

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		25 th November 2020
	REPORT OF:		HEAD OF PLACES & PLANNING
	AUTHOR:		Hollie Marshall
	TELEPHONE:		01737 276010
	EMAIL:		Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD:	Hooley Merstham and Netherne

APPLICATION NUMBER:	19/02559/F	VALID:	13 th January 2020
APPLICANT:	Turnbull Land	AGENT:	
LOCATION:	THE EPIPHANY HOUSE MANSFIELD DRIVE MERSTHAM REDHILL SURREY RH1 3JP		
DESCRIPTION:	The demolition of the existing properties and the erection of ten houses, comprising 2 x 2 bed and 4 x 3 bed terraced houses, 2 x 3 bed semi detached and 2 x 4 bed detached houses, with associated access and parking. As amended on 20/01/2020, 12/02/2020 and on 16/03/2020.		
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SUMMARY

This is a full application for the demolition of the existing buildings and the erection of ten houses, comprising 2 x 2 bed and 4 x 3 bed terraced houses, 2 x 3 bed semi detached and 2 x 4 bed detached houses, with associated access and 20 parking spaces. The application site is an allocated site for development for up to 10 residential homes with a list of criteria any future development will be subject to.

The site is allocated for residential development under policy RED4 of the 2019 DMP which allocates the site for residential development of up to 10 homes, subject to the following requirements:

- Development of a scale that reflects the character of the surrounding area and safeguards residential amenity – the proposal is considered acceptable in terms of the layout, scale and design of new dwellings and due to the separation distances to existing neighbouring dwellings, is not considered to result in a harmful impact upon neighbour amenity.
- Provide sufficient off-street parking in accordance with adopted local standards – the proposal includes 20 parking spaces, this accords with the minimum parking spaces numbers required by policy TAP1 and Annex 4 of the DMP.
- Measures to address and attenuate surface water flooding risk – no objection to the proposal is made by Surrey County Council as Lead Local Flood

Authority subject to two conditions recommended that would be attached to a grant of planning permission.

- Appropriate improvements to the site access onto Mansfield Drive – no objection is raised by the County Highways Authority subject to a condition requiring each of the proposed vehicular accesses have been constructed in accordance with the approved plans.

Nevertheless, despite the policy allocation, the existing church constitutes a community facility for the purposes of Development Management Plan policy INF2 and the provisions of the Core Strategy (policy CS12). To comply with the requirements of policy INF2 the application was submitted with supporting valuation and marketing information to demonstrate it was not viable for continued community use. A church group expressed an interest in the property and additional time was made for consideration of the application to allow time for viewing the site to be undertaken, which had previously not been, and to allow time for an offer to be made, which was subsequently submitted to the selling agent. However, this was below the market valuation (see below).

Following additional marketing time and information requested from the Applicant, including the submission of a Red Book valuation (a valuation in accordance with RICS guidance) and updated marketing report, in the absence of an acceptable offer during the marketing period, and following review of this by the Council's property manager, it is considered that the requirements of policy INF2 have been met, and there is no in principle objection to residential development given the reasonably accessible, urban location and brownfield nature of the site.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Divisional Crime Prevention Design Advisor – recommends a planning condition or informative is included to require the development to achieve standards contained within the Secured by Design award scheme to be successfully granted the award.

Sustainable Drainage SCC - Thank you for consulting Surrey County Council as the Lead Local Flood Authority on the above Full Planning Application. We have reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

The following documents submitted as part of the above application have been reviewed and should be referred to as part of any future submissions or discharge of planning conditions:

- Flood Risk Assessment & SuDS Report, Nimbus, Feb 2020, revision A, document reference: C2316-R1-REV-A;

We are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to our advice below.

Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development

Thames Water – Recommends a condition regarding waste water and informatives regarding ground water

Neighbourhood Services – require a bin presentation point

Representations:

Letters were sent to neighbouring properties on 16th and 21st January 2020 a site notice was posted 20th January 2020 and advertised in local press on 30th January 2020

8 responses and a petition of 444 signatures have been received raising the following issues:

Issue

Loss of community facility

Response

See paragraph 6.3 – 6.12

Loss of buildings	See paragraph 6.17 and condition 15
No need for the development	See paragraph 6.1
Out of character with surrounding area	See paragraph 6.13 – 6.18 and condition 4
Overlooking and loss of privacy	See paragraph 6.19
Overshadowing	See paragraph 6.19 – 6.20
Harm to wildlife habitat	See paragraph 6.35 – 6.37 and conditions 14 and 16
Loss of/harm to trees	See paragraph 6.29 – 6.34 and condition 5 and 6
Inconvenience during construction	See paragraph 6.21
Loss of a private view	This is not a material planning consideration
Noise and disturbance	See paragraph 6.21

1.0 Site and Character Appraisal

- 1.1 The site presently comprises the now vacant, 2 storey scale church building with single storey church hall and detached two storey vicarage set within a large plot. There are large open grassed areas fronting Mansfield Drive and to the rear, with established hedgerow along the front boundary to Mansfield Drive and substantial tree cover to the rear (eastern/south eastern) boundary.
- 1.2 The site is within a broadly residential locale, typified by terraces of post-war (1950s) two storey housing and three storey flatted blocks interspersed with areas of amenity space. To the south-west of the site is a large area of open land beyond which is Portland Drive which is itself the subject of redevelopment.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: At pre-application stage the requirement for compliance with DMP policy INF2 was stated and marketing information would be required.
- 2.2 Improvements secured during the course of the application: Clarification and further marketing information has been requested during the course of the application.
- 2.3 Further improvements could be secured: conditions regarding materials, levels, landscaping, trees, drainage and highways are recommended

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|--|
| 3.1 | 04/02065/F | Installation of a decking area approx. 15.4m x 3.4m at the rear of the church hall. | Approved with conditions
19 th November 2004 |
| 3.2 | 81P/0999/F | Former curates house adj Epiphany Church, Mansfield Drive, Merstham. Use as a communal home for ex-patients of netherne hospital. | Approved with conditions
5 th November 1981 |
| 3.3 | 78P/0014 | Use of church hall as a play group for up to 24 children between 9.30 am & 12.30 pm Tuesday to Friday during school terms. | Approved with conditions
9 th March 1978 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing properties and the erection of ten houses, comprising 2 x 2 bed and 4 x 3 bed terraced houses, 2 x 3 bed semi detached and 2 x 4 bed detached houses, with associated access and parking
- 4.2 The application proposes a pair of semi-detached houses and a terrace of three dwellings to fronting Mansfield Drive. These dwellings would follow the established building line in the street. Between these two buildings would be the access road into the rear of the development where two detached houses and another terrace of three houses would be sited.
- 4.3 The dwellings would be of a traditional design with gable roofs and the finishing materials proposed would have a contemporary appearance. The dwellings would have an eaves height of 5.3m and ridge height of 8.1m. There is variation in the wider area, that includes the more recent developments along Portland Drive.
- 4.4 A total of 20 parking spaces are proposed to serve the development, this includes 2 visitor parking bays sited parallel to the access road.
- 4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;

Involvement;
Evaluation; and
Design.

4.6 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as mainly characterised by 1950's semi detached and terraced post-war properties set over 2 storey, including three storey flatted apartments. To the south west of the site, comprises a large area of open land beyond which is Portland Drive, currently being developed by Raven Housing. The site is ideally located for Merstham train station, local school and shops. In terms of materials, many of the local housing stock are finished in brick and plain tiles.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were to provide a positive contribution to the area, whilst increasing the Councils housing stock and would provide ten houses that are designed to be comparative to existing housing stock, both in terms of the materials and the colour palette being proposed.

4.7 Further details of the development are as follows:

Site area	3272sqm
Existing use	Community facility, church
Proposed use	Residential
Existing parking spaces	0
Proposed parking spaces	20
Parking standard	20
Net increase in dwellings	10
Proposed site density	31 dwellings per hectare
Density of the surrounding area	36 dwellings per hectare (13 – 29 Mansfield Drive)

5.0 Policy Context

5.1 Designation

Urban area
Urban Site Allocation
Medium Accessibility Parking Standards

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.3 Development Management Plan 2019

DES1 (Design of New development)
DES4 (Housing mix)
DES5 (Delivering high quality homes)
DES8 (Construction Management)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood risk)
INF2 (Community facilities)
INF3 (Electronic communication networks)
RED4 (Church of Epiphany, Merstham)
NHE3 (Protecting trees, woodland areas and natural habitat)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.
- 6.2 The main issues to consider are:
- Loss of community facility
 - Design appraisal
 - Neighbour amenity
 - Housing mix
 - Amenity for future occupants
 - Access and parking
 - Impact on trees
 - Ecology
 - Sustainable construction
 - Drainage
 - Infrastructure contributions
 - Affordable Housing

Loss of community facility

- 6.3 The existing church constitutes a community facility for the purposes of Development Management Plan policy INF2 and the provisions of the Core Strategy (policy CS12).
- 6.4 As per policy INF2 *'loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/or evening economy of the surrounding community; and*
a. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or
b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.
- 6.5 In support of the application the following marketing information was submitted:
- Christopher St. James valuation letter dated 6th June 2019
 - SHW valuation letter dated 3rd June 2019
 - James Commercial valuation letter dated 11th June 2019
 - James Commercial marketing report dated 18th December 2019
- 6.6 The Council's Property Team reviewed the information submitted and were satisfied that the valuers have the necessary expertise and knowledge to

assess the open market value of the property for the existing use. The values, as of June 2019, were £1.2m, £1.25m and £1.3m which is a normal range.

- 6.7 The property has subsequently been marketed by James Commercial at the lowest of the valuations both on a sale and rental basis. Based on the marketing report the Property Team were satisfied that the property has been fully exposed to the market for a reasonable period of time. It is clear from the Schedule of interest that there have been very few enquiries for church use and none for alternative uses other than residential. This lack of demand could be for a number of reasons including location, the condition of the property and other factors such as dwindling population of church going people.
- 6.8 During the course of the application representation was received from the UK Gospel Assembly Church who stated they had expressed interest in the site however were not provided with opportunity to view the site or make an offer during the marketing period. This expression of interest was not reflected in the marketing report and therefore clarification on this was sought from the Applicant.
- 6.9 The Applicant then confirmed that a viewing was undertaken on 27th February 2020 and the UK Gospel Assembly Church made further representation in regard to their interest in the site and requested sufficient time to finalise their offer on the property. This representation was received on 5th March and subsequently, in further correspondence, confirmation an offer was made on 26th June 2020 was received.
- 6.10 Following this, in early July 2020, an updated marketing report was requested from the Applicant to include this and provide a response on this offer, and any other offers or interest in the site to date since the completion of the report originally submitted. The Applicant subsequently submitted the following additional marketing information:
- James Commercial marketing report dated 12 July 2020 – which refers to unspecified period of further marketing
 - James Commercial review dated 7 July 2020 of UK Gospel Assembly Church's offer, recommending rejection of the offer
 - Christopher St. James updated 'valuation' dated 14 July 2020
 - SHW letter dated 6 July 2020 providing updated valuation
- 6.11 The Council's Property Team were re-consulted and were of the view the marketing report does not meet the requirements of Annex 3 and were not satisfied that the Agent has marketed the property at a price that properly reflects the market value in relation to condition, quality and location. The Applicant subsequently offered to provide a Red Book Valuation (a valuation undertaken in accordance with the relevant requirements of the RICS Red Book) in support of the price at which the property is being marketed for existing use value. This would inform whether a further marketing campaign should be undertaken at a revised price to demonstrate that the requirements of annex 3 and policy have been met.

- 6.12 A valuation report was submitted, dated 28th September 2020, which gave a valuation of approximately 2.1% lower than the £1.2million asking price for the site. The offer made by the UK Gospel Assembly Church was approximately 40.5% lower than the Red Book valuation price. On this basis, in the absence of an acceptable offer during the marketing period, it is considered that the requirements of policy INF2 have been met, and there is no in principle objection to residential development given the reasonably accessible, urban location and brownfield nature of the site and having regard to policy RED4 which allocates the site for residential development of up to 10 homes.

Design appraisal

- 6.13 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.14 The application proposes a residential development of ten, two storey houses made up of detached, semi-detached and terraced properties. The site adjoins existing residential dwellings that front Mansfield Drive. The proposed dwellings fronting this road would follow the existing building line and be of a traditional form with gable roofs, as per the existing houses. The new dwellings would have a more contemporary appearance achieved through the finishing materials and more modern fenestration, however this is not considered to result in a harmful impact upon the streetscene given the new development in the area to the south west in Portland Drive creating variety in the character of the area. The central dwelling of the two terraces would feature a front facing gable, lower in height than the main ridge; this would help break up the mass of the terrace and provide visual interest.
- 6.15 The dwellings include frontage parking and areas of front garden for soft landscaping. The access road into the site has opportunity for landscaping, particularly along the north western side and to the rear part of the site a further five dwellings are proposed, a pair of detached houses and a terrace of three.
- 6.16 Each dwelling would have a front and rear garden with plot sizes commensurate with those fronting Mansfield Drive and those to the rear of the application site in Huddleston Crescent. Gaps to the side boundaries are such that the proposal would not appear cramped and the heights of the proposed dwellings would be similar to the existing neighbouring houses resulting in a development that would integrate with the character of the area.
- 6.17 The existing buildings are not of particular architectural merit and their loss is not considered to warrant refusal of the application. However, the explanation to policy RED4 of the DMP states efforts should be made to salvage the

sculpture on the building as an undesignated heritage asset. A condition is recommended to secure the safe recovery of the sculpture, with details of a proposal for the salvaging of the sculpture to be submitted.

- 6.18 It is considered therefore that the proposals comply with the provisions of DMP Policy DES1.

Neighbour amenity

- 6.19 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties. To the rear of the site are properties fronting Huddleston Crescent. The rear of the new dwellings would have garden depths of between approximately 10 – 16m, and separation distance of between approximately 23 – 31m between rear elevations. These distances are considered acceptable to avoid a harmful impact upon neighbouring amenity by way of overbearing, domination, overlooking and loss of privacy.
- 6.20 The nearest plot to 13 Mansfield Drive would have a separation distance of 6m between the two flank walls, and the nearest plot to 11 Mansfield Drive would have a distance of 8m. Given the level of separation, the proposal is not considered to result in a harmful impact upon the amenities of these properties.
- 6.21 Objection was raised on the grounds of inconvenience during the construction period and noise and disturbance. The proposed use of the site would be residential and therefore is not considered to result in a harmful impact in terms of noise and disturbance. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal.
- 6.22 Overall, it is considered the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

Housing Mix

- 6.23 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, the scheme would provide 2 x 2 bedroom dwellings and would accord with the terms of the policy.

Amenity for future occupants

- 6.24 The NPPF provides that planning decisions should provide a high standard of amenity for future users. DMP Policy DES5 relates to the delivery of high quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council

accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.

- 6.25 All units would meet the minimum internal spaces standards.

Housing Type A x 4 – 3 bedroom, 5 person – 103sqm
Housing Type B x 2 – 2 bedroom, 4 person – 83.5sqm
Housing Type C x 2 – 4 bedroom, 6 person – 111sqm

- 6.26 Each dwelling would be orientated south west (front elevation)/north east (rear elevation) and therefore main habitable rooms would be afforded adequate levels of daylight and sunlight. The resultant plot sizes are considered to create an adequate level of amenity for future occupants with acceptable private outdoor amenity space for each dwelling and the proposal is therefore considered to comply with the requirements of policy DES5.

Highway matters

- 6.27 The site is located in an area which is assessed as having a medium accessibility rating. In such areas, the Council's adopted parking standards require the provision of 1 space for each 2 bedroom house, 2 spaces for 3 and 4 bedroom houses and 2 visitor parking spaces. The application proposes a total of 20 parking spaces. This number includes the provision of 2 visitor parking spaces. The parking would therefore meet the minimum requirements of DMP policy TAP1 and Annex 4.
- 6.28 The proposed development has been reviewed by the County Highway Authority, with regard to highway safety, capacity and policy matters, who raise no objections subject to the imposition of a number of conditions. Accordingly, the application is considered acceptable in this regard.

Impact on trees

- 6.29 The application has been supported by detailed arboricultural information compiled in accordance with the advice and guidelines contained within British Standard 5838:2012. Trees have been assessed for their suitability for retention within the proposed development adopting the criteria and methodology from section 4 and table 1 of the above standard.
- 6.30 The arboricultural information comprises of arboricultural impact assessment (AIA) arboricultural method statement (AMS) and tree protection plan (TPP). The AIA identifies trees for removal that are lost directly to the development or as a result of indirect loss such as condition of tree or to provide room for replacement plantings. The trees lost either directly or indirectly are of lower categories and no 'B' Grade trees are lost as a result of the proposal. The tree lost as a result of this development are domestic fruit trees and would not be a sustainable reason for refusal.

- 6.31 The AMS and TPP sets out the tree protection measures and no proposed development or any part of the demolition process will occur within the calculated root protection areas. The AMS also contains information on qualified supervision and monitoring by a retained consultant which requires further consideration and would need to be upgraded for a site where high levels of construction activity and processes are expected through both phases of demolition and construction.
- 6.32 The supplied information does include any engineering details on the installation of services or drainage routes which are normally designed post decision. From experience contractors rarely adhered to NJUG guidelines and if left unmanaged significant and lasting harm to rooting environments will.
- 6.33 The Council will require a 'finalised' AMS and TPP to cover the areas of concern mentioned above, sufficient qualified arboricultural information has been supplied in order to reach an informed and balanced decision on the arboricultural and landscape matters.
- 6.34 The Tree Officer has recommended a tree protection and landscaping condition to be attached to a grant of planning permission and an informative be imposed in full on the decision notice as this clearly sets out the expectation and requirements from the imposed conditions expected by the Council.

Ecology

- 6.35 The site is not subject to any designation to indicate a particular importance for nature conservation interests, but it does contain trees and shrubs, some of which would be lost as a result of the development, and two buildings to be demolished. Policy NHE2 of the DMP expects in such locations without a particular designation that development proposals be designed, wherever possible, to achieve a net gain in biodiversity. The proposal does not include analysis of present biodiversity interests, nor measures for biodiversity enhancement.
- 6.36 Given the overall size of the site and opportunities for planting within gardens and on landscape strips with provision for bat and nest boxes, identification of suitable measures for enhancement of biodiversity could reasonably be dealt with by a planning condition. A condition is recommended to enable the expectations of Policy NHE2 to be met. Protected species legislation applies independently of planning permission.
- 6.37 With regard to boundary treatments, to be secured by condition, the developer is encouraged to incorporate measures to promote biodiversity and wildlife and to allow wildlife to move into and out of gardens, such as hedgehog friendly gravel boards, where appropriate. Details of the 'wildlife friendly' measures should be identified within the submission of the details for approval.

Sustainable Construction

- 6.38 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations. No evidence has been submitted to demonstrate that the proposed development can achieve either of the two requirements. However, in the event that planning permission is to be granted, a condition could be imposed to seek such information and its implementation prior to the first occupation of development. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.39 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services.

Drainage

- 6.40 Policy RED4 of the DMP states development of the site will be subject to measures to address and attenuate surface water flooding risk. The County Highways Authority were consulted upon the application as the Lead Local Authority and are satisfied that the proposed drainage scheme is acceptable subject to recommended conditions.

Community Infrastructure Levy (CIL)

- 6.41 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission.

Affordable housing

- 6.42 DMP Policy DES6 relates to the provision of affordable housing. This states that on all sites which provide 11 or more homes, 30% of the homes on the site should be affordable housing. This proposal would not therefore qualify for the provision of affordable housing.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:
To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Elevation Plan	6776 - PA03	A	08.01.2020
Floor Plan	UNNUMBERED		08.01.2020
Floor Plan	UNNUMBERED		08.01.2020
Floor Plan	6776-PA05		13.01.2020
Elevation Plan	6776-PA02		19.12.2019
Other Plan	UNNUMBERED		12.02.2020
Location Plan	UNNUMBERED		19.12.2019
Elevation Plan	6776-PA04		19.12.2019
Arb / Tree Protection Plan	19-862-TPP		19.12.2019
Site Layout Plan	6776 - PA01	F	16.03.2020

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard Development Management Plan 2019 policy DES1.

4. No development shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Development Management Plan 2019 policy DES1.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled 'finalised' Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) shall be compiled in conjunction with the construction method statement is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation &

monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

6. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Borough Local Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012

7. No part of the development shall be first occupied unless and until each of the proposed vehicular accesses have been constructed in accordance with the approved plans.

Reason:

In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

9. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

The condition above is required in order to reduce carbon emissions and help tackle climate change to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

10. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 - (e) on-site turning for construction vehicles (including measures for traffic management)
 - (f) construction hours

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

11. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical

Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2.4 l/s.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

12. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason:

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

13. No properties shall be occupied until confirmation has been provided that either:
 1. Capacity exists off site to serve the development, or
 2. A housing and infrastructure phasing plan has been agreed with Thames Water. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan, or
 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed

Reason:

Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary to avoid sewage flooding and/or potential pollution incidents

14. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected, including provisions for wildlife access, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to Development Management Plan 2019 policy DES1 and NHE3.

15. No development shall commence until a scheme for the salvaging of the sculptures on the existing church building have has been submitted to and approved in writing by the Local Planning Authority. The sculptures shall thereafter be salvaged in accordance with the approved details.

Reason:

To ensure that the non-designated heritage asset is maintained with regard to Development Management Plan 2019 policy NHE9.

16. No development above ground level shall commence until a scheme to provide positive biodiversity benefits has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Development Management Plan 2019 policy DES1.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Development Management Plan 2019 policy DES1.

19. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
 - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

20. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

INFORMATIVES

- 1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
- 2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
- 3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the

exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please refer to:
www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:
<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
8. The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from un-cleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).
10. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
11. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
12. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
13. There are public sewers crossing or in close proximity to the development. The Applicant is advised to see
<http://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

14. A Groundwater Risk Management Permit from Thames Water will be required for discharging ground water into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwgriskmanagement@thameswater.co.uk/ Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
15. The development shall achieve standards contained within the Secured by Design aware scheme to be successfully granted to award.
16. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

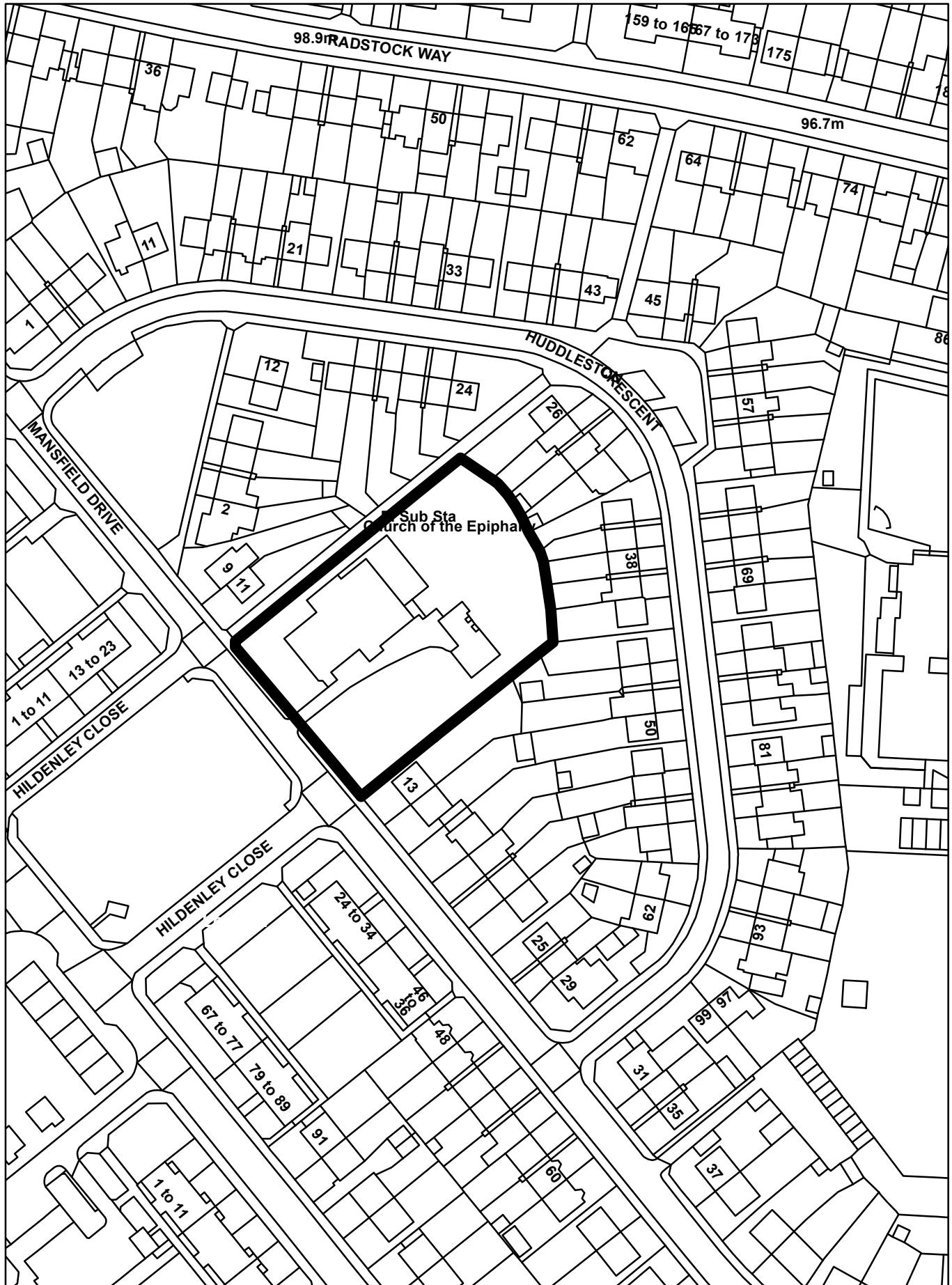
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES4, DES5, DES8, TAP1, NHE3, INF3, CCF1, CCF2, RED4, INF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

19/02559/F - The Epiphany House, Mansfield Drive, Merstham

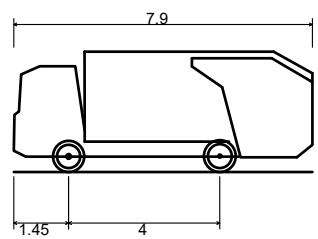




Proposed Site Layout

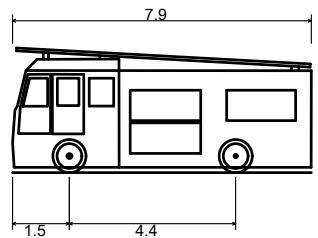


Mansfield Drive



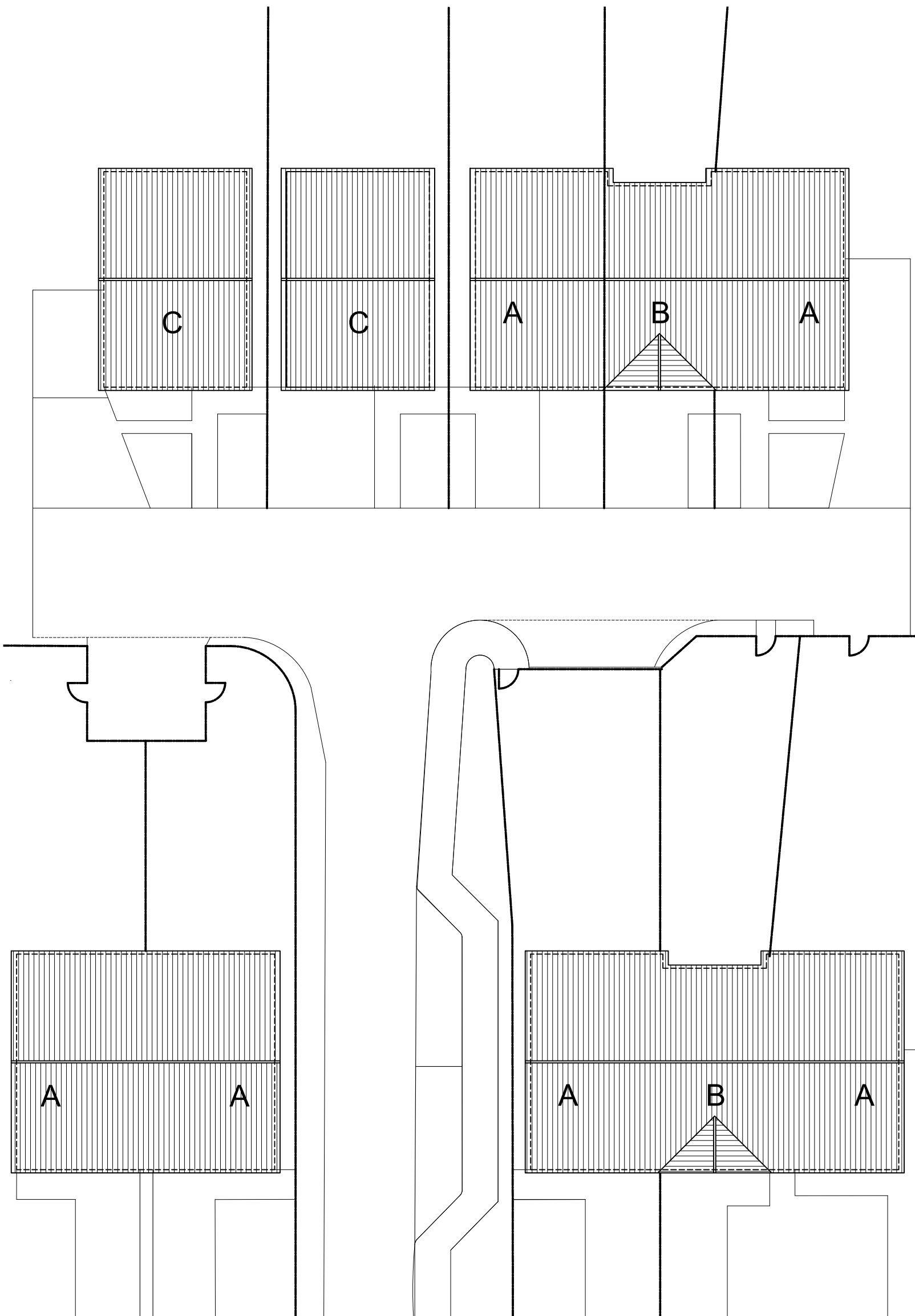
DB32 Refuse Vehicle
Overall Length 7.900m
Overall Width 2.400m
Overall Body Height 3.183m
Min Body Ground Clearance 0.388m
Max Track Width 2.400m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 9.625m

Refuse Vehicle tracking

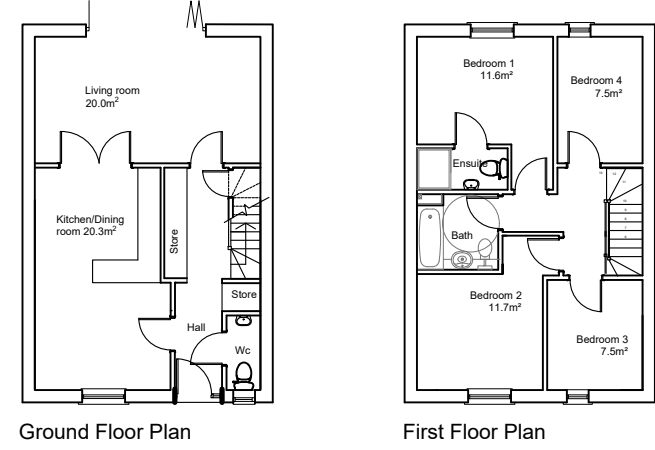


Pumping Appliance
Overall Length 7.900m
Overall Width 2.500m
Overall Body Height 3.300m
Min Body Ground Clearance 0.140m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.750m

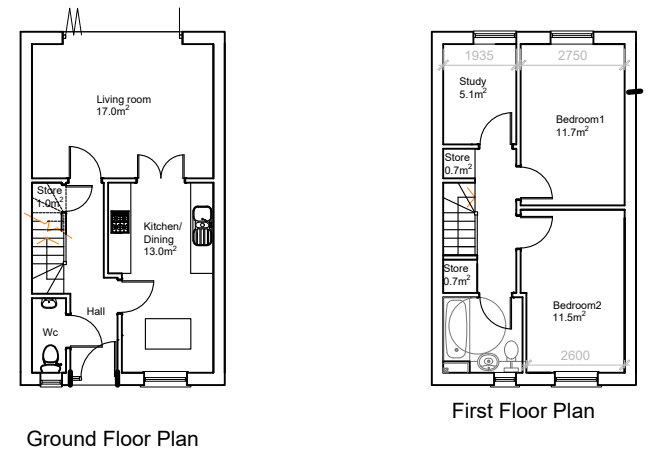
Pumping Appliance tracking



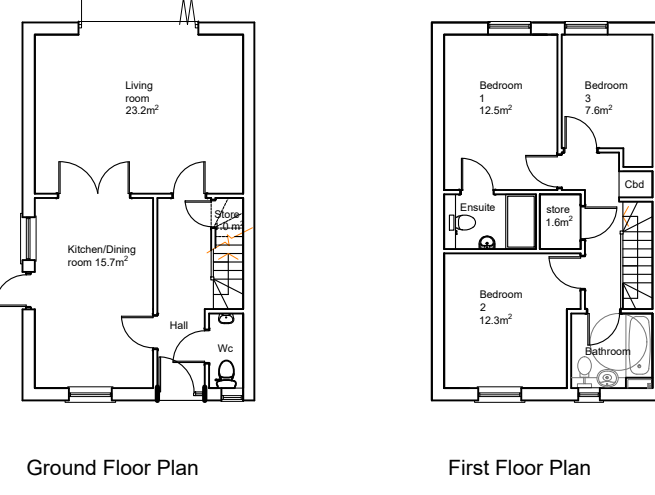
Proposed Roof Layout



Type C
4b6p
111m²

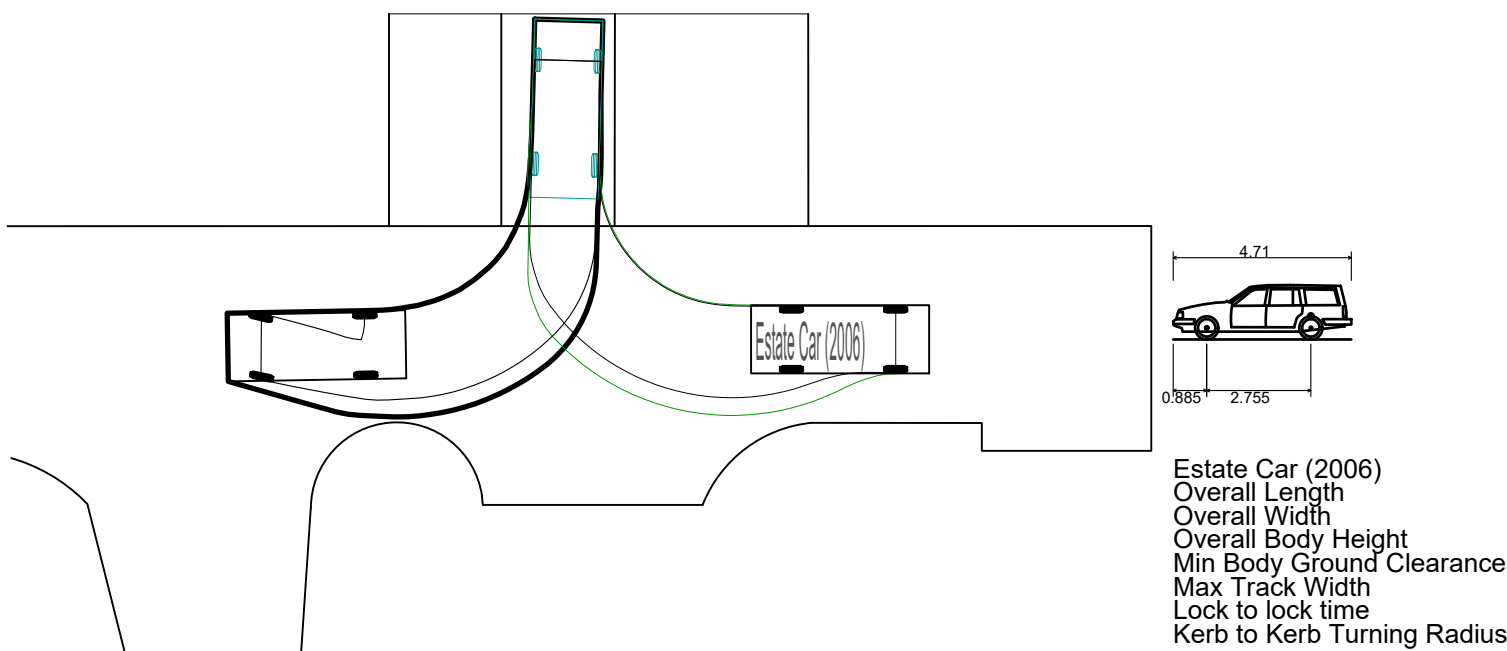


Type B
2b4p
83.5m²



Type A
3b5p
103.0m²

Proposed internal Layouts



Car tracking

REVISIONS				DO NOT SCALE
REV	DATE	NOTES	INITIAL	
E	07.01.2020	Roof layout added	MD	

STATUS

Planning

Notes

Joint Applicants are:

Turnbull Land,
The South London Church Fund and
Southwark Diocesan Board of Finance.

Howard FairbairnMHK
chartered architects

Howard Fairbairn Project Services
Ltd
Lambourn House, Redlands
Coulson
Surrey
CR5 2HT
Telephone
020 8665 5252
Website
hfmhk.com
Email
croydon@hfmhk.com

Client	Joint Applicants as above		
Project	Epiphany House Merstham RH1 3JP		
Title	Proposed Site Layout & Internal layouts		
Drawn by	MD	Checked by	
Scale	1:200 @ A1	Date	Dec 2019
CAD Ref:	6776		

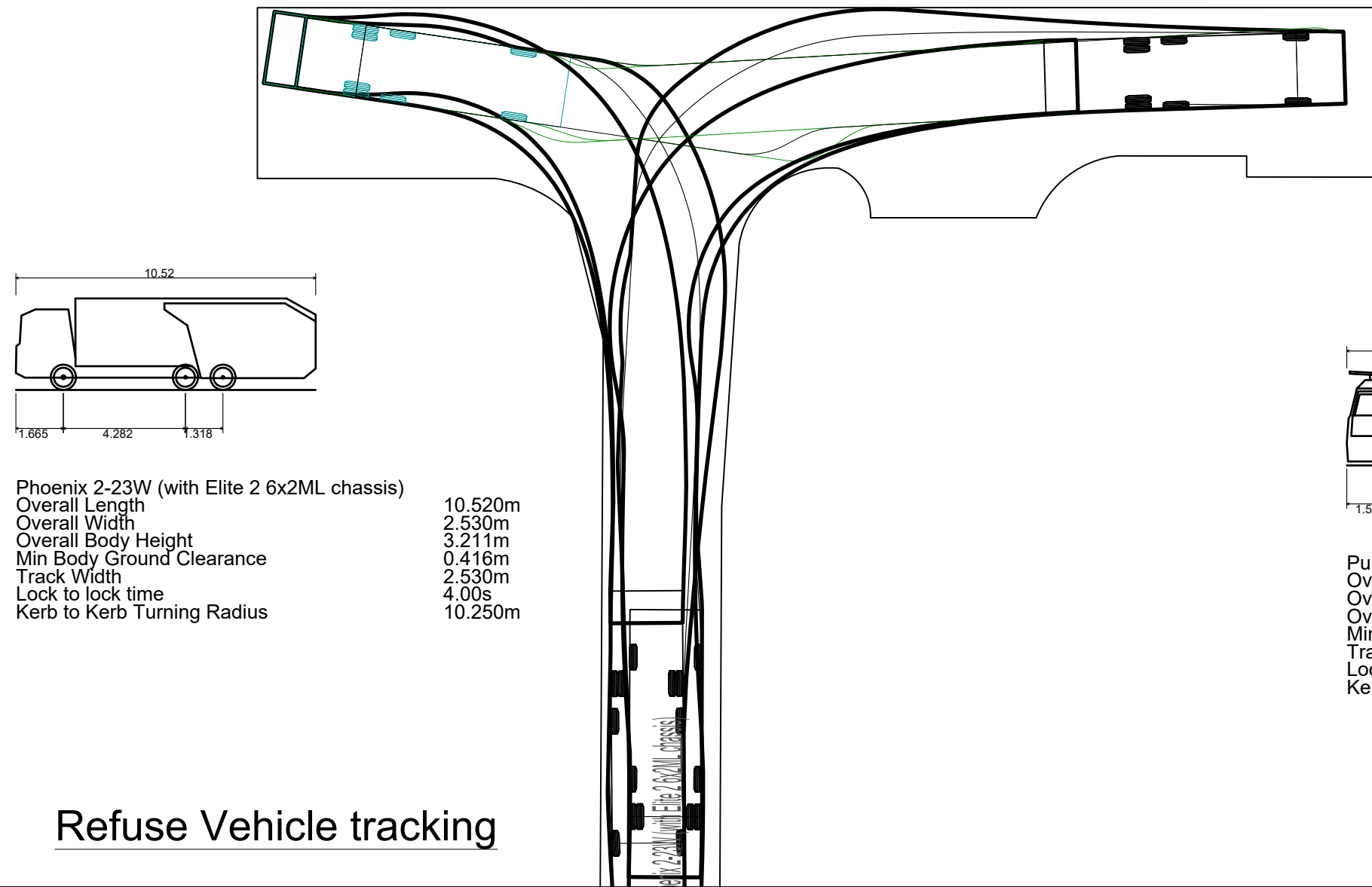
Dwg N° 6776 - PA01 Rev E



Proposed Site Layout

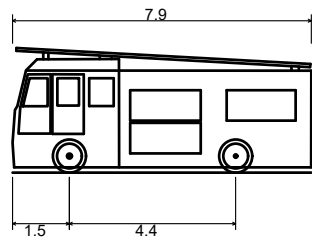
0 2m 4m 6m 8m 10m

Mansfield Drive



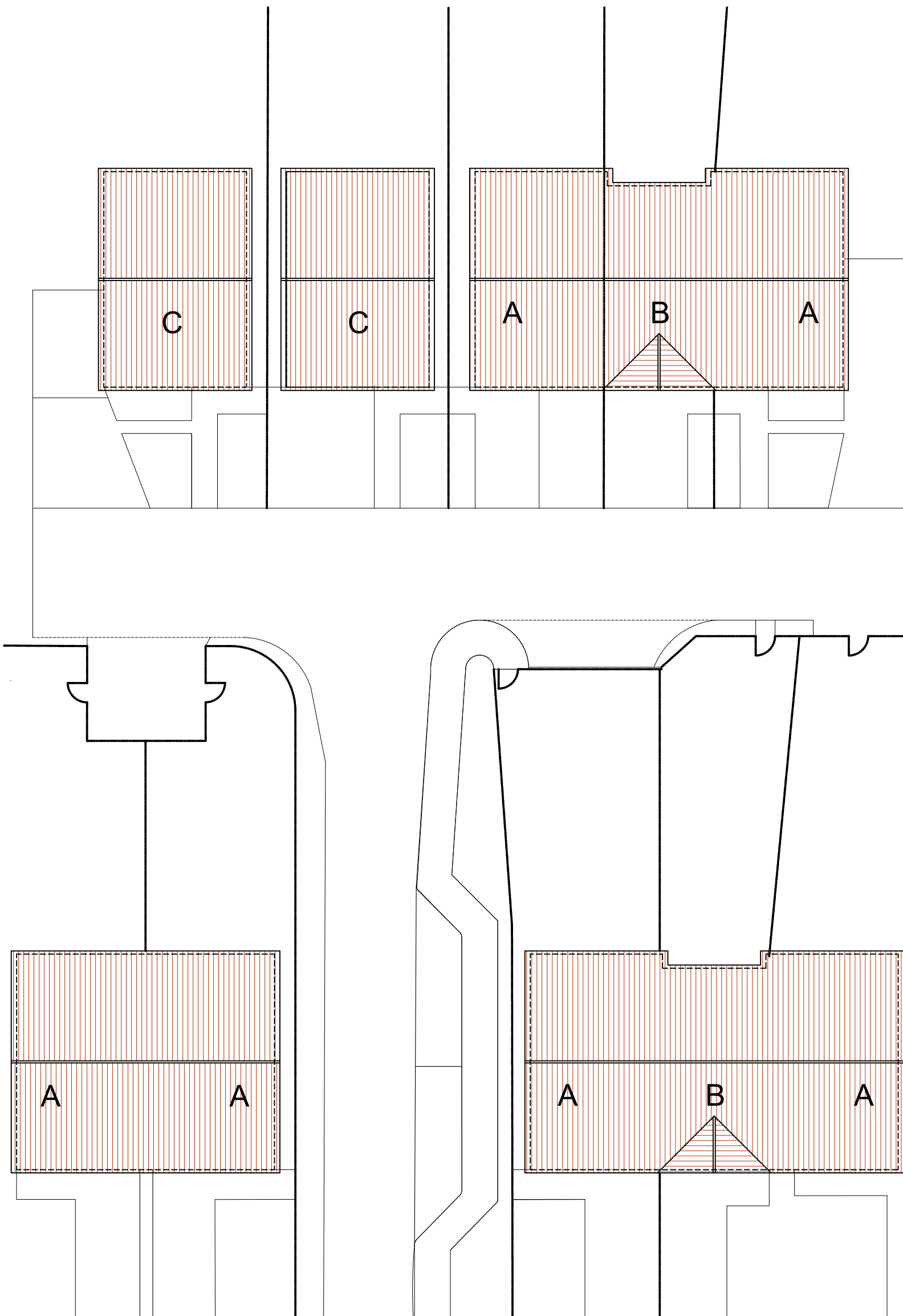
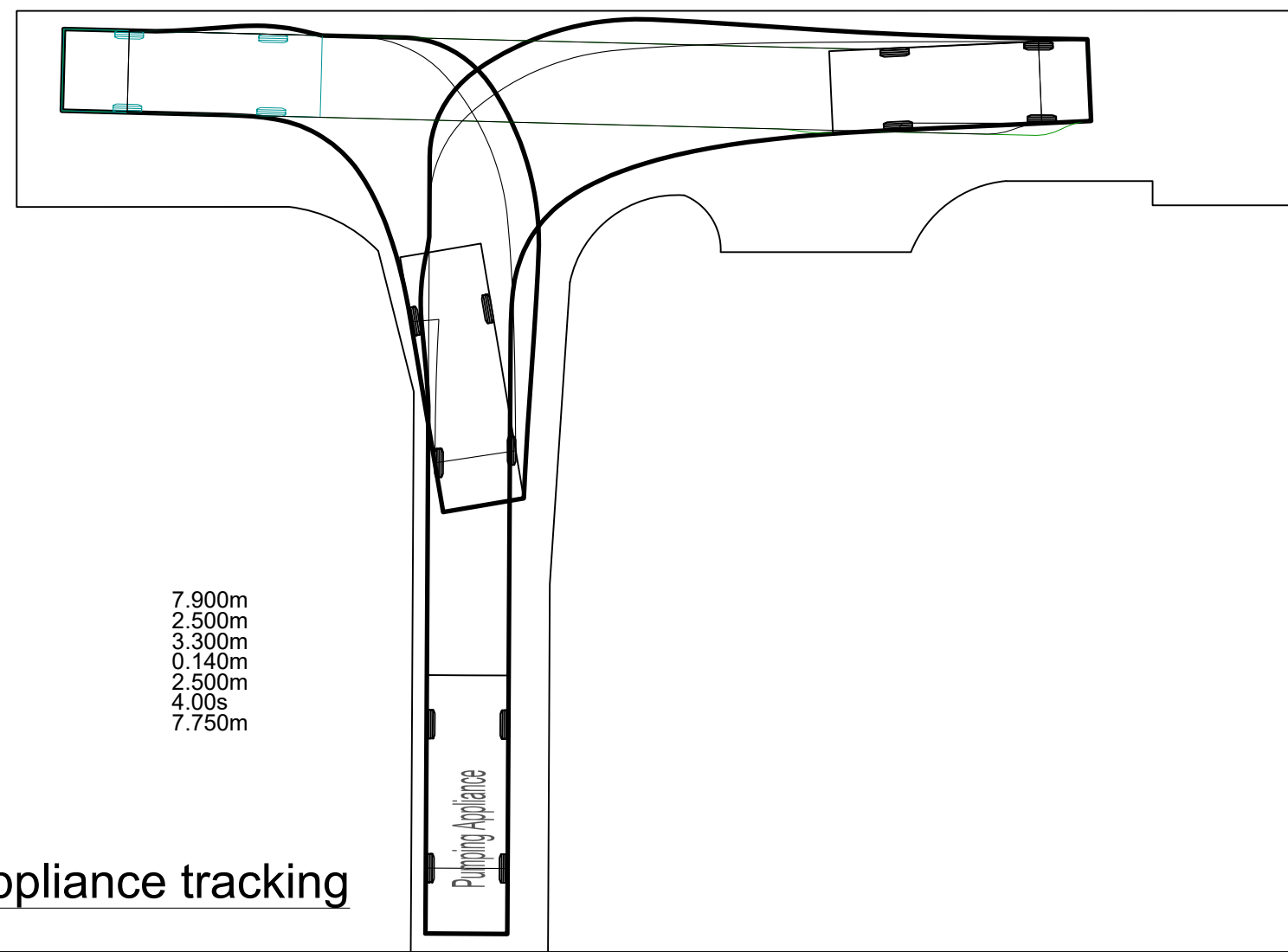
Phoenix 2-23W (with Elite 2 6x2ML chassis)
Overall Length 10.520m
Overall Width 2.530m
Overall Body Height 3.211m
Min Body Ground Clearance 0.416m
Track Width 2.530m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 10.250m

Refuse Vehicle tracking

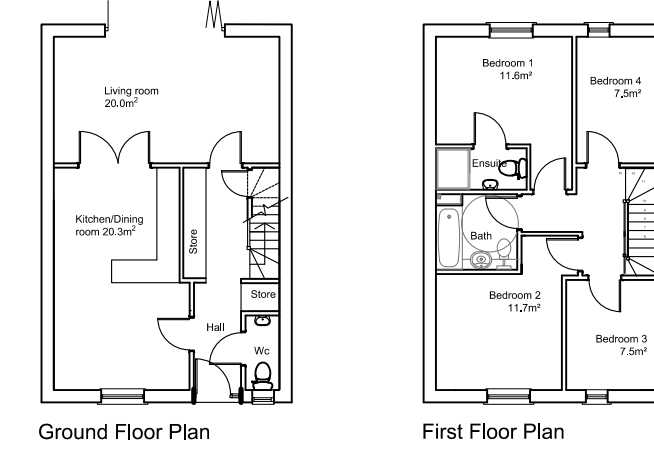


Pumping Appliance
Overall Length 7.900m
Overall Width 2.500m
Overall Body Height 3.300m
Min Body Ground Clearance 0.140m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 7.750m

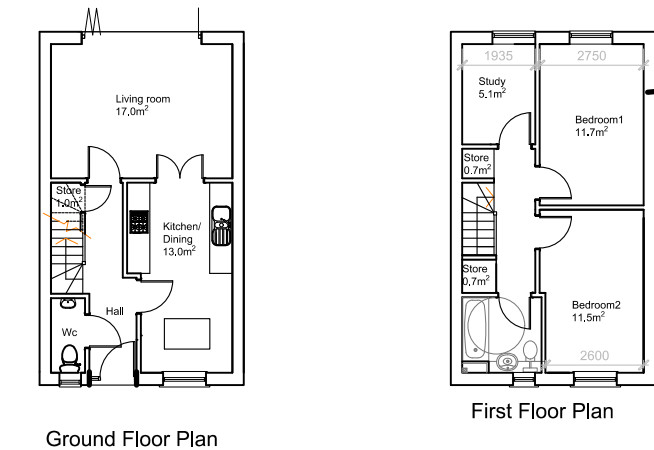
Pumping Appliance tracking



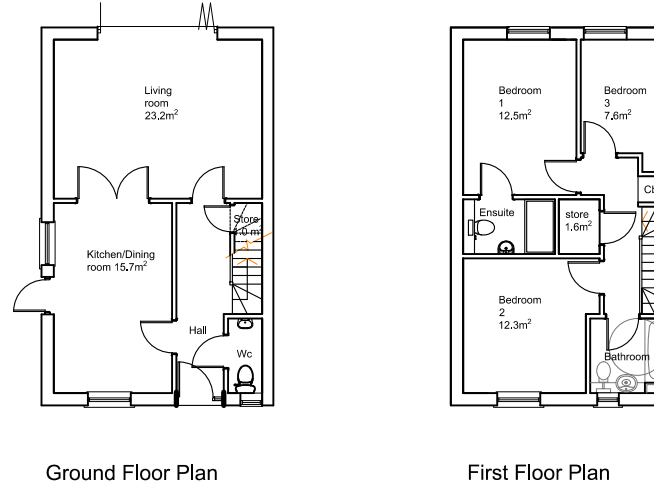
Proposed Roof Layout



Type C
4b6p
111m²

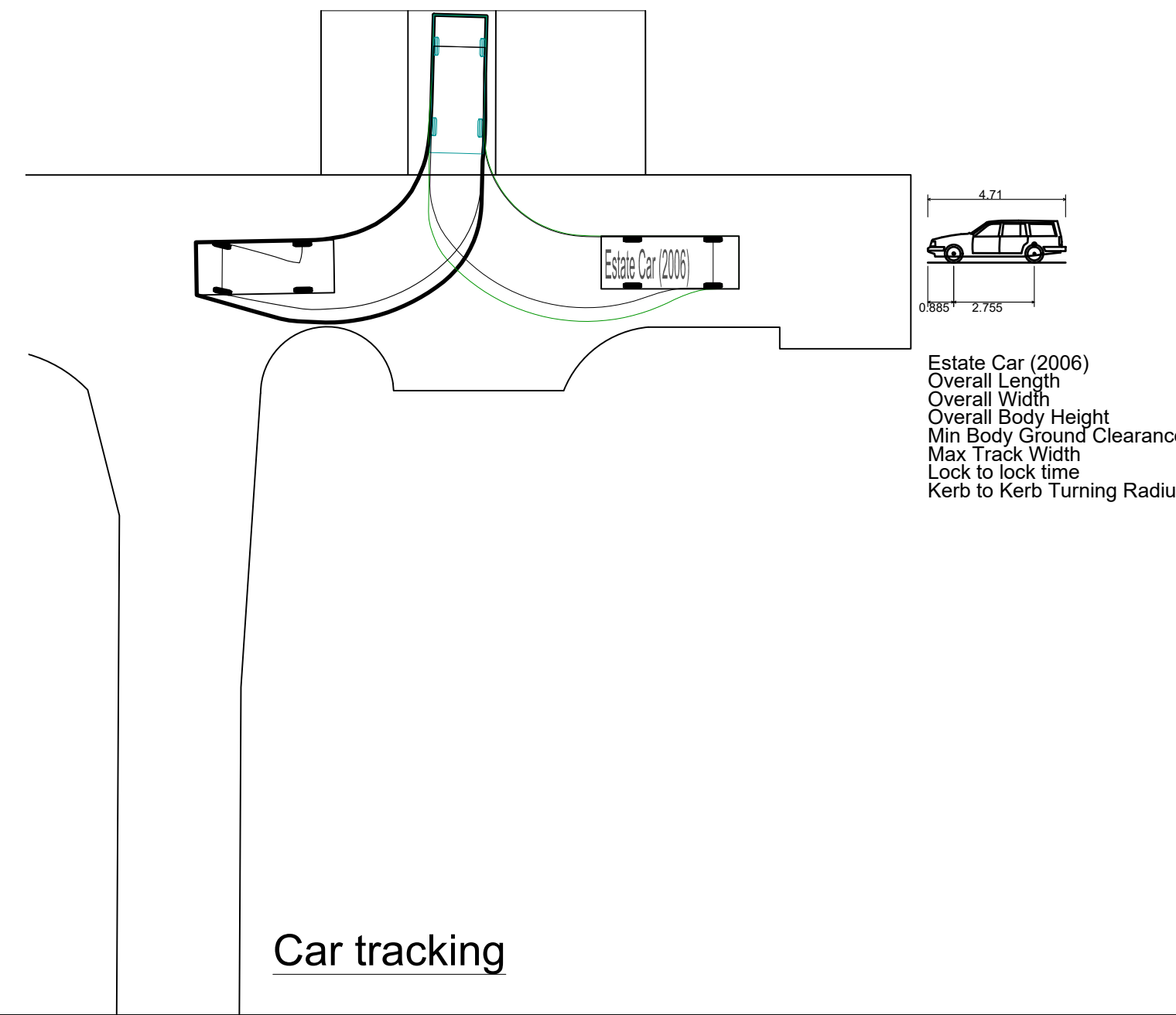


Type B
2b4p
83.5m²



Type A
3b5p
103.0m²

Proposed internal Layouts



Car tracking

REVISIONS			DO NOT SCALE
REV	DATE	NOTES	INITIAL
E	07.01.2020	Roof layout added	MD
F	12. 03.2020	Refuse Vehicle Amended	RT

STATUS

Planning

Notes

Joint Applicants are:

Turnbull Land,
The South London Church Fund and
Southwark Diocesan Board of Finance.

Howard Fairbairn:MHK
chartered architects

Howard Fairbairn Project Services Ltd
Lambourn House, Redlands
Coulston
Surrey
CR5 2HT

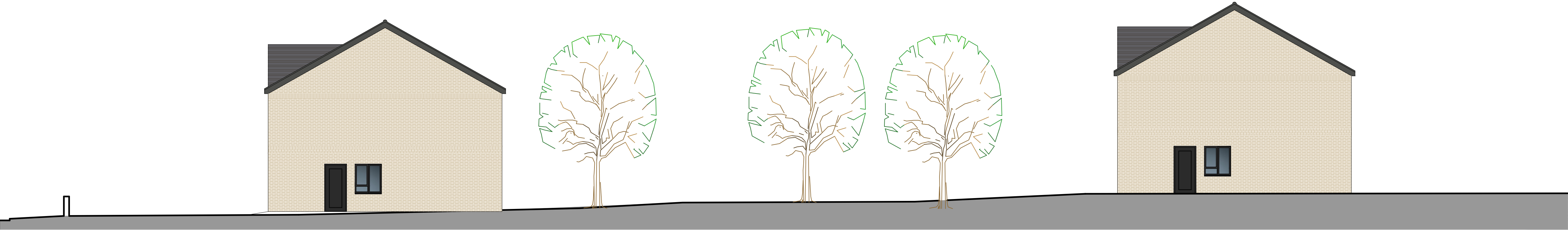
Telephone
020 8665 5252

Website
hfmhk.com

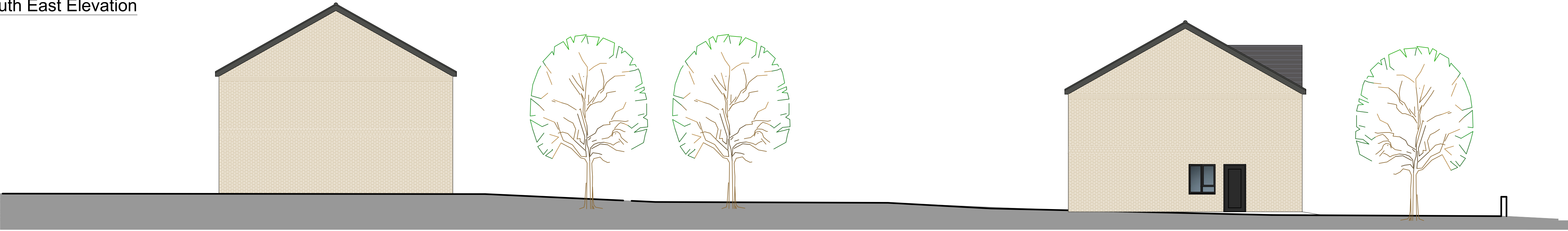
Email
croydon@hfmhk.com

Client	Joint Applicants as above		
Project	Epiphany House Merstham RH1 3JP		
Title	Proposed Site Layout & Internal layouts		
Drawn by	MD	Checked by	
Scale	1:200 @ A1	Date	Dec 2019
CAD Ref:	6776		

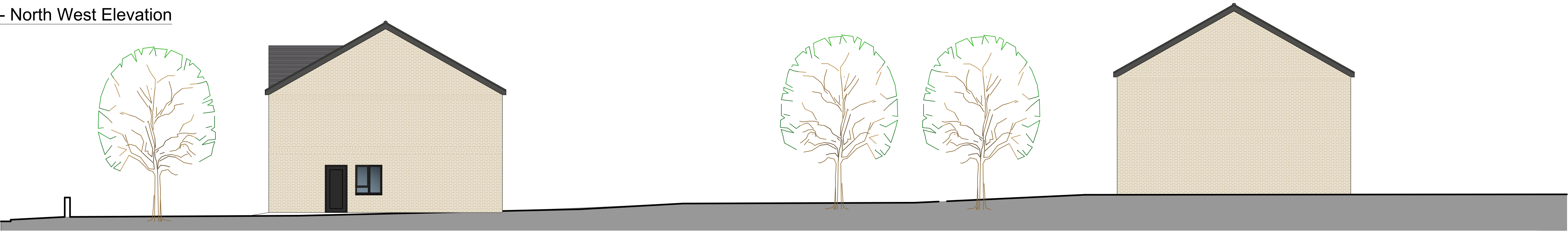
Dwg N° 6776 - PA01 Rev F



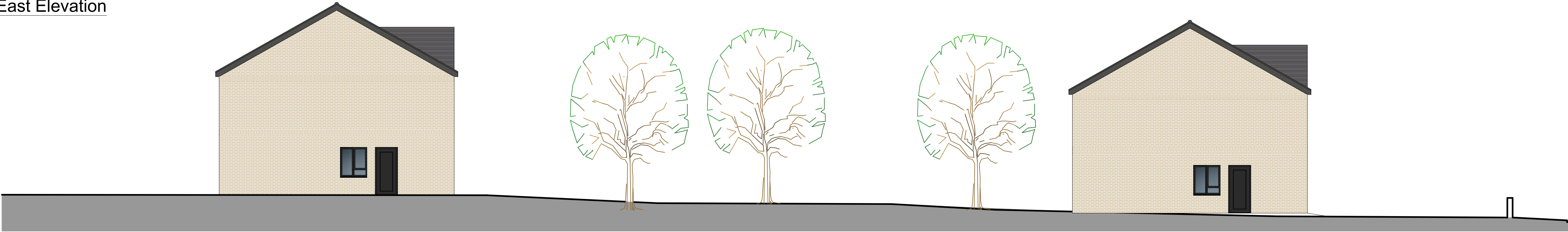
5- South East Elevation



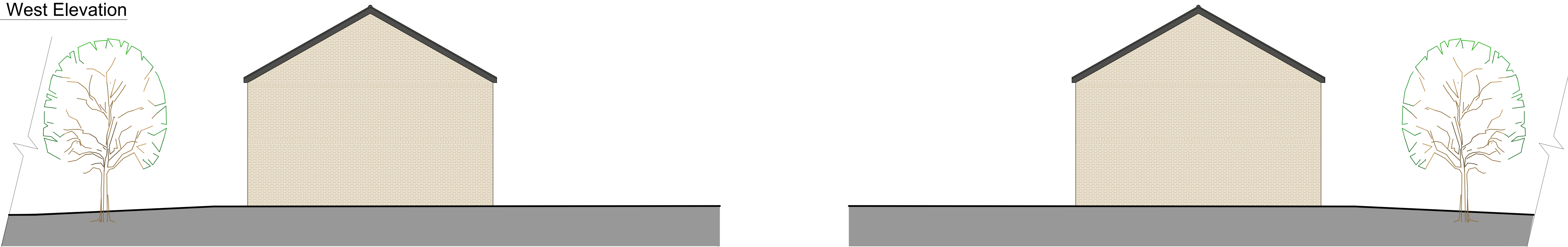
6- North West Elevation



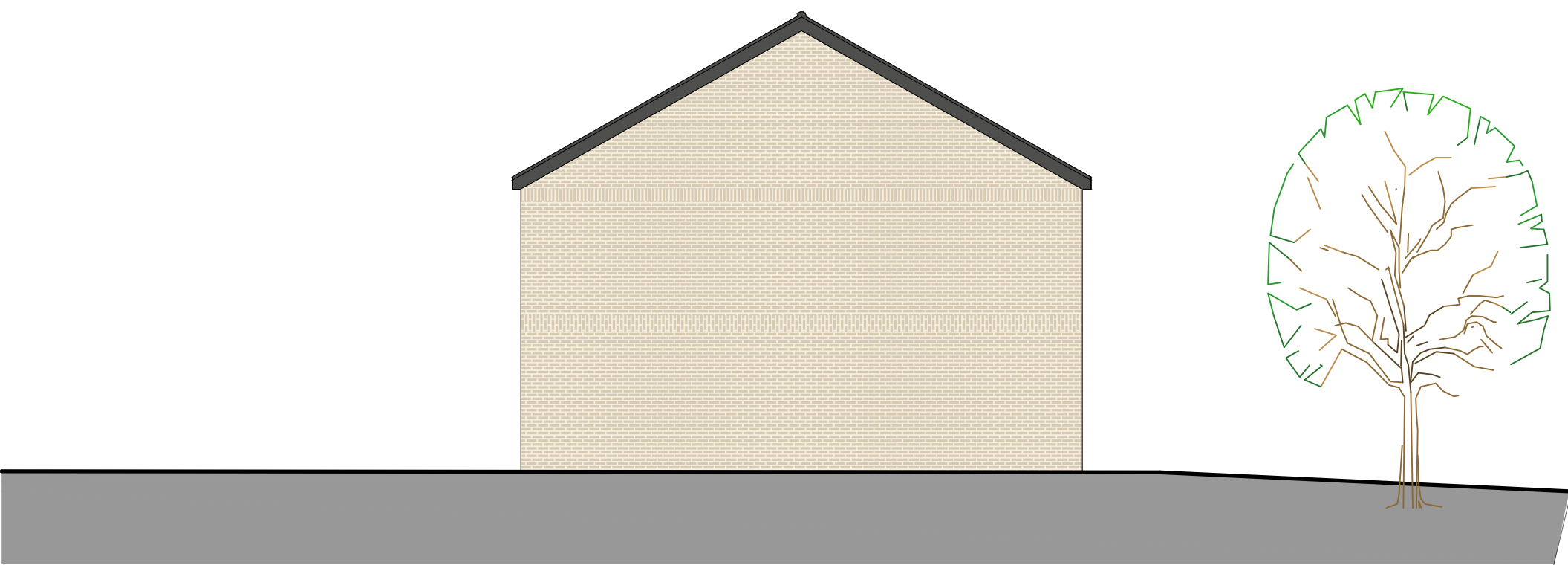
7- South East Elevation



8- North West Elevation



9- South East Elevation



10- North West Elevation



REVISIONS			DO NOT SCALE
REV	DATE	NOTES	INITIAL

STATUS	Planning
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Notes
Joint Applicants are: Turnbull Land, The South London Church Fund and Southwark Diocesan Board of Finance.

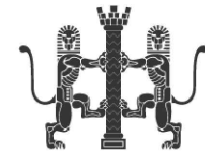
Howard Fairbairn:MHK
chartered architects

Howard Fairbairn Project Services Ltd
Lambourn House, Redlands
Coulston
Surrey
CR5 2HT

Telephone
020 8665 5252

Website
hfmhk.com

Email
croydon@hfmhk.com



Client	Joint Applicants as above		
Project	Epiphany House Merstham RH1 3JP		
Title	Proposed Elevations .		
Drawn by	MD	Checked by	
Scale	1:100 @ A1	Date	Dec 2019
CAD Ref:	6776		

Dwg N°	6776 - PA04	Rev	.
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1- South West Elevation (front elevation)



2- South West Elevation (rear block - front elevation)



3- North East Elevation (rear block - rear elevation)



4- North East Elevation (front block - rear elevation)



REVISIONS				DO NOT SCALE
REV	DATE	NOTES	INITIAL	
-	-	-		

STATUS

Planning

Notes

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Southwark Diocesan Board of Finance.

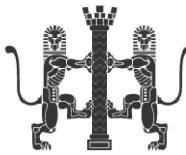
Howard Fairbairn:MHK
chartered architects

Howard Fairbairn Project Services Ltd
Lambourn House, Redlands
Coulston
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020 8665 5252

Website
hfmhk.com

Email
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Client	Joint Applicants as above		
Project	Epiphany House Merstham RH1 3JP		
Title	Proposed Elevations .		
Drawn by	MD	Checked by	
Scale	1:100 @ A1	Date	Dec 2019
CAD Ref:	6776		

Dwg N°	6776 - PA02	Rev	.
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