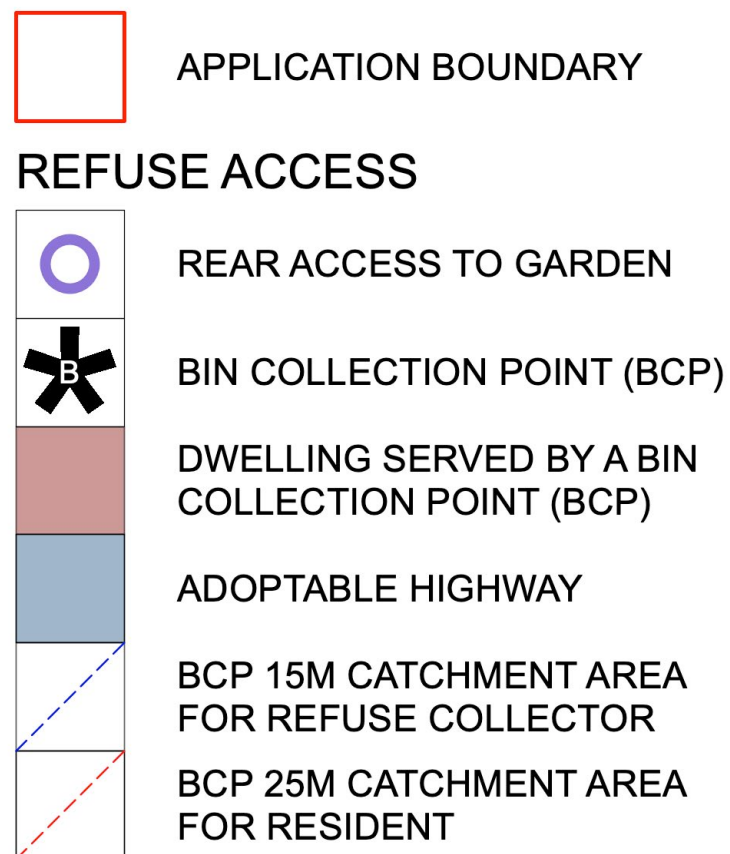


LAND NORTH OF TILSTOCK ROAD - REFUSE STRATEGY