generality of the foregoing) any breach by the Company its servants or agents of any terms, of the contract to which these conditions relate.

## 14. Return of products

Products may not be returned to the Company except by prior written permission of an authorized officer of the Company and such return shall be subject to payment by the Purchaser of handling and retarding charges, transport, and all other costs incurred by the Company.

## 15. Implied conditions and warranties

These conditions of Sale contain all terms under the contract of sale as entered into by the Company and any express or implied statement, condition or warranty, statutory or otherwise, not stated herein is expressly excluded.

## 16. Conciliation

If the Purchaser shall make any default in or commit any breach of any of its obligations with respect to payment of any services due to the Company under any other contract whatsoever or if any breach, default or other legal process shall be initiated upon or served out against the Purchaser's property or assets or if the Purchaser shall make any assignment or composition with its creditors or commit any act of insolvency or if any petition or receiving order shall be presented or made against the Purchaser or if the Purchaser (or company) any receiver or liquidator to wind up shall be passed or presented, or if the receiver of all or any assets shall be appointed, then in each and every case the Company shall have the right forthwith (or at any time thereafter) to determine the contract (except insofar as it relates to products title to which has already been passed to the Purchaser) and to cancel any outstanding delivery or deliveries hereof, pending in respect of any delivery already made shall be immediately due but entirely without prejudice to any remedy which the Company may have against the Purchaser. The Company reserves the right to refuse or ignore any orders for products ready for dispatch or in process of manufacture. The Purchaser shall be liable to the Company for any loss caused to it by the acceptance of any cancellation given by the Purchaser before delivery of any product but it may in any case without prejudice to any of its other rights hereunder in lieu of a claim therefore require a minimum payment to offset any loss caused to the Company.

## 17. Purchaser's conditions of purchase

Any conditions, cut in the Purchaser's enquiries or Purchase Orders are binding on the Company only insofar as they do not conflict with these Terms and Conditions of Sale, and in the event of such conflict these Terms and Conditions of Sale shall prevail.

## 18. Arbitration

These Terms and Conditions are subject solely to English law and any disputes arising shall be settled in accordance herewith.

## Method of operation

From the perspective of the direction of flow, the wash water flows through the circulation water treatment plant by passing through the a) pre-treatment tank (which retains sediment and matter in suspension), the b) treatment tank and the c) underground process water storage tank. Surplus water flows through a d) sampling shaft.

The heart of the plant consists of the circulation water treatment tank, which features an adsorption filter, a bio-active stage and contra-flow aeration.

By mechanical-biological means, the wash water is cleaned through the complex interaction of the bio-film process, filtration, adsorption and flotation.

In the process, the wash water slowly seeps through the gravel filter stage at the top and the lava slag at the bottom of the tank. A stream of contra-flowing air is directed through the filter bed by a fan. A robust, maintenance-free aeration unit ensures the fine distribution of the air blown in under the filter bed. A base grid serves as a support for the filter material and separates the filter from the water recycling stage. The aeration unit is mounted in this base grid.

The cleaning mechanisms, present in nature, are copied and implemented in the car wash water recycling plant. Micro-organisms such as bacteria, yeast and fungi precipitate onto the filter grains in an entirely natural way, creating a so-called 'bio-film' around each grain. Cumulatively, this forms an extremely large settlement area in the filter bed, and it is this active area, which provides for the specific decomposition of the substances contained in the wash water.

In the same way that winds or storms oxygenate water courses, the bio film is constantly supplied with oxygen by the aerating process. In this way, the aerobic medium is stabilised while, at the same time, the constant presence of oxygen prevents the development of strong, unpleasant smells. Only foul water, low in oxygen (anaerobic) stinks.

The fine bubbles rising through the filter bed produce a floatation effect with the result that the smallest particles of dirt rise to the surface of the water with the bubbles by the process of adsorption (addition). In this way, the filter bed is automatically cleaned. The solids that have floated to the surface are removed by way of the surface matter extractor (funnel).

At times when no washing is taking place, e.g. at night, during rain storms and on Sundays and public holidays, air is automatically directed into the water treatment plant to prevent the wash water from becoming anaerobic and from starting to smell.

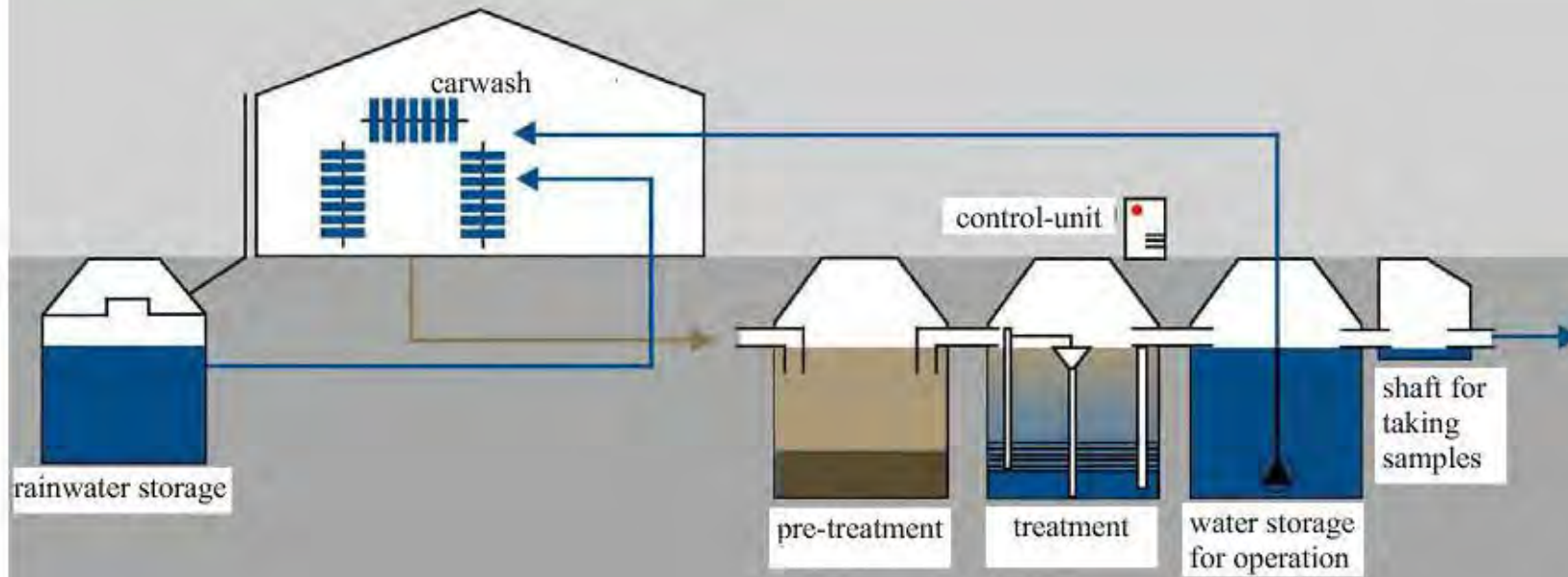
Through the extraction of surface matter via the funnel, oxygen-rich wash water flows into the pre-treatment tank, so that no unpleasant smells can develop even there.

## Control system, displays

The control system and fan are housed in the machine enclosure. The control system is of a straightforward design; it controls the fan, which provides the oxygen supply to the plant.


It consists of a main switch, an operating mode selector switch (Manual, 0, Automatic), a white lamp indicating fan operation, a red lamp indicating a fan fault and a timer permitting the adjustment of the running times and inoperative intervals of the fan.

# FLOW CHART CARWASH



## **Grovefield Way, Cheltenham – Addendum to Surface Water Management Plan**

1. Pre developments run off rates have been calculated on a pro rata basis from the original figures within the surface water management plan and FRA calculated using ICP SuDS within WinDES. The area of site roads covered by this drainage strategy is 0.374ha and approximately 22.7% of the total site area of 1.65ha. Rates previously calculated for the whole site in the FRA and Surface Water Management Plan included for the original planning consent were Qbar 8l/s. Q1 6.6l/s. Q30 16.0l/s and Q100 20.5l/s and therefore pro rata for the roads (22.7%) would be Qbar 1.8l/s. Q1 1.5l/s, Q30 3.6l/s and Q100 4.6l/s.
2. The post development run-off rates have been calculated using WinDES network design. Refer to attached calculations.
3. The post development run-off rates were calculated as 1.5l/s for Q1, 1.5l/s for Q30 and 1.8l/s for Q100+30% Climate Change.
4. 250m<sup>3</sup> of storage is used within the design as originally shown by calculations enclosed within the Surface Water Management Plan and drawing LP01.
5. Although the Q1 event remains unchanged between pre and post development, there is betterment for all events with a lower frequency and higher magnitude than this.
6. British Geological Survey maps included in the FRA for the approved scheme show the ground at the site location to have little or no infiltration. This was backed up by a site investigation report undertaken by Structural Soils Ltd. in July 2008 where no infiltration was recorded in 3 trial holes over the duration of testing undertaken in accordance with BRE365. Therefore, the use of soakaways is not practicable at this site.
7. In the event of exceedance the pond will overtop with the water flowing towards the adjacent watercourse and away from the development.

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STORM SEWER DESIGN by the Modified Rational Method

Network Design Table for Storm

PN	Length (m)	Fall (m)	Slope (1:X)	Area (ha)	T.E. (mins)	DWF (l/s)	k (mm)	HYD SECT	DIA (mm)
1.000	47.247	1.520	31.1	0.012	5.00	0.0	0.600	o	225
1.001	54.284	1.740	31.2	0.061	0.00	0.0	0.600	o	225
1.002	77.336	0.715	108.2	0.114	0.00	0.0	0.600	o	225
2.000	12.171	0.075	162.3	0.187	5.00	0.0	0.600	o	225
1.003	72.102	0.794	90.8	0.000	0.00	0.0	0.600	o	450
1.004	2.909	0.005	606.2	0.000	0.00	0.0	0.600	o	450
1.005	30.958	0.076	406.8	0.000	0.00	0.0	0.600	o	450
1.006	3.071	0.315	9.7	0.000	0.00	0.0	0.600	o	450

Network Results Table

PN	Rain (mm/hr)	T.C. (mins)	US/IL (m)	Σ Area (ha)	Σ DWF (l/s)	Foul (l/s)	Add Flow (l/s)	Vel (m/s)	Cap (l/s)	Flow (l/s)
1.000	0.00	5.33	36.900	0.012	0.0	0.0	0.0	2.36	93.6	0.0
1.001	0.00	5.72	35.380	0.073	0.0	0.0	0.0	2.35	93.5	0.0
1.002	0.00	6.74	33.640	0.187	0.0	0.0	0.0	1.26	50.0	0.0
2.000	0.00	5.20	33.000	0.187	0.0	0.0	0.0	1.02	40.7	0.0
1.003	0.00	7.31	32.700	0.374	0.0	0.0	0.0	2.13	339.4	0.0
1.004	0.00	7.37	31.906	0.374	0.0	0.0	0.0	0.82	130.2	0.0
1.005	0.00	7.88	31.901	0.374	0.0	0.0	0.0	1.00	159.3	0.0
1.006	0.00	7.89	31.825	0.374	0.0	0.0	0.0	6.54	1040.2	0.0



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Manhole Schedules for Storm

MH Name	MH CL (m)	MH Depth (m)	MH Diam., L*W (mm)	Pipe Out			Pipes In			Backdrop (mm)
				PN	Invert Level (m)	Diameter (mm)	PN	Invert Level (m)	Diameter (mm)	
1	38.400	1.500	1050	1.000	36.900	225				
2	36.660	1.280	1050	1.001	35.380	225	1.000	35.380	225	
3	35.140	1.500	1050	1.002	33.640	225	1.001	33.640	225	
4	34.200	1.200	1050	2.000	33.000	225				
4	34.200	1.500	1350	1.003	32.700	450	1.002	32.925	225	
							2.000	32.925	225	
5	32.430	0.524	1350	1.004	31.906	450	1.003	31.906	450	
6	32.400	0.499	1350	1.005	31.901	450	1.004	31.901	450	
7	32.400	0.575	1350	1.006	31.825	450	1.005	31.825	450	
	32.600	1.090	0		OUTFALL		1.006	31.510	450	

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PIPELINE SCHEDULES for Storm

Upstream Manhole

PN	Hyd Sect	Diam (mm)	MH Name	C.Level (m)	I.Level (m)	D.Depth (m)	MH DIAM., L*W (mm)
1.000	o	225	1	38.400	36.900	1.275	1050
1.001	o	225	2	36.660	35.380	1.055	1050
1.002	o	225	3	35.140	33.640	1.275	1050
2.000	o	225	4	34.200	33.000	0.975	1050
1.003	o	450	4	34.200	32.700	1.050	1350
1.004	o	450	5	32.430	31.906	0.074	1350
1.005	o	450	6	32.400	31.901	0.049	1350
1.006	o	450	7	32.400	31.825	0.125	1350

Downstream Manhole

PN	Length (m)	Slope (1:X)	MH Name	C.Level (m)	I.Level (m)	D.Depth (m)	MH DIAM., L*W (mm)
1.000	47.247	31.1	2	36.660	35.380	1.055	1050
1.001	54.284	31.2	3	35.140	33.640	1.275	1050
1.002	77.336	108.2	4	34.200	32.925	1.050	1350
2.000	12.171	162.3	4	34.200	32.925	1.050	1350
1.003	72.102	90.8	5	32.430	31.906	0.074	1350
1.004	2.909	606.2	6	32.400	31.901	0.049	1350
1.005	30.958	406.8	7	32.400	31.825	0.125	1350
1.006	3.071	9.7		32.600	31.510	0.640	0

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Setting Out Information - True Coordinates (Storm)

PN	USMH Name	Dia/Len (mm)	Width (mm)	US Easting (m)	US Northing (m)	Layout (North)
1.000	1	1050		390793.135	221480.338	
1.001	2	1050		390745.888	221480.433	
1.002	3	1050		390693.795	221465.165	
2.000	4	1050		390608.718	221439.696	
1.003	4	1350		390618.709	221446.648	
1.004	5	1350		390594.537	221514.577	
1.005	6	1350		390593.561	221517.317	
1.006	7	1350		390562.932	221512.818	

PN	DSMH Name	Dia/Len (mm)	Width (mm)	DS Easting (m)	DS Northing (m)	Layout (North)
1.006		0		390561.963	221515.733	

Free Flowing Outfall Details for Storm

Outfall Pipe Number	Outfall Name	C. Level (m)	I. Level (m)	Min I. Level (m)	D,L (mm)	W (mm)
1.006		32.600	31.510	0.000	0	0

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Online Controls for Storm

Hydro-Brake® Manhole: 7, DS/PN: 1.006, Volume (m³): 5.5

Design Head (m) 0.450 Diameter (mm) 67  
 Design Flow (l/s) 1.8 Invert Level (m) 31.825  
 Hydro-Brake® Type Md5 SW Only

Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)	Depth (m)	Flow (l/s)
0.100	1.4	1.200	3.0	3.000	4.7	7.000	7.2
0.200	1.5	1.400	3.2	3.500	5.1	7.500	7.5
0.300	1.5	1.600	3.4	4.000	5.4	8.000	7.7
0.400	1.7	1.800	3.7	4.500	5.8	8.500	7.9
0.500	1.9	2.000	3.9	5.000	6.1	9.000	8.2
0.600	2.1	2.200	4.0	5.500	6.4	9.500	8.4
0.800	2.4	2.400	4.2	6.000	6.7		
1.000	2.7	2.600	4.4	6.500	6.9		

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Storage Structures for Storm

Tank or Pond Manhole: S8, DS/PN: 1.004

Invert Level (m) 31.550

Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )
0.000	225.0	1.000	275.0

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1 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

Margin for Flood Risk Warning (mm) 300.0  
 Analysis Timestep 2.5 Second Increment (Extended)  
 DTS Status ON  
 DVD Status OFF  
 Inertia Status OFF

Profile(s) Summer and Winter  
 Duration(s) (mins) 15, 30, 60, 120, 240, 360, 480, 960, 1440  
 Return Period(s) (years) 1, 30, 100  
 Climate Change (%) 0, 0, 30

PN	Storm	Return Period	Climate Change	First X Surchage	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
1.000	15 Winter	1	0%					
1.001	15 Winter	1	0%					
1.002	15 Winter	1	0%	30/15 Summer				
2.000	15 Winter	1	0%	30/15 Summer				
1.003	15 Winter	1	0%					
1.004	15 Winter	1	0%	100/15 Summer				
1.005	15 Winter	1	0%	100/15 Summer				
1.006	240 Winter	1	0%					

PN	US/MH Name	Water Level (m)	Surch'ed Depth (m)	Flooded Volume (m³)	Flow / Cap.	O'flow (l/s)	Pipe Flow (l/s)	Status
1.000	1	36.917	-0.208	0.000	0.02	0.0	1.4	OK
1.001	2	35.424	-0.181	0.000	0.08	0.0	7.6	OK
1.002	3	33.738	-0.127	0.000	0.39	0.0	18.9	OK
2.000	4	33.132	-0.093	0.000	0.63	0.0	22.0	OK
1.003	4	32.806	-0.344	0.000	0.13	0.0	39.8	OK
1.004	5	32.082	-0.274	0.000	0.32	0.0	40.1	OK
1.005	6	32.066	-0.285	0.000	0.29	0.0	39.3	OK
1.006	7	31.964	-0.311	0.000	0.00	0.0	1.5	OK

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Micro Drainage Network W.12.2

30 year Return Period Summary of Critical Results by Maximum Level (Rank 1)  
 for Storm

Margin for Flood Risk Warning (mm) 300.0  
 Analysis Timestep 2.5 Second Increment (Extended)  
 DTS Status ON  
 DVD Status OFF  
 Inertia Status OFF

Profile(s) Summer and Winter  
 Duration(s) (mins) 15, 30, 60, 120, 240, 360, 480, 960, 1440  
 Return Period(s) (years) 1, 30, 100  
 Climate Change (%) 0, 0, 30

PN	Storm	Return Period	Climate Change	First X Surcharge	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
1.000	15 Winter	30	0%					
1.001	15 Winter	30	0%					
1.002	15 Winter	30	0%	30/15 Summer				
2.000	15 Winter	30	0%	30/15 Summer				
1.003	15 Winter	30	0%					
1.004	15 Winter	30	0%	100/15 Summer				
1.005	15 Winter	30	0%	100/15 Summer				
1.006	480 Winter	30	0%					

PN	US/MH Name	Water Level (m)	Surch'ed Depth (m)	Flooded Volume (m³)	Flow / Cap.	O'flow (l/s)	Pipe Flow (l/s)	Status
1.000	1	36.929	-0.196	0.000	0.04	0.0	3.5	OK
1.001	2	35.456	-0.149	0.000	0.25	0.0	22.3	OK
1.002	3	34.009	0.144	0.000	1.10	0.0	53.3	SURCHARGED
2.000	4	33.325	0.100	0.000	1.54	0.0	53.8	SURCHARGED
1.003	4	32.879	-0.271	0.000	0.33	0.0	104.3	OK
1.004	5	32.223	-0.133	0.000	0.84	0.0	104.2	FLOOD RISK
1.005	6	32.196	-0.155	0.000	0.75	0.0	103.3	FLOOD RISK
1.006	7	32.092	-0.183	0.000	0.00	0.0	1.5	OK

100 year Return Period Summary of Critical Results by Maximum Level (Rank 1)  
for Storm

Margin for Flood Risk Warning (mm) 300.0  
 Analysis Timestep 2.5 Second Increment (Extended)  
 DTS Status ON  
 DVD Status OFF  
 Inertia Status OFF

Profile(s) Summer and Winter  
 Duration(s) (mins) 15, 30, 60, 120, 240, 360, 480, 960, 1440  
 Return Period(s) (years) 1, 30, 100  
 Climate Change (%) 0, 0, 30

PN	Storm	Return Period	Climate Change	First X Surcharge	First Y Flood	First Z Overflow	O/F Act.	Lvl Exc.
1.000	15 Winter	100	+30%					
1.001	15 Winter	100	+30%					
1.002	15 Winter	100	+30%	30/15 Summer				
2.000	15 Winter	100	+30%	30/15 Summer				
1.003	15 Winter	100	+30%					
1.004	15 Winter	100	+30%	100/15 Summer				
1.005	15 Winter	100	+30%	100/15 Summer				
1.006	960 Winter	100	+30%					

PN	US/MH Name	Water Level (m)	Surch'ed Depth (m)	Flooded Volume (m³)	Flow / Cap.	O'flow (l/s)	Pipe Flow (l/s)	Status
1.000	1	36.938	-0.187	0.000	0.06	0.0	5.8	OK
1.001	2	35.482	-0.123	0.000	0.42	0.0	37.5	OK
1.002	3	35.112	1.247	0.000	1.64	0.0	79.9	FLOOD RISK
2.000	4	33.642	0.417	0.000	2.56	0.0	89.4	SURCHARGED
1.003	4	32.932	-0.218	0.000	0.52	0.0	163.9	OK
1.004	5	32.394	0.038	0.000	1.30	0.0	161.1	FLOOD RISK
1.005	6	32.359	0.008	0.000	1.16	0.0	159.8	FLOOD RISK
1.006	7	32.269	-0.006	0.000	0.01	0.0	1.8	FLOOD RISK



A Planning Application by  
**COTSWOLD BMW GROUP**

In respect of  
**GROVEFIELD WAY, CHELTENHAM**

## Proposed SuDS Management Plan


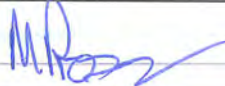

February 2016



**DOCUMENT SIGNATURE AND REVIEW SHEET**

**Project Details**

<b>Project Title:</b>	GROVEFIELD WAY, CHELTENHAM		
<b>Project No.:</b>	1402-01	<b>Report No.:</b>	SMP/02
<b>Client:</b>	COTSWOLD BMW GROUP		

	<b>Prepared By:</b>	<b>Checked By:</b>	<b>Approved for issue</b>
<b>Name</b>	Paul Graham	Mark Prosser	Mark Prosser
<b>Signature</b>			
<b>Date</b>	February 2016	February 2016	February 2016

**Document Review**

Revision	Date	Description	Checked By

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