APPENDIX J CONTINUED
WORKING DRAWINGS AND SURFACE WATER DRAINAGE STRATEGY

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing.
Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

KEY

- Proposed flow control device
- Check dam
- Proposed cellular storage
- Proposed swale/ditch
- Proposed attenuation pond

Notes

1. This drawing shall be read in conjunction with all relevant architects and engineers drawings.
2. This drawing has been produced for planning purposes only.
3. The critical hydrological features outlined on this drawing indicate the location and size of the features based on the Microdrainage modelling works completed. For details of the Microdrainage modles refer to RSK Flood Risk Assessment report 133187-R1(2).
4. If requested by the Lead Local Flood Authority, it may be necessary to prepare asset data sheets for the features outlined on this drawing, at construction phase.

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
P06	23.04.21	Site layout updated	JC	MEF	
P05	20.04.21	Site layout updated, drainage assets revised to suit.	WMJ	MEF	MEF

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Client
WATES DEVELOPMENTS

Project Title
APPLEDORE ROAD
TENTERDEN

Status
FOR PLANNING

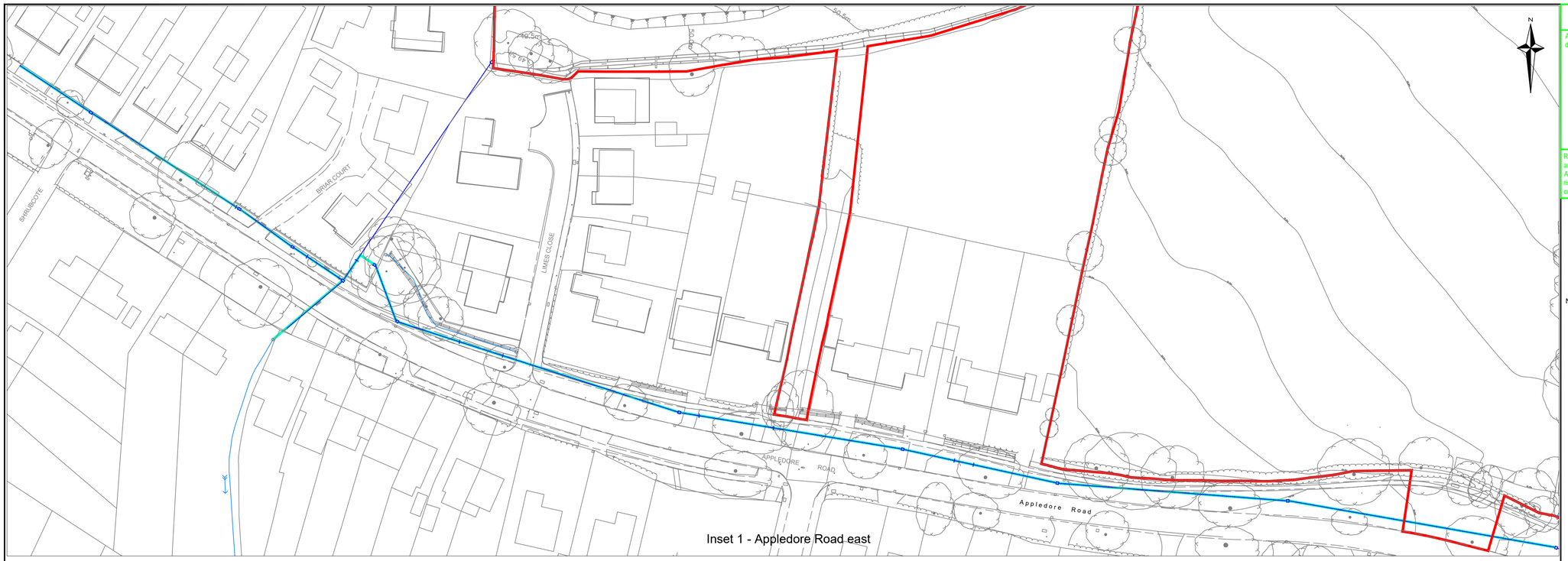
Drawing Title
CRITICAL HYDROLOGICAL DRAINAGE FEATURES

Drawn	Date	Checked	Date	Approved	Date
MEF	08.19	MEF	08.19		

Scale	Orig Size	Dimensions	Revision
NTS	A1	m	P06

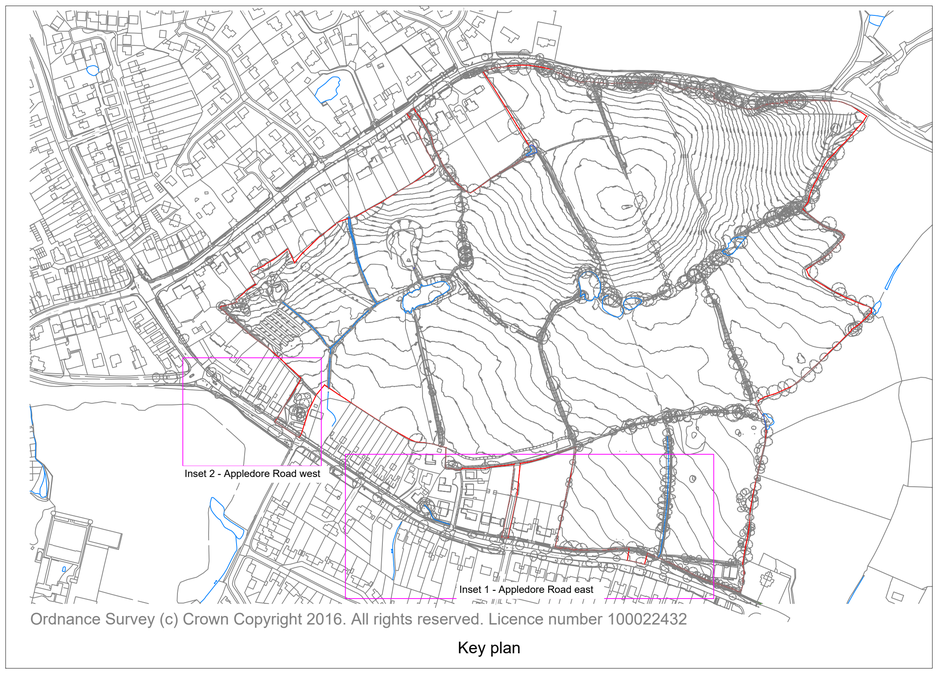
Drawing File
133187-C-ALL-05-07-01 CRITICAL HYDRO FEATURES.DWG

Project No.	Originator	Unit	Site Area	Series	Number	Sheet
133187	RSK	C	ALL	05	07	01



Inset 1 - Appledore Road east

Inset 2 - Appledore Road west



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Key plan

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing. Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

LEGEND:

- EXISTING CULVERTED LAND DRAINAGE TO BE REPAIRED & REINSTATED AS NECESSARY
- EXISTING PUBLIC SURFACE WATER SEWER TO BE REPAIRED & REINSTATED AS NECESSARY

Notes:

1. As of September 2019 the existing surface water sewers in Appledore Road are known to be either public sewerage or land drainage of which the ownership and responsiblty of these drainage assets remains with Southern Water Services and the riparian landowner respectively.
2. To facilitate the proposed development it will be necessary repair the pipe lengths highlighted in this drawing to reinstate their hydraulic function.
3. CCTV surveys indicate that it will be necessary to cut and clear all root ingress in these pipes, clear all siltation and detritus and repair and defects as necessary.
4. All repair works to these drainage assets shall be carried out under the supervision of a suitably qualified arboricultural professional.

Rev.	Date	Amendment	Drawn	Chkd.	Appd.
P01	05.09.19	Issued for planning.	MEF	MEF	MEF

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Client

WATES DEVELOPMENTS

Project Title

APPLEDORE ROAD
TENTERDEN

Status

FOR PLANNING

Drawing Title

OFF SITE SURFACE
WATER DRAINAGE SEWERAGE
REMEDIAL WORKS PLAN

Drawn	Date	Checked	Date	Approved	Date
MEF	09.09	MEF	09.19		

Scale	Orig Size	Dimensions	Revision
1:250	A1	m	P01

Drawing File

133187-C-ALL-05-08-01 OFF SITE DRAINAGE REMEDIALS.DWG

Project No.	Originator	Unit	Site Area	Series	Number	Sheet
133187	RSK	C	ALL	05	08	01

Scale 1:250

0 2.5 5 7.5 10 12.5m

File Location: K:\133000-133999\133187 - APPLEDORE ROAD, TENTERDEN\GRAPHIN\FRASTRUCTURE\DRAWINGS\05 - DRAINAGE DRAWINGS\133187-C-ALL-05-08-01 OFF SITE DRAINAGE REMEDIALS.DWG

APPENDIX K
SUDS MANAGEMENT STRATEGY

Wates Developments Ltd.

Appledore Road, Tenterden

Sustainable Drainage System (SuDS) Management Strategy

133187-R4(0)-FRA-Appendix K

THE QUEEN'S AWARDS FOR ENTERPRISE: INTERNATIONAL TRADE 2016

MANAGEMENT SYSTEM CERTIFICATION DNV·GL ISO 9001 = ISO 14001 OHSAS 18001

INVESTORS IN PEOPLE

RSK

MARCH 2021

RSK GENERAL NOTES

Project No.: 133187-R4(0)-FRA-Appendix K

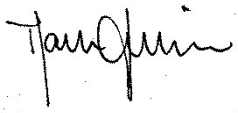
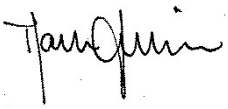
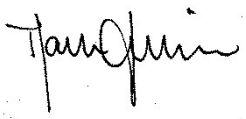
Title: Sustainable Drainage Systems (SuDS) Management Strategy

Client: Water Developments Ltd.

Date: March 2021

Office: Hemel Hempstead

Status: Final

Author	S Thorpe	**Technical reviewer**	M Franklin
Signature		Signature	
Date:	March 2021	Date:	March 2021
Project manager	M Franklin	**Project Director**	M Franklin
Signature		Signature	
Date:	March 2021	Date:	March 2021

RSK LDE Ltd (RSK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and RSK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK LDE Ltd.

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3 MAINTENANCE REGIME 6
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3.2 Storage Tanks 7
3.3 Swales 7
3.4 Bioretention Systems 8
3.5 Detention Basins 8
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1 INTRODUCTION

This management strategy has been prepared by RSK Land and Development Engineering Ltd on behalf of Wates Developments Ltd, to satisfy planning conditions related to Appledore Road, Tenterden (The Development).

The SUDS considered for the purposes of this statement, include drainage features that will be employed to reduce and manage surface water runoff from the development to a design return period of One hundred years plus climate change. This is required so that The Development will not increase the risk of flooding to the site and its environs. All drainage on site is taken to the underlying strata via infiltration features. Such features include the following:

- Permeable paving;
- Storage tanks;
- Swales;
- Bioretention Systems; and
- Detention Basins.

This document outlines the long term maintenance of the proposed surface water system and will make reference to the following documents, some of which provide further detail on the maintenance operations required:

- CIRIA Report C753, *'The SUDS Manual'*, 2015
- CIRIA Report C625, *'Model Agreements for Sustainable Water Management Systems'*, 2004; and
- Interpave, *'Permeable pavements: Guide to the Design, Construction and Maintenance of Concrete Block Permeable Pavements'*, ed. 4, 2006.

2 MAINTENANCE RESPONSIBILITIES

Responsibility for drainage within England and Wales rests with various bodies. For The Development, the drainage responsibilities will be divided between the following:

- **Private Landowner** – each Householder will be responsible for the maintenance of drainage features within individual property curtilages.
- **Communal Areas** - A Management company will be set up for the Development to maintain all permeable paving, stormwater attenuation tanks, detention basins, outfalls and any associated flow controls within communal areas. However, it should be noted that if, the Flood and Water Management Act 2010 is ever fully implemented this allows a surface water drainage system to be vested to the SUDS approving body (SAB) in this case Kent County Council. This would be reviewed at the time of any implementation of the act.

3 MAINTENANCE REGIME

As the maintenance of the communal SUDS features will be carried out via a Management Company, the form of agreement should include the required maintenance listed below. Should the maintenance be transferred at a later date to a public body, then the model agreement SUDS MA1 should be used, details of which can be found in the CIRIA guidance C625.

The following section describes the required maintenance for each feature in turn. The SUDS maintenance requirements listed below should be reviewed after the first 5 years, with a view to agreeing a new regime for the ongoing maintenance.

Notwithstanding the routine inspections and maintenance requirements, after severe storm events all features shall be inspected to clear debris and repair damaged structures or features. Records of the maintenance carried out shall be prepared by the Management Company.

3.1 Permeable Paving

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment
Occasional maintenance	Stabilise and mow contributing and adjacent areas	As required
	Removal of weeds or management using glyphospate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50mm of the level of the paving	As required
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material.	As required
	Rehabilitation of surface and upper substructure by remedial sweeping.	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed	Three monthly 48h after large

Maintenance schedule	Required action	Typical frequency
	growth – if required, take remedial action	storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

3.2 Storage Tanks

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, the annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survery inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

3.3 Swales

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly, or as required
	Cut grass- to retain grass height within specified design range	Monthly (during growing season), or as required
	Manage other vegetation and remove nuisance plants	Monthly at start, then as required
	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspect infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for >48 hours	Monthly or when required
	Inspect vegetation coverage	Monthly for 6 months, quarterly for 2 years, then half yearly
	Inspection inlets and facility surface for silt accumulation, establish appropriate silt removal frequencies	Half yearly
Occasional maintenance	Reseed areas of poor vegetation growth, alter plant types to better suit conditions, if required	As required or if bare soil is exposed over 10% or more of the swale treatment area

Maintenance schedule	Required action	Typical frequency
Remedial actions	Repair erosion or other damage by re-turfing or reseeding	As required
	Relevel uneven surfaces and reinstate design level	As required
	Scarify and spike topsoil layer to improve infiltration performance, break up silt deposits and prevent compaction of soil surface	As required
	Remove build up of sediment on upstream gravel trench, flow spreader or at top of filter strip	As required
	Remove and dispose of oils or petrol residues using safe standard practices	As required

3.4 Bioretention Systems

Maintenance schedule	Required action	Typical frequency
Regular inspections	Inspect infiltration surfaces for silting and ponding, record de-watering time of the facility and assess standing water levels in underdrain (if appropriate) to determine if maintenance is necessary	Quarterly
	Check operation of underdrains by inspection of flows are rain	Annually
	Assess plants for disease infection, poor growth, invasive species etc and replace as necessary	Quarterly
	Inspect inlets and outlets for blockage	Quarterly
Regular maintenance	Remove litter and surface debris and weeds	Quarterly
	Replace any plants, to maintain planting density	As required
	Remove sediment, litter and debris build up from around inlets or from forebays	Quarterly to biannually
Occasional maintenance	Infill any holes or scour in the filter medium, improve erosion protection if required	As required
	Repair minor accumulations of silt by raking away surface mulch, scarifying surface of medium and replacing mulch	As required
Remedial actions	Remove and replace filter medium and vegetation above	As required but likely to be >20 years

3.5 Detention Basins

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly
	Cut grass – for spillways and access routes	Monthly (during growing season), as or required
	Cut grass – meadow grass in and around basin	Half yearly (spring – before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)

Maintenance schedule	Required action	Typical frequency
	Inspect inlets, outlets and overflows for blockages, and clear if required	Monthly
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Monthly (for first year), the annually or as required
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlet and forebay	Annually (or as required)
	Manage wetland plants in outlet pool – where provided	Annually
Occasional Maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years, or as required
	Remove sediment from inlets, outlets, forebay and main basin when required	Every 5 years, or as required (likely to be minimal requirements where effective upstream source control is provided)
Remedial actions	Repair erosion or other damage by reseeding or re turfing	As required
	Realignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required

APPENDIX A
INSPECTION CHECKLIST

General information			
Site ID			
Site location and co-ordinates (GIS if appropriate)			
Elements forming the SuDS scheme		Approved drawing reference	
Inspection frequency		Approved specification reference	
Type of development		Specific purpose of any parts of the scheme (eg biodiversity, wildlife and visual aspects)	

Inspection Date	Details	Y/ N	Action required	Date completed	Details	Y/ N	Action required	Date completed
General inspection items								
Is there any evidence of erosion, channelling, ponding (where not desirable) or other poor hydraulic performace?								
Is there any evidence of accidental spillages, oils, poor water quality, odours or nuisance insects?								
Have any health and safety risks been identified to either the public or maintenance operatives?								
Silt/Sediment accumulation								
Is there any sediment accumulation at inlets (or other defined accumulation zones such as the surface of filter drains or infiltration basins and within proprietary devices)? If yes, state depth (mm) and extent. Is removal required? If yes, state waste disposal requirements and confirm that all waste management requirements have been complied with (consult environmental regulator)								
Is surface clogging visible potentially problematic where water has to soak into the underlying construction or ground (eg underdrained swale or infiltration basin)?								
Does permeable or porous surfacing require sweeping to remove silt?								

Inspection Date	Details	Y/ N	Action required	Date completed	Details	Y/ N	Action required	Date completed
Is there evidence of litter accumulation in the system? If yes, is this a blockage risk?								
Is there any evidence of any other clogging or blockage of outlets or drainage paths?								
Is the vegetation condition satisfactory (density, weed growth, coverage etc)? (check against approved planting regime)								
Does any part of the system require weeding, pruning or mowing? (check against maintenance frequency state in approved design).								
Is there any evidence of invasive species becoming established? If yes, state action required								
Are any check dams or weirs in good condition?								
Is there any evidence of any accidental damage to the system (eg wheel ruts?)								
Is there any evidence of cross connections or other unauthorised inflows?								
Is there any evidence of tampering with the flow control?								
Are there any other matters that could affect the performance of the system in relation to the design objectives for hydraulic, water quality, biodiversity and visual aspects?								

Inspection Date	Details	Y/ N	Action required	Date completed	Details	Y/ N	Action required	Date completed
Other observations								
Information appended (eg photos)								
Continue as current Increase maintenance Decrease maintenance								
Proposed date for next inspection								

APPENDIX L
STODMARSH TECHNICAL NOTE

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RSK ref: 133187-R5(0)

30th March 2021

Wates Development Ltd

By email only

Dear Sir or Madam,

RE: APPLEDORE ROAD, TENTERDEN
STODMARSH NUTRIENT NEUTRALITY TECHNICAL NOTE

1. INTRODUCTION

RSK Land and Development Engineering Ltd were commissioned by Wates Development Ltd (the client) to provide a Nutrient Neutrality Technical Note for proposed residential scheme at Appledore Road, Tenterden (the site).

The purpose of this note is to ascertain whether the proposed scheme will impact nitrogen and phosphorus levels in the Stour Catchment and ultimately the Stodmarsh. This document has been produced in line with Natural England's (NE's) guidance document 'Advice on Nutrient Neutrality for New Development in the Stour Catchment' [1] and Ashford Borough Council's Habitat Regulations Assessment Position Statement [2].

The comments given in this report and opinions expressed are subject to RSK Group Service Constraints provided in **Appendix A**.

2. SITE DETAILS AND PROPOSALS

The site is located to the east of the town of Tenterden in the county of Kent, with the centre of the site located at Ordnance Survey (OS) Grid Reference 589449^{E}, 133727^{N}. The site is 23.34 hectares (ha) in size and currently comprises agricultural land in the form of pastoral fields, grassland and sports pitches.

There are no formal rivers within the site, although some field drains and streams exist along field boundaries. Other hydrological features include a series of ponds.

3. NUTRIENT NEUTRALITY IN THE STODMARSH CATCHMENT

In June 2019 NE first advised that new development was likely contributing to increased nitrogen and phosphorus input into the Stodmarsh, causing eutrophication and impacting the designated sites' protected

[1] Natural England, 'Advice on Nutrient Neutrality for New Development in the Stour Catchment in Relation to Stodmarsh Designated Sites – For Local Planning Authorities', November 2020.

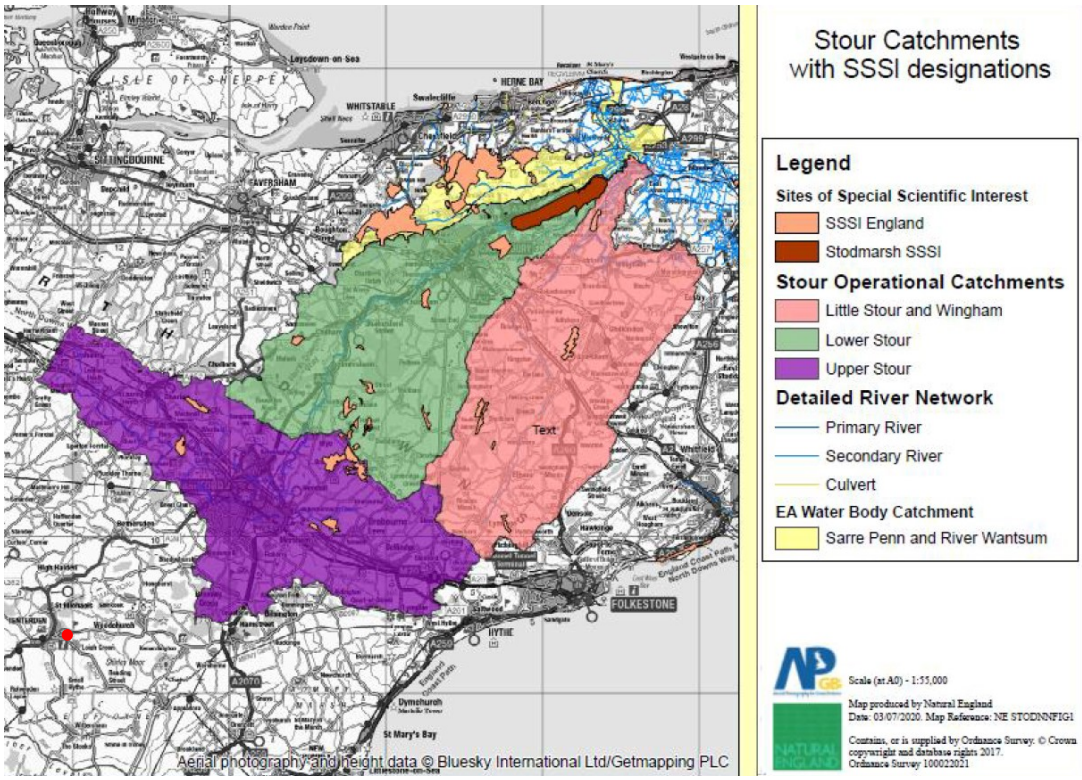
[2] Ashford Borough Council, 'Habitat Regulations Assessment Position Statement', Updated March 2021. Accessed 24.03.21 at https://www.ashford.gov.uk/planning-and-development/planning-applications/making-planning-applications/habitat-regulations-assessment-september-2020/

habitats and species. NE outline one way to address the risk of increased nutrients entering the surface water catchment would be for new development to achieve 'nutrient neutrality'; meaning the nutrients (nitrogen and phosphorus) from all surface water runoff and wastewater generated by the proposed development must be less than or equal to the nutrients generated by the existing land.

3.1 Surface water

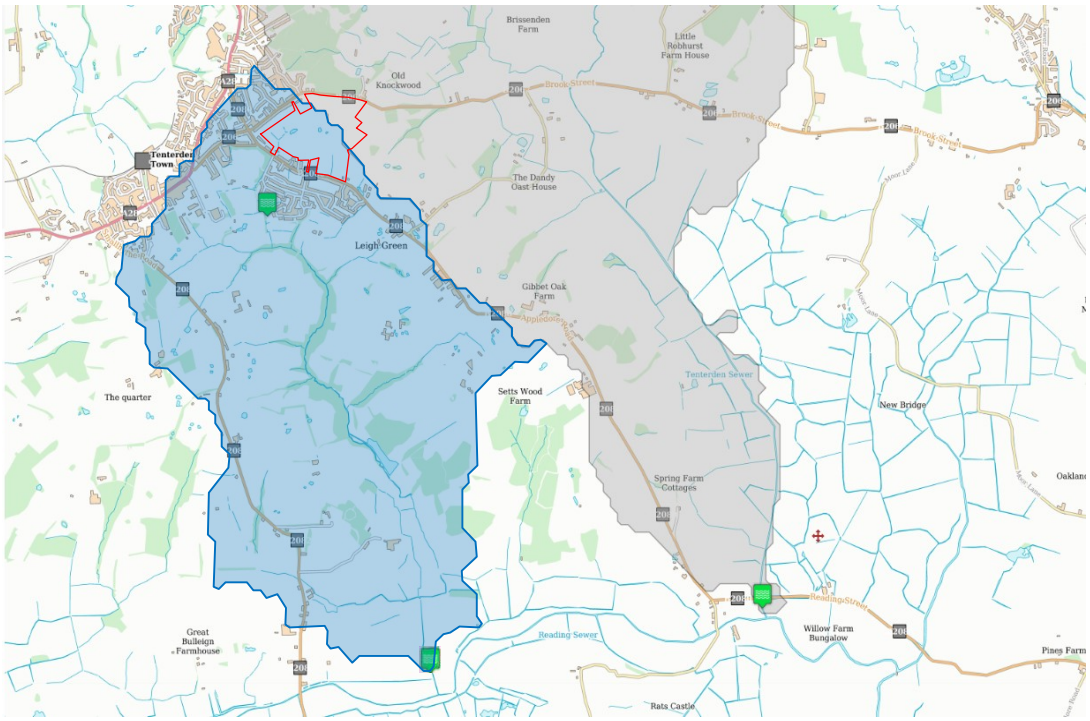
In Kent, nutrient neutrality only applies to discharges to surface water networks that drain to the Stour. These areas are identified in Figure 1 of the NE guidance document, which has been reproduced below.

Figure 1: Natural England's "Surface water of Stodmarsh Catchment to which this advice applies" mapping



The site (shown by a red circle) falls outside of the area that NE deem nutrient neutrality advice to apply. Interactive catchment mapping included on the Flood Estimation Handbook (FEH) website confirms that the ditches on site drain southwards to the Reading Sewer (**Figure 2**) which continues south to meet the sea at Rye, rather than discharging to the Stour.

Figure 2: FEH Web Service Interactive Catchment mapping



In summary, the site does not form part of the Stour catchment and therefore is not required to achieve nutrient neutrality for surface water discharges.

3.2 Wastewater

NE guidance notes that wastewater discharges should be addressed separately to ensure that the wastewater drainage network serving the site does not discharge to the Stour.

Southern Water sewer asset plans obtained for the site and the surrounding areas indicate that the foul sewers beneath Woodchurch Road (B2067)) and Appledore Road (B2080) (the roads to the north and south of the site respectively) both drain to the west, towards the Tenterden WwTW. Figure 2 of the Southern Water Rother Catchment Drainage and Wastewater Management Plan [3] confirms that the site falls within the Tenterden WwTW catchment and therefore any foul water generated on site would likely be dealt with there.

Tenterden WwTW discharges effluent to the River Rother catchment which eventually meets the sea at Rye. Any foul water generated on site would not be discharged to the Stour catchment and therefore is not required to achieve nutrient neutrality for foul water discharges.

[3] Southern Water, 'Drainage and Wastewater Management Plan (DWMP): River Rother Catchment (Draft)', August 2020.

4. CONCLUSION

The site and the WwTW that will serve the site have both been demonstrated to fall outside of the Stour catchment. Any surface water runoff and foul water generated as a result of the proposed scheme will not discharge to any surface water drainage network that drains to the Stodmarsh. As a result, the nutrient loading of surface and foul water leaving the site will not need to be addressed in line with NE nutrient neutrality guidance.

We trust that the above meets with your approval, but should you have any further queries, please do not hesitate to contact the writer.

Yours sincerely,

For RSK LDE Limited

Sophie Thorpe — Hydrologist

Mark Franklin — Director

APPENDICES

Appendix A Service Constraints

APPENDIX A

Service Constraints

1. This report and the drainage design carried out in connection with the report (together the "Services") were compiled and carried out by RSK LDE Ltd (RSK) for Wates Developments Ltd (the "client") in accordance with the terms of a contract between RSK and the "client" dated 2020. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable civil engineer at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.

2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.

3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.

4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.

5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.

6. The observations and conclusions described in this report are based solely upon the Services, which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.

7. The Services are based upon RSK's observations of existing physical conditions at the site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.

8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.

9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (boreholes, trial pits etc) annotated on site plans are not drawn to scale but are centred over the appropriate location. Such features should not be used for setting out and should be considered indicative only.