

Ref: GS-7656915 Your ref: 60160078_1462969_JC Grid ref: 297856 169884

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on page 80

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site Very low		Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

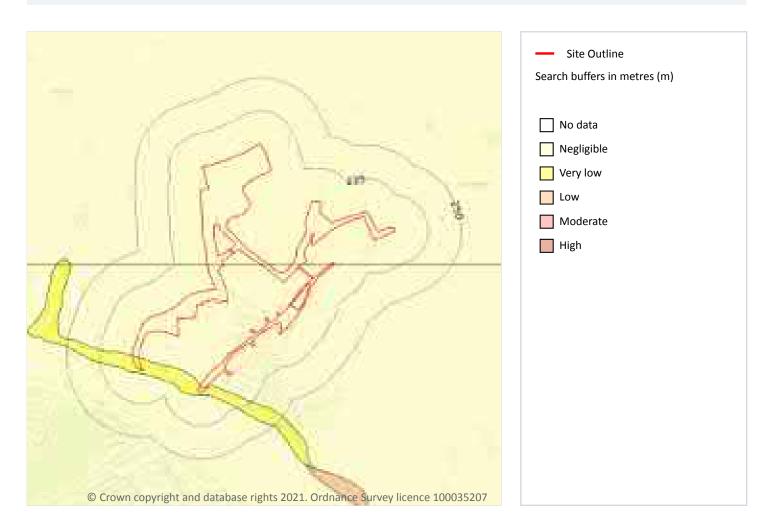






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Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

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The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on page 81

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.







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Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.







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Natural ground subsidence - Compressible deposits

	Site Outline
	Search buffers in metres (m)
	—
	🔲 No data
	Negligible
	Very low
	Low
	Moderate
	High
A Start A C	
NUMBER AND TO	
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17.3 Compressible deposits

Records within 50m

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on page 83

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.

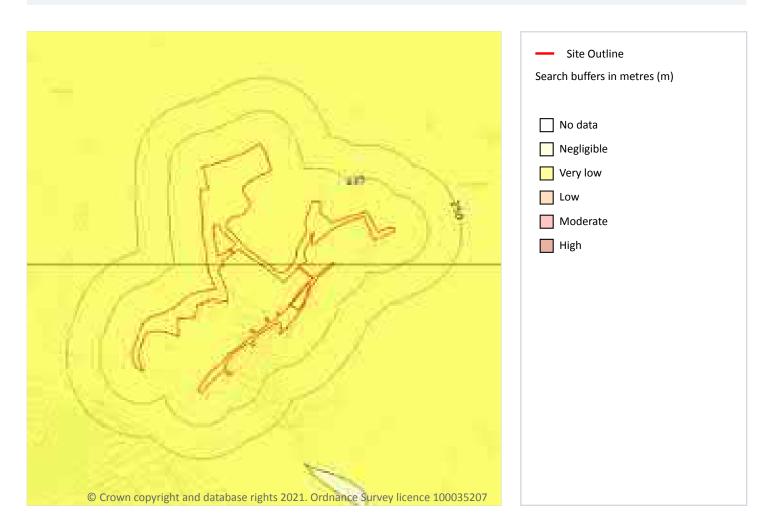






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Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on page 84

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.







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Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on page 85

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.







Loc	cation	Hazard rating	Details
On	site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
22n	n SW	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
35n	n NE	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

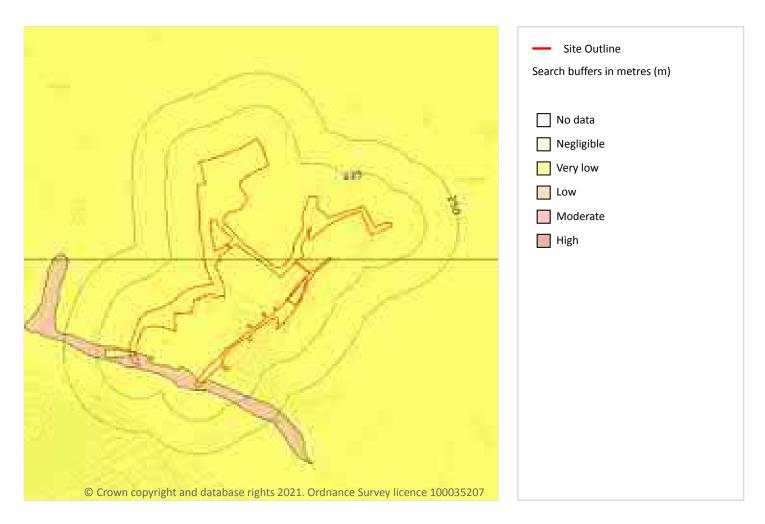
This data is sourced from the British Geological Survey.







Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page** 87

Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.







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Location	Hazard rating	Details
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

This data is sourced from the British Geological Survey.

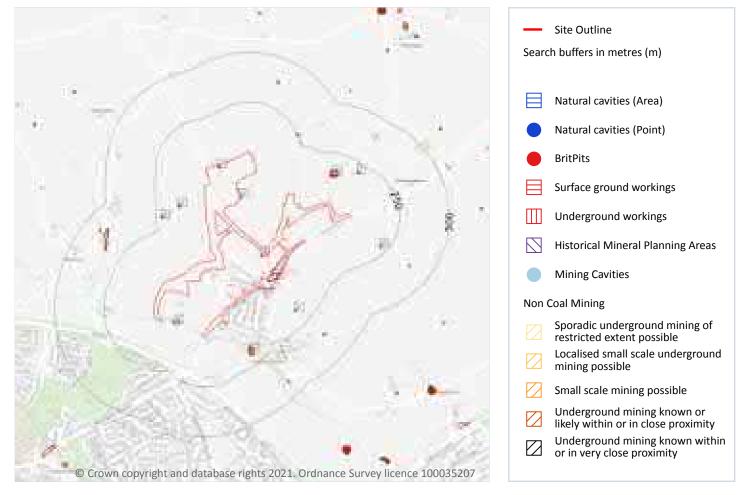






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18.1 Natural cavities

Records within 500m

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Peter Brett Associates (PBA).







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18.2 BritPits

Records within 500m

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	21

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on page 89

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Pond	1914	1:10560
2	On site	Pond	1914	1:10560
Α	On site	Pond	1921	1:10560
Α	On site	Pond	1878	1:10560
3	13m SW	Pond	1914	1:10560
4	55m E	Pond	1878	1:10560
В	125m N	Unspecified Pit	1921	1:10560
В	125m N	Unspecified Pit	1878	1:10560
В	128m N	Unspecified Ground Workings	1948	1:10560
В	128m N	Unspecified Ground Workings	1947	1:10560
В	128m N	Unspecified Ground Workings	1914	1:10560
5	129m W	Pond	1914	1:10560
С	161m SE	Pond	1897	1:10560
С	163m SE	Pond	1921	1:10560
С	163m SE	Pond	1878	1:10560
6	171m SE	Pond	1914	1:10560
7	202m NE	Pond	1914	1:10560







ID	Location	Land Use	Year of mapping	Mapping scale
D	208m SE	Pond	1947	1:10560
D	208m SE	Pond	1914	1:10560
D	208m SE	Ponds	1897	1:10560
8	217m W	Pond	1914	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.





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18.7 Mining cavities

Records within 1000m

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Peter Brett Associates (PBA).

18.8 JPB mining areas

Records on site

Areas which could be affected by former coal mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.





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18.12 Tin mining

Records on site

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

Records on site

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



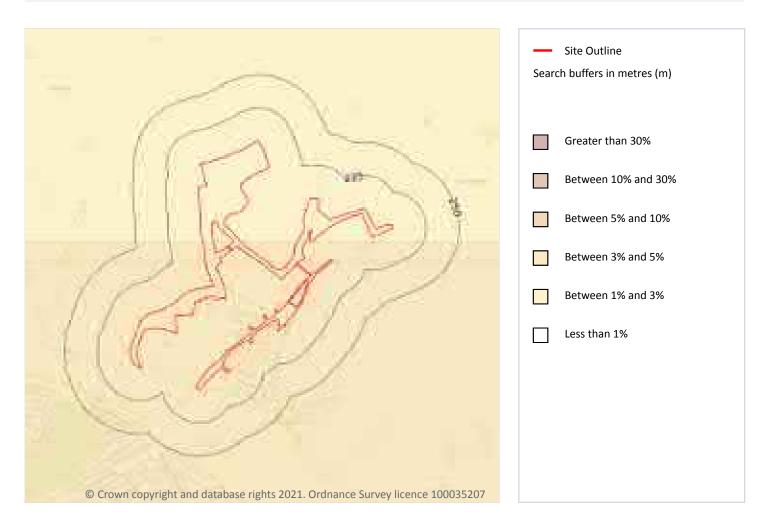


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19 Radon



19.1 Radon

Records on site

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on page 94

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None
On site	Between 3% and 5%	Basic







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This data is sourced from the British Geological Survey and Public Health England.







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20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
8m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
15m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
31m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
31m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
43m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
44m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
44m SW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg
46m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.







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20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.





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21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.





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This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m 0 Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines. This data is sourced from OpenStreetMap. 21.7 Railways

Records within 250m

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.





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This data is sourced from HS2 ltd.







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Data providers

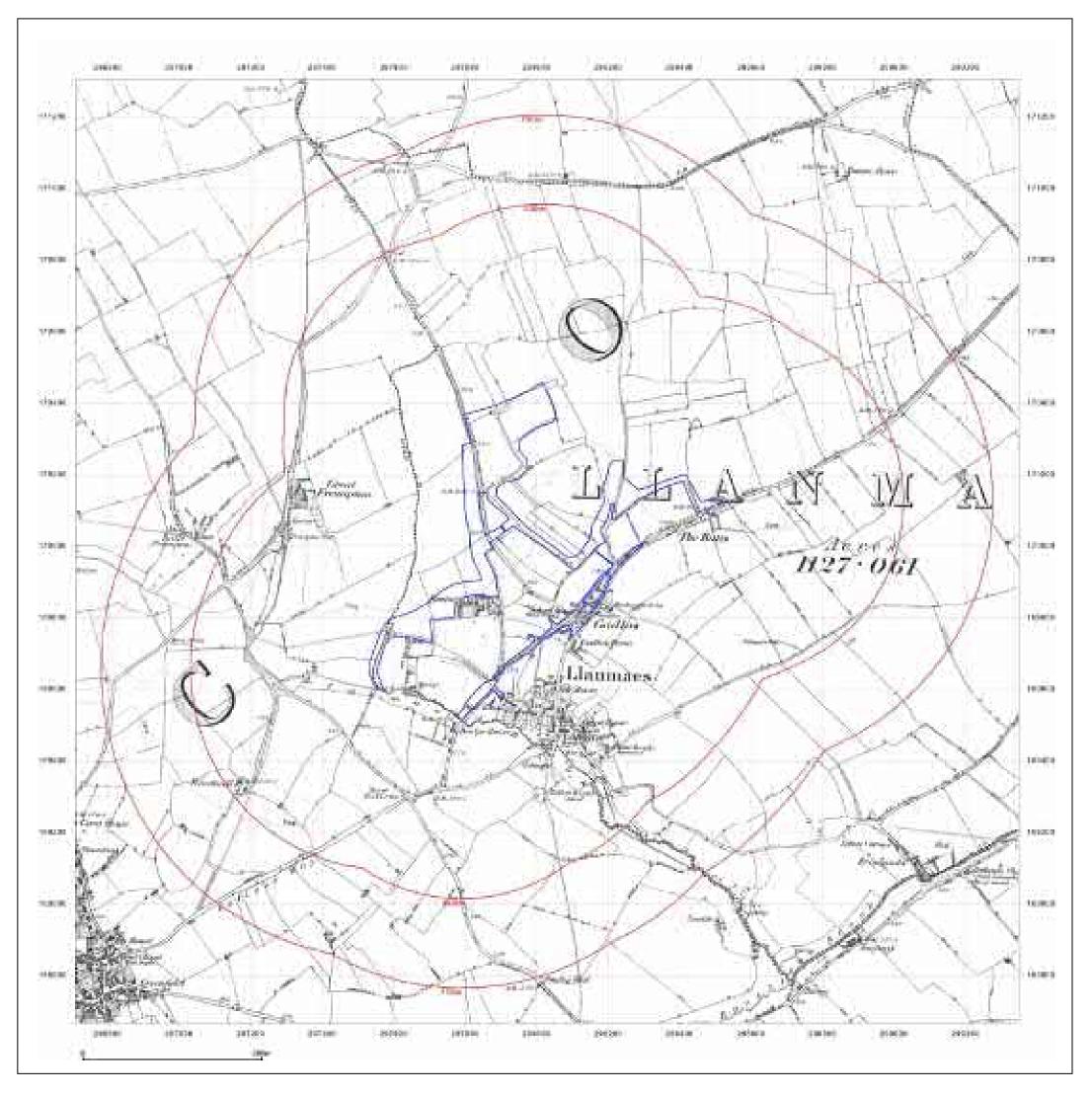
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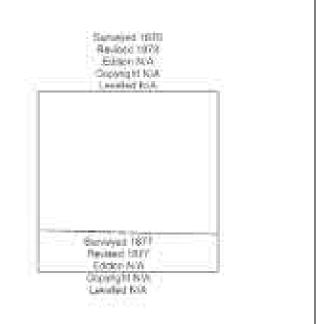
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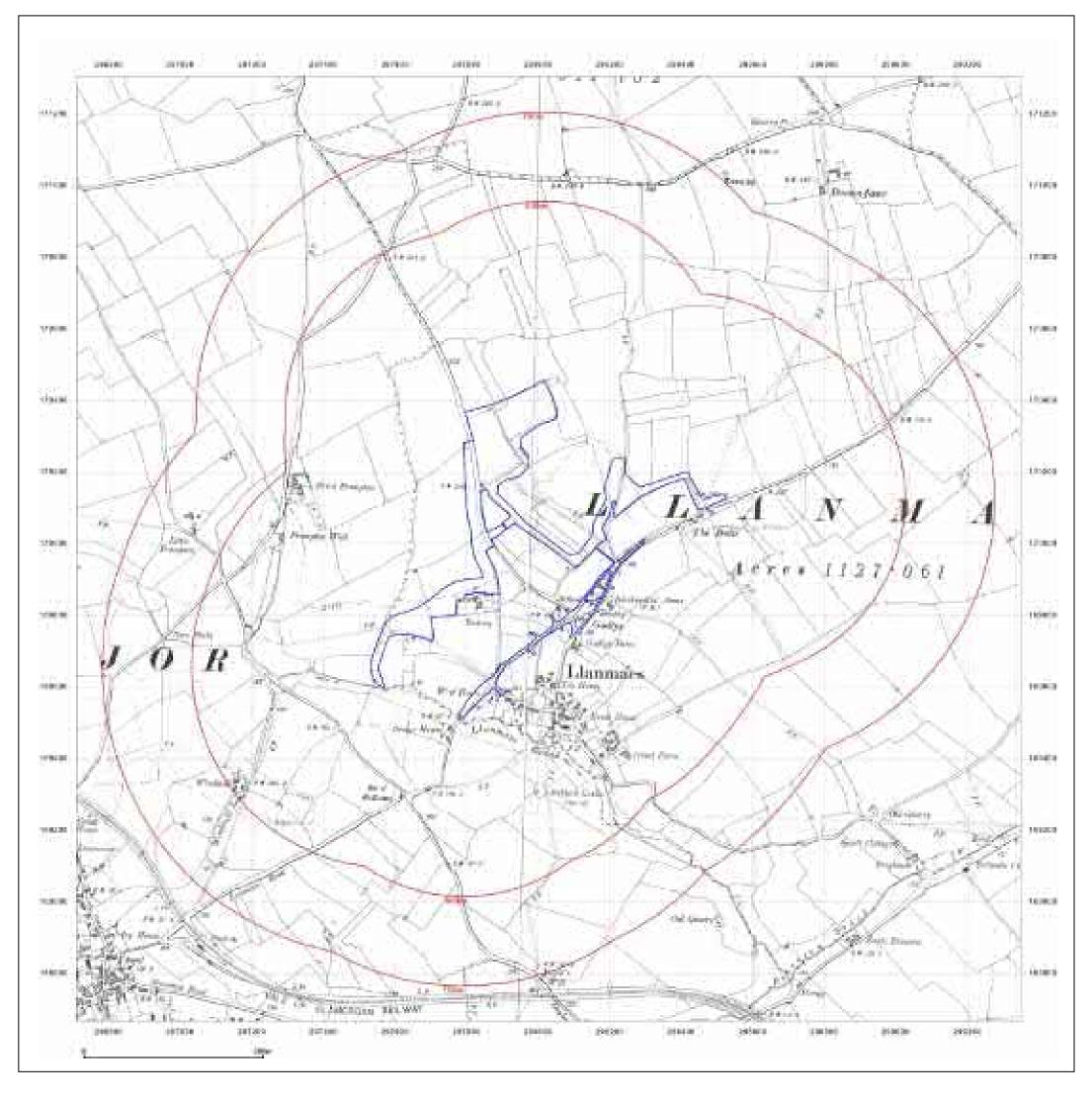




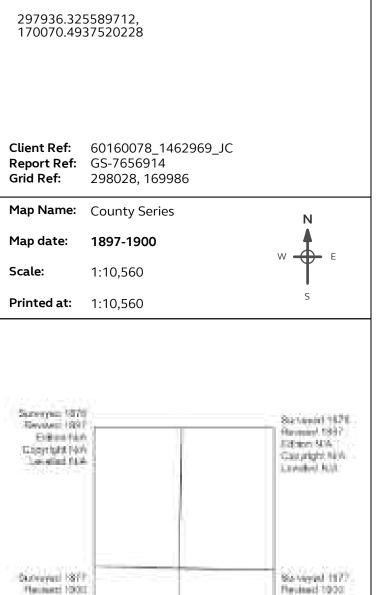
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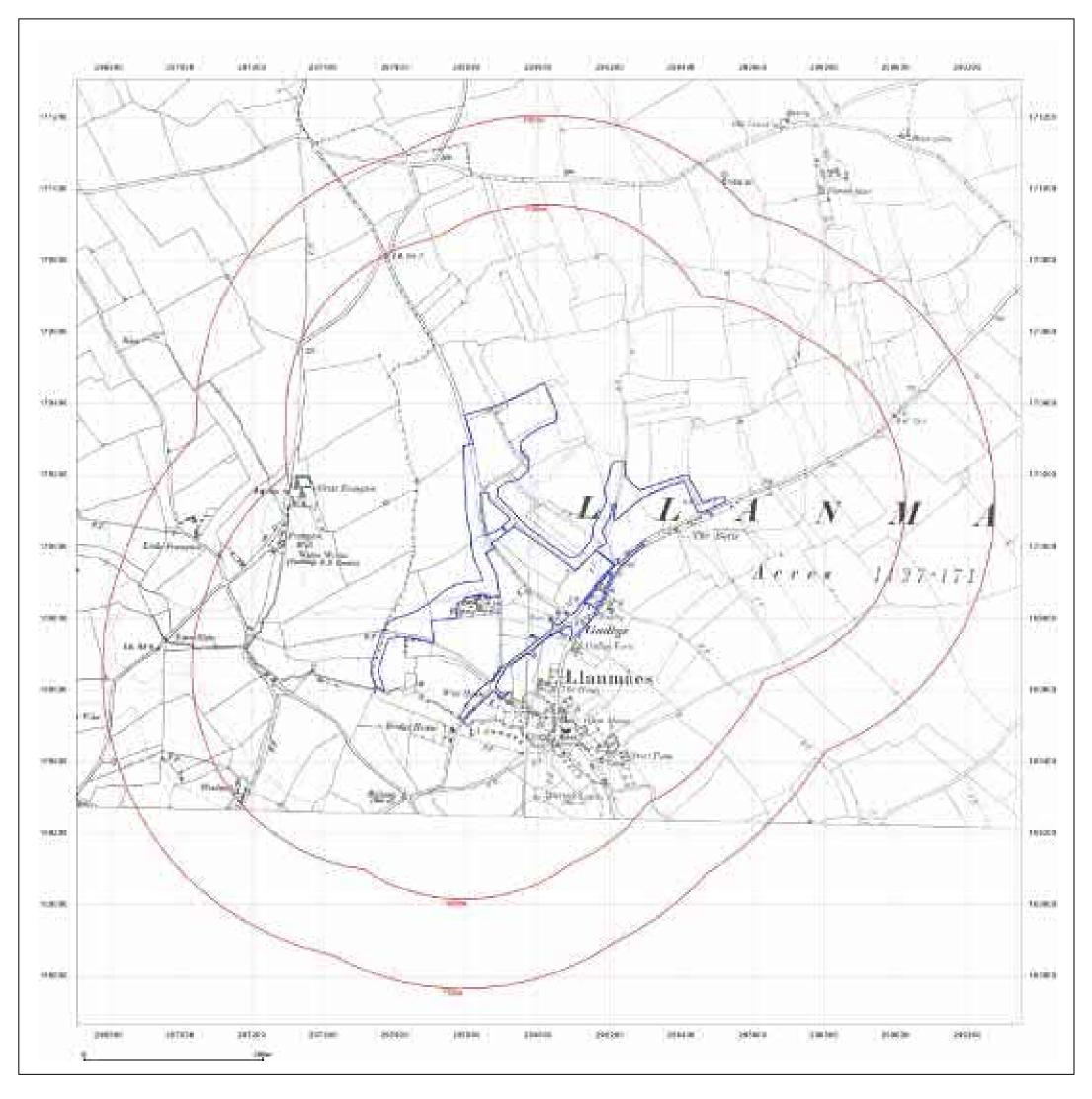
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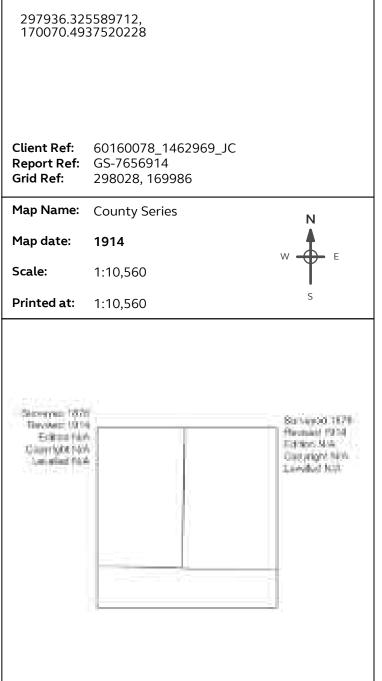
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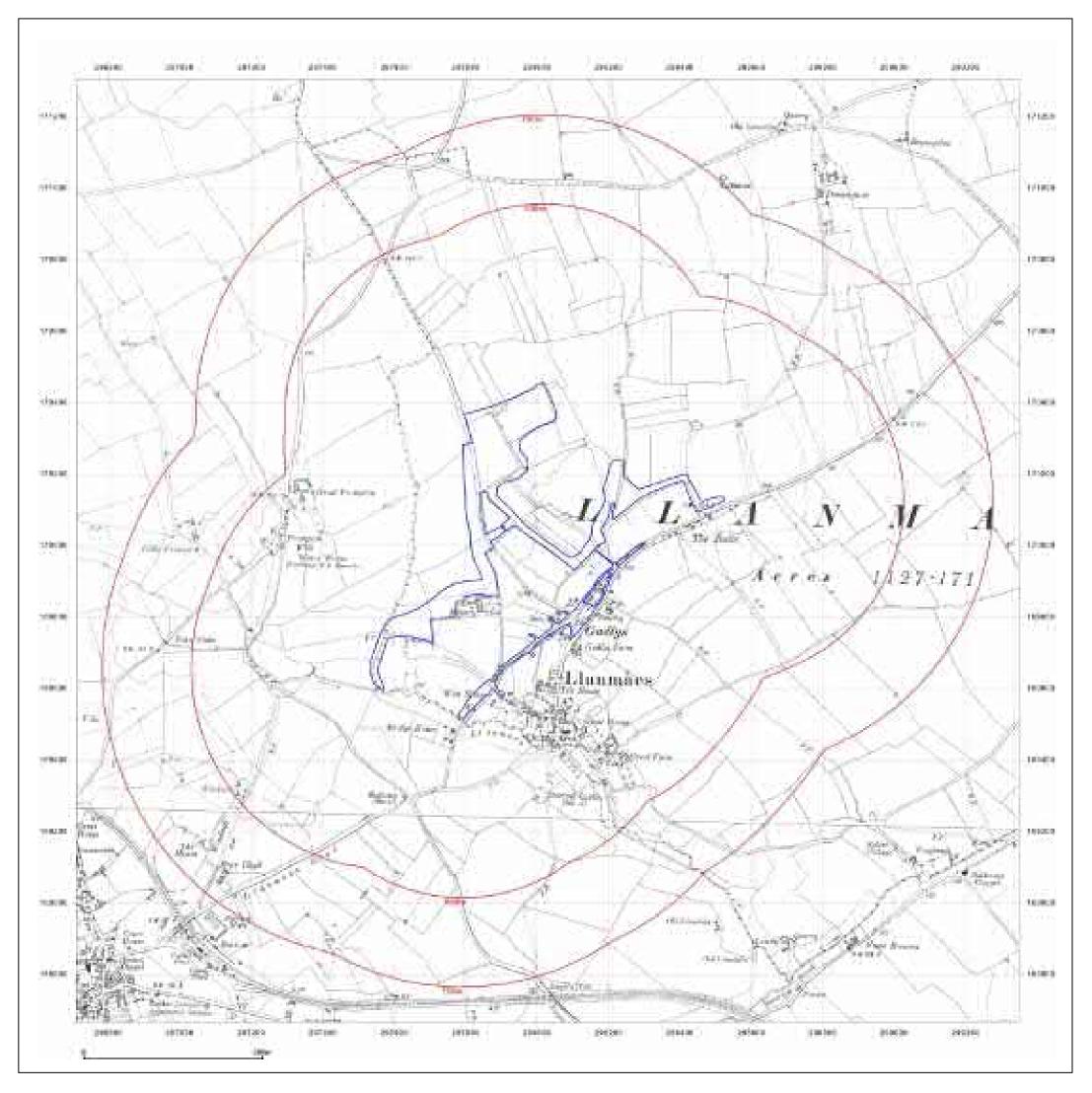




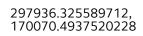
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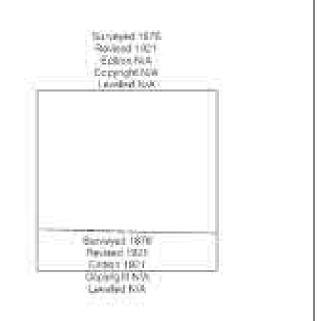


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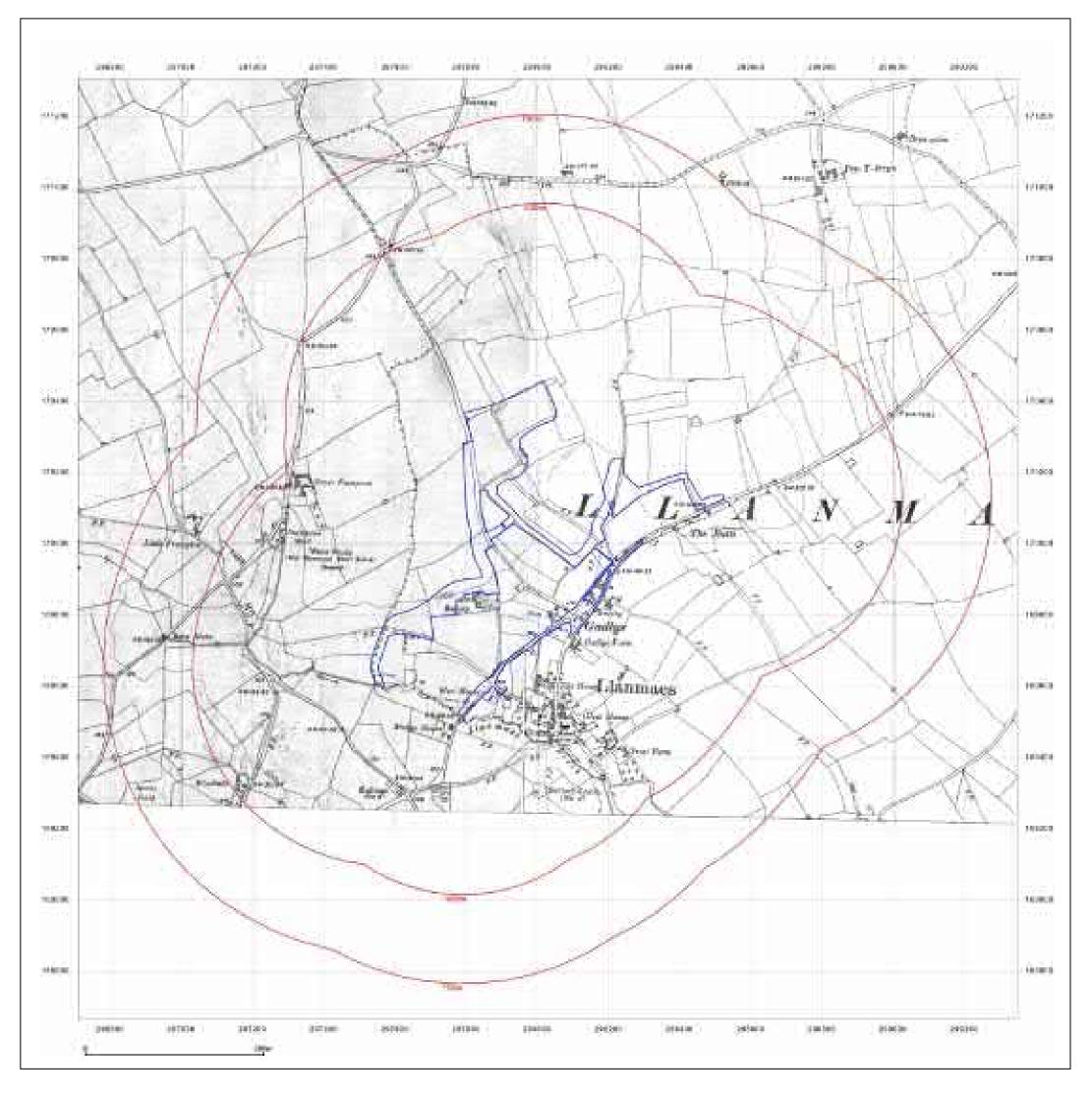




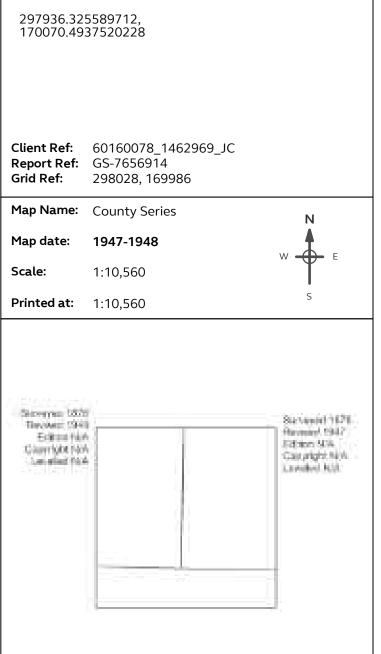
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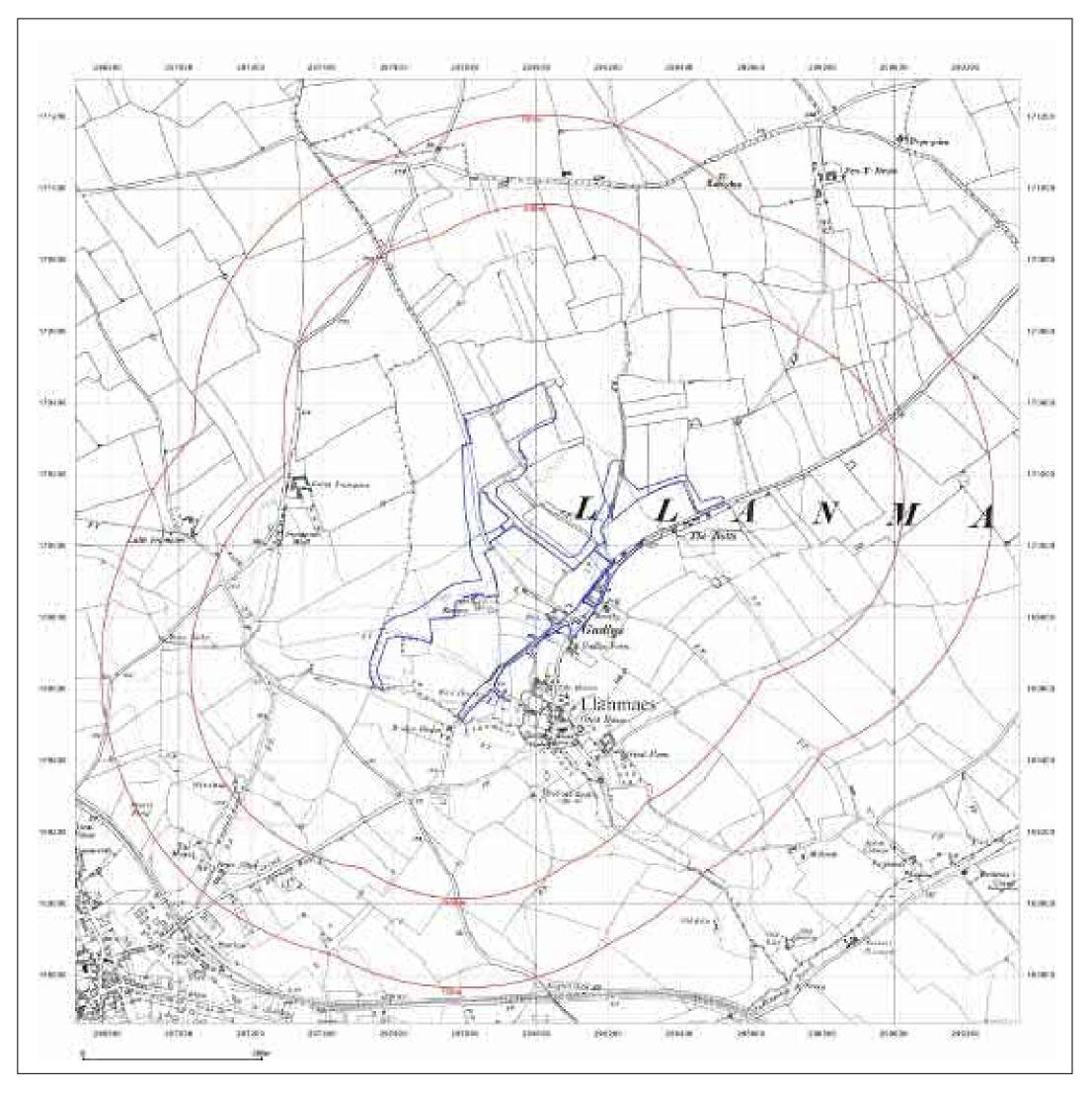




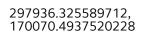
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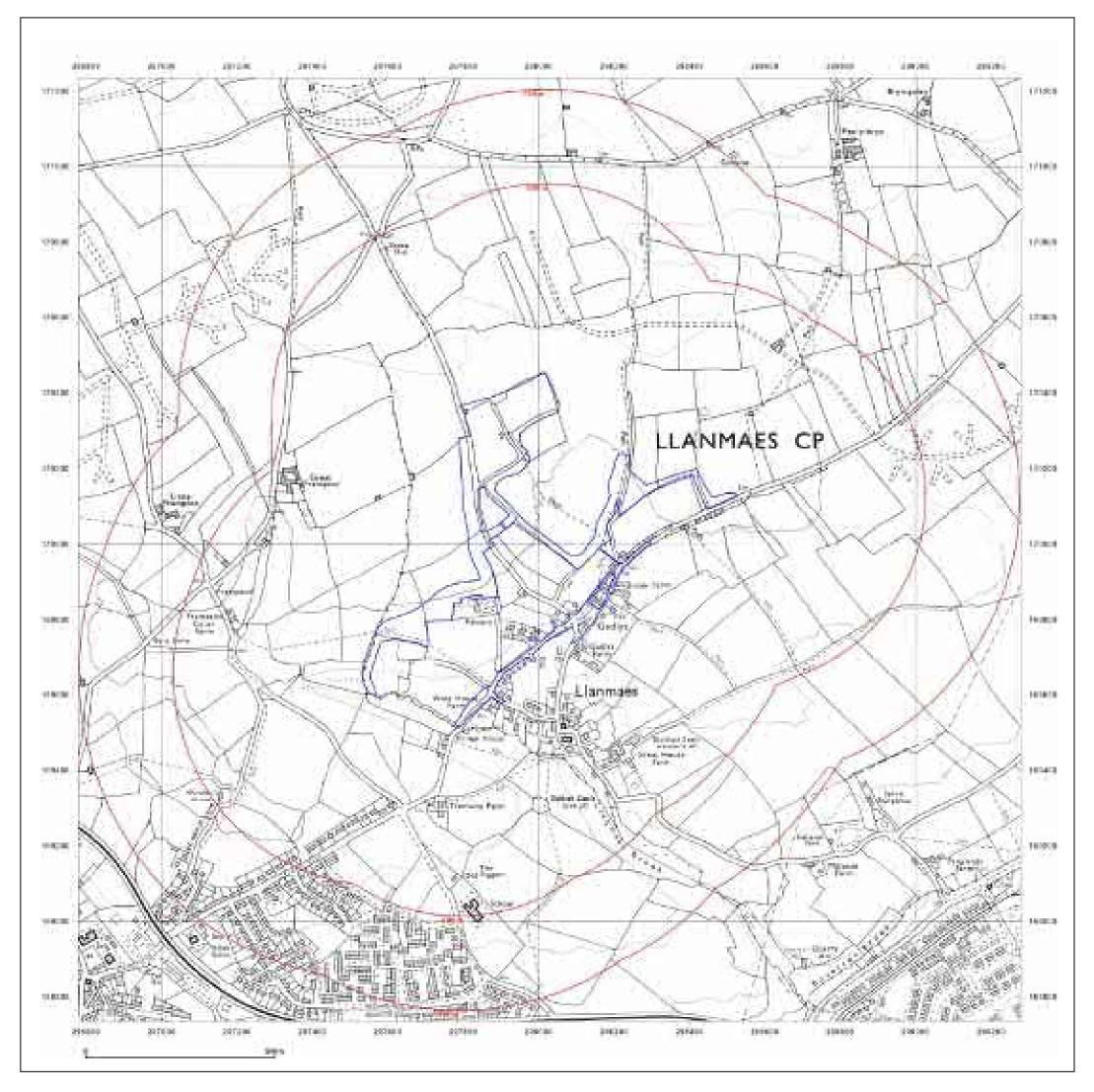




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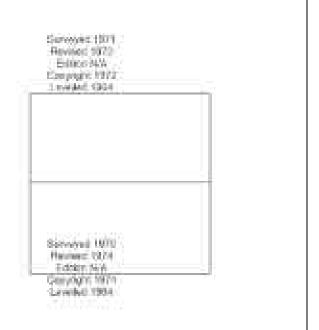
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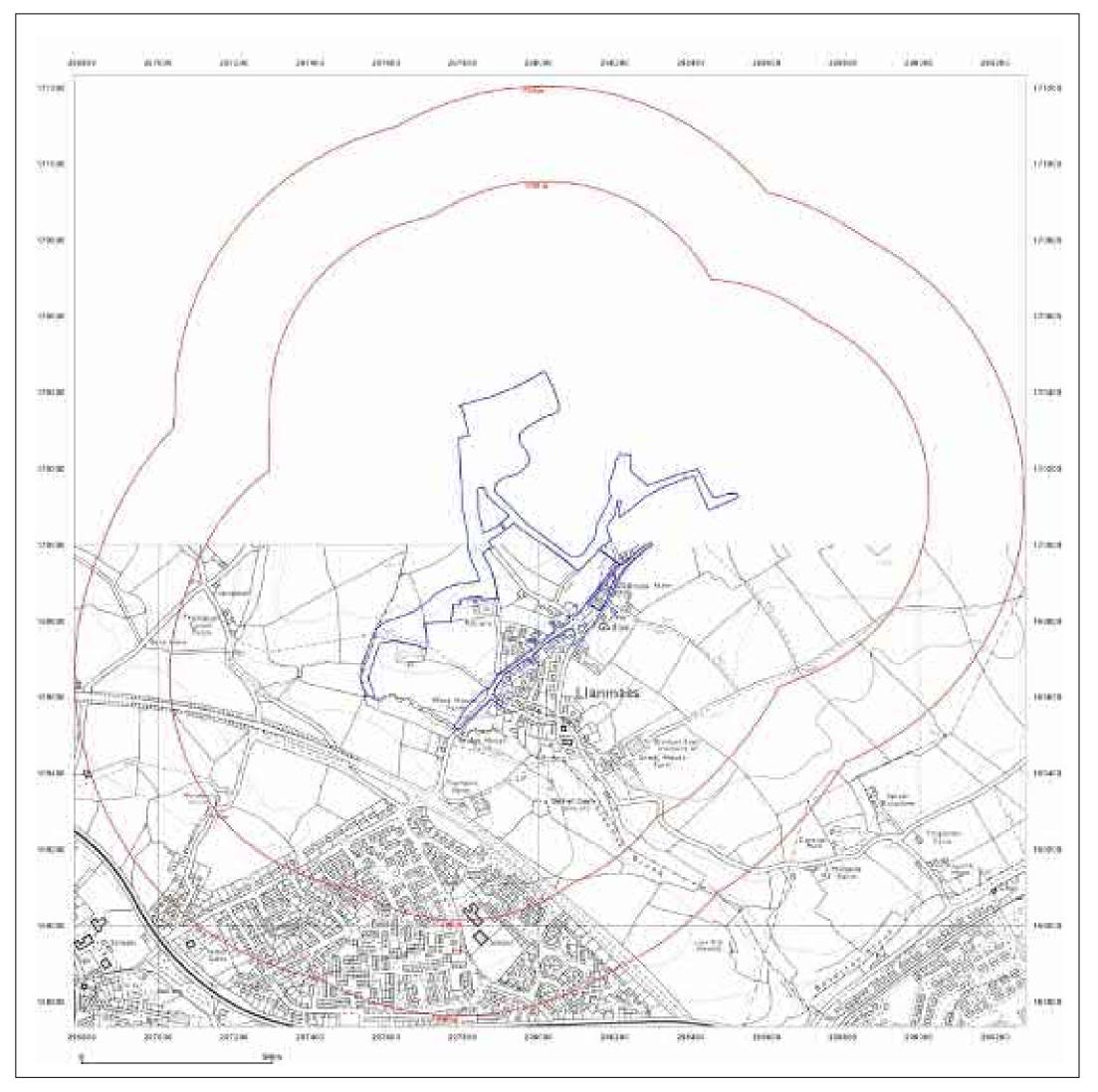
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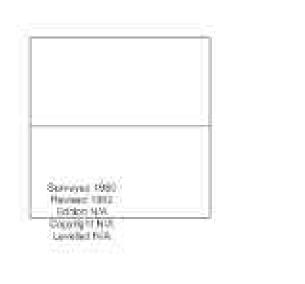
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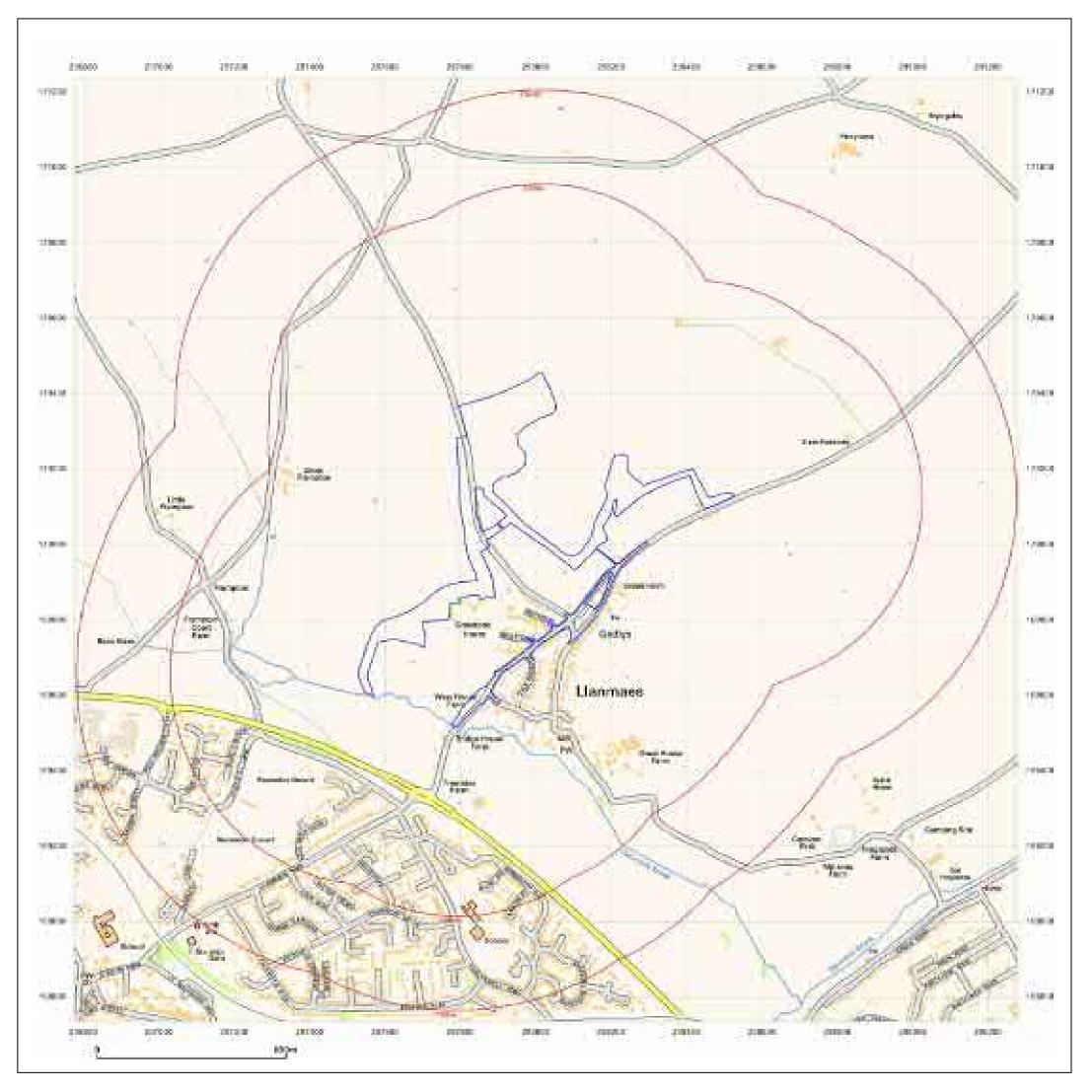




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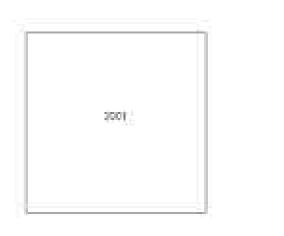
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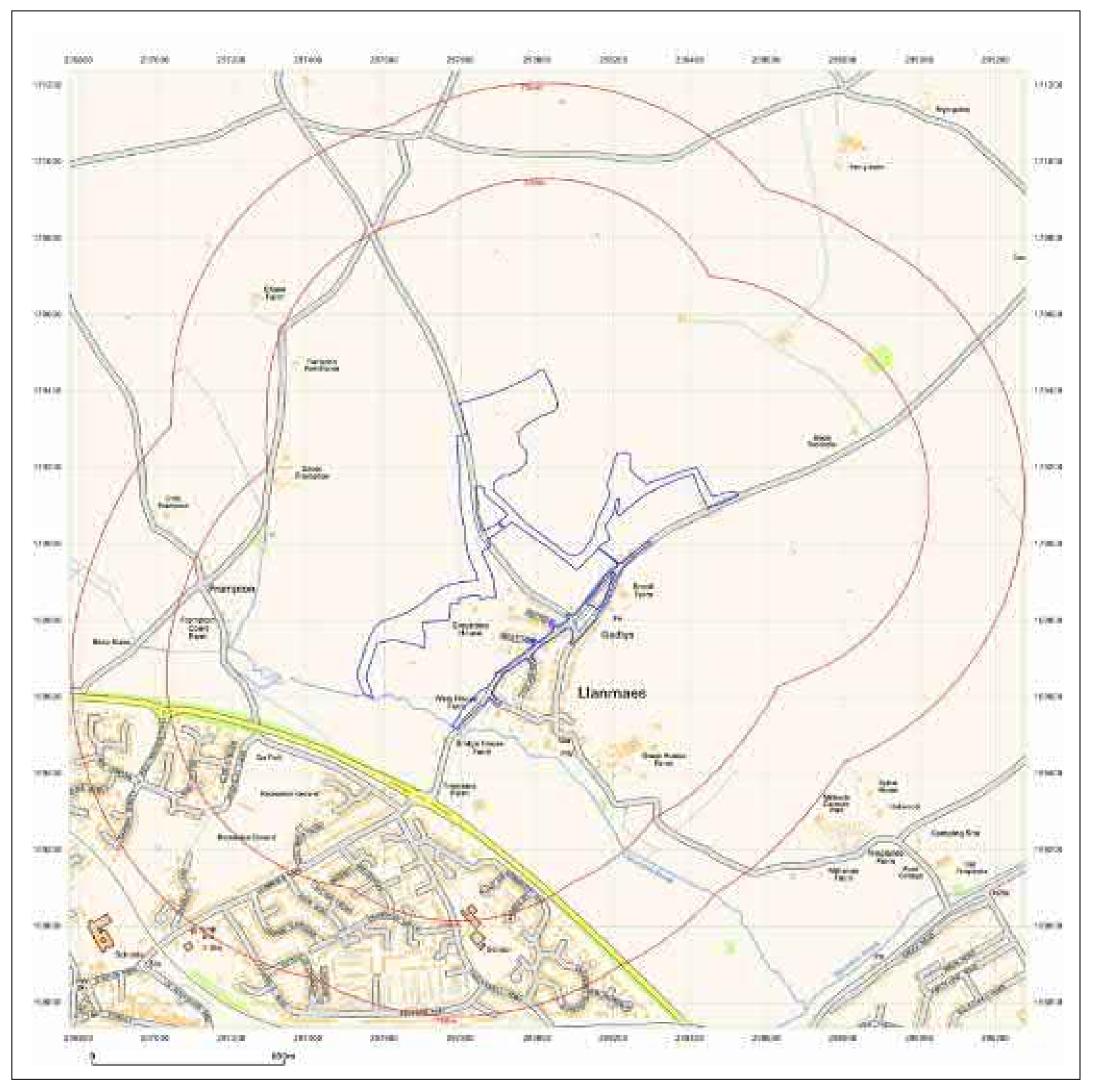




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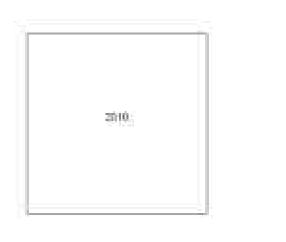
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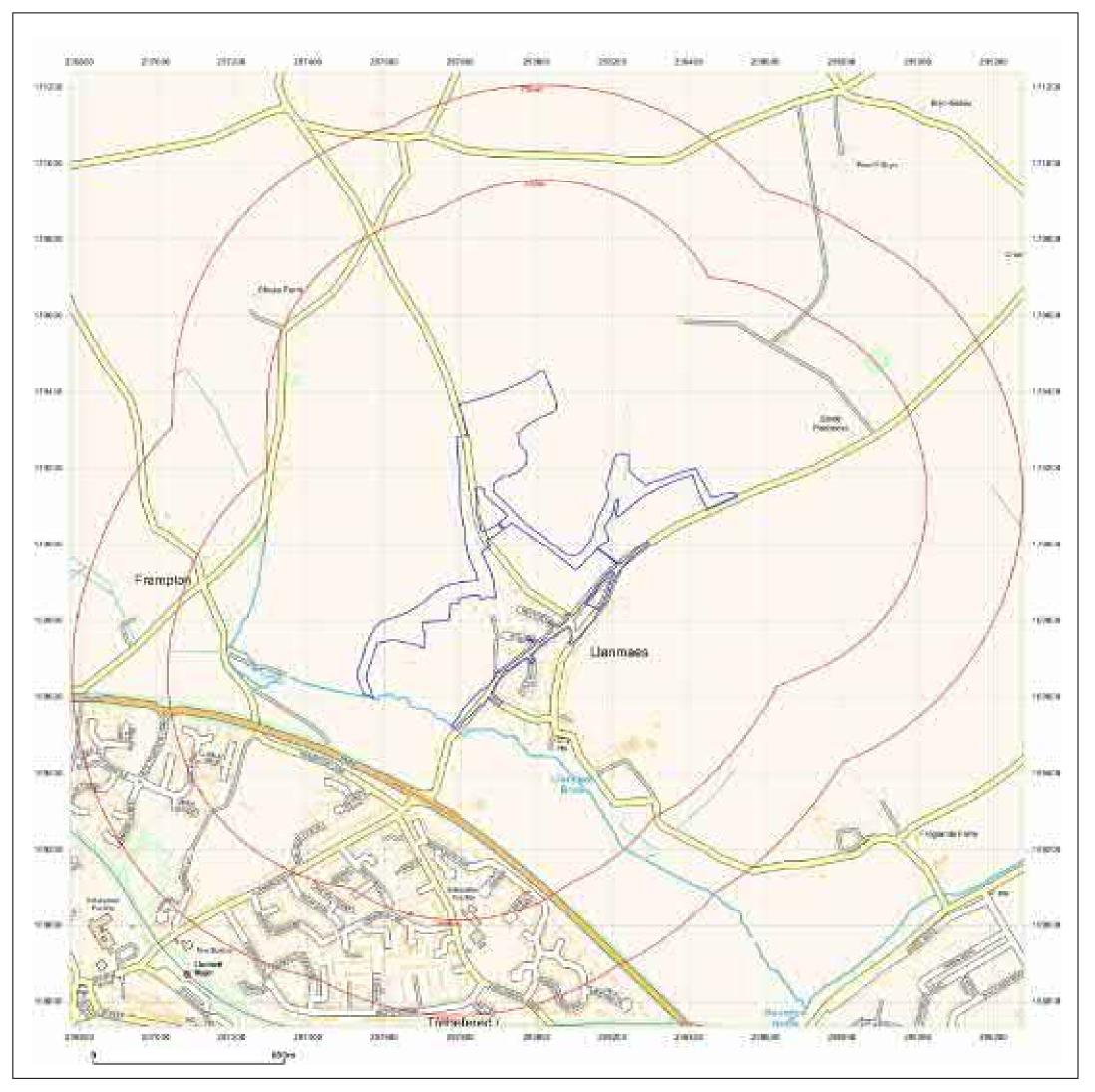




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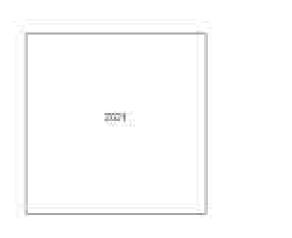
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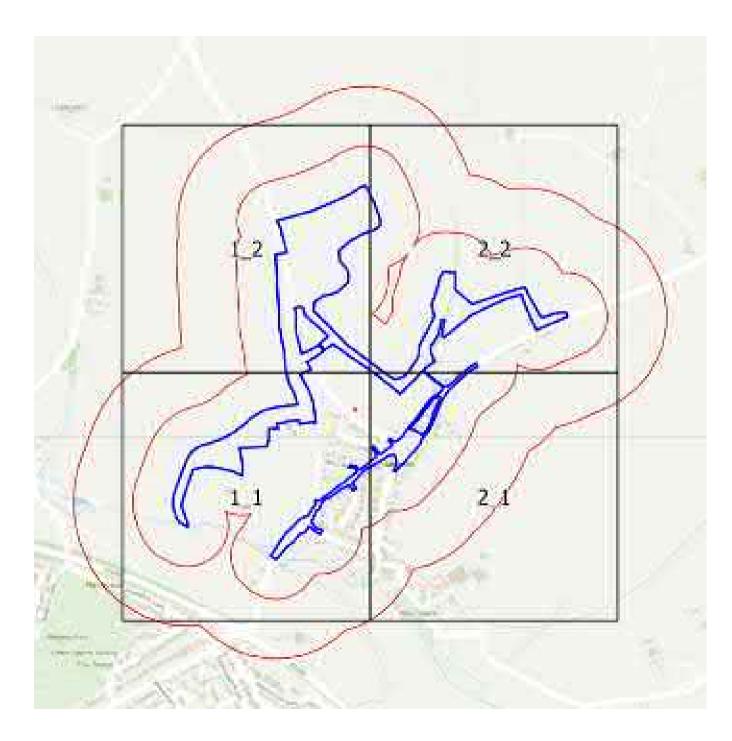


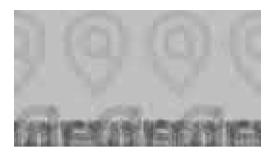


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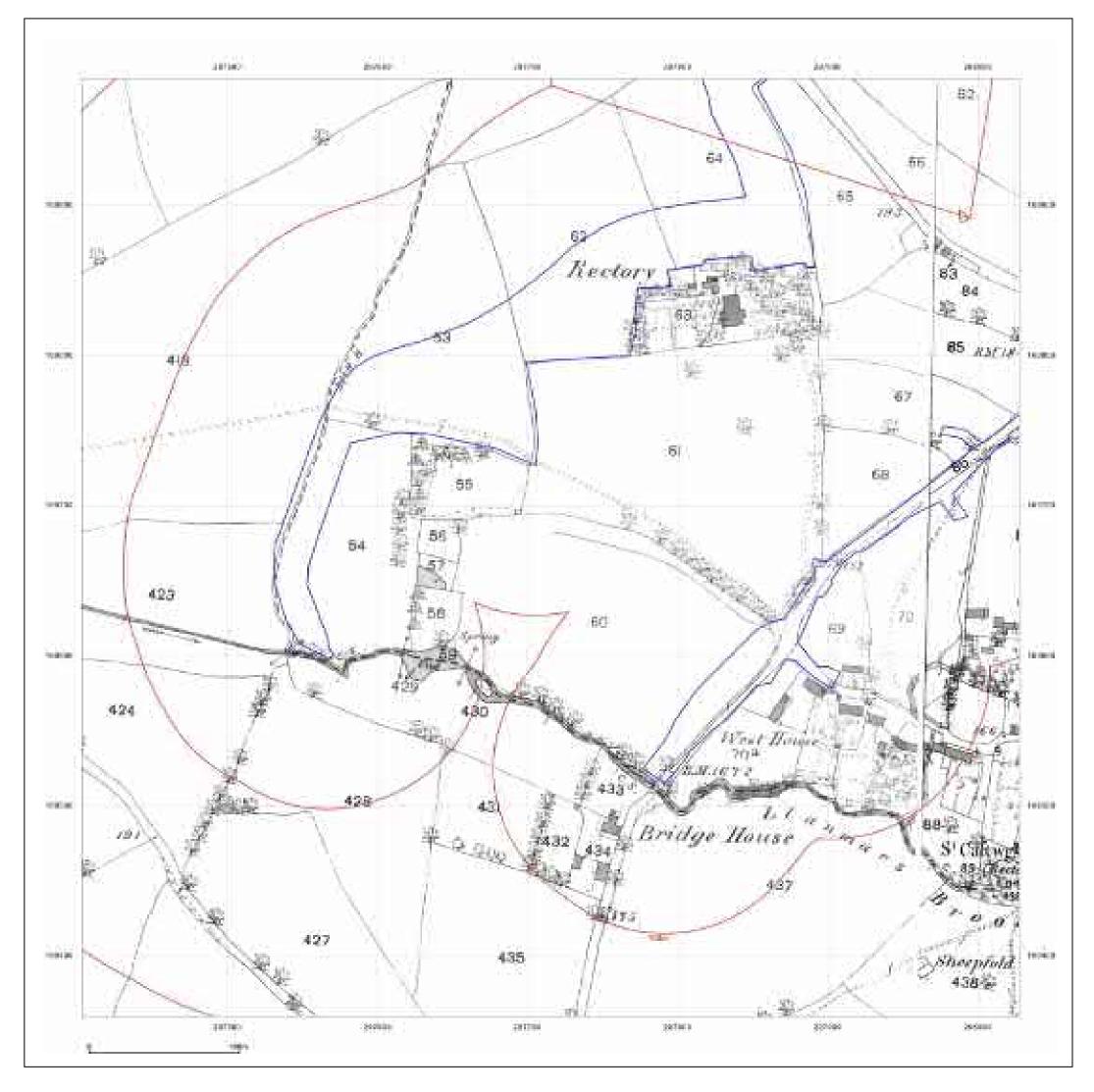
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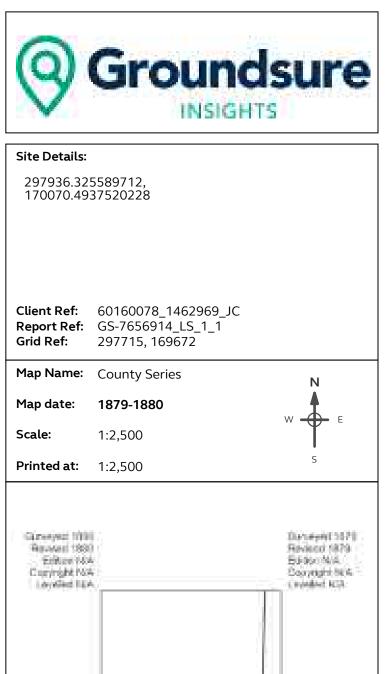




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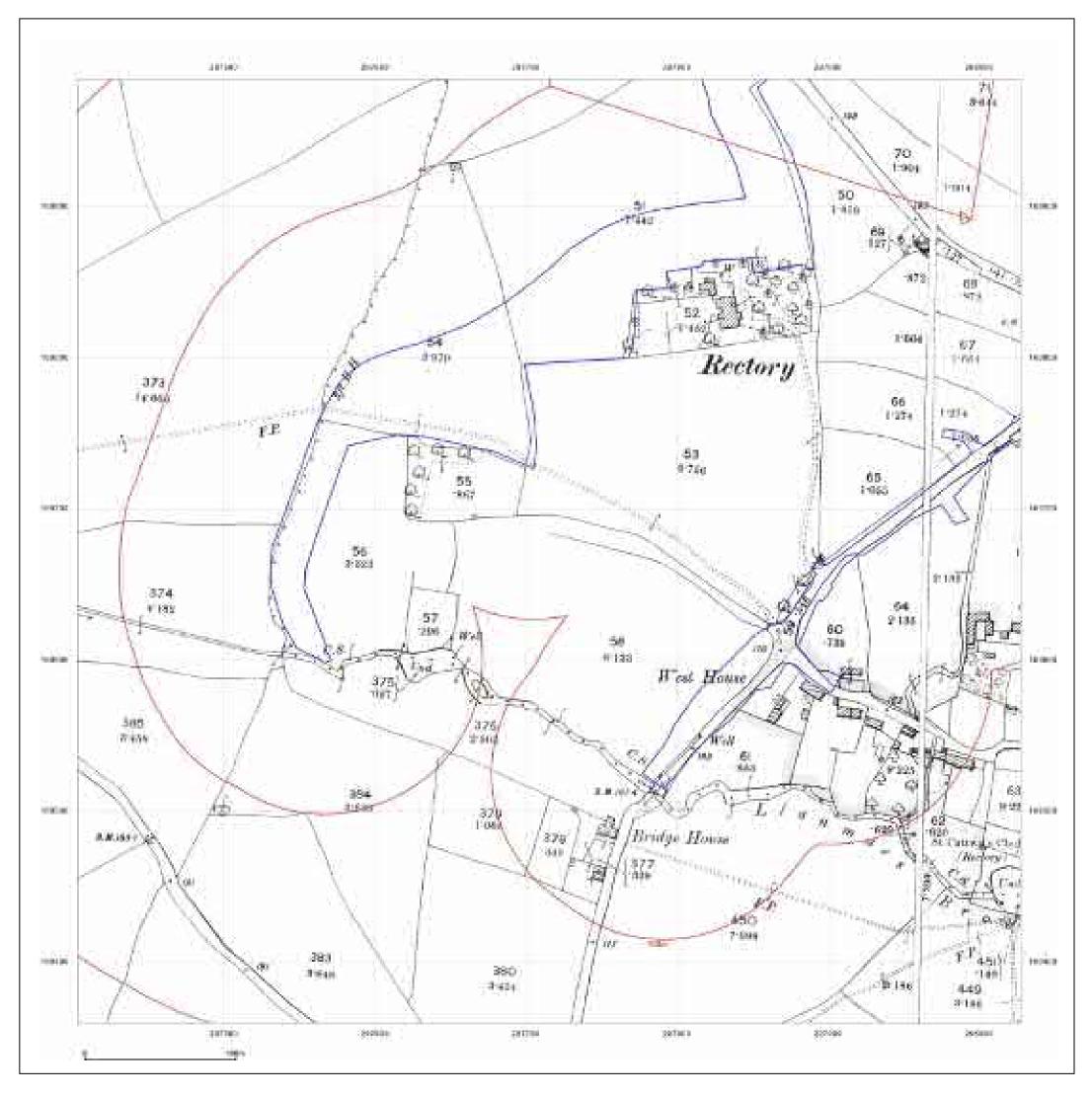


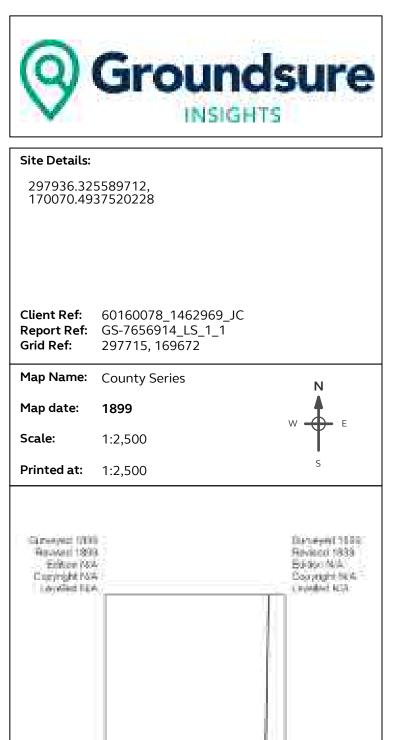


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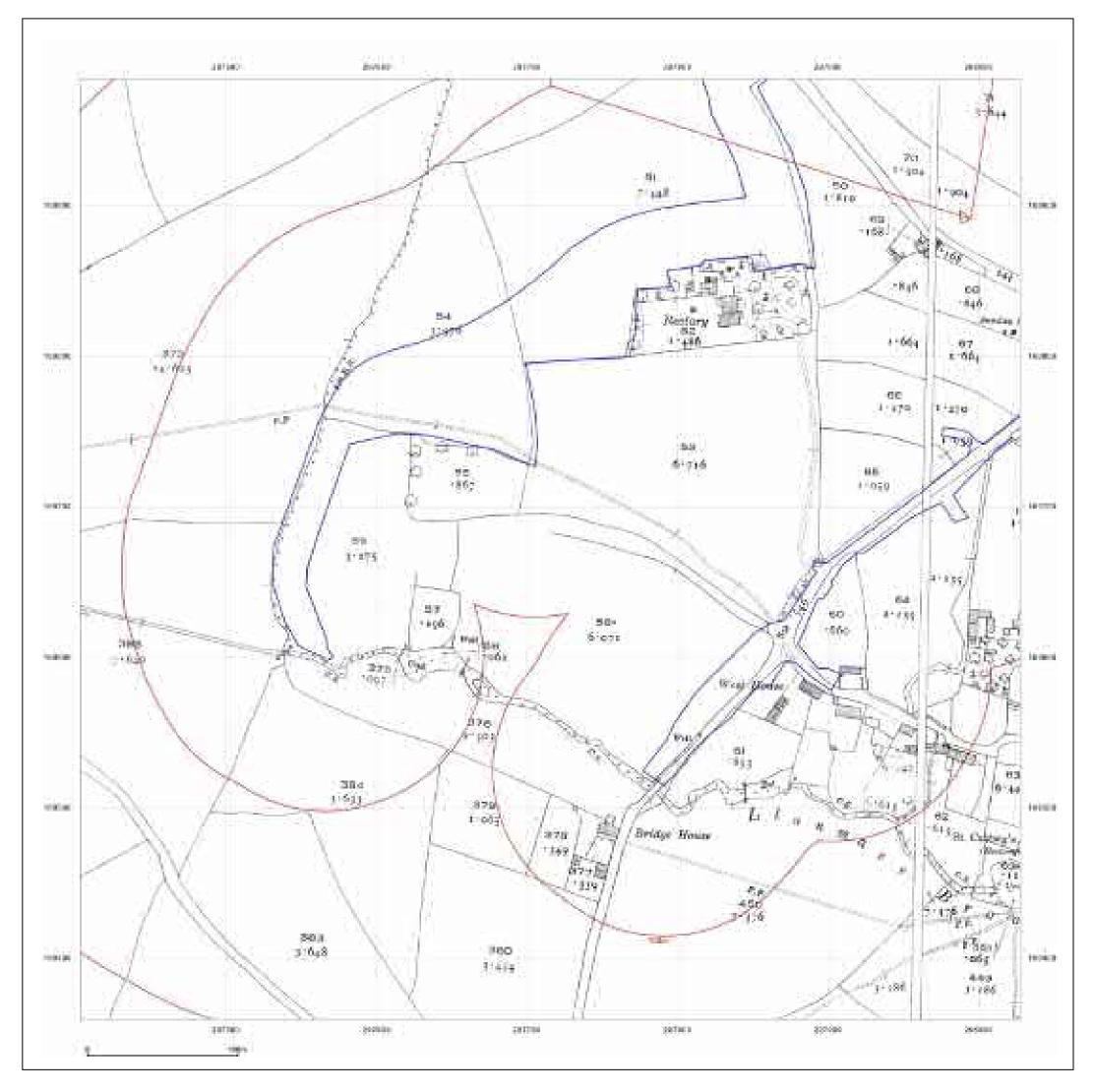




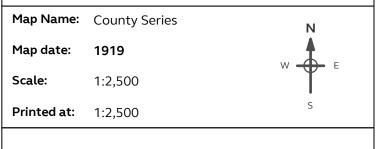
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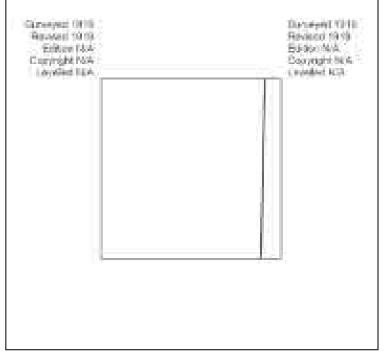
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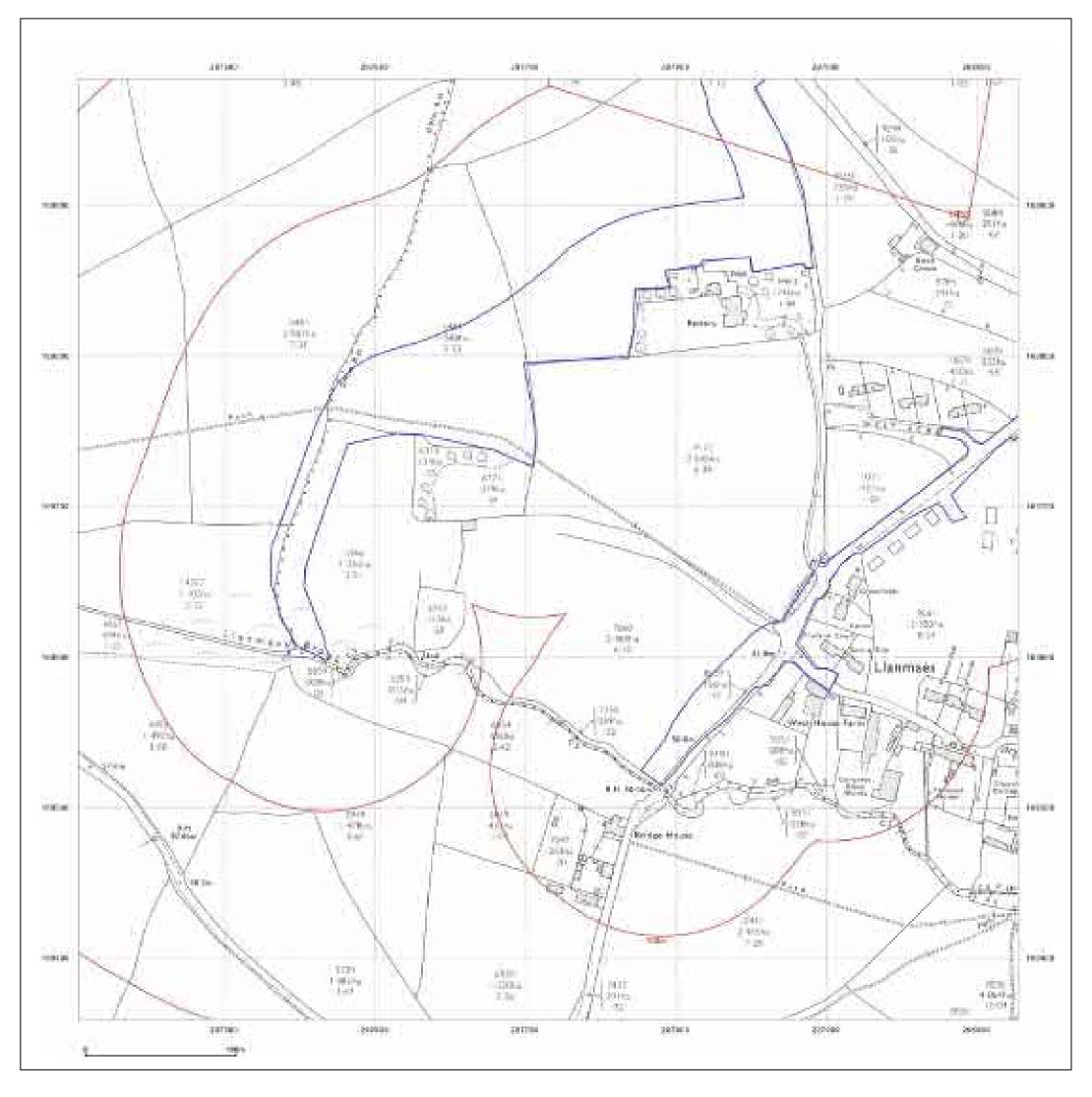




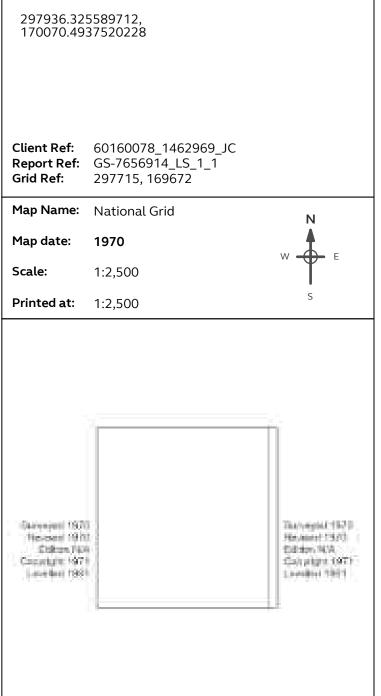
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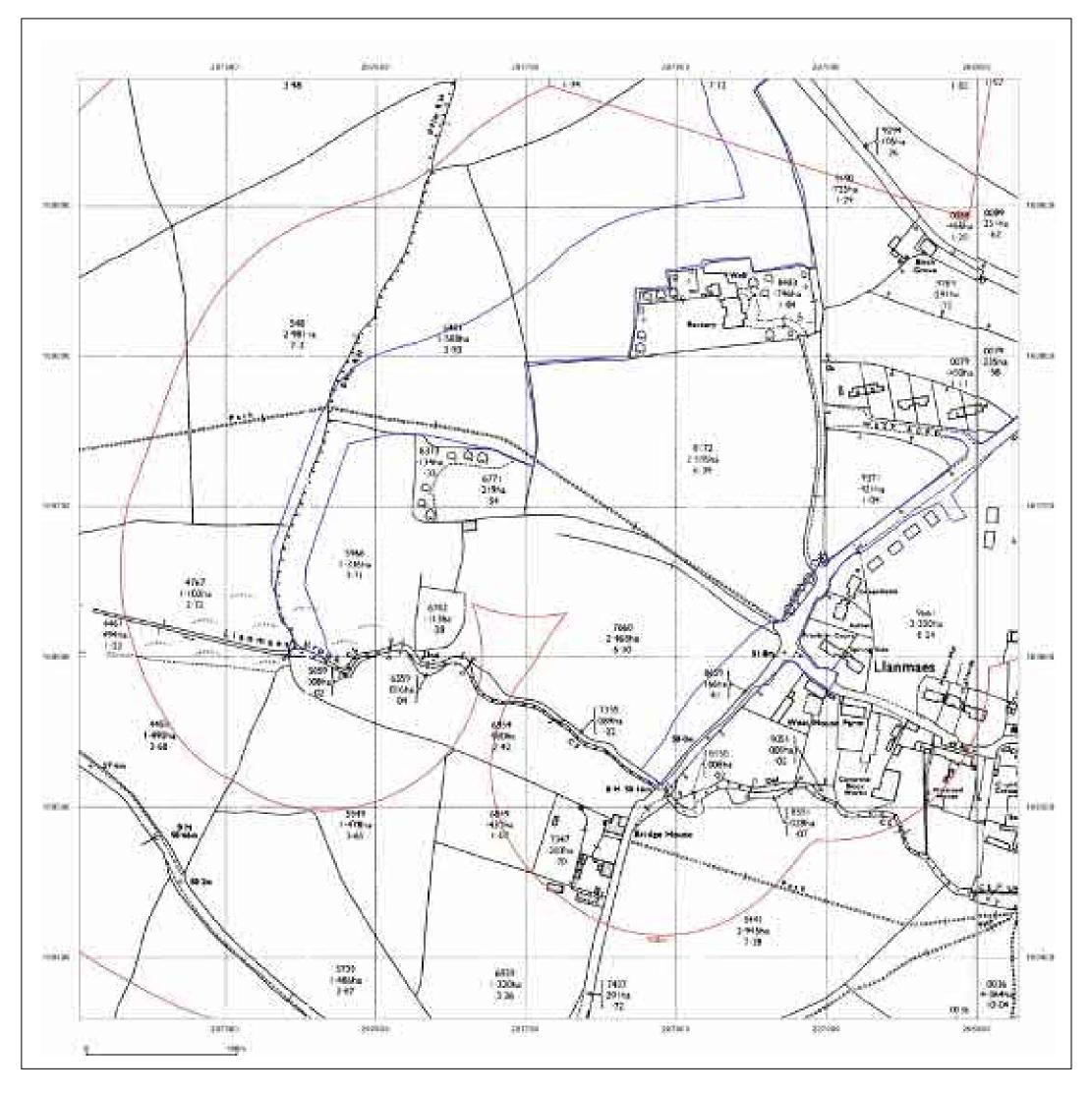




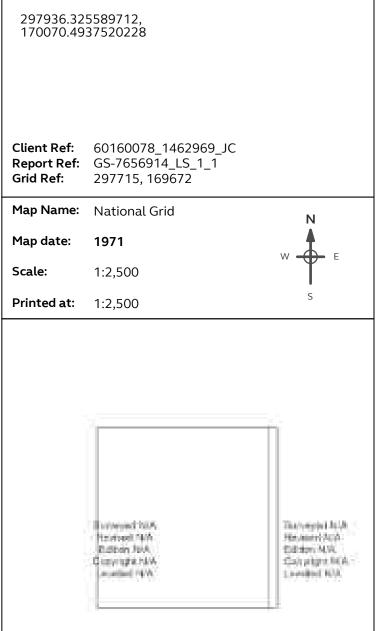
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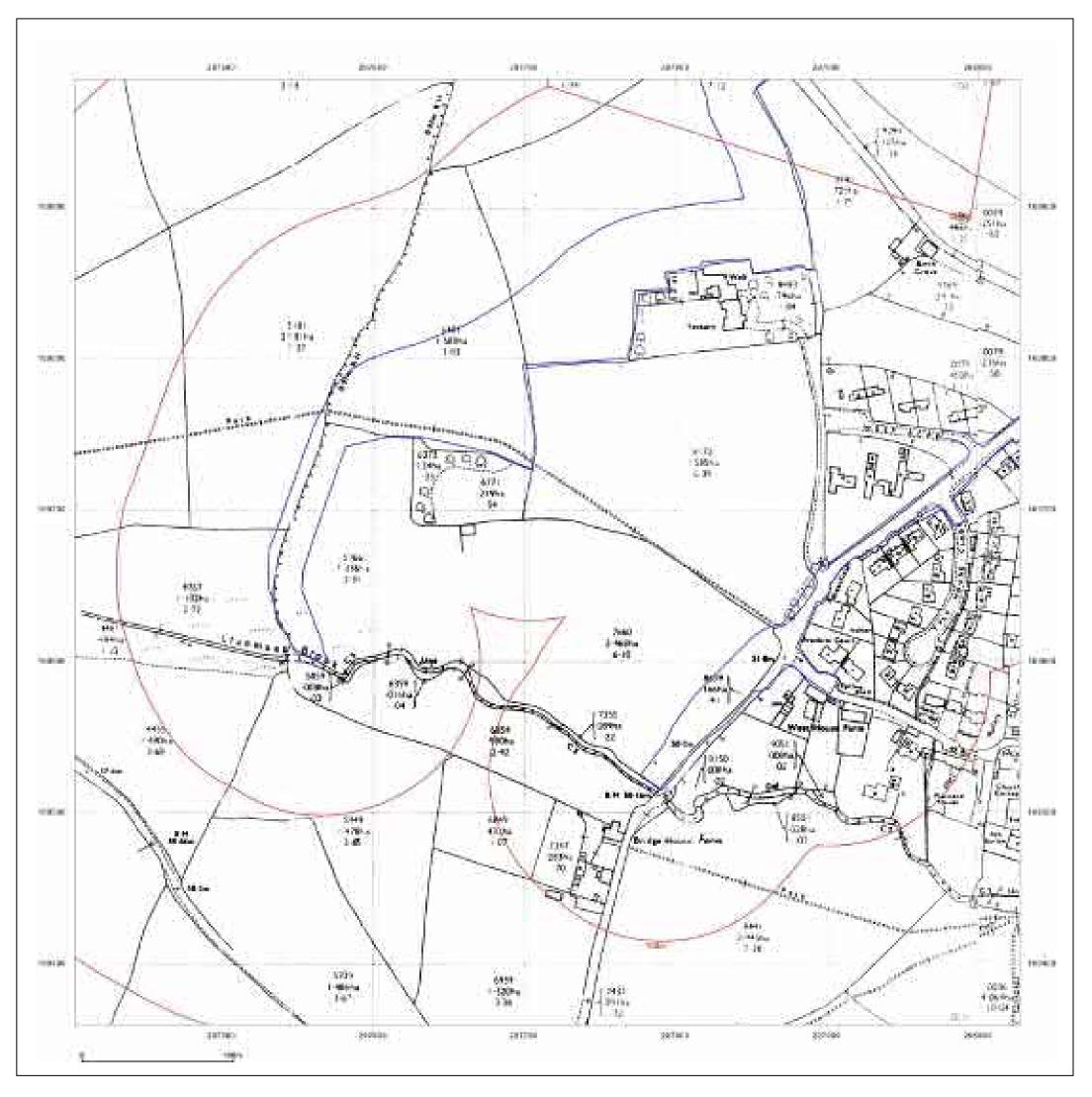




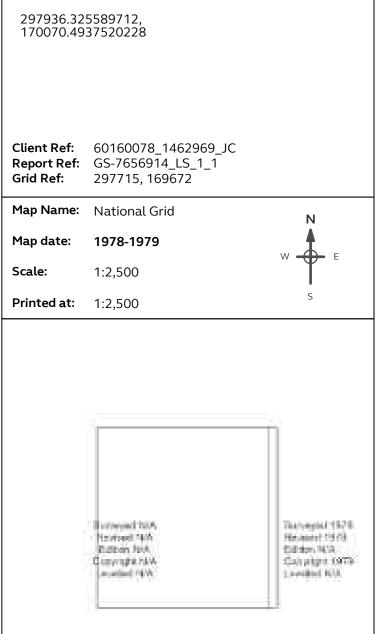
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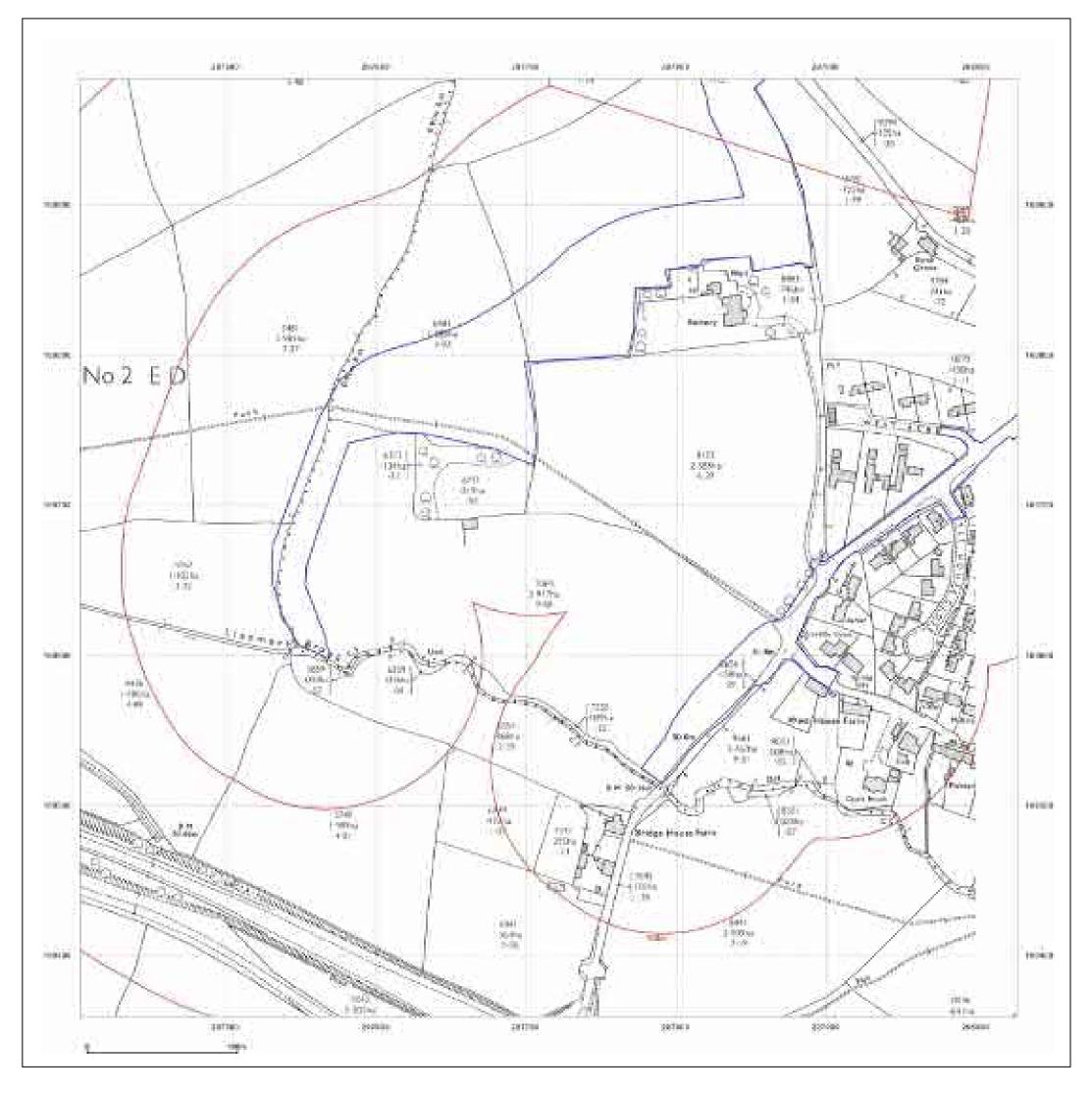




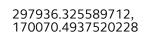
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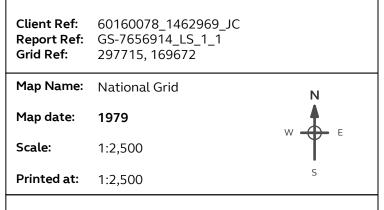
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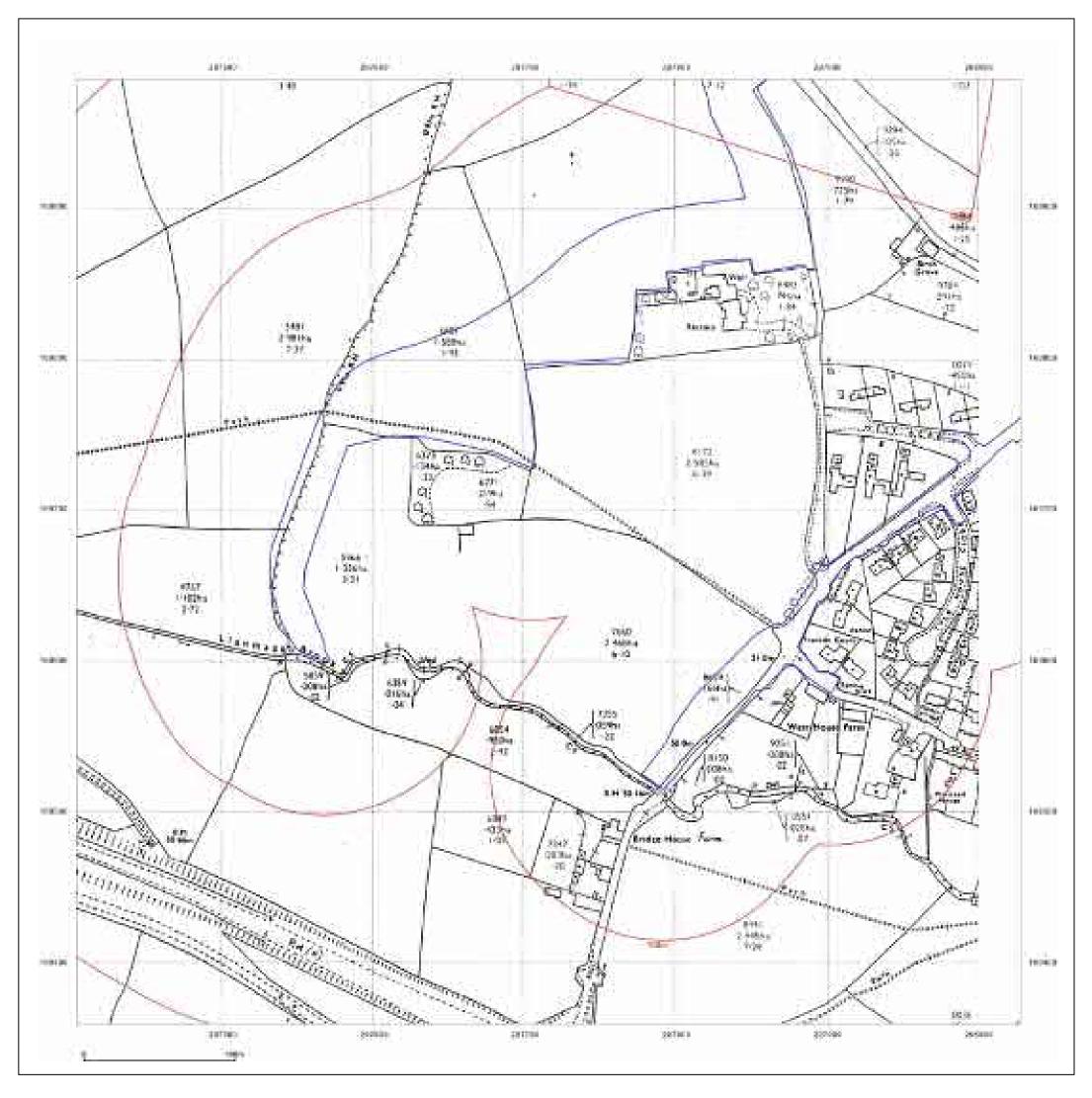




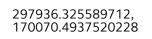
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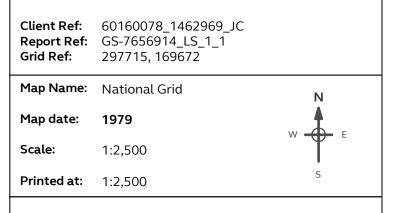
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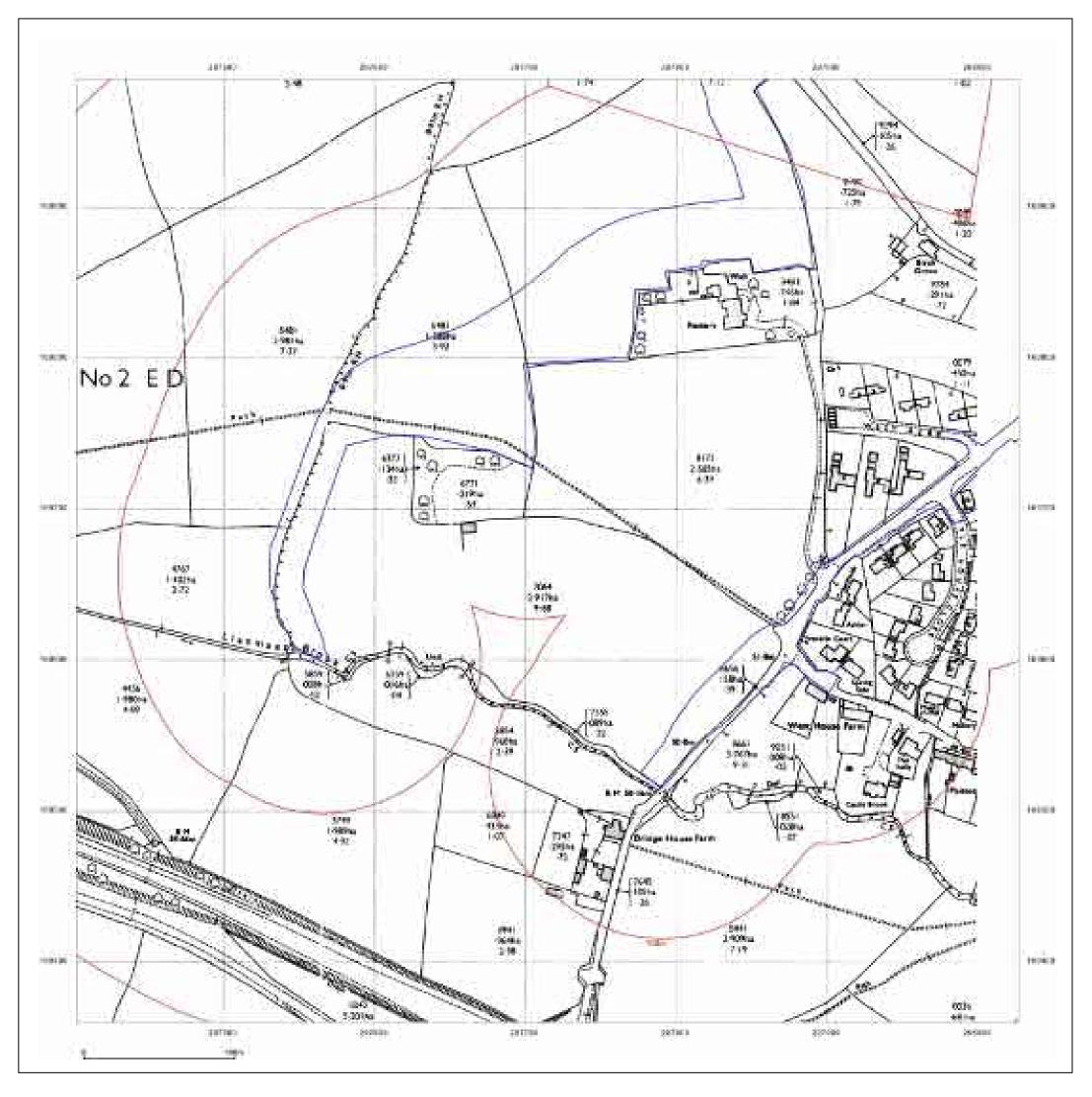




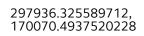
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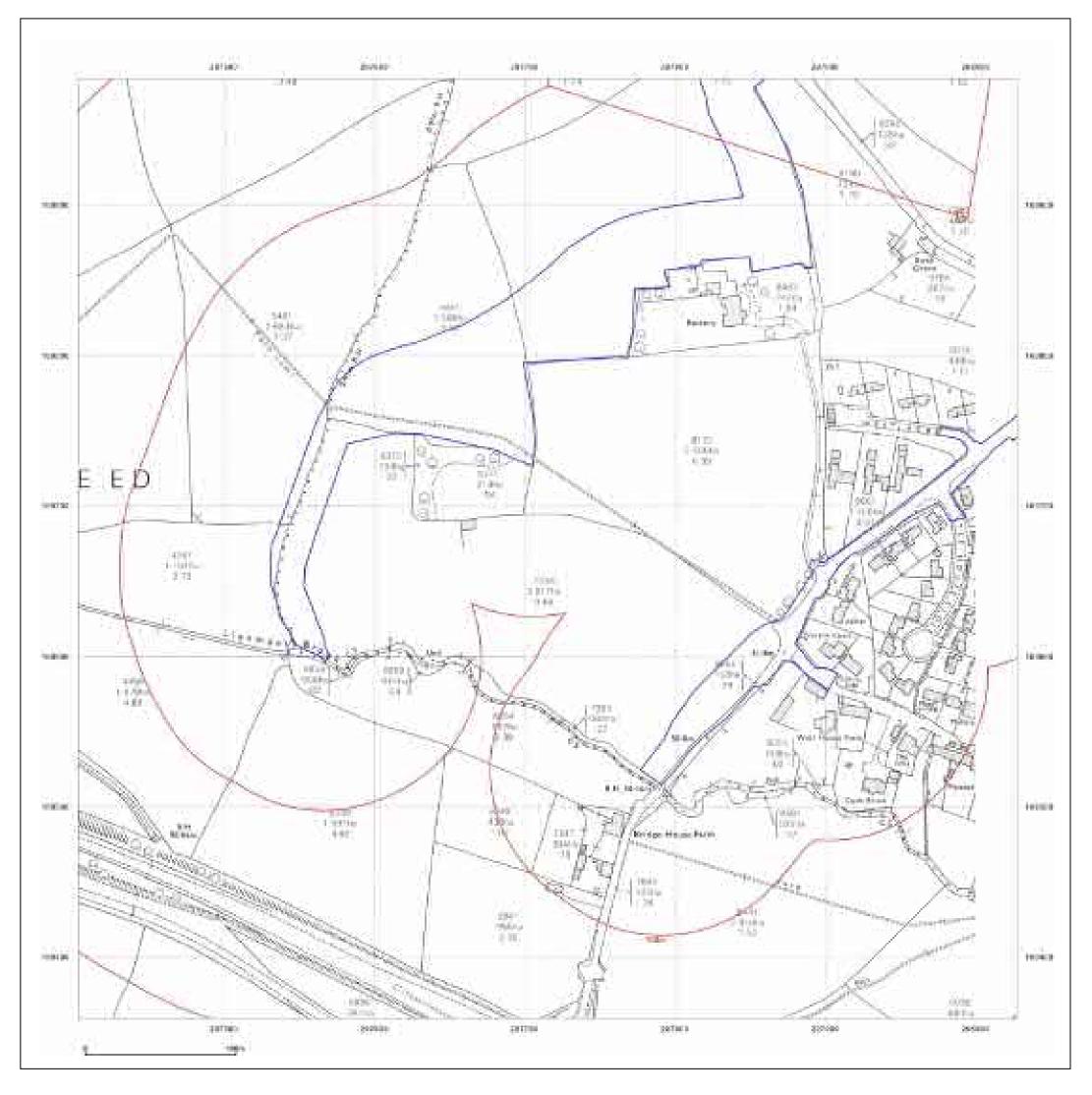




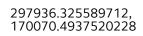
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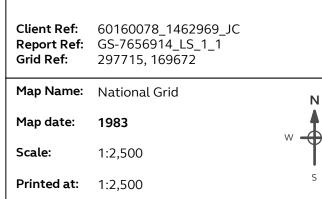
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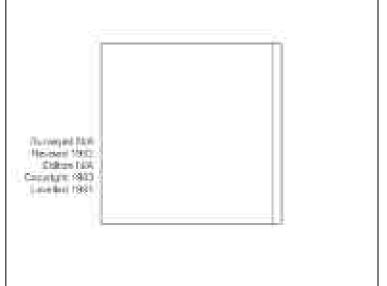








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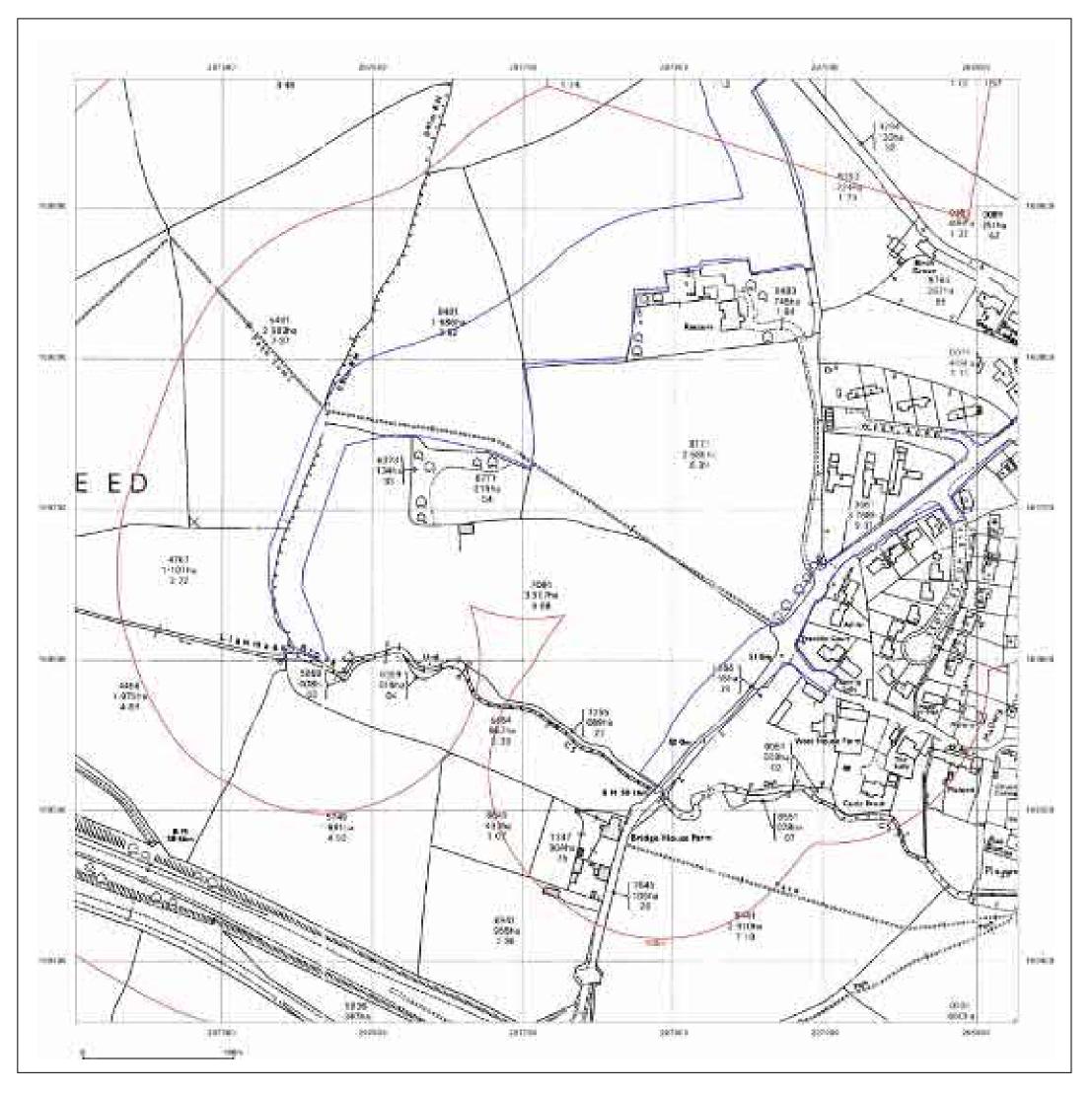




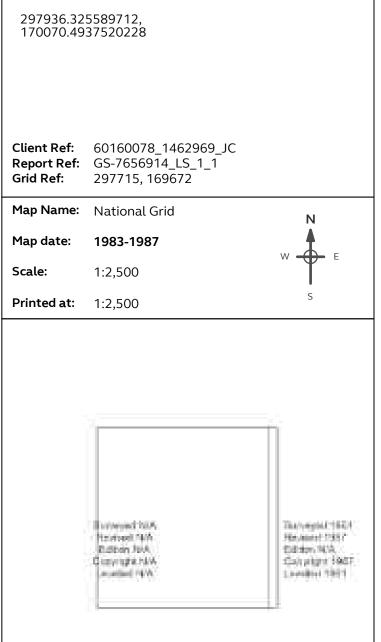
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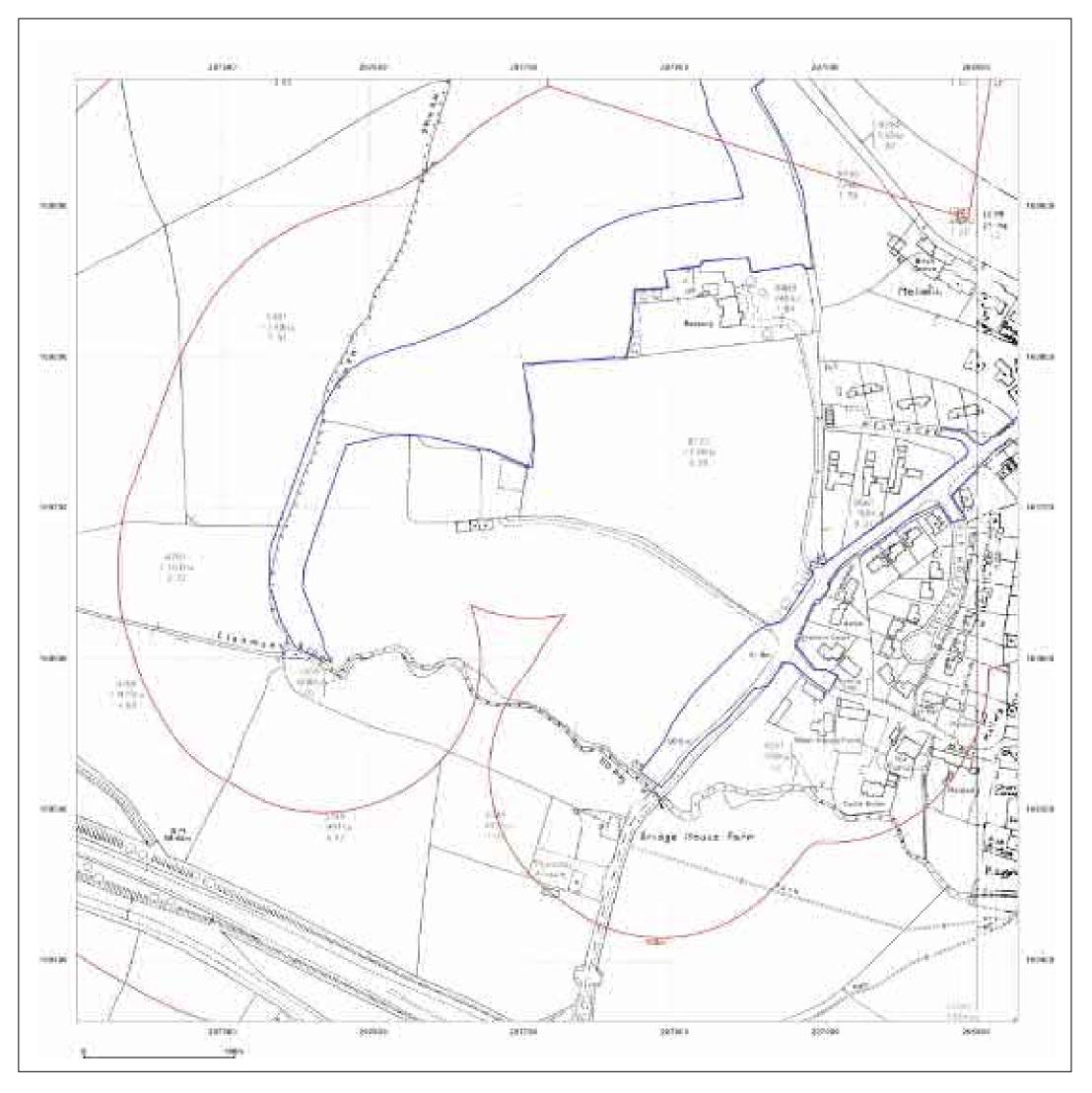




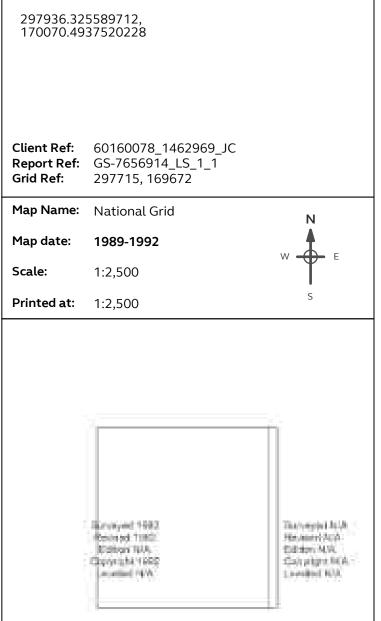
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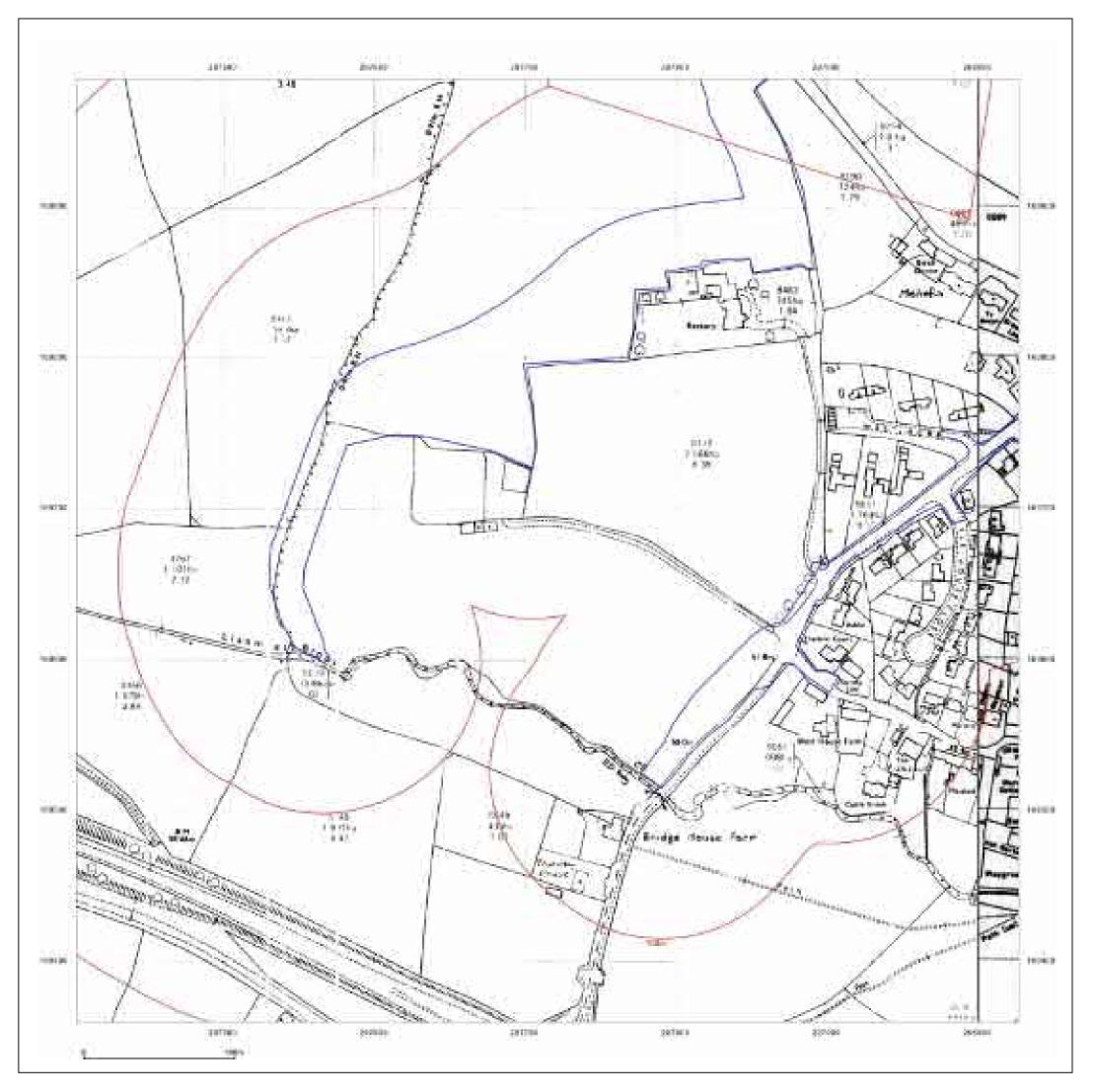




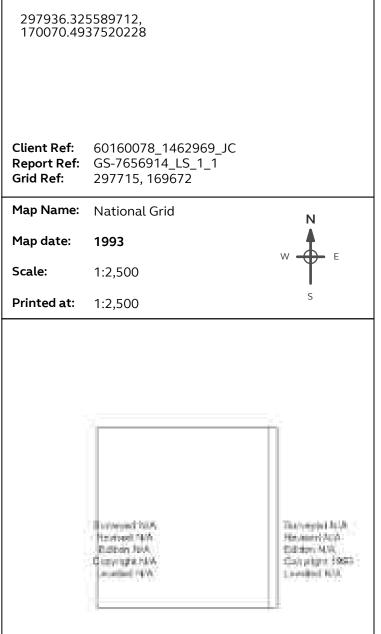
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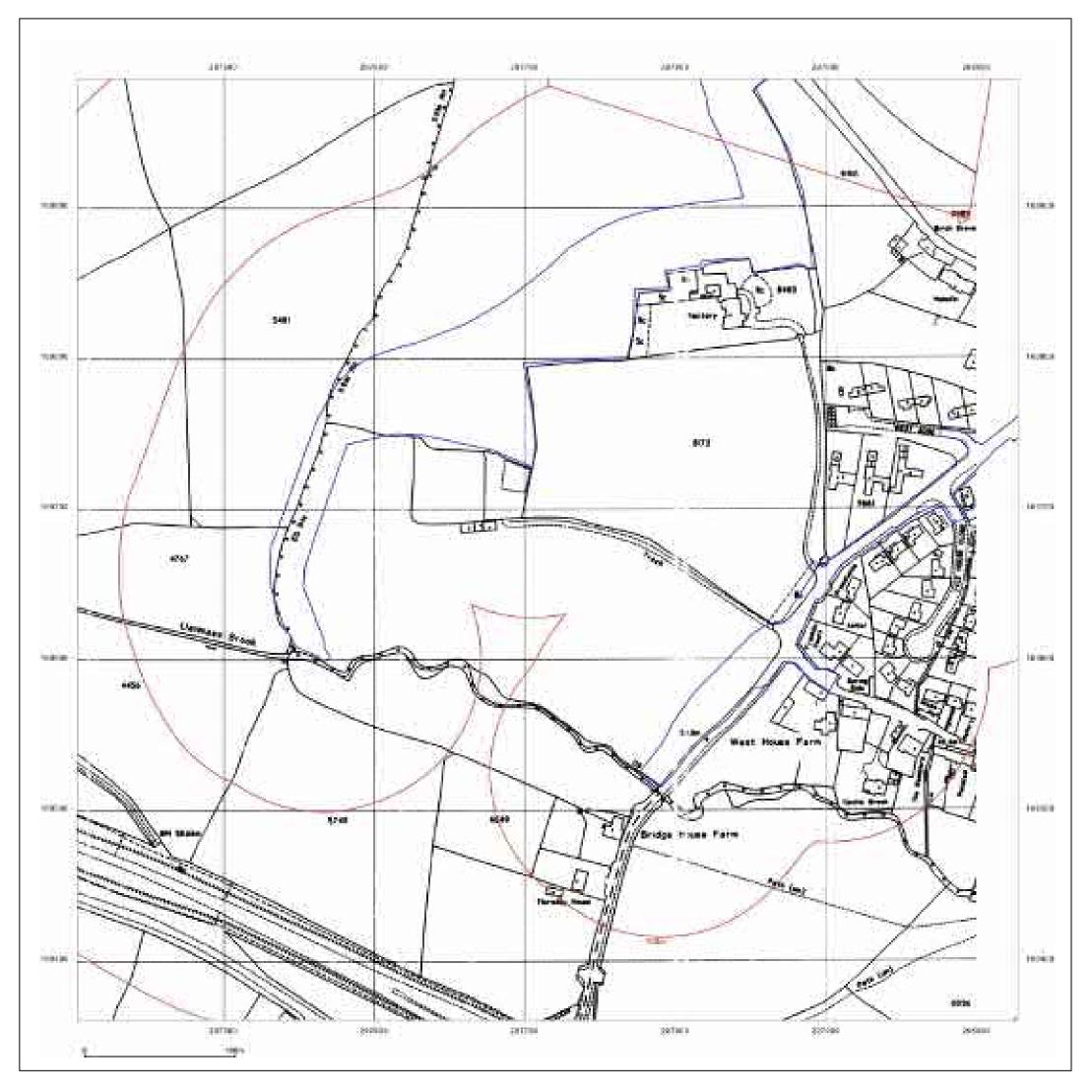




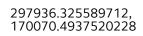
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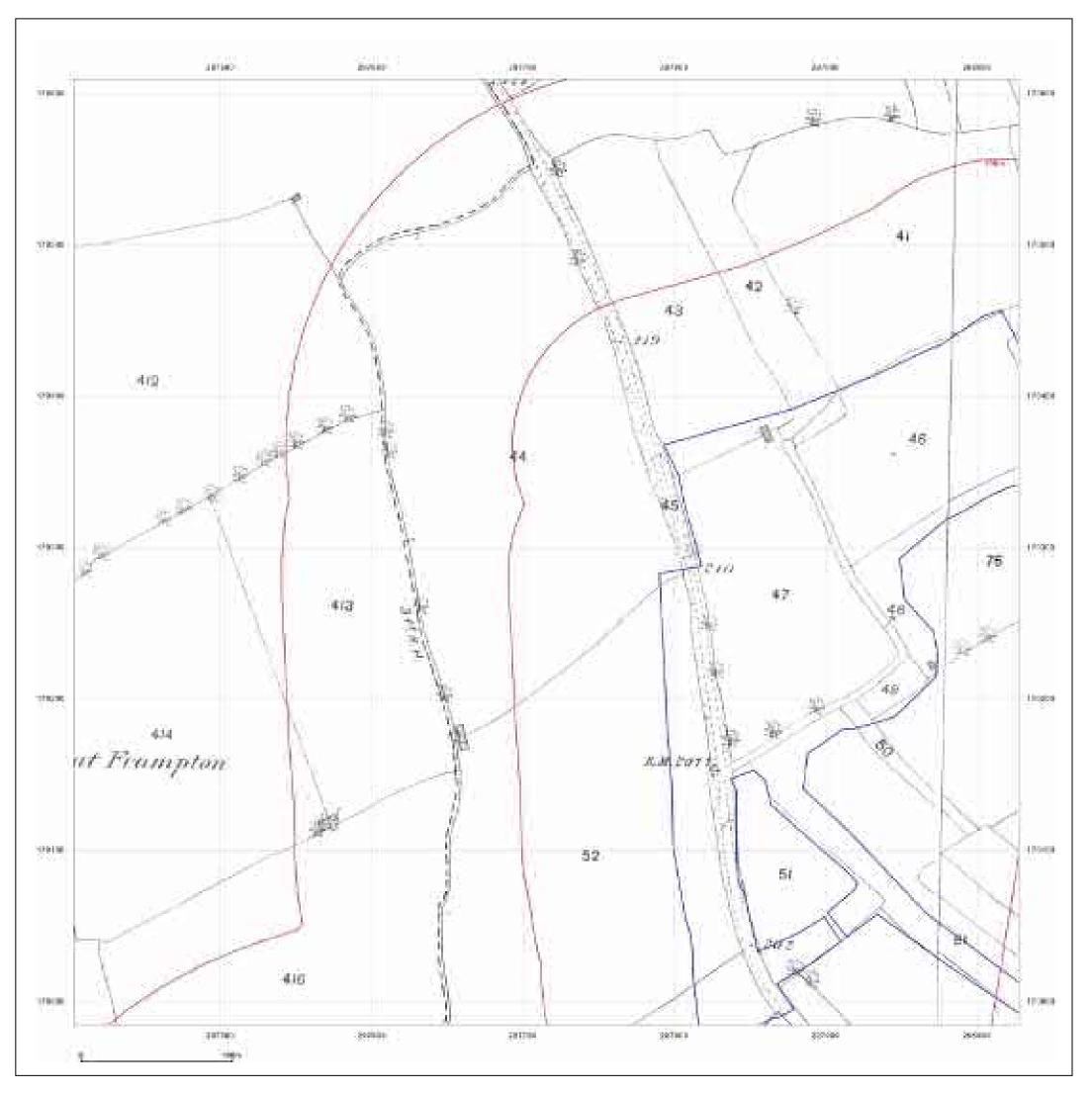




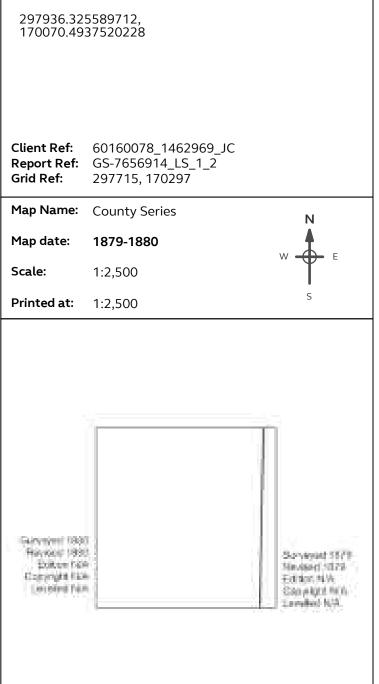
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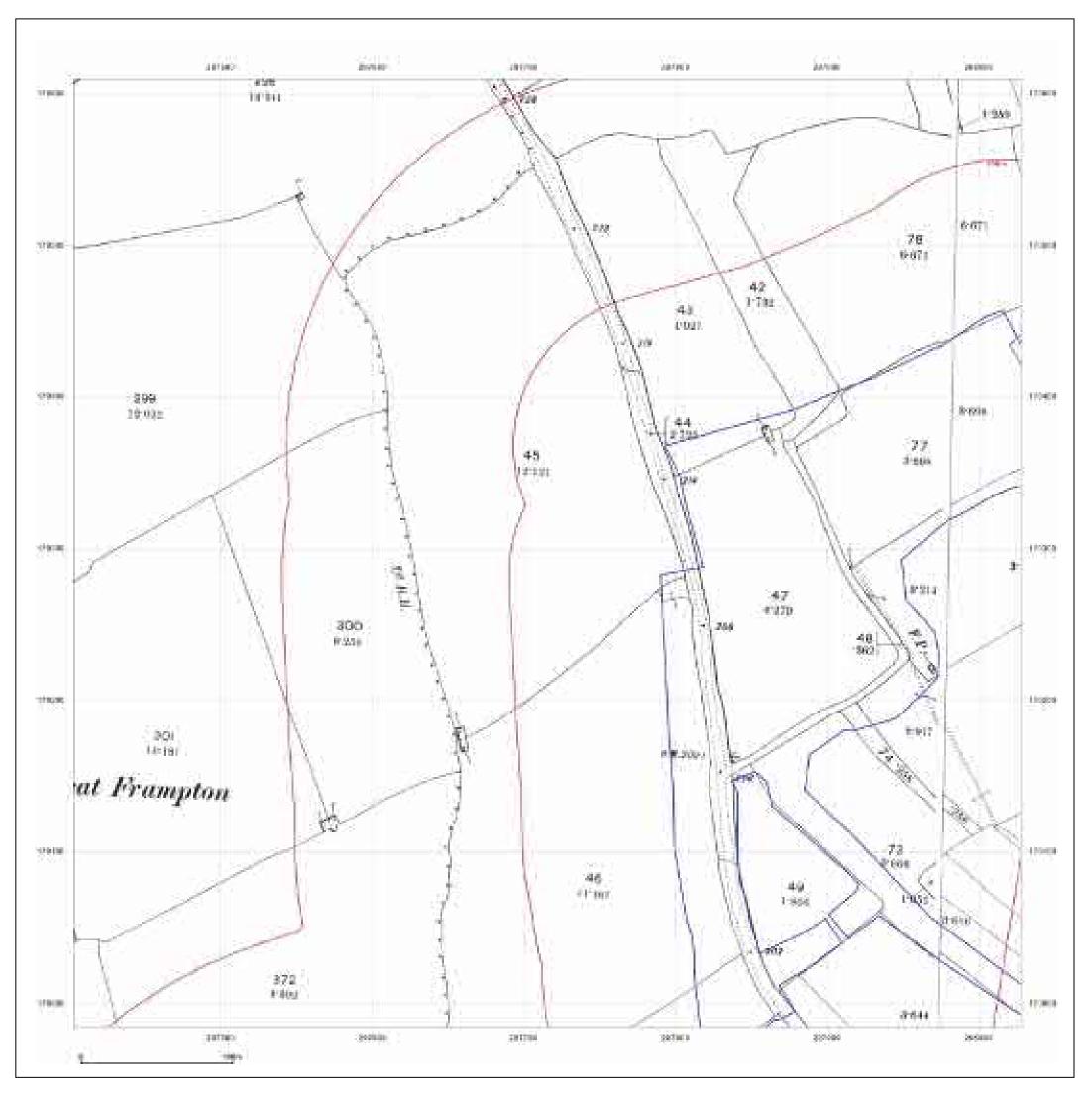




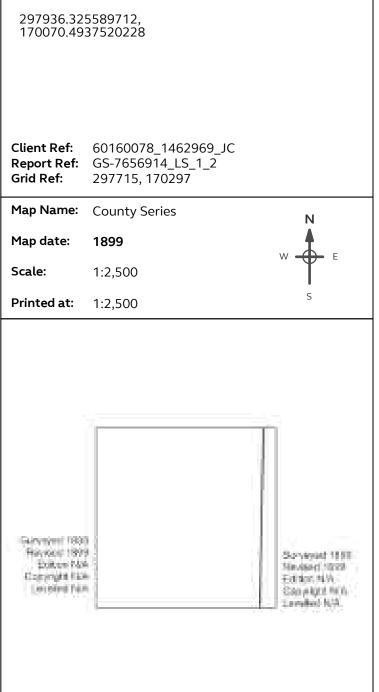
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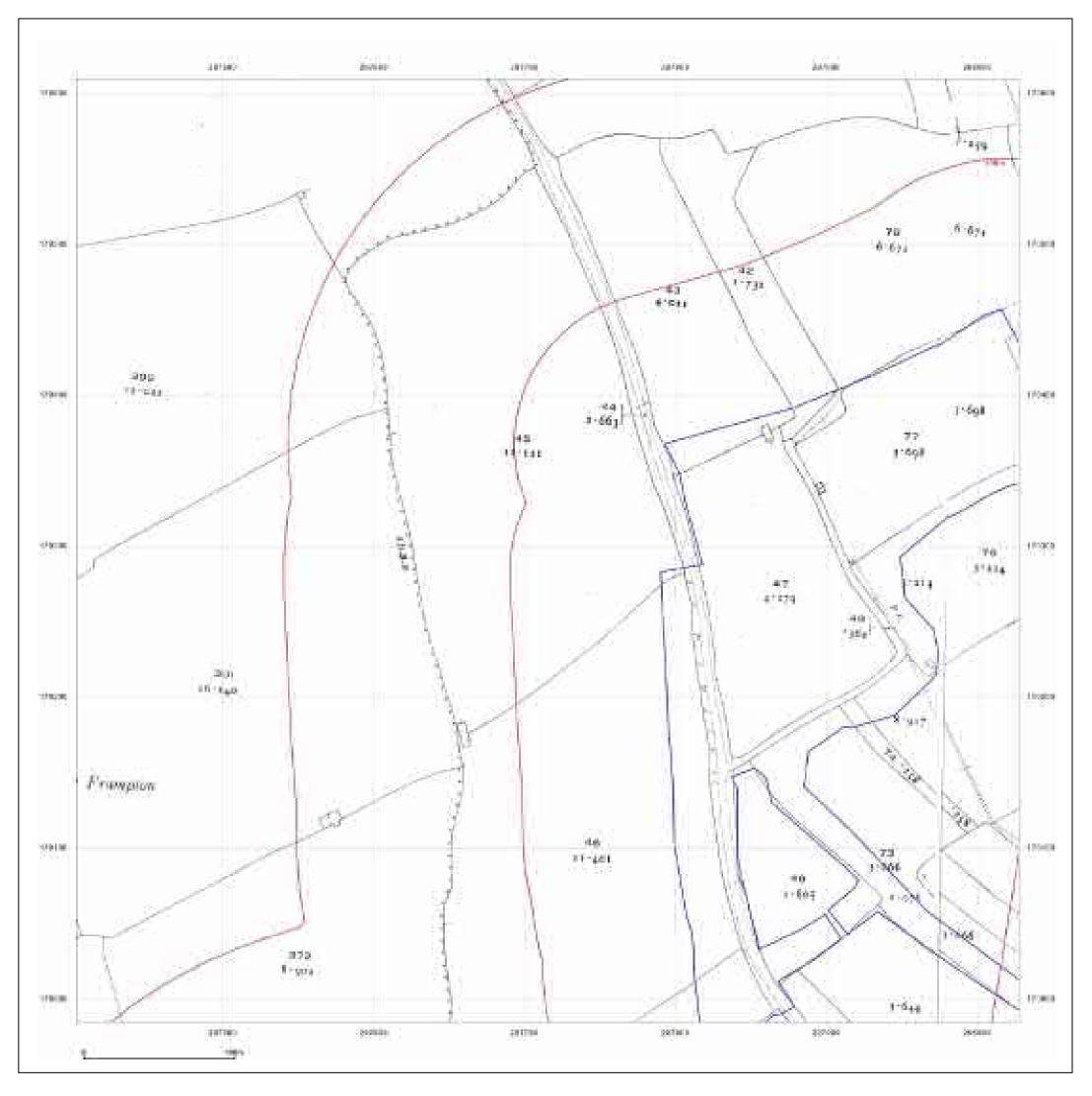




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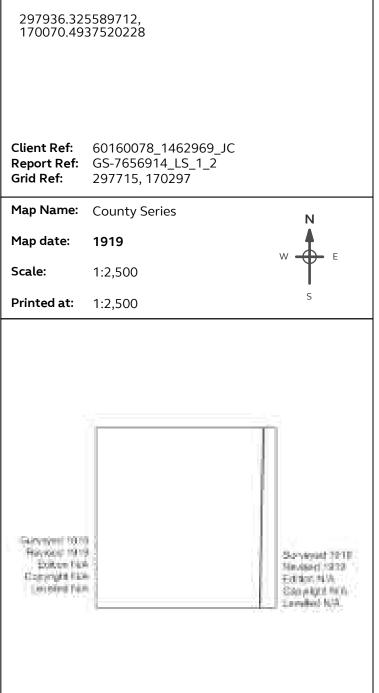
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Map legend available at: www.groundsure_legend.pdf



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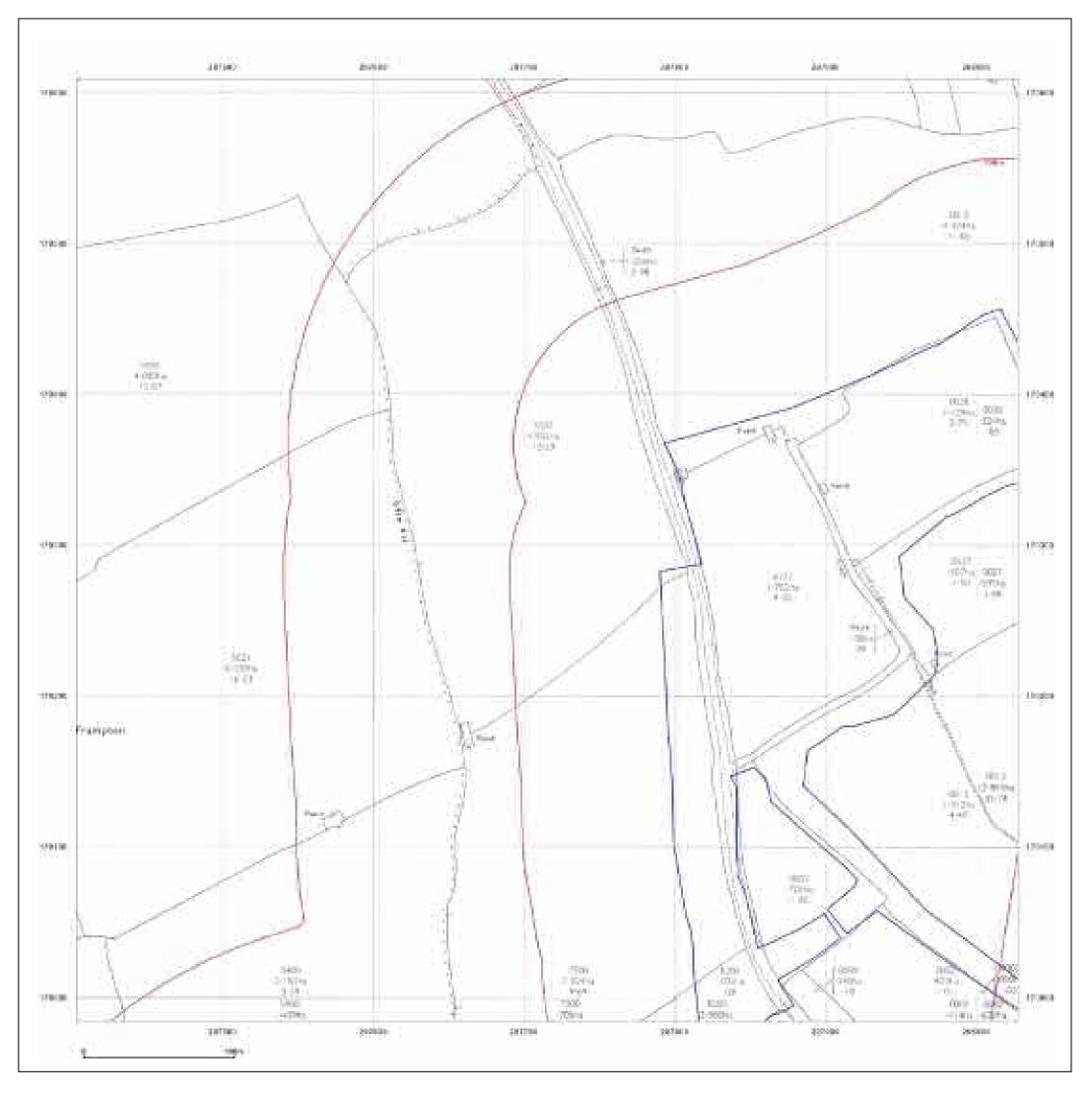




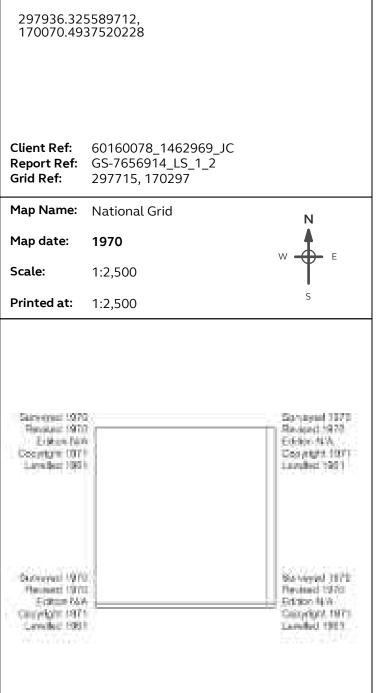
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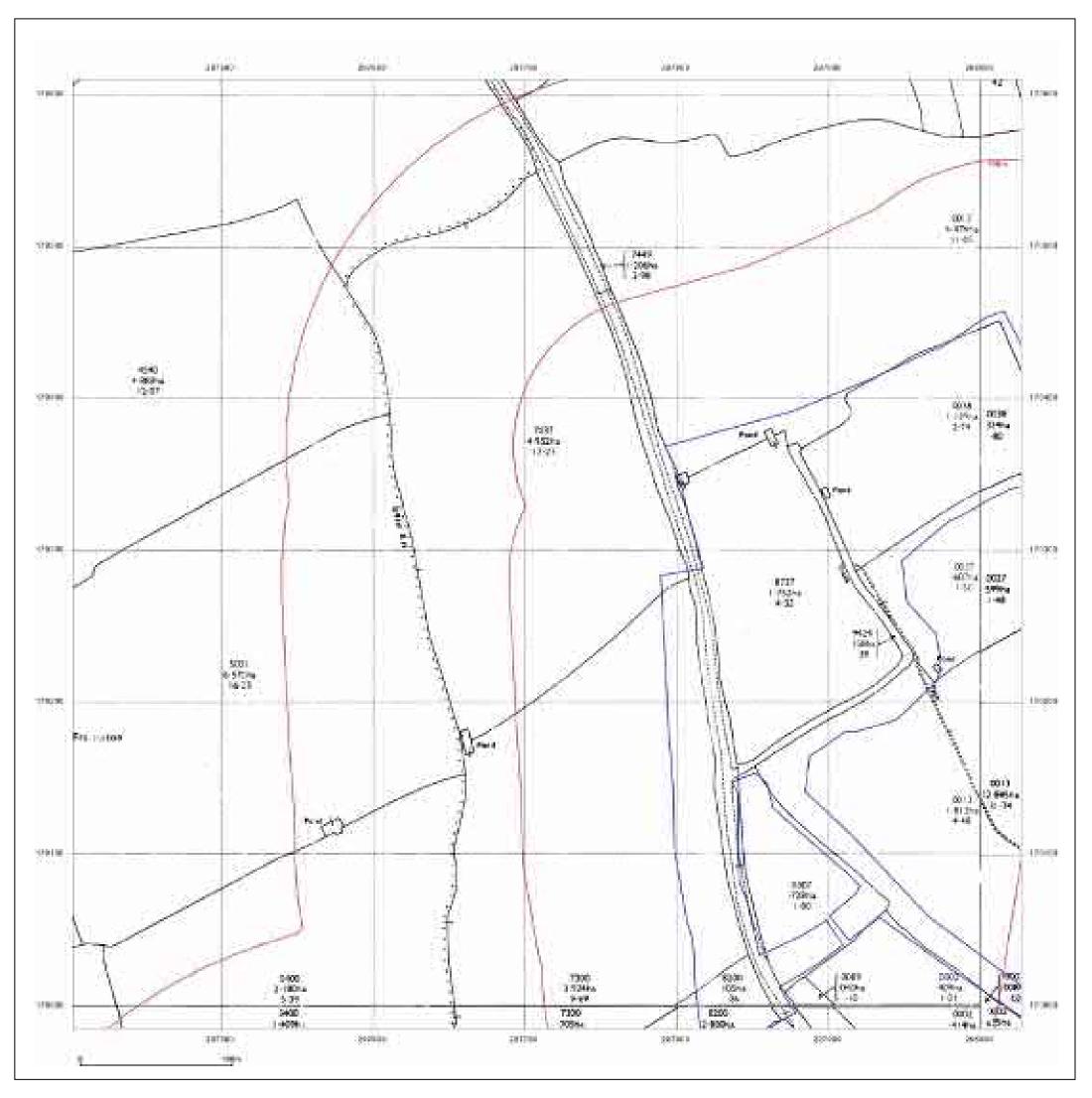




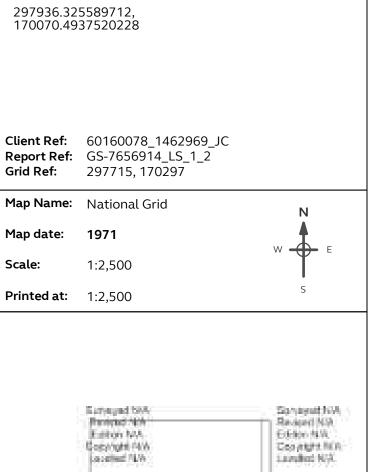
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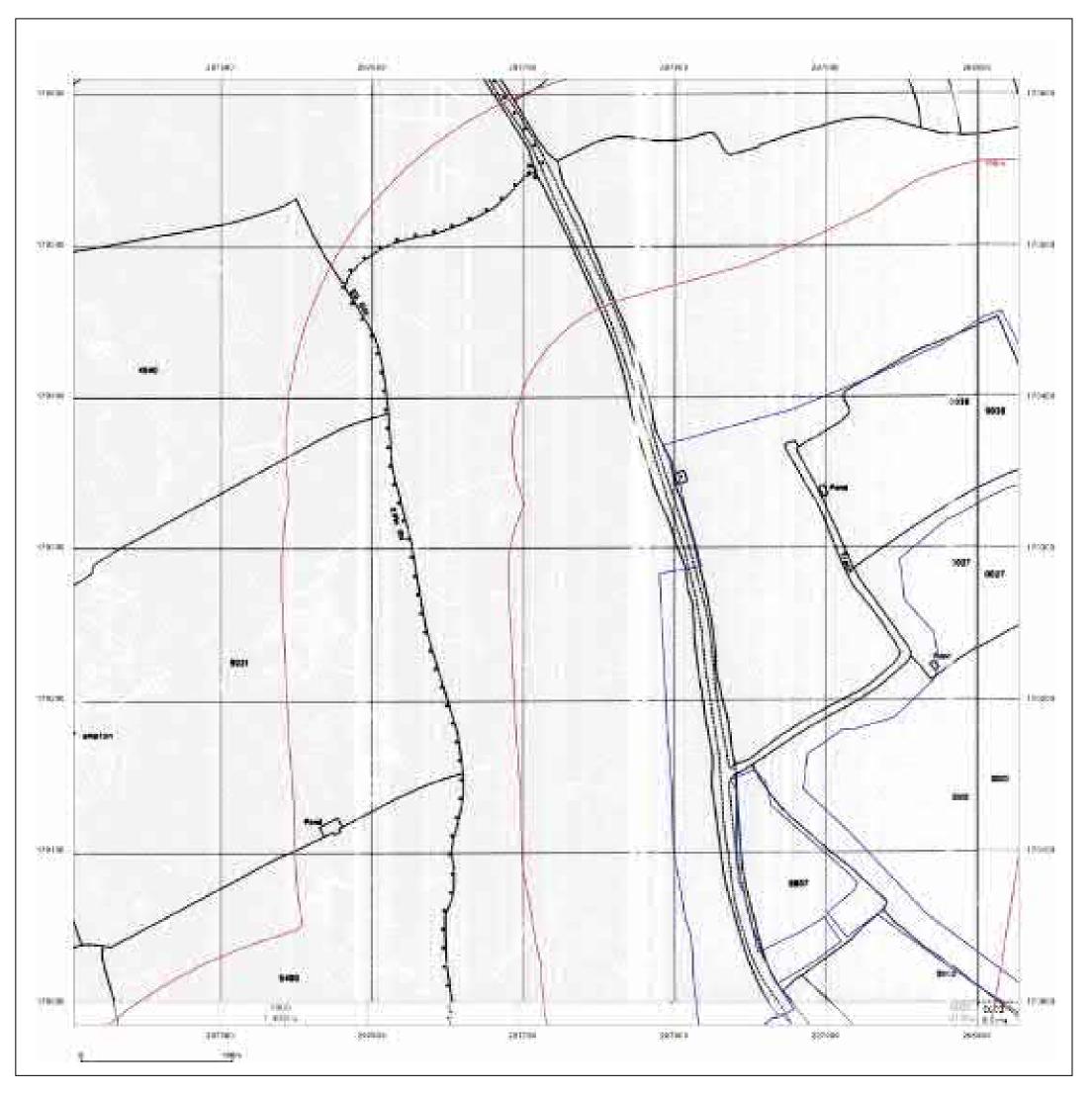




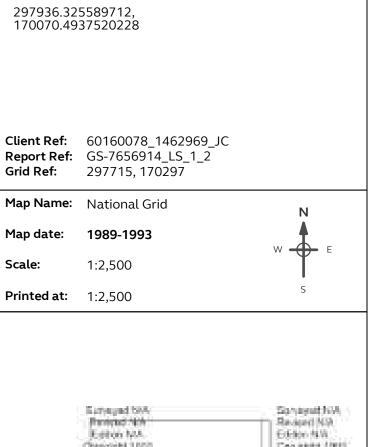
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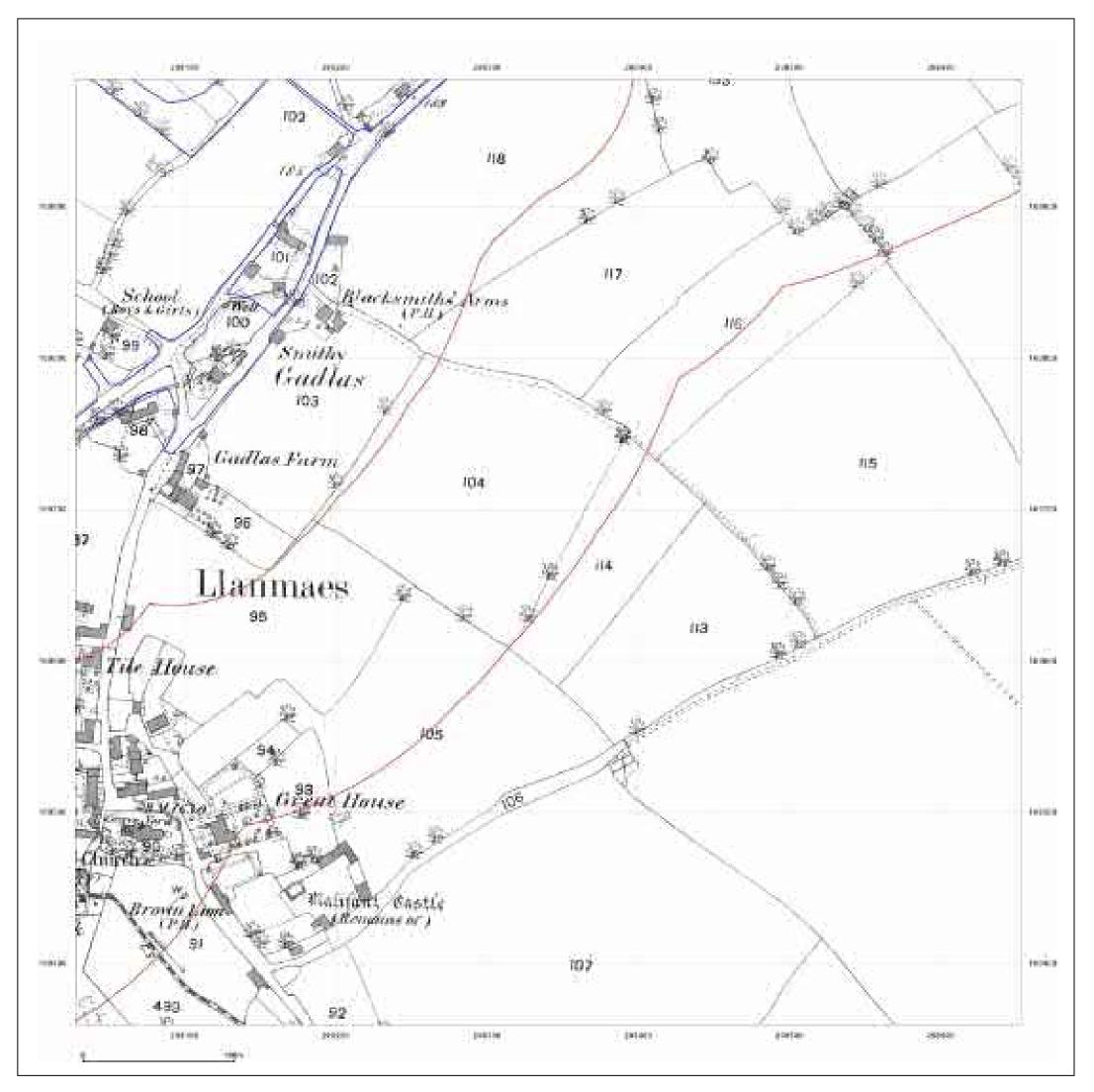




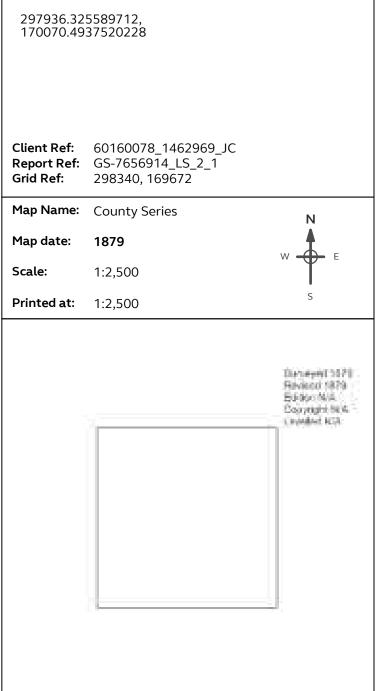
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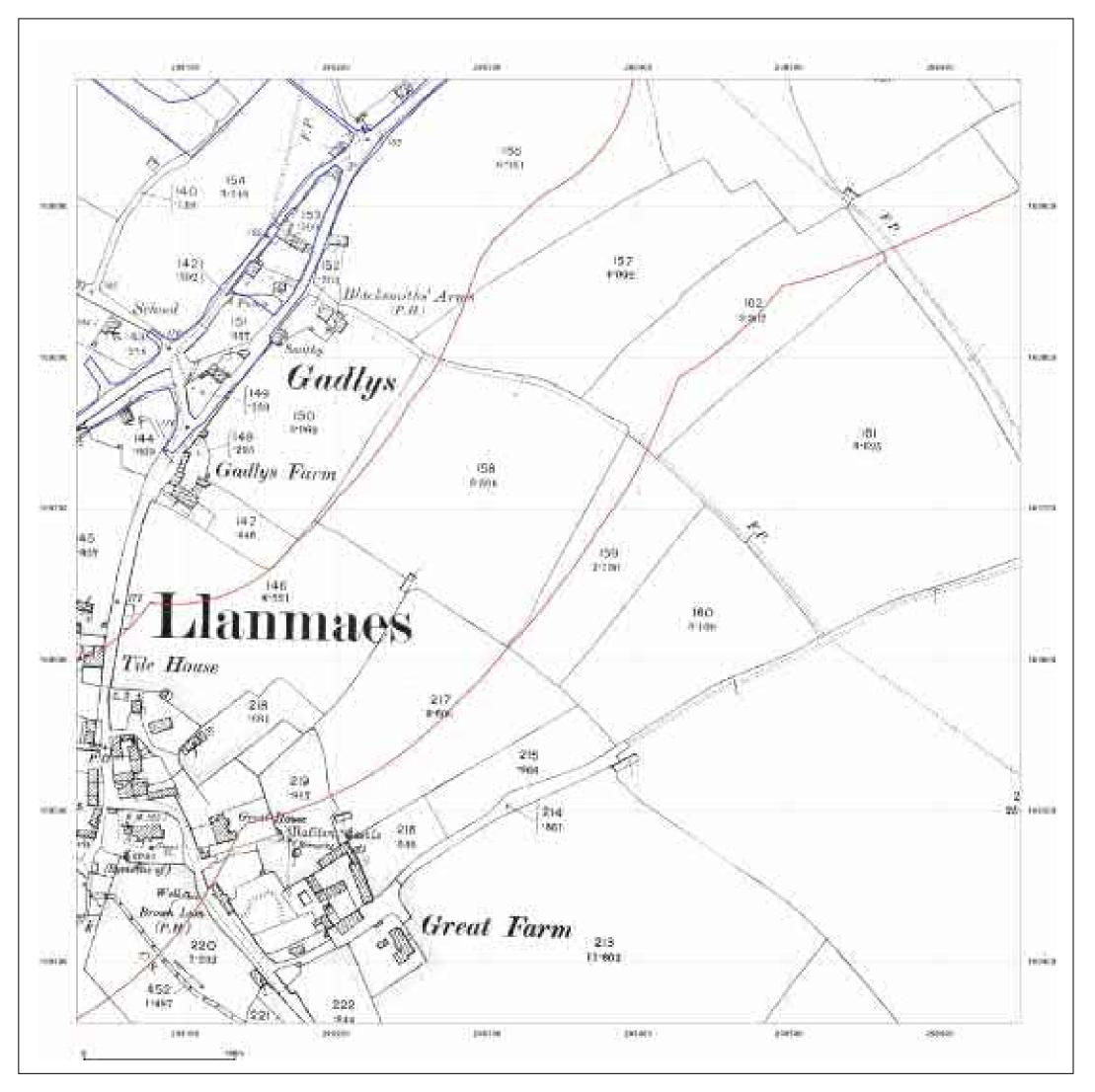




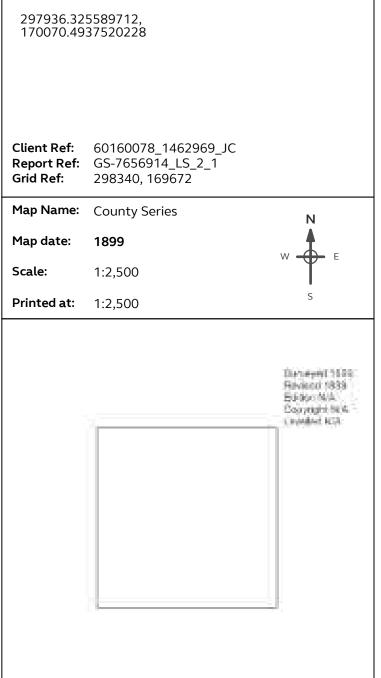
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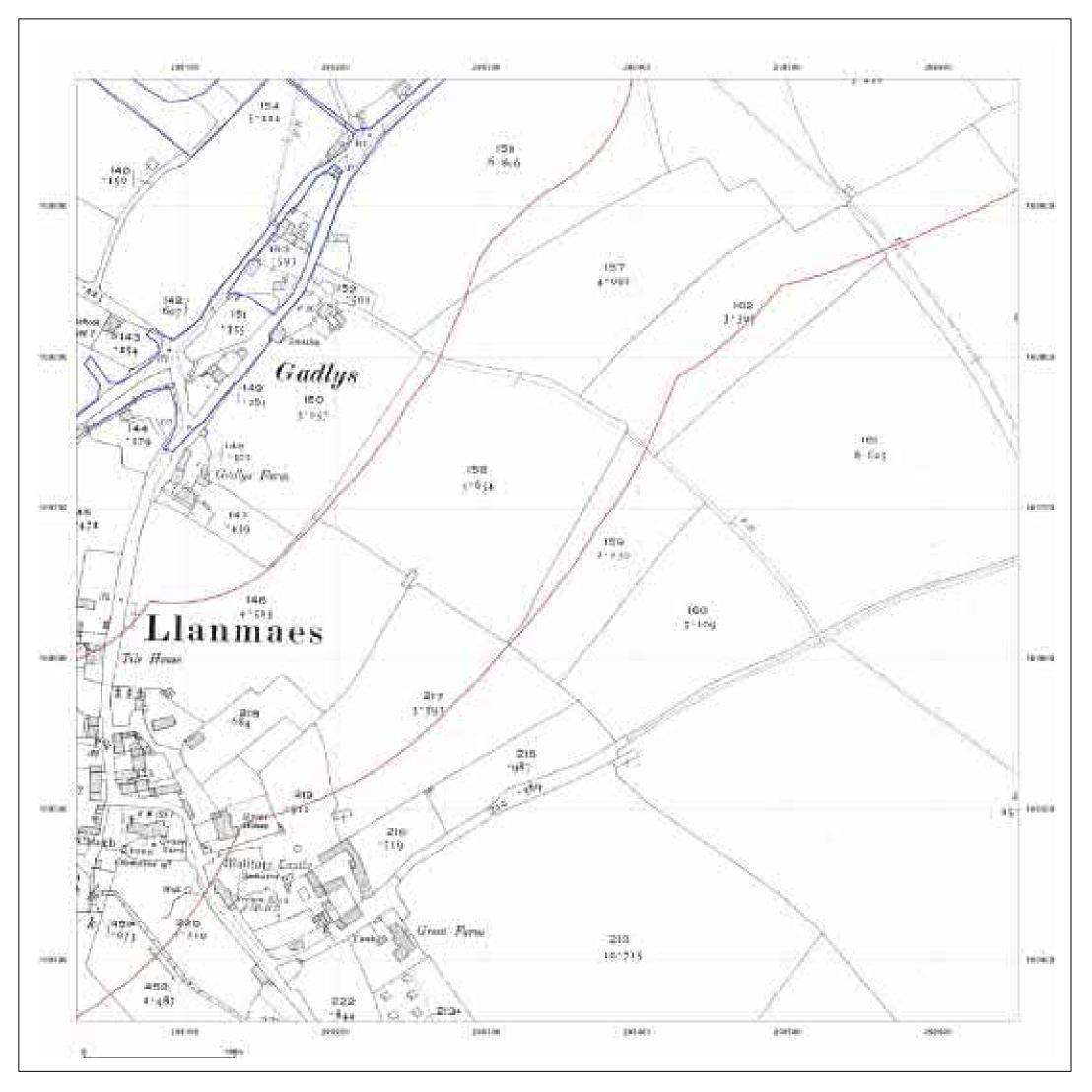




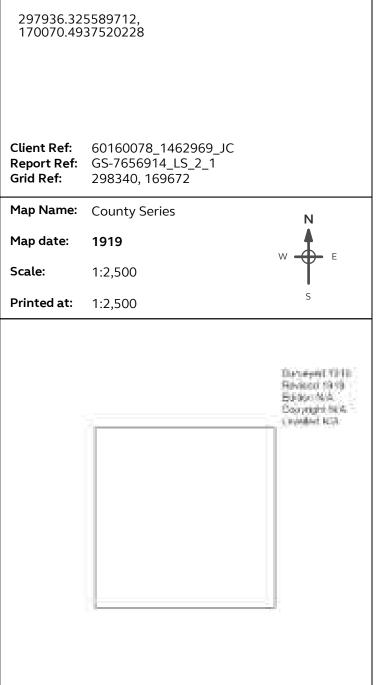
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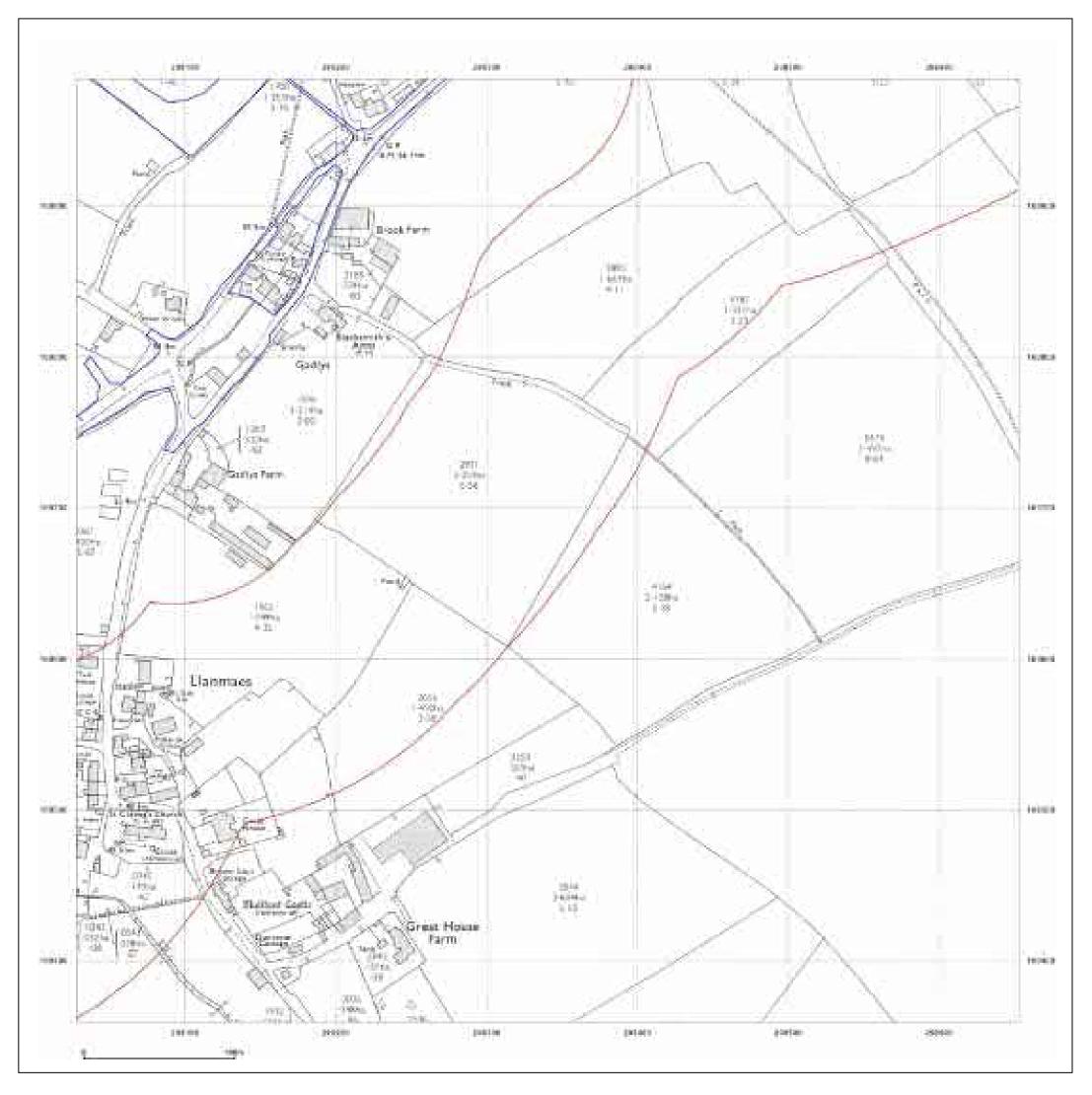




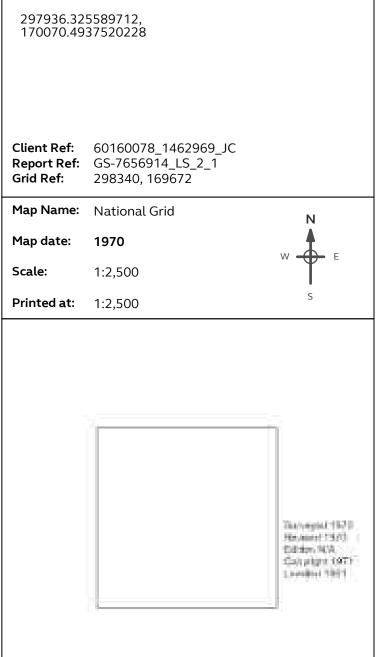
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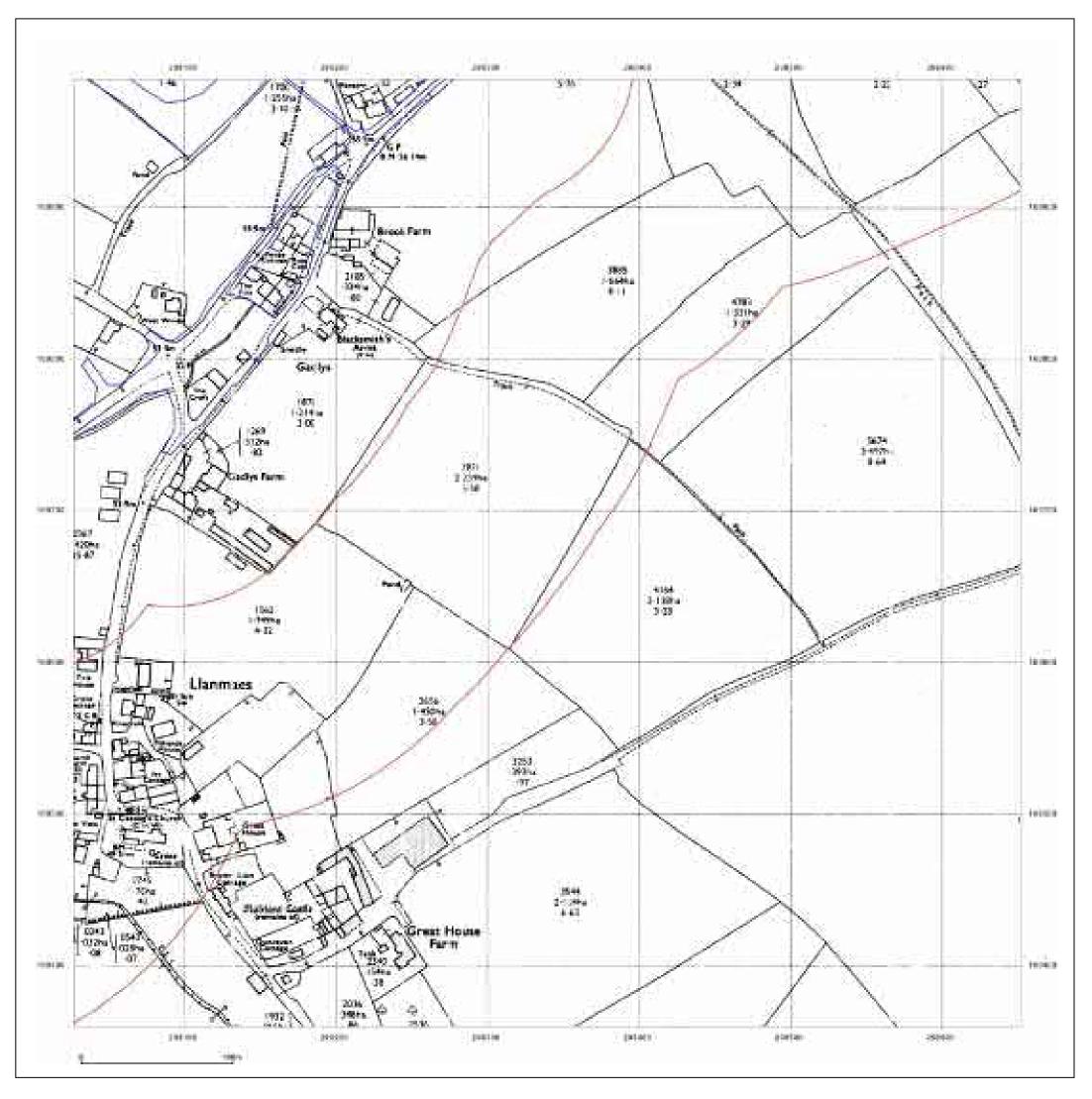




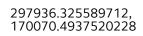
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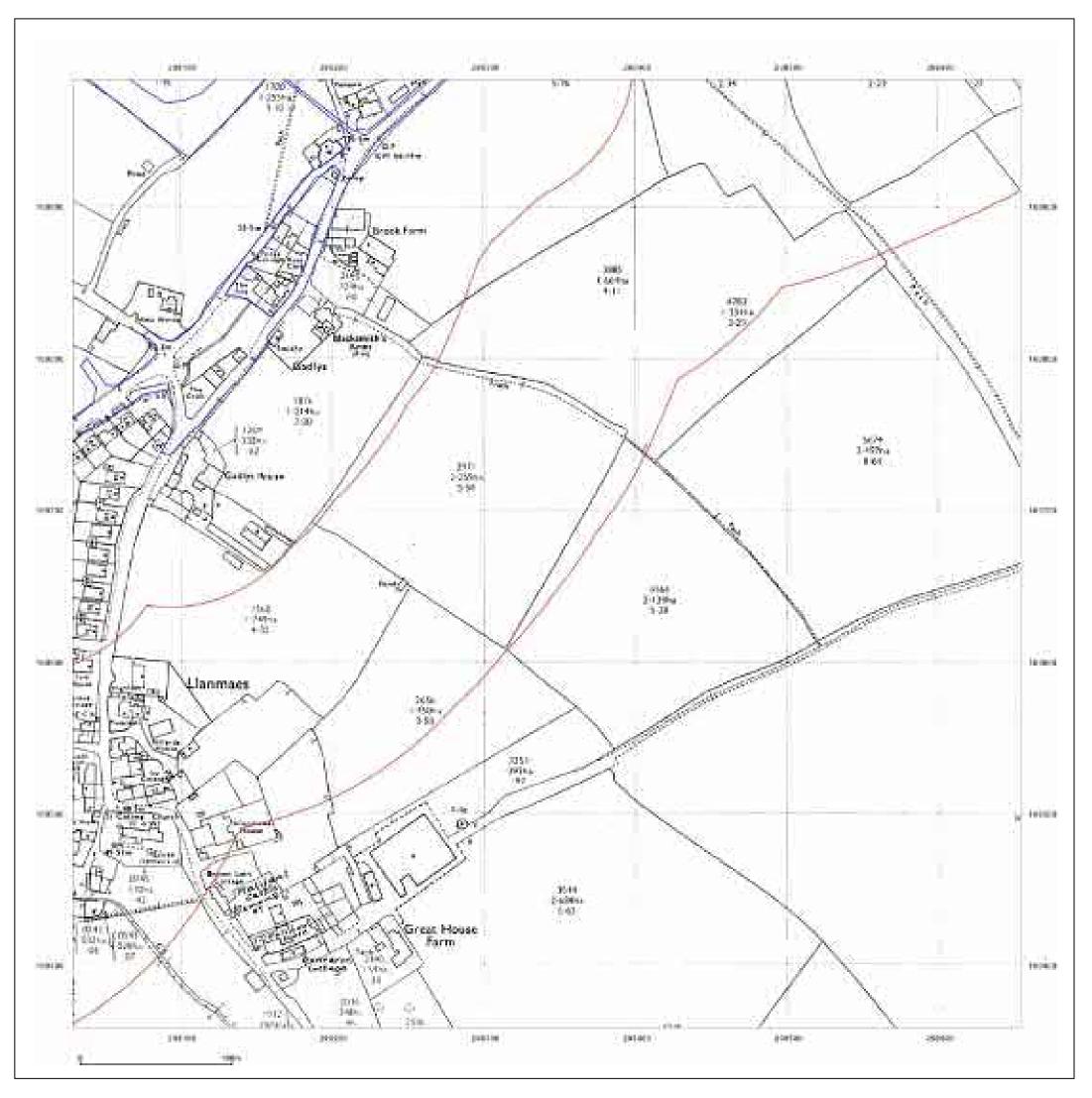




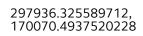
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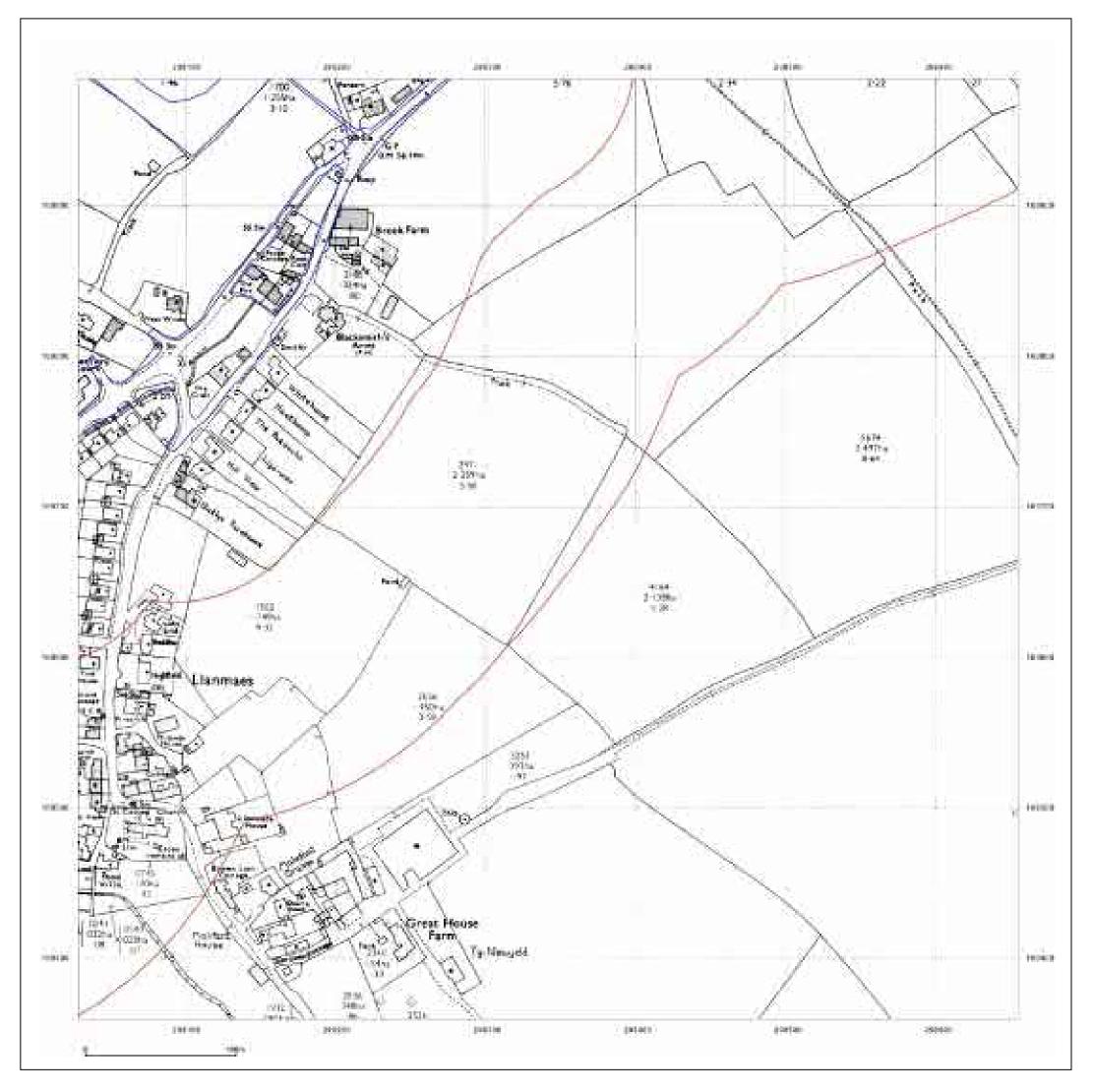




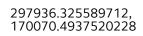
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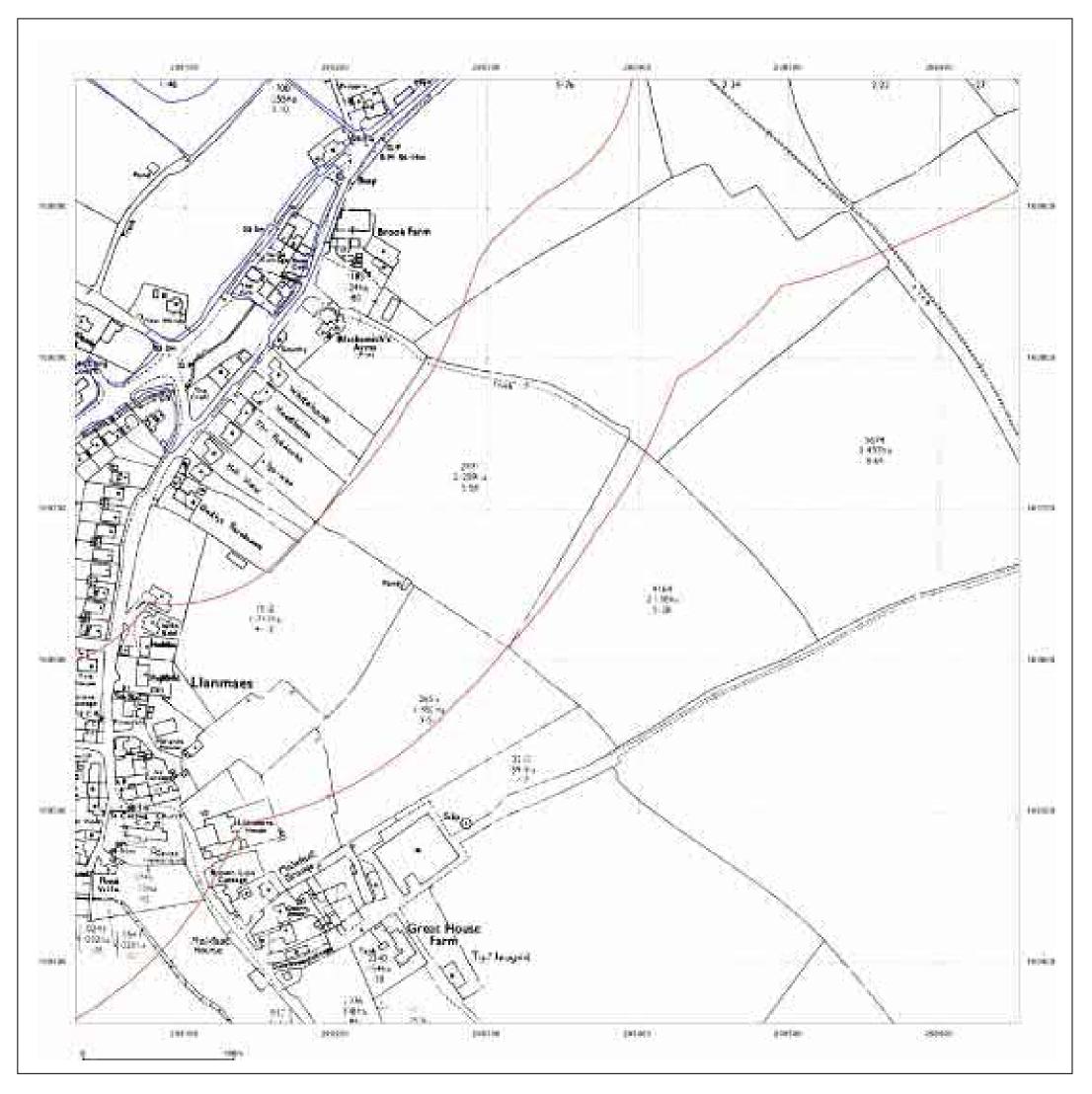




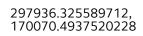
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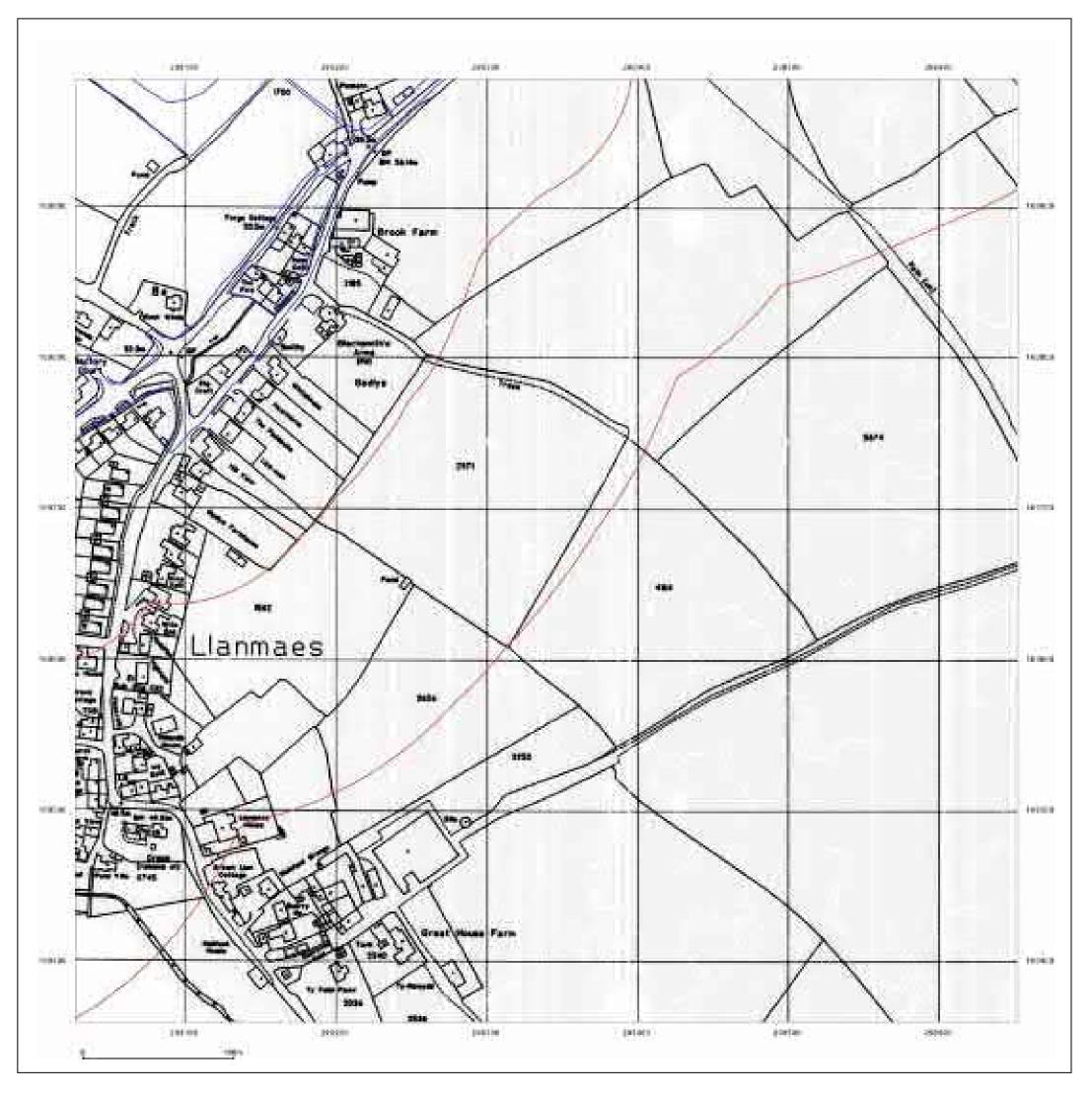




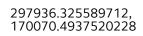
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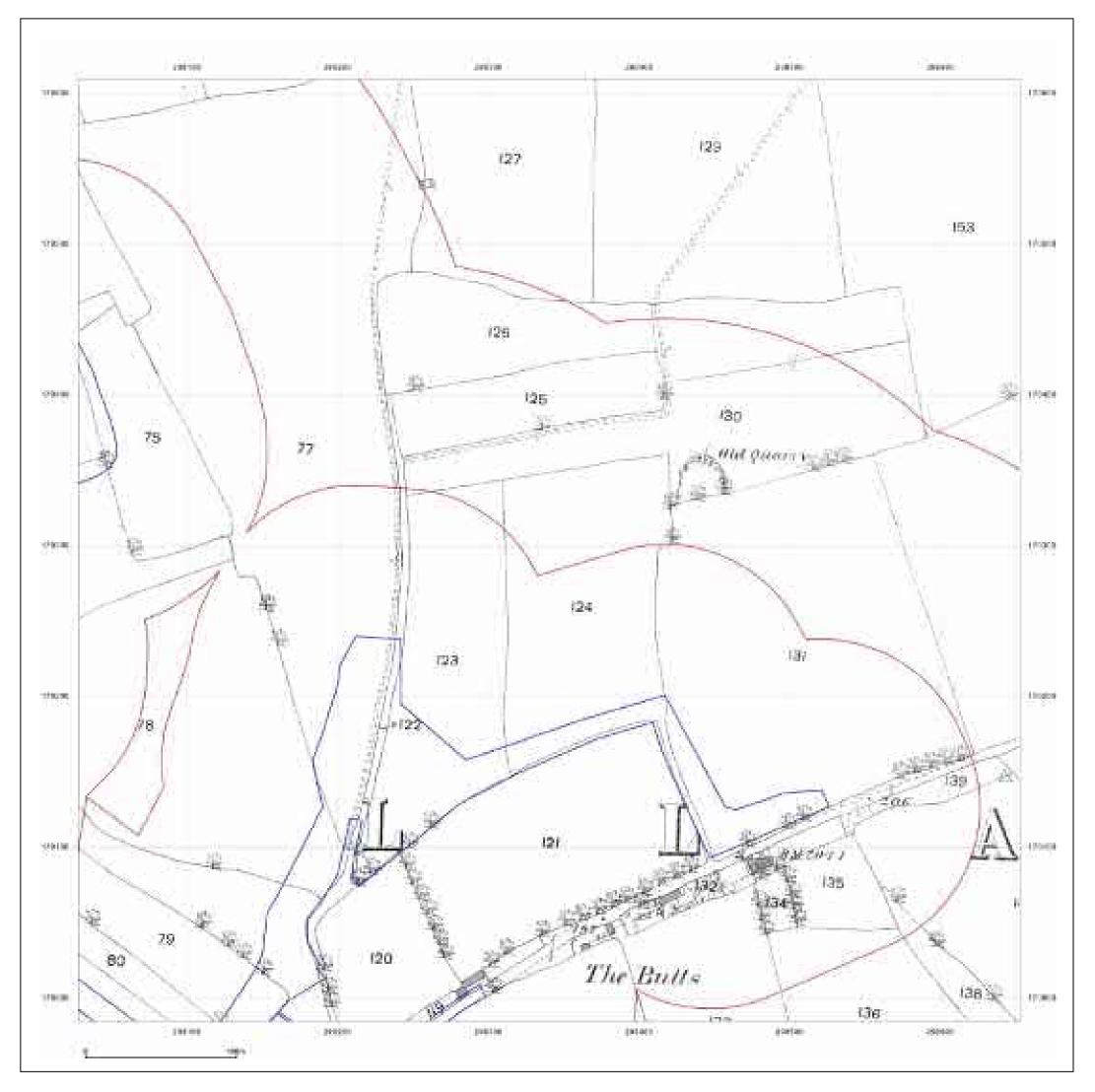




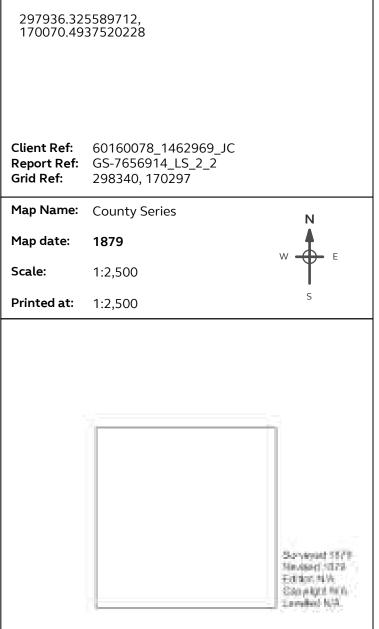
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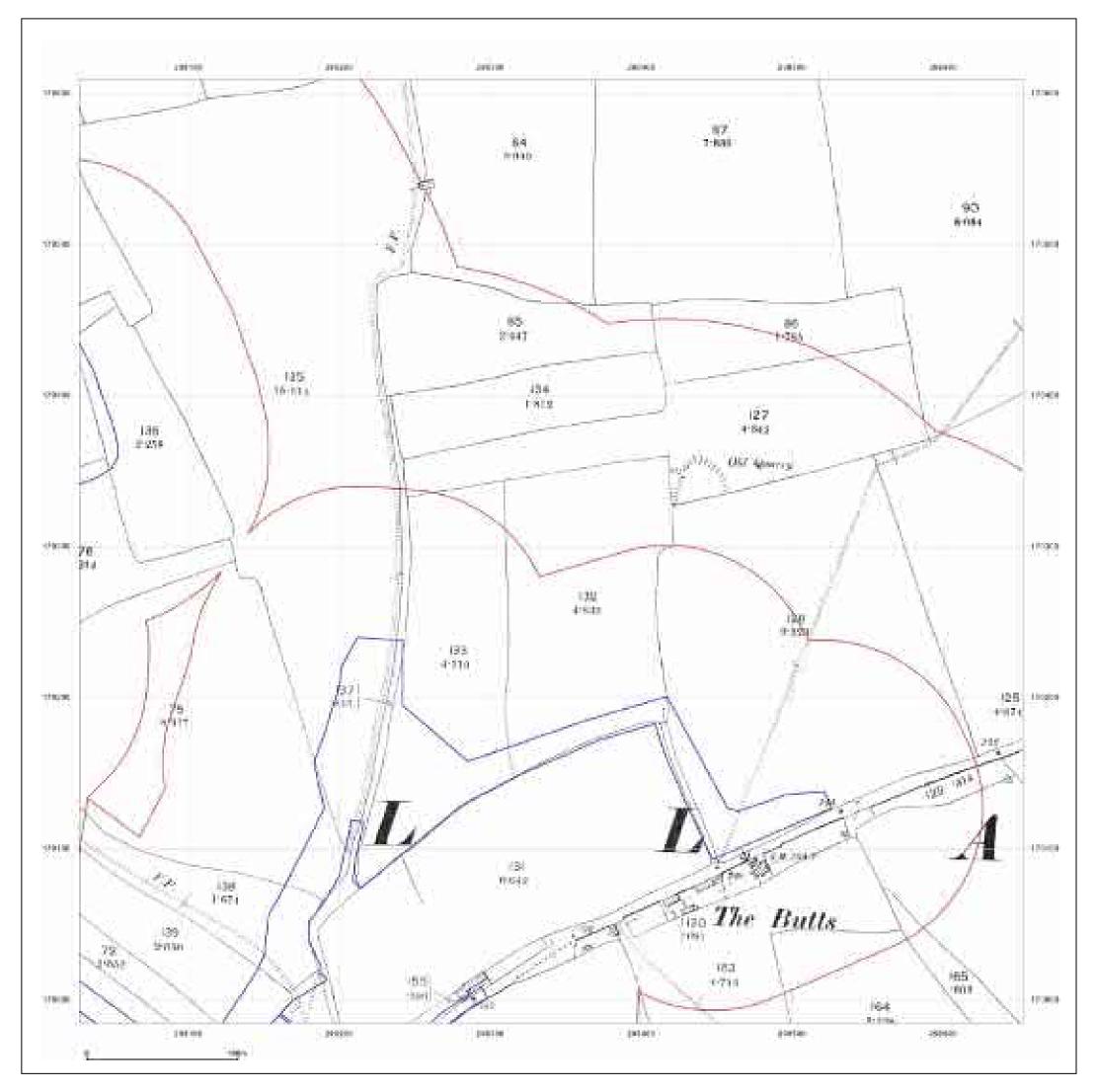




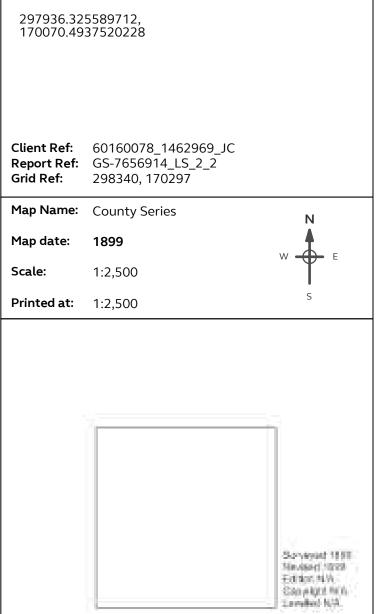
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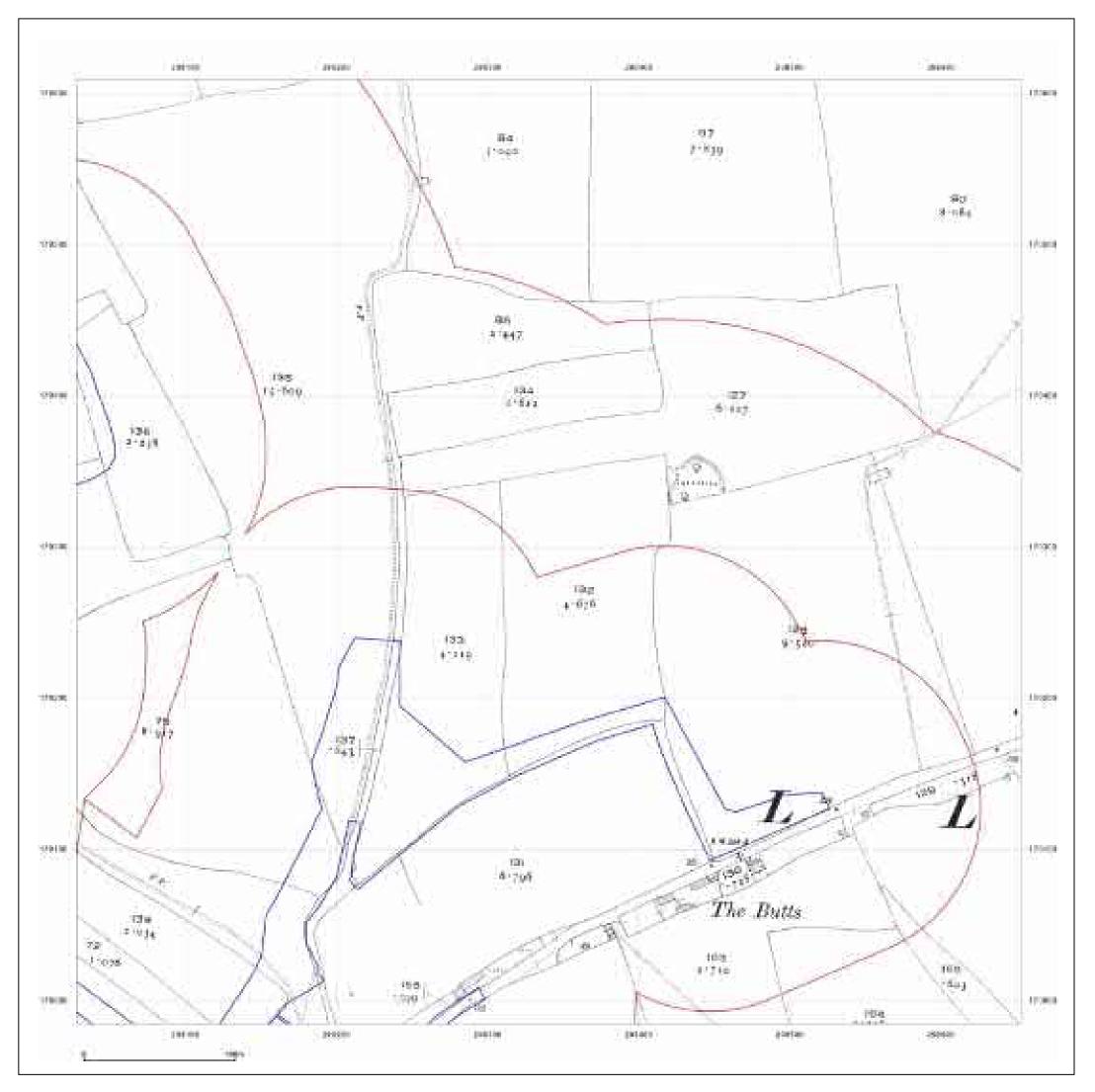




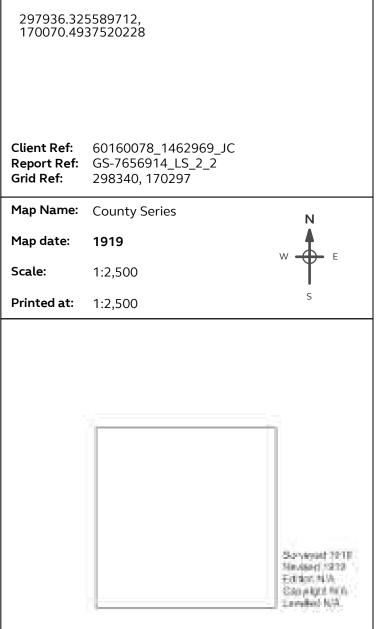
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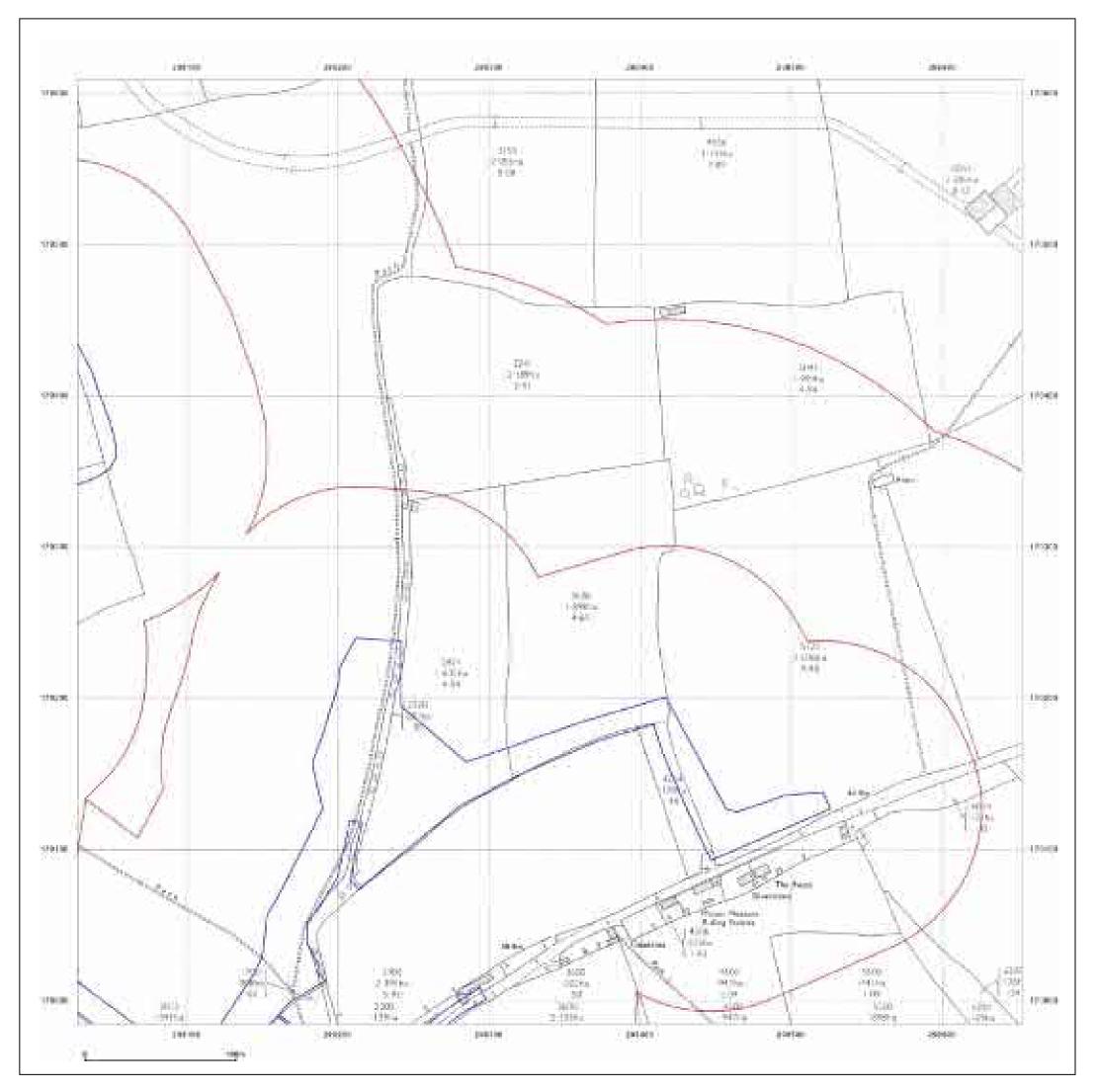




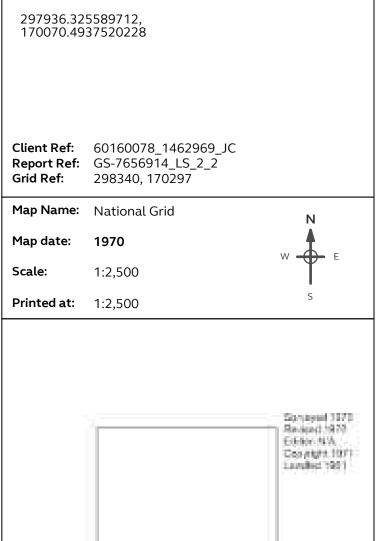
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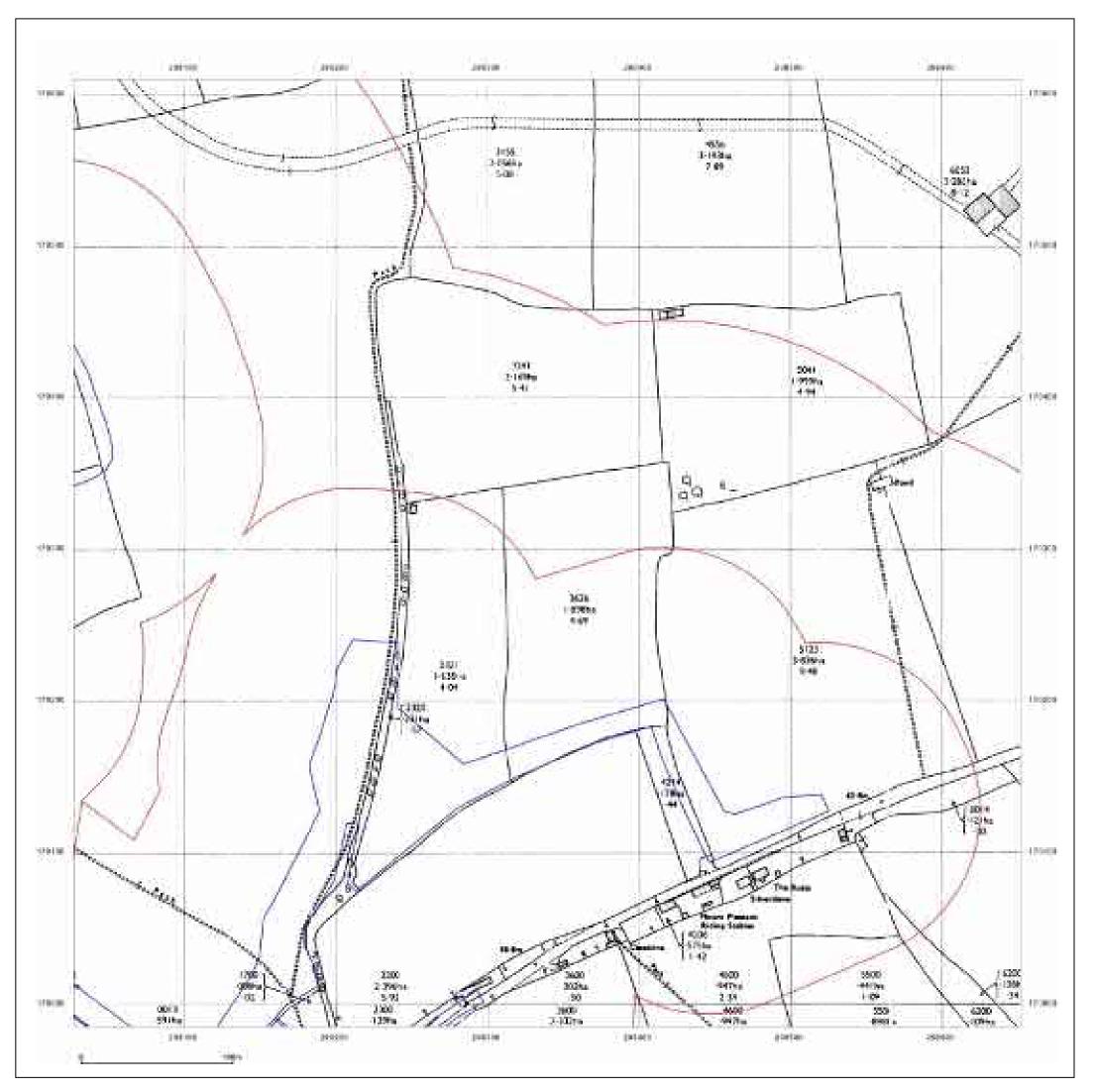


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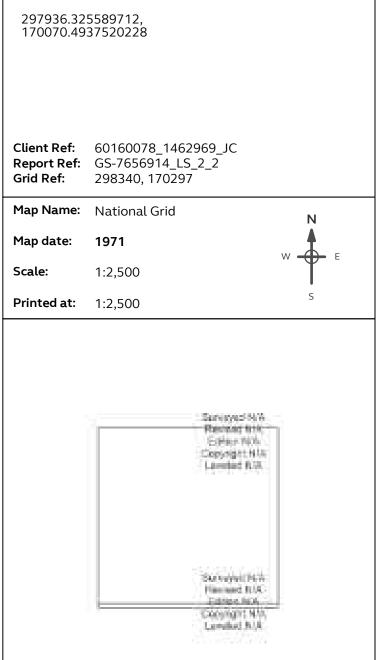
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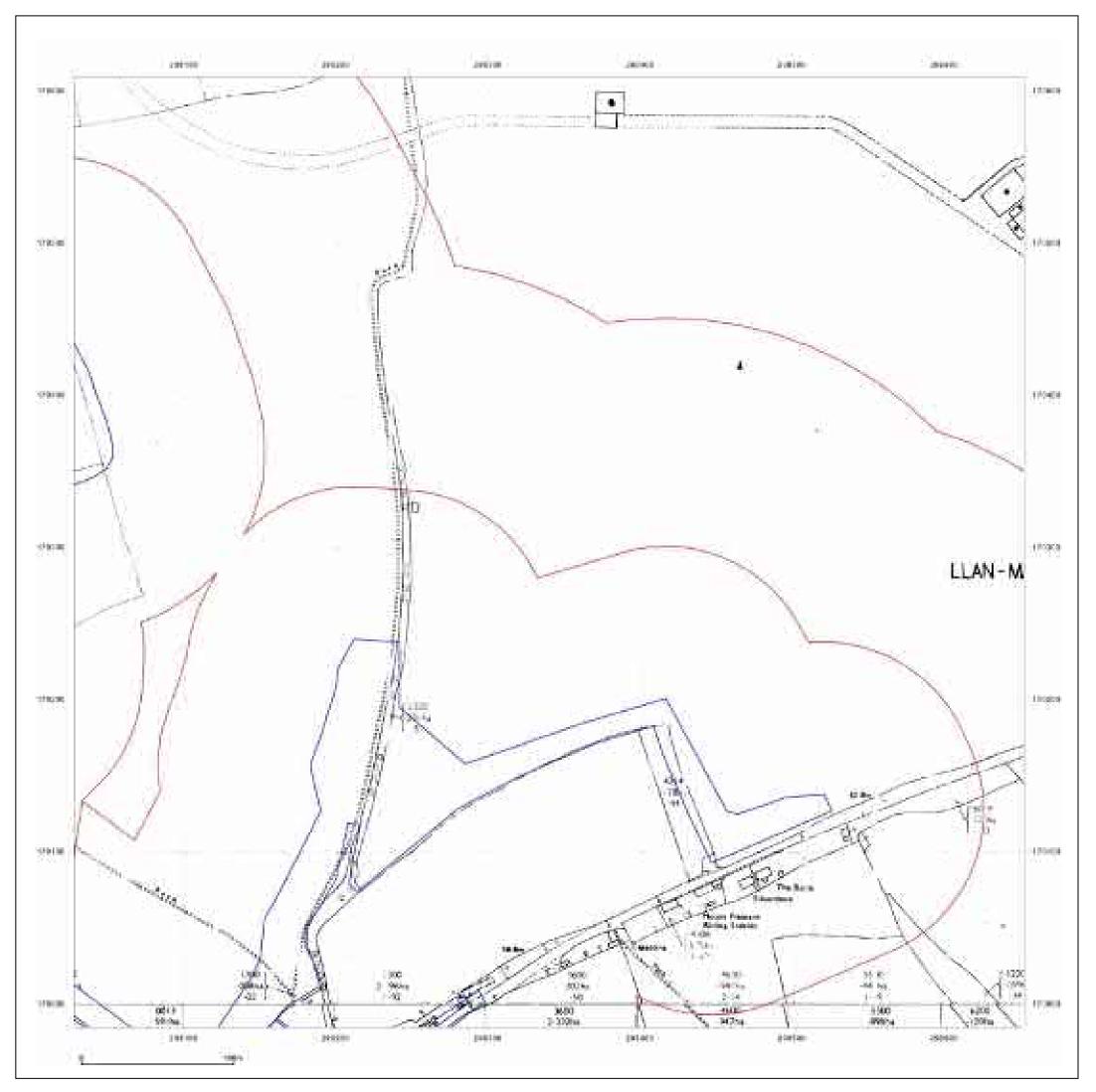




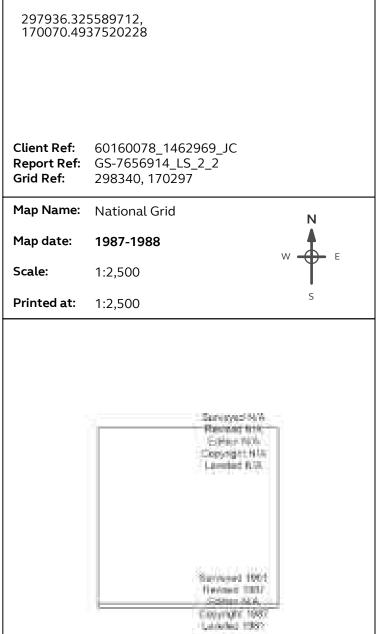
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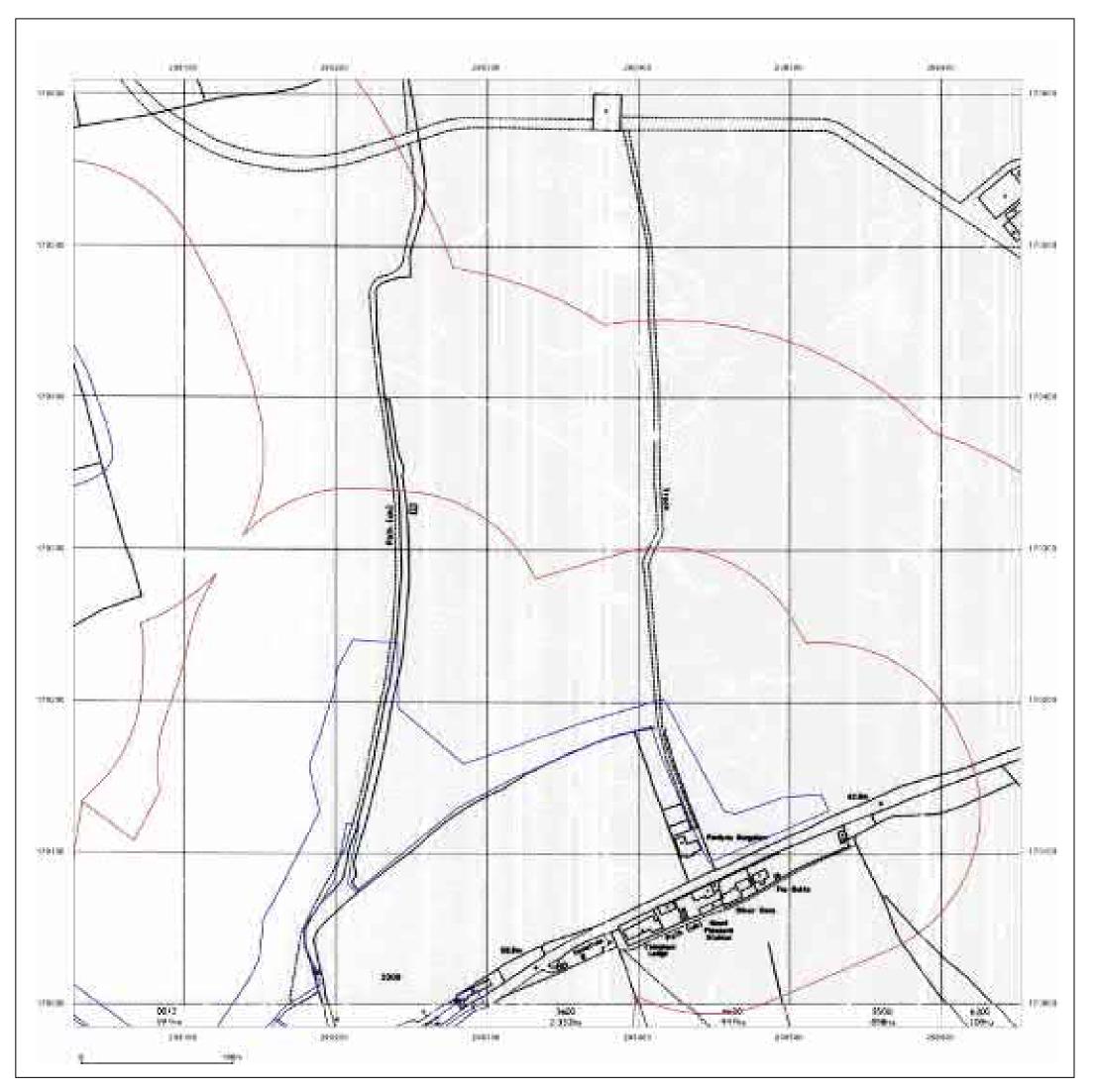




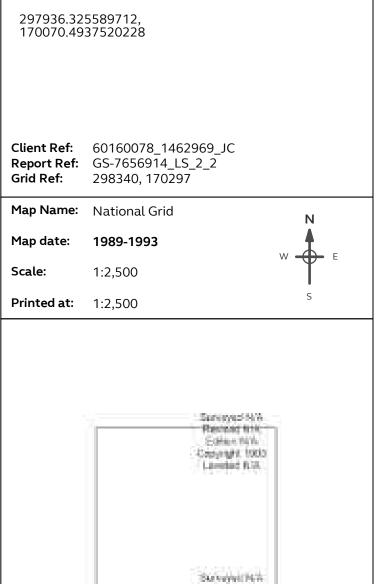
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