

PLANNING STATEMENT

Additional Processing Plant Robertsbridge Works

Applicant: British Gypsum Ltd

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- RW / 4b Proposed End Elevations
- SR / 3 Designations Plan

1.0 Introduction

British Gypsum Limited is applying to East Sussex County Council (ESCC) for planning permission to install additional plant in connection with its external processing plant at Robertsbridge Works. The additional plant is required to implement a project for using gypsum from Brightling Mine for making plasterboard at its Robertsbridge Works.

Construction of the additional plant has already commenced, and therefore this application is partially retrospective.

1.1 Purpose of the proposed development

The additional plant is being installed in response to recent investment at Brightling Mine that allows greater use of locally-won gypsum in plasterboard production at Robertsbridge Works. This will reduce the need for importation of gypsum from Spain for blending.

The additional plant comprises silos and conveyors that will connect the existing overland conveyor bringing gypsum from Brightling Mine with the existing feed of imported (Spanish) gypsum into the factory building.

1.2 Content of this report

This Planning Statement provides information regarding the site (section 2.0), planning history (3.0), the proposed development (section 4.0), the planning policy context for such developments and how the proposed development conforms with national and local policy (section 5.0), and a commentary on environmental issues including a summary of detailed studies on key environmental issues (section 6.0).

Conclusions are presented in section 7.0.

1.3 The Applicant

British Gypsum is the trading name of Saint Gobain Construction Products United Kingdom Limited. In the UK, British Gypsum employs over 1,100 people. British Gypsum is a major operator in the UK construction industry and the country's leading manufacturer and supplier of gypsum-based plastering and drylining solutions. With its headquarters at East Leake in Leicestershire, the company currently has five manufacturing plants in the UK.

Since circa 2006, British Gypsum has been a wholly owned subsidiary of Saint Gobain. Saint Gobain, who is based in France, has operations in 64 countries and employs 190,000 people, and is the world's largest plaster and plasterboard manufacturer.

British Gypsum's Robertsbridge Works and the associated Brightling Mine employ over 100 people and is one of the largest employers in the local area.

1.4 SLR Consulting Ltd

SLR is a multidisciplinary international environmental consultancy based in the UK and delivering advice and support on a wide range of strategic and project-specific issues to a diverse and growing base of business, regulatory and government clients.

Further information on SLR can be found on its corporate website at www.slrconsulting.com.

1.5 Pre-application consultation

SLR has requested and obtained a screening opinion from ESCC as to the need for Environmental Impact Assessment (EIA) for this development. The Council's decision, received on 13 July 2020, was that EIA is not required.

Prior to submitting the screening request, there was correspondence between SLR, on behalf of the applicant, and ESCC with regard to the need for planning permission, in which it was confirmed that the proposed works were permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 provided prior approval was obtained for various matters relating to siting, design and external appearance. As this information was not submitted prior to development commencing, the development is not able to benefit from the permitted development rights.

1.6 Submitted Documents

The planning application is supported by a completed planning application form and certificates, a completed minerals form, this Planning Statement, and the following technical documents and drawings:

Application Drawings

- RW / 1a Site Location Plan (OS base)
- RW / 1a Site Location Plan (aerial base zoomed in)
- RW / 2 Application Boundary
- RW / 3 Proposed Site Layout
- RW / 4a Proposed Long Elevations
- RW / 4b Proposed End Elevations
- SR / 3 Designations Plan

Landscape and Visual Appraisal

- RW / LA / 1 Topography
- RW / LA / 2 Landscape Character
- RW / LA / 3 Potential Visual Receptors

Air Quality Assessment.

2.0 Site and Surroundings

2.1 Application Site

The site of the proposed development is located entirely within the existing external plant area to the west of the main Works buildings. The site is centred on grid reference TQ721195. The application site comprises 852m² (0.85 ha) within the overall external plant yard area of over 4 ha.

There are no trees or areas of vegetation within the site.

2.2 Site location

Robertsbridge Works is located near the village of Mountfield, 8 kilometres to the north of the settlement of Battle and approximately 1.8km to the west of the A2100. The site location is shown on **Figure 1** (OS base) and **Figure 2** (aerial imagery). The postcode for Robertsbridge Works is TN32 5LS.

The site is accessed from Eatenden Lane via a 1.5km private access road. The Works is also served by a dedicated branch line to the Hastings to Royal Tunbridge Wells railway.

2.3 Surroundings

The whole of Robertsbridge Works is located within a wide valley that is heavily wooded. The landscape is typical of the Weald which is characterised by rolling hills and mixed (mainly deciduous) woodland, some of which such as Limekiln Wood to the north are identified as Ancient Woodland on the Ancient Woodland Inventory.

2.4 Statutory Designations

The site is located within the High Weald Area of Outstanding Natural Beauty (AONB).

Designations and features of interest within the surrounding area are shown on **Figure 3**.

The Environment Agency flood maps show that the site is located in Flood Zone 1.

3.0 Planning history

Robertsbridge Works was established to manufacture plaster and plasterboard using gypsum from the adjoining Mountfield Mine. Gypsum mining has taken place at Mountfield Mine since the late nineteenth century. As reserves began to become depleted, a second mine at Brightling was opened in 1963 and the extracted material from this mine has, since 1986, been transported to the Robertsbridge Works for processing via an overland conveyor, a distance of approximately 5km. In recent years, gypsum from Brightling Mine has been mainly transported offsite to supply cement works, and gypsum to produce plasterboard at the Robertsbridge Works has been imported from elsewhere.

The relevant mining planning permissions comprise A/48/404, A/55/318, RR/79/1364 and RR/80/182. These have been the subject of review under the provisions of the Environment Act 1995, most recently in 2013 (permission MR/16). The permission provides for the removal of buildings, plant and machinery from Robertsbridge Works on cessation of mining at Brightling Mine and the land restored to scrub grassland followed by natural regeneration to woodland.

The factory building for Robertsbridge Works operates under a separate planning permission that dates back to 8th June 1964 (planning permission ref A/64/350). This permission is not time limited.

Other relevant recent permissions for the Robertsbridge Works include:

- RR/678/CM – Provision of a strategic desulphogypsum (DSG) storage area and associated development for a period of 10 years with subsequent restoration to locally occurring habitats and landscape features through the importation of soils;
- RR/756/CM – Section 73 application to allow the importation by rail and road of high-grade gypsum materials originating from outside East Sussex; and
- RR/2018/533/CM- Construction of a shed for dry storage of mechanical spares Development Description

4.0 Description of the Development

4.1 Need for the additional plant

The additional plant is required to implement a project for using gypsum from Brightling Mine for making plasterboard at its Robertsbridge Works.

Currently, the gypsum mineral needed to meet almost the entire production at Robertsbridge Works is imported from Spain and brought to Robertsbridge by rail. The Robertsbridge Works receives, on average, one train of high-grade Spanish rock every day for 7 days/week. The Works wishes to maximise the utilisation of local Brightling Mine gypsum. Only a small percentages of gypsum mined at Brightling Mine is used in the manufacture of plasterboard, with the bulk of Brightling gypsum being distributed to supply third party cement works (such as Tilbury and Rugby).

Recent investment in production at Brightling Mine has opened up new areas of higher grade gypsum that will allow much of the Robertsbridge plaster and plasterboard production to utilise Brightling mineral. In order to make the wide range of products currently manufactured at Robertsbridge, it is proposed to blend 'mill rock' (gypsum from Brightling mine) with higher grade imported Spanish gypsum. This blend of Brightling gypsum and imported high-grade gypsum will enable the Robertsbridge Works to continue production of lightweight standard plasterboard whilst maximising use of local resources.

4.2 Scheme Description

The rock blending project involves installation of equipment to blend the mill rock from Brightling Mine and the Spanish gypsum received by rail and deliver it directly into the processing plant. A new bunker is being installed within the existing external rock handling area, between Bunker A (where gypsum from the Mine destined for cement manufacture is stored prior to discharge into road lorries) and the Homogeniser (a large circular structure immediately west of the factory building). **Drawing RW/3: Proposed Site Layout** shows the existing and additional plant arrangements, with the additional plant outlined in red.

The additional plant comprises:

- **Mill Rock Bunker** - installation of an additional 400 tonne capacity bunker (Mill Rock Bunker) adjacent to and downstream of Bunker A (Cement Rock Bunker). The height of the new bunker is 23.30m, similar to that of Bunker A;
- **Conveyors S8 and extension to existing Conveyor H2N** - installation of new approximately 110m ground-mounted transfer conveyor (Conveyor S8) from the new Mill Rock Bunker to meet a new short extension to Conveyor H2N that feeds Spanish gypsum into the Homogeniser;
- **In-line Blender** – located at the junction of the S8 and H2N conveyors to blend mineral from the two sources; the maximum blender height is 6.18m; and
- **Conveyor S9** - new discharge conveyor (Conveyor S9) from Bunker A direct to lorries for loading out Brightling gypsum intended for third party cement works; Conveyor S9 will replace the existing Conveyor S7 which is on a different orientation.

The total footprint of the new and replacement plant including foundations is 850 sq.m.

The scheme has been designed to fit within the existing processing plant area, so that the area of the plant yard has not been extended. The tallest item of new plant, the Mill Rock Bunker, has been designed to be a similar height to the existing Cement Rock Bunker. Proposed and existing side and end elevations are shown in **Drawings RW / 4a Proposed Long Elevations** and **RW / 4b Proposed End Elevations**.

The project has the following long term benefits:

- increased use of local mineral resulting in a reduction in volume of imported gypsum and consequent reduction in the number of train deliveries required;
- more cost effective production thereby helping to secure continuation of long term employment at Robertsbridge Works; and
- reduction in dust emissions within the rock handling area through improvements to lorry loading arrangements.

The new plant is being constructed of high specification materials to meet the required high quality demands for the Robertsbridge Works. The cladding for the plant has been selected to conform with existing plant and buildings, to ensure that it blends visually with the existing Works infrastructure.

5.0 Planning Policy Review

The Planning and Compulsory Purchase Act 2004 confers a presumption in favour of development proposals which accord with the Development Plan, unless material considerations indicate otherwise. Sub Section 5 of Section 38 of the 2004 Act also states that, “*if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be)*”.

This principle has been developed and clarified by subsequent case law, which has confirmed that a particular proposal does not need to accord with each and every policy in a development plan; the key issue is that it accords with the overall thrust of Development Plan policies taken as a whole. Accordingly, policy and plans play an important role in determining any planning application.

5.1 National Policy and Guidance

5.1.1 National Planning Policy Framework

At the national level, planning policy is set out in the National Planning Policy Framework (NPPF) and forms a material consideration in the determination of the planning application.

The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental. The economic role includes the provision of infrastructure; the social role refers to accessible local services that reflect the community’s needs and the environmental role looks to contribute to protecting and enhancing our natural, built and historic environment. The NPPF is clear that these roles should not be considered in isolation and to achieve sustainable development economic, social and environmental gains should be sought jointly through the planning system.

The additional plant is in line with the economic and environmental dimension of sustainable development. The development will provide essential support to the continuation of production at Robertsbridge Works and a reduction in environmental impact.

This Planning Statement demonstrates that the impacts of the proposed development are minor in nature and are, or can be made, acceptable.

5.2 Development Plan

The adopted East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (WMP) sets out the strategic policy decisions for waste and minerals in the Plan area. The following key policies are relevant to the proposed development; the conformity of the development with the relevant policies is considered below in Table 4-1:

Policy WMP 1 Presumption in Favour of Sustainable Development states that the Minerals Planning Authority *“will take a positive approach to waste and minerals development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework”*.

Policy WMP 24a Climate Change states that measures should be taken to minimise greenhouse gas emissions including *“a. locating and designing the facility, and designing transport related to the development, in ways that seek to minimise greenhouse gas emissions”*.

Policy WMP 25 General Amenity states that

“All proposals should ensure:

a. there is no unacceptable effect on the standard of amenity appropriate to the established, permitted or allocated land uses of the local and host communities likely to be affected by the development including transport links;

b. there is no significant adverse impact on air quality or the local acoustic environment;

c. adequate means of controlling noise, dust, litter, odours and other emissions, including those arising from traffic generated by the development, are secured;

d. there is no unacceptable effect on the recreational or tourist use of an area, or the use of existing public access or rights of way.

Where proposals require an Environmental Impact Assessment, applicants should consider the potential impacts on human health”.

Policy WMP 27 Environment and Environmental Enhancement states

“a) To conserve and enhance the local character and environment of the Plan Area, permission will not be granted where the development would have a significant adverse impact on the following sites:

- South Downs National Park (see Policy WMP2);*
- High Weald AONB;*
- Listed Buildings;*
- Scheduled Monuments;*
- Conservation areas;*
- Registered Parks and Gardens;*
- Registered Battlefields;*
- Designated wreck sites;*
- Significant Heritage Assets;*
- High quality agricultural land;*

- *other sites recognised for their cultural heritage and historic significance”.*

These assets should be protected and where appropriate, enhanced.

b) Environmental enhancement - biodiversity and habitat creation

To conserve and enhance the local natural environment, the Authorities will maximise opportunities for increasing biodiversity and habitat creation. Permission will not be granted where the development would have a significant adverse impact on sites of national and local importance for nature conservation including:

- *Sites of Special Scientific Interest;*
- *Local sites, identified for their biodiversity interest, including Sites of Nature Conservation Importance and Local Nature Reserves;*
- *Areas of significance for geodiversity and geomorphology, including local sites and Regionally Important Geological and Geomorphological Sites;*
- *Ancient woodlands;*
- *Land managed under an agri-environment agreement.*

c) International Designations

These sites and protected species have statutory protection. Any development with a negative assessment of the implications of the proposal would need to demonstrate imperative reasons of overriding public interest”.

The Draft Revised Policies, published March 2020 and which are currently out to consultation, do not propose any change to the policies listed above.

Table 4-1 sets out how the development of the additional plant would comply with the relevant policies.

Table 4-1 WMP Policy Review

Policy Number and Text	How proposal accords with policy
Policy WMP 1 Presumption in Favour of Sustainable Development	The additional plant comprises minor additions and changes to essential plant to support the sustainable supply of raw materials to Robertsbridge Works. The additional plant will allow the importation of gypsum from overseas to be replaced by locally mined mineral, resulting in a significant reduction in journey length and the carbon footprint of the raw materials for the Robertsbridge Works. The use of locally won mineral in place of imports also contributes to the UK balance of payments and helps support local jobs at both Brightling Mine and Robertsbridge Works.
Policy WMP 24a Climate Change	The additional plant will allow the importation of gypsum from overseas to be replaced by locally mined mineral, resulting in a significant reduction in journey length and the carbon footprint of the raw materials for the Robertsbridge Works.
Policy WMP 25 General Amenity	Section 5.0 considers amenity issues, including noise and dust, and concludes that there will not be any increase in noise and dust as a result of the additional plant. The amenity impacts of transport will be improved due to the reduction in rail deliveries. The additional plant will have no direct impact on recreational users of Public Rights of Way and local roads. The visual impact

	<p>on recreational users of local Public Rights of Way and local roads is considered within the Landscape and Visual Appraisal. It is considered that the location and design of the additional plant, together with the choice of materials and colours, are such that there will be no impact on recreational users. There are not considered to be any implications for human health.</p>
<p>Policy WMP 27 Environment and Environmental Enhancement</p>	<p>The additional plant comprises minor additions and changes to essential plant to support the sustainable supply of raw materials to Robertsbridge Works. The additional plant has been designed to be consistent with the existing plant with regard to colour and choice of materials.</p> <p>The additional plant has been considered with regard to impact on the environment, and findings are presented in section 5.0. It is concluded that there will be no adverse effects on the environment as a result of the changes. There are not considered to be any opportunities for increasing biodiversity and habitat creation arising from the development of the additional plant.</p> <p>The additional plant will not affect any statutory or local designations.</p>
<p>Policy WMP 28a Flood Risk</p>	<p>The additional plant is located within Flood Zone 1 which is considered unlikely to be at risk of flooding.</p>

5.3 Policy Summary

The development is considered to be in accordance with national and local policy. The additional plant will contribute to the sustainable operation of Robertsbridge Works and will have no adverse impacts on the local or wider environment. Impacts on transportation and carbon footprint will be beneficial due to the reduction in importation of raw material from overseas.

6.0 Environmental Issues

6.1 Overview

The key environmental issue associated with the proposed development is considered to be landscape and visual impact due to the location of the site within the High Weald AONB. A landscape and visual appraisal has therefore been undertaken to give detailed consideration to this issue, and is provided in an accompanying report. A summary of the findings are provided below.

Detailed consideration has also been given to the air quality (dust) impact of the proposed development given that the transportation and loading of gypsum has potential to give rise to dust emissions. The findings of a qualitative appraisal are also provided below. Other environmental issues are considered to be less relevant to this particular development due to the small scale of the proposed development, its location within the existing Works and distance from sensitive receptors.

6.2 Landscape and visual

A Landscape & Visual Appraisal (LVA) has been undertaken and is provided in full in a separate report submitted in support of the planning applications.

The appraisal of potential landscape and visual effects has concluded that the proposed development is unlikely to be detrimental to the overall character, qualities and appearance (in views) of the application site and its surrounding environment.

This is due to the topography of the site and its setting (being set down and visually contained within a wooded valley), the condition of the site (being an already disturbed area within the wider existing Robertsbridge Works development) and the limited number and separation to potential visual receptors, such as local residents, users of public rights of way and other recreational facilities, or roads. Visitors to the Robertsbridge Works (workers and members of the public) are unlikely to notice a difference to the existing facilities.

The design of the proposed silo responds positively to the scale, colours and materials of the existing Bunker A, whilst the conveyors are also limited in size and scale and similar in appearance to those already existing.

Although located within the High Weald Area of Outstanding Natural Beauty (AONB), the development will have a minimal adverse effect on the character and quality of the designated landscape.

6.3 Air Quality

A qualitative air quality assessment has been undertaken and is provided in full in a separate report submitted in support of the planning applications.

The conclusions of this air quality assessment, undertaken using the IAQM *'Guidance on the Assessment of Mineral Dust Impacts for Planning'* are that:

- the effect on amenity is considered to be 'not significant';
- the effect on PM10 concentrations at receptors is considered to be 'not significant'; and
- the effect from dust on ecological receptors is considered to be 'not significant'.

It is therefore considered that the potential impacts from dust and particulate matter arising from the proposed additional plant do not present a material constraint to the development proposals. Although mitigation is not required to reduce a significant effect, good practice dust management measures have been recommended.

6.4 Flood Risk

The site is located within an area shown on the Environment Agency's Flood maps for Planning as an area with a low probability of flooding. This means there is no requirement to do a flood risk assessment if the development is smaller than 1 hectare and not affected by other sources of flooding.

The Robertsbridge Works has no history of being affected by flooding, and therefore there is no requirement to undertake a flood risk assessment.

6.5 Ecology

The additional plant will be located entirely within the existing plant yard for Robertsbridge Works, within an area that is actively trafficked by mobile plant and road lorries collecting cement-grade gypsum. It is therefore considered that there will be no direct impact on ecological receptors, including sensitive habitats and protected species.

The nearest designated site is the River Line SSSI, approximately 330m to the south west, which is designated for its geological interest. There will be no impact on this designated site.

Darwell Wood SSSI is designated for interest as an example of broadleaved (mixed and yew) woodland, and lies approximately 730m to the north west. At this distance it is unlikely there would be any adverse impact from the development, and the proposed dust management measures provide further mitigation.

Woodland to the north and south of the site is listed as Ancient Woodland on Natural England's Inventory. This has been taken into account in the air quality assessment and proposed dust management measures which are designed to ensure that there will be no adverse impacts.

6.6 Noise

The Robertsbridge Works is remote from noise sensitive receptors, being at least 700m from the nearest residential properties. The additional plant will operate as part of the Robertsbridge Works, surrounded by existing plant and activities. As such is not expected to lead to any increase in noise experienced at the closest sensitive receptors.

6.7 Cultural Heritage

The additional plant is being constructed within the existing plant yard to the Robertsbridge Works, surrounded by existing plant and activities. As such is not expected to lead to any direct or indirect impact on archaeological or nearby cultural heritage receptors.

6.8 Traffic and transport

The additional plant will allow gypsum from Brightling Mine, which is transported to Robertsbridge Works by overland electric conveyor, to be substituted for rail deliveries. While rail delivery is a relatively sustainable form of transport, use of the existing conveyor is considered to have reduced environmental impacts (including carbon impacts) than a long journey by sea and rail from Spain. The impact on traffic and transport is therefore considered to be beneficial.

6.9 Socio-economic

Robertsbridge Works is a substantial local employer, contributing approximately 100 full time jobs to the local economy and additional economic benefit in terms of contribution to the local supply chain through purchase of goods and services. The additional plant will enable the transition from the use of mainly imported gypsum for plaster and plasterboard manufacture within the Works to a more sustainable supply model based on maximising use of locally won mineral. This is expected to improve the economic efficiency of the Works, helping to secure its long term future as a major local employer.

7.0 Conclusion

The additional processing plant will make a valuable contribution to the supply of locally-won gypsum to the Robertsbridge Works for a wider range of products by allowing the optimisation of local and imported mineral. Environmental benefits will accrue from the reduction in rail movements.

Potential adverse environmental impacts have been considered in terms of landscape & visual impact, air quality, flood risk, ecology, noise, cultural heritage and traffic. The design of the plant, including full enclosure of conveyors, minimisation of drop heights and absence of open stockpiles will ensure there will no adverse environmental impacts.

In summary, the proposed development will improve the operational efficiency of the Robertsbridge Works, allowing the facility to continue to make a significant contribution to the local and national economy through the

supply of essential construction materials and employment. The proposed development is considered to be in accordance with national and local planning policy, and it is therefore requested that planning permission is granted without delay.

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