

Appendix 10

Andrew Thorne Statutory Declaration

Statutory Declaration

In support of Appeal Reference APP/D3640/C/22/3312913 and Linked Appeal References APP/D3640/C/22/3312915 and APP/D3640/C/22/3312916, against Surrey Heath Borough Council Enforcement Notice reference 20/0019/ENF at:

Land at Easigrass, Hillings Nursery, Bagshot Road, Chobham, GU24 8DB

I, **Andrew Thorne**, of A Thorne Groundworks (ATG), solemnly and sincerely make this Statutory Declaration in support of Appeal Reference APP/D3640/C/22/3312913 and linked appeal references APP/D3640/C/22/3312915 and APP/D3640/C/22/3312916 against Surrey Heath Borough Council Enforcement Notice reference 20/0019/ENF.

In this declaration I use the following descriptions of the land that we own or lease:

- The "Ownership/Lease site" (OLS), which is the area of land shown in Exhibit 1.
- The "Planning Unit Site" (PUS), which is the area of land shown in Exhibit 2.
- The "Enforcement Notice Site (ENS)", which is the area of land shown in Exhibit 3.

The ENS falls entirely within the PUS. The PUS falls entirely within the OLS.

I DECLARE AS FOLLOWS:

1. I operate A Thorne Groundworks (ATG) as a sole trader. I have operated this business for around 30 years. We are not a traditional groundwork company working for housebuilders and developers; we work mainly on landscaping projects, sports fields and agricultural contracting.
2. I undertook some groundworks and landscaping work for Bean Chapman in 2015 when he was creating Chobham Adventure Farm. I ended up storing my items on the site when I was undertaking landscaping and foundation work, soil and drainage, as well as soil screening for Mr Chapman. Once the job was complete in 2017 I simply stayed on the site. I stored my items initially on the southern part of the OLS. Towards the end of 2017 I moved my equipment to the small parcel of land in the north east corner of the OLS, outside the ENS. I have stored by equipment there ever since. I have also done/do work for Landform and Easigrass over the years.

Mixed Use

3. I refer to my Exhibit 4, which is comprised of aerial images from January 1999 (Figure Number 1) and March 2022 (Figure Number 25). These images contain a red line around the land that I understand is currently used by Easigrass (Distribution) Limited, Landform, Andy Thorne Groundworks, RSR Tree Surgeon and T.Hilling & Co Ltd. A number of other organisations/people have occupied this land since 1999. The red line

on Exhibit 2 is the Planning Unit Site and the blue line on Exhibit 1 is the remainder of the Ownership/Lease Site.

4. Figure 15 (June 2015): This shows the soil being screened on the Chobham Adventure Farm site. Morris Leslie were on part of the site at the time, storing second-hand plant and machinery for hire. Landform were using a large part of the PUS, and Easigrass were certainly on site as well as I was working on the Farm. Richard Wernham of RSR was also on site at the time. The site was being used for a mix of storage and growing of plants along with some parking.
5. Figure 16 (March 2017): In this photograph I was still based in the southern part of the OLS. Morris Leslie had gone. The PUS had been tidied up, but Landform and Easigrass were present with small compounds, with the main part of the PUS being shared by these two business. After Morris Leslie left we also tidied up the hardstanding to the north west of the site and also put new fencing up. Exhibit 5 are some photographs I took in 2017 when I was working on that area.
6. Figure 17 (May 2018): This shows me taking over a small compound in the north east corner, which falls outside the ENS. I used this for storing tractors and machinery for landscaping and I believe it was used by Morris Leslie and Landform for loading and unloading, and for parking and turning and storage. We use the area to the west of the small compound for loading and unloading machinery. Everybody on site uses this area; it is a shared area for parking, loading/unloading, moving machinery, etc. The rest of the site is used by Landform and Easigrass for growing, storage, parking and loading/unloading of machinery. Landform use it for loading and unloading plants.
7. Figures 18 and 19 there is no change.
8. Figure 20 shows my yard area being enlarged slightly towards the south. I share all the other unloading/loading areas with Landform and Easigrass. I know that Landform and Easigrass are also using the planting/growing and storage areas to the south jointly for their businesses.
9. Figures 21 to 25 show no change.
10. In my view the whole of the PUS is being used for a mix of storage, growing, landscaping businesses, loading and unloading, parking.

Retail Use

11. I have never seen any retail use take place on this site.

Hardstanding

12. Since I arrived on site, I have not seen any hardstanding works in the area marked blue on the enforcement notice. I resurfaced the north west part of the PUS.

Shipping Containers

13. I recall shipping containers around the north west part of the site when I first visited in 2015. Since then these containers have been moved to the central area (although they may be different containers as they have been painted green so it is not easy to say). All the containers were there before I moved into my compound. I can't remember precisely the date on which they were sited.

14. I have a few shipping containers in my compound to store small landscaping machinery, seeders and agricultural equipment (e.g. strings for bailers, hand tools).

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Dec

Sign

This ^{30th} day of ^{May} 2023

Declared at Chobham Adventure Farm

This 30th day of May 2023

Before me

GREGORY BARNBROOK

Solicitor

KEYSTONE LAW

48 Chancery Lane, London
WC2A 1JF Tel: 020 3319 3700
www.keystonelaw.co.uk

This is Exhibit 1 (Ownership/Lease Site (OLS)) referred to in the Statutory Declaration of
Andrew Thorne

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30^E* day of May 2023

BEFORE ME



GREGORY BARNBROOK

~~Commissioner for Oaths~~/Solicitor

KEYSTONE LAW

49 Chancery Lane, London
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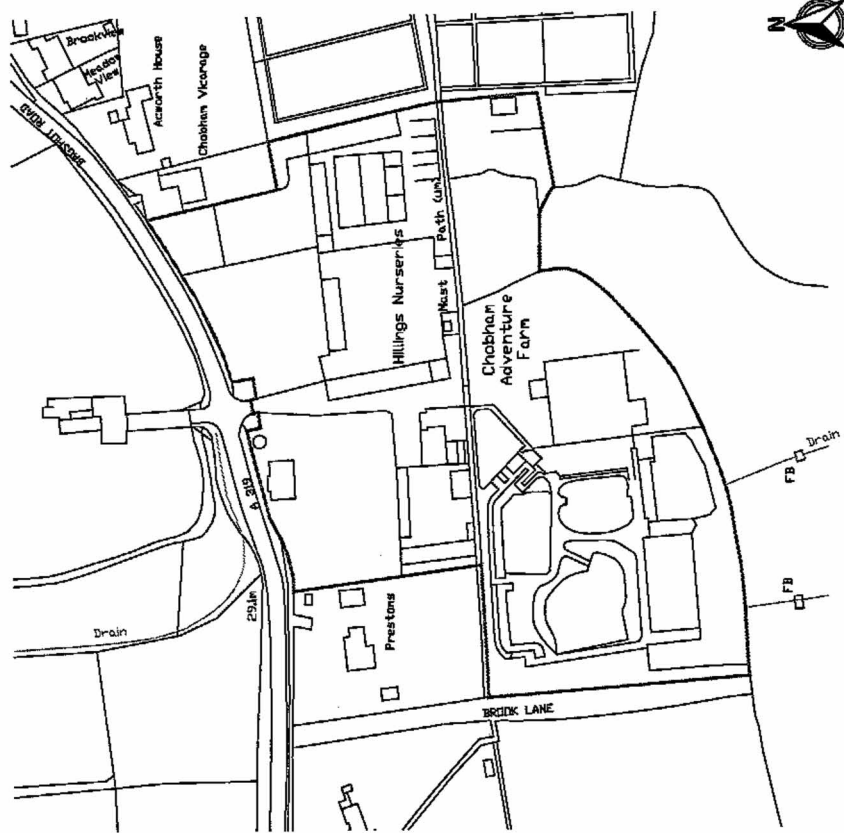
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File Description	DATE	Drawn	Checked
A. Layout site plan	10/02/10	ML	ML

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Address: Redford Road
Chobham
Woking
GU24 0DP

Client: Enagrate Distribution Ltd

Drawing Site	Scale	Drawn by
A2	1:1250	PH
Project No.	Work Stage	Drawing No.
8762 C-1	Planning	03-B
Site Location Plan		
As Existing		

This is Exhibit 2 (Planning Unit Site (PUS)) referred to in the Statutory Declaration of **Andrew Thorne**

DECLARED AT *Chobham Adventure Farm, G424 8DB*

This *30th* day of May 2023

BEFORE M



GREGORY BARNBROOK

~~Commissioner for Oaths~~/Solicitor

KEYSTONE LAW

48 Chancery Lane, London
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DATE OF ISSUE
 21.05.23
PROJECT NO.
 8762 CA
CLIENT
 Eastgates Distribution Ltd
 The drawing is to be used for planning purposes only.
NOTES
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Legend

□ Planning Unit Site

□ Planning Unit Site

□ Planning Unit Site

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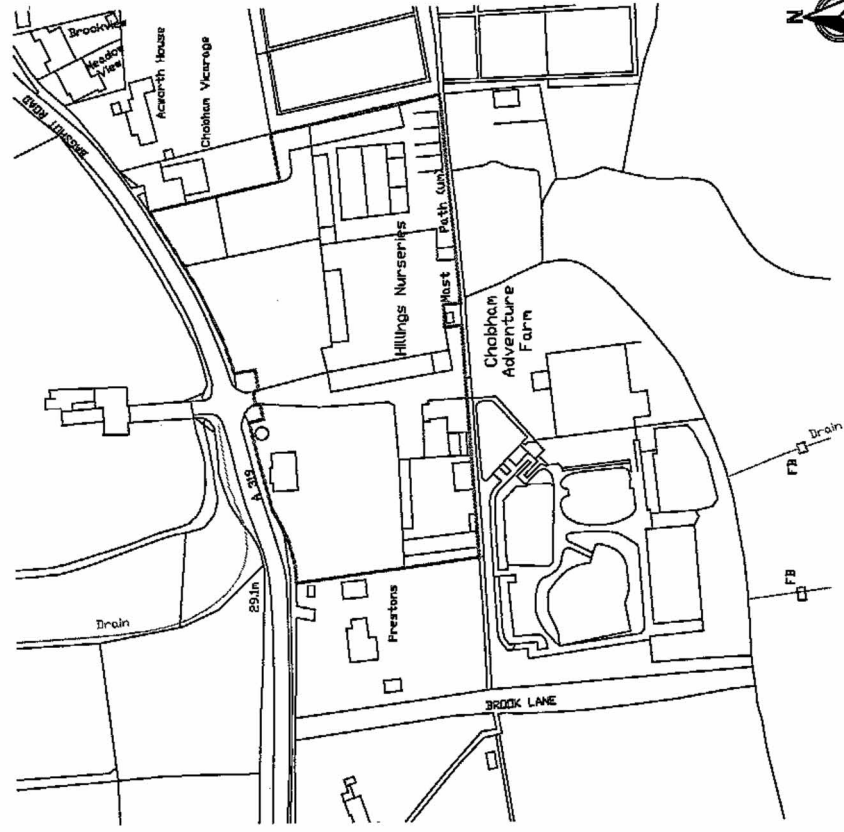
□ Planning Unit Site

□ Planning Unit Site

□ Planning Unit Site

□ Planning Unit Site

□ Planning Unit Site



Produced on 21 October 2022 from the information provided by the client. It is the responsibility of the client to ensure that the information provided is accurate and complete. The drawing is not to be used for any other purpose without the written consent of Araco Design Studio Architects Ltd.



Client	Eastgates Distribution Ltd
Drawing No.	A2
Project No.	8762 CA
Work Stage	Planning
Drawing No.	PH
Drawing No.	02-a
Site Location Plan	As Existing



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 Registered Architect
 Registered Architect
 Registered Architect

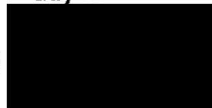
Issue	Date	By
1	21.05.23	PH

This is Exhibit 3 (Enforcement Notice Site (ENS)) referred to in the Statutory Declaration of
Andrew Thorne

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30th* day of May 2023

BEFORE ME



GREGORY BARNBROOK

~~Commissioner for Oaths~~/Solicitor

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48 Chancery Lane, London
WC2A 1JF Tel: 020 3319 3700
www.keystonelaw.co.uk

**SURREY HEATH
BOROUGH COUNCIL**

Surrey Heath Borough Council

Author: D. Lockle

Date: 14/10/2022



Acworth House

Chobham Vicarage

Graveyard

path (um)

Chobham
Adventure
Farm

A319

29.1m

Prestons

Strawcock Field

BROOK LANE

This is Exhibit 4 (Aerial Images January 1999 – March 2022) referred to in the Statutory Declaration of **Andrew Thorne**

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30th* day of May 2023

BEFORE ME



GREGORY BARNBROOK

Commissioner for Oaths/Solicitor

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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 01/01/1999 - Google Earth
 Status - DRAFT
 Drawn By - JIM
 Pk/Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 1
 Rev -
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Client -

Project Clopham Adventure Farm

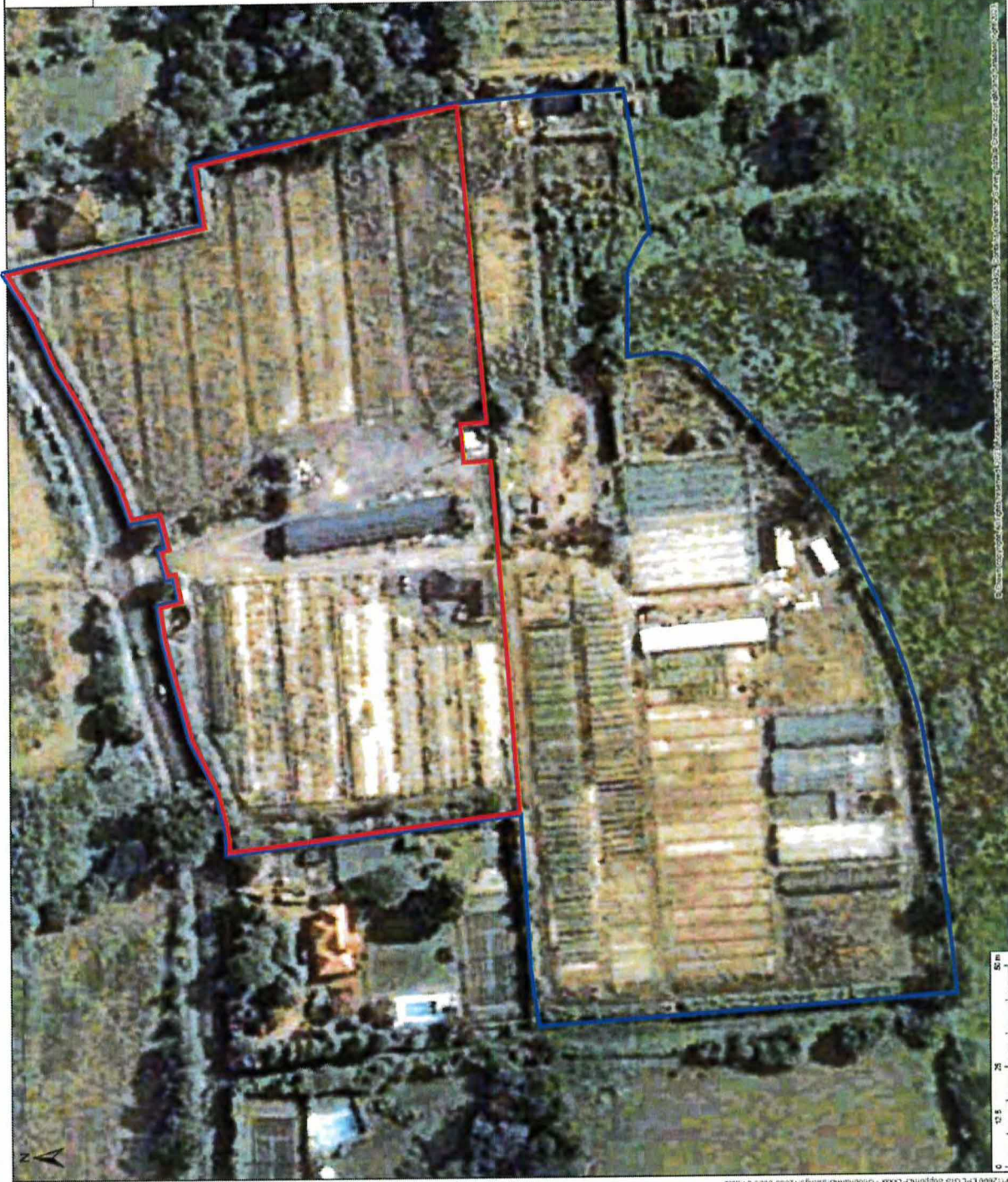
Title Aerial Imagery
 25/08/2002 - Google Earth

Status DRAFT
 Drawn By JIM
 PM/Checked By DH

Project Number NP12600
 Scale @ A3 1:900
 Date Created MAY 2023

Figure Number 2
 Rev -

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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 16/03/2005 - Google Earth
 Status - DRAFT
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 Project Number - NP12600
 Scale @ A3 - 1:900
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Client -

Project Clopham Adventure Farm

Title Aerial Imagery
10/06/2008 - Geomapping

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Checked By DH

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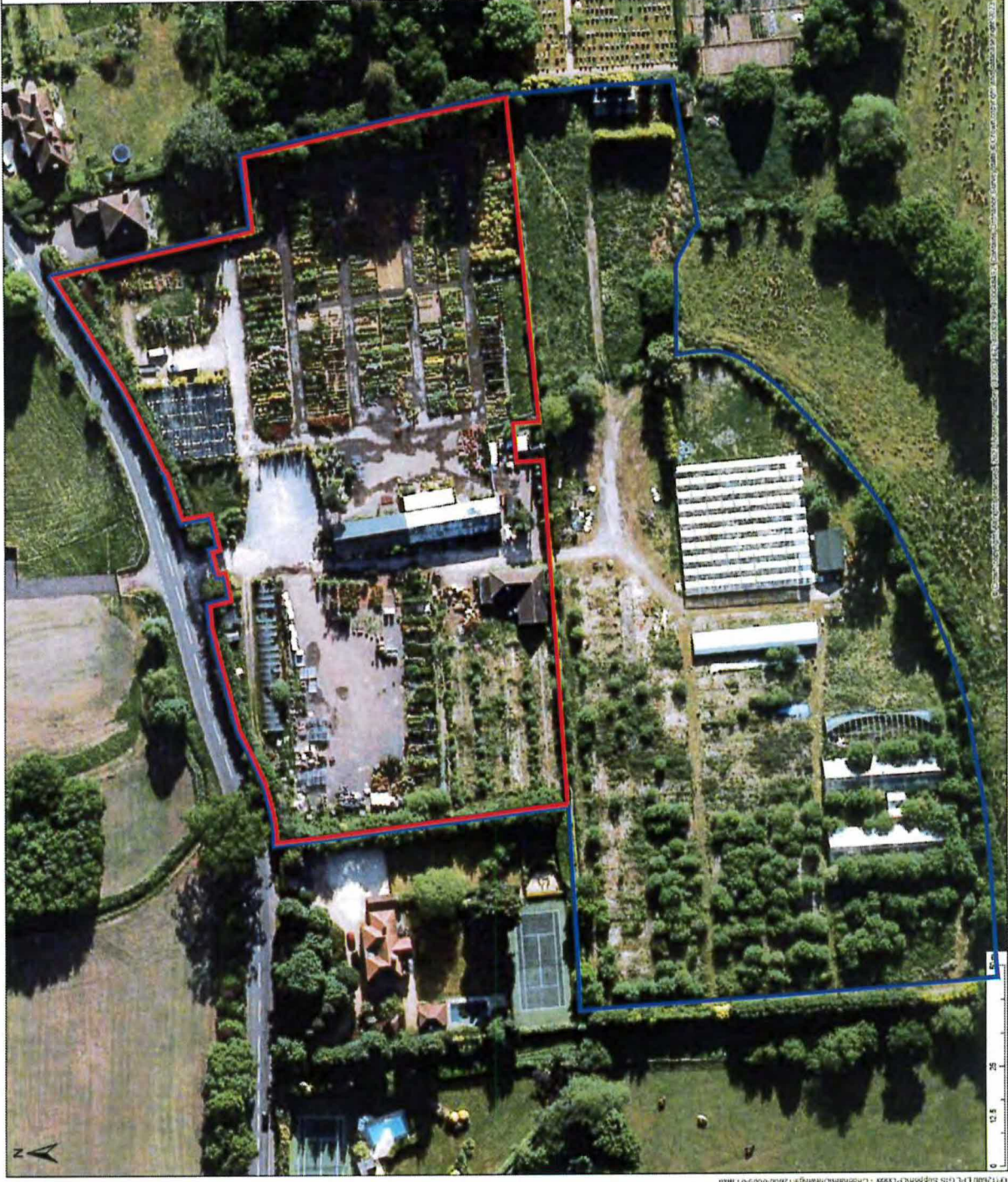
Rev	Description	By	CS	Date



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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Date - 24/05/2009 - Google Earth
 Status - DRAFT
 Drawn By - JM
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 Project Number - NP12600
 Scale @ A3 - 1:900
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- Legend**
- 1. Proposed boundary
 - 2. Proposed easement

Rev	Description	By	CB	Date

Client - Clopham Adventure Farm

Project - Clopham Adventure Farm

Title - Aerial Imagery

Date - 28/06/2010 - Ordnance Survey

Status - DRAFT

Drawn By - JIM

Checked By - DH

Project Number - NP12600

Scale - A3

Scale @ - 1:900

Date Created - MAY 2023

Figure Number - 8

Revision -

Revision -

Revision -

Revision -

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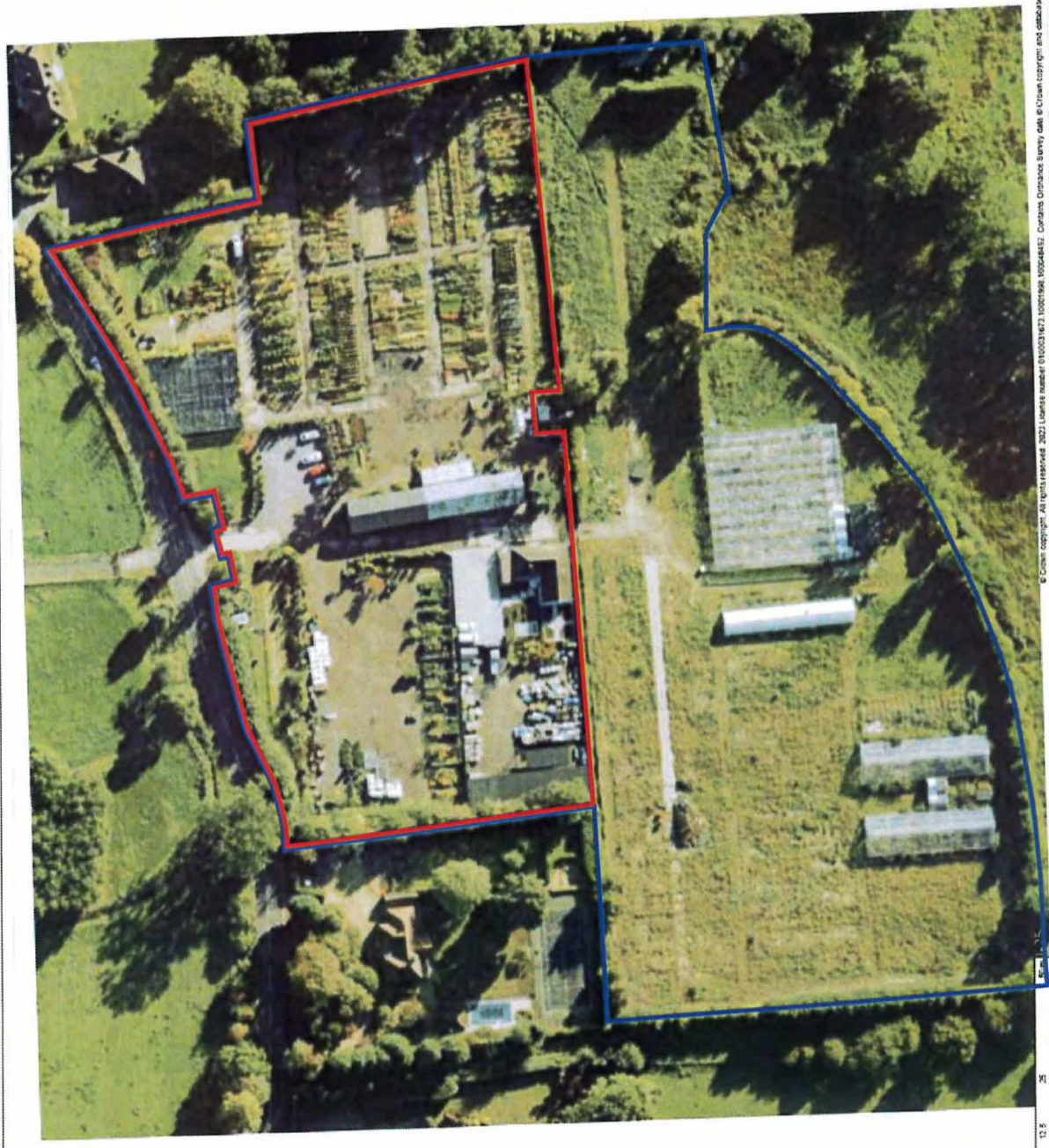
Rev	Description	By	CS	Date



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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 25/03/2010 - Geomapping
 Status - DRAFT
 Drawn By - JIM
 Project Number - NP12600
 Scale @ A3 - 1:800
 Date Created - MAY 2023
 Figure Number - 9
 PM/Checked By - DH
 Rev -

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Project Clopham Adventure Farm

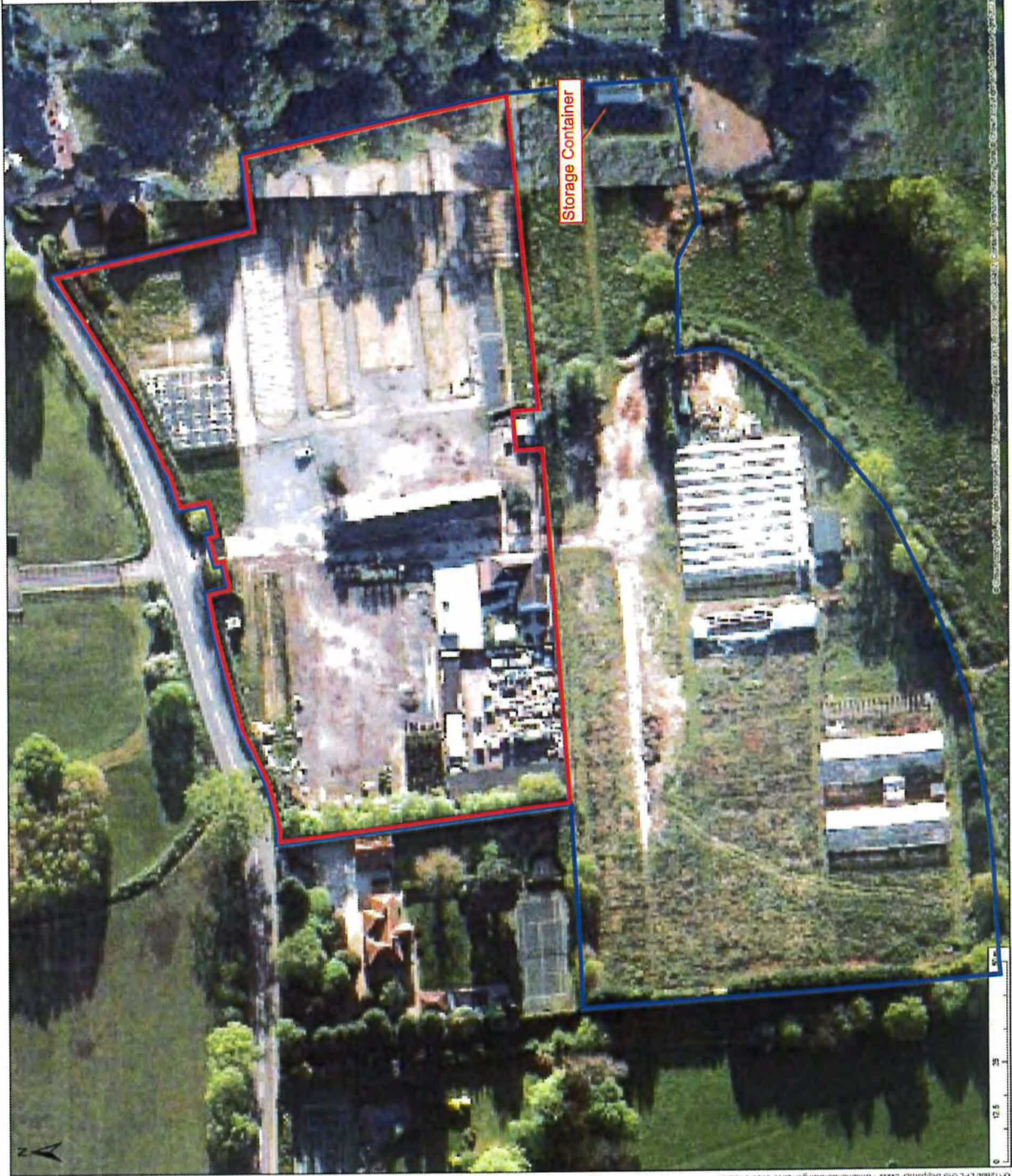
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Status DRAFT Drawn By JM PM/Checked By DH

Project Number NP12600 Scale @ A3 1:900 Date Created MAY 2023

Figure Number 10 Rev -

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Client - Clopham Adventure Farm

Project - Aerial Imagery

Title - 20/04/2013 - Geomapping

Status - DRAFT

Drawn By - JIM

Scale @ A3 - 1:900

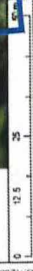
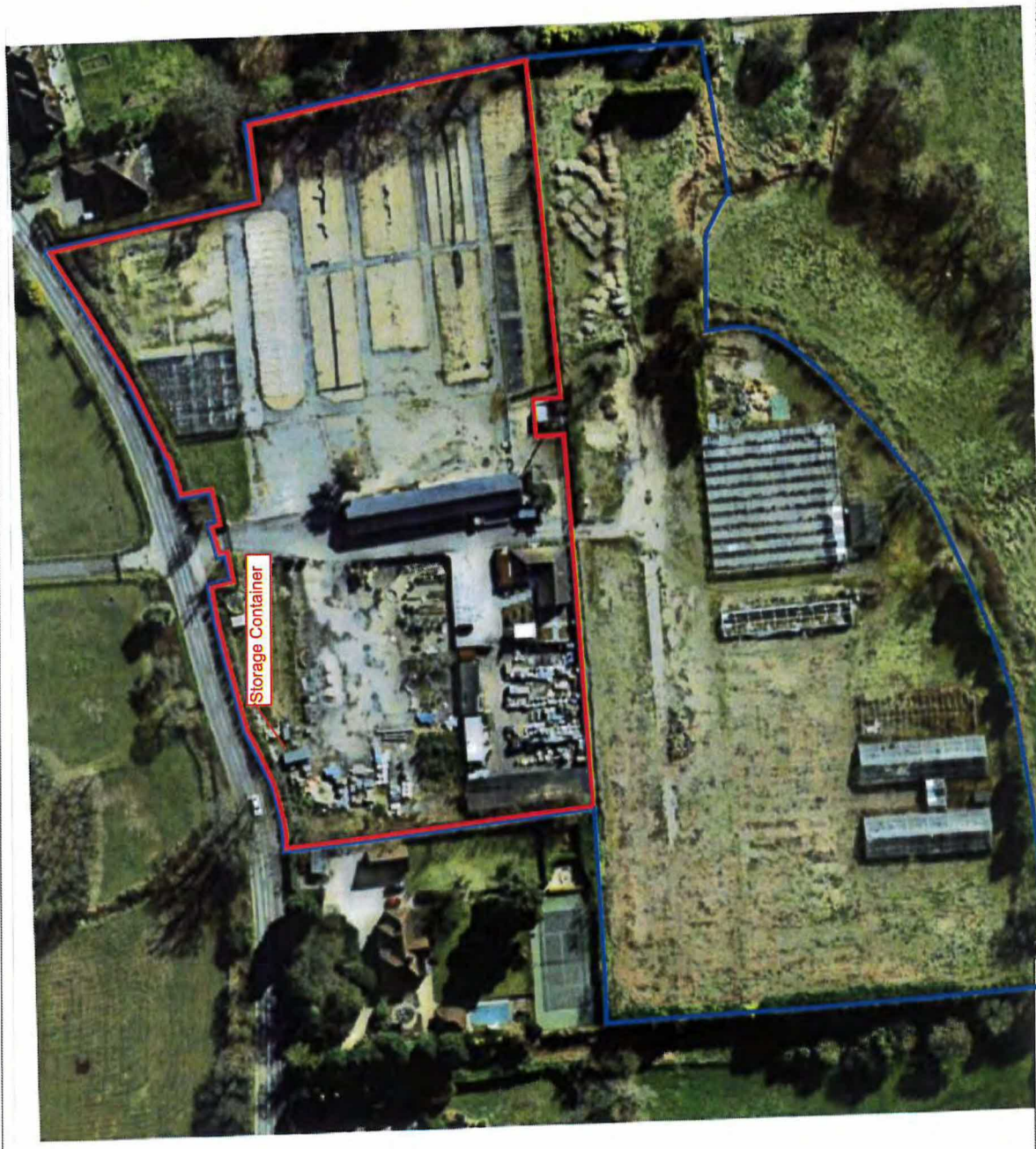
Project Number - NP12600

Date Created - MAY 2023

Figure Number - 11

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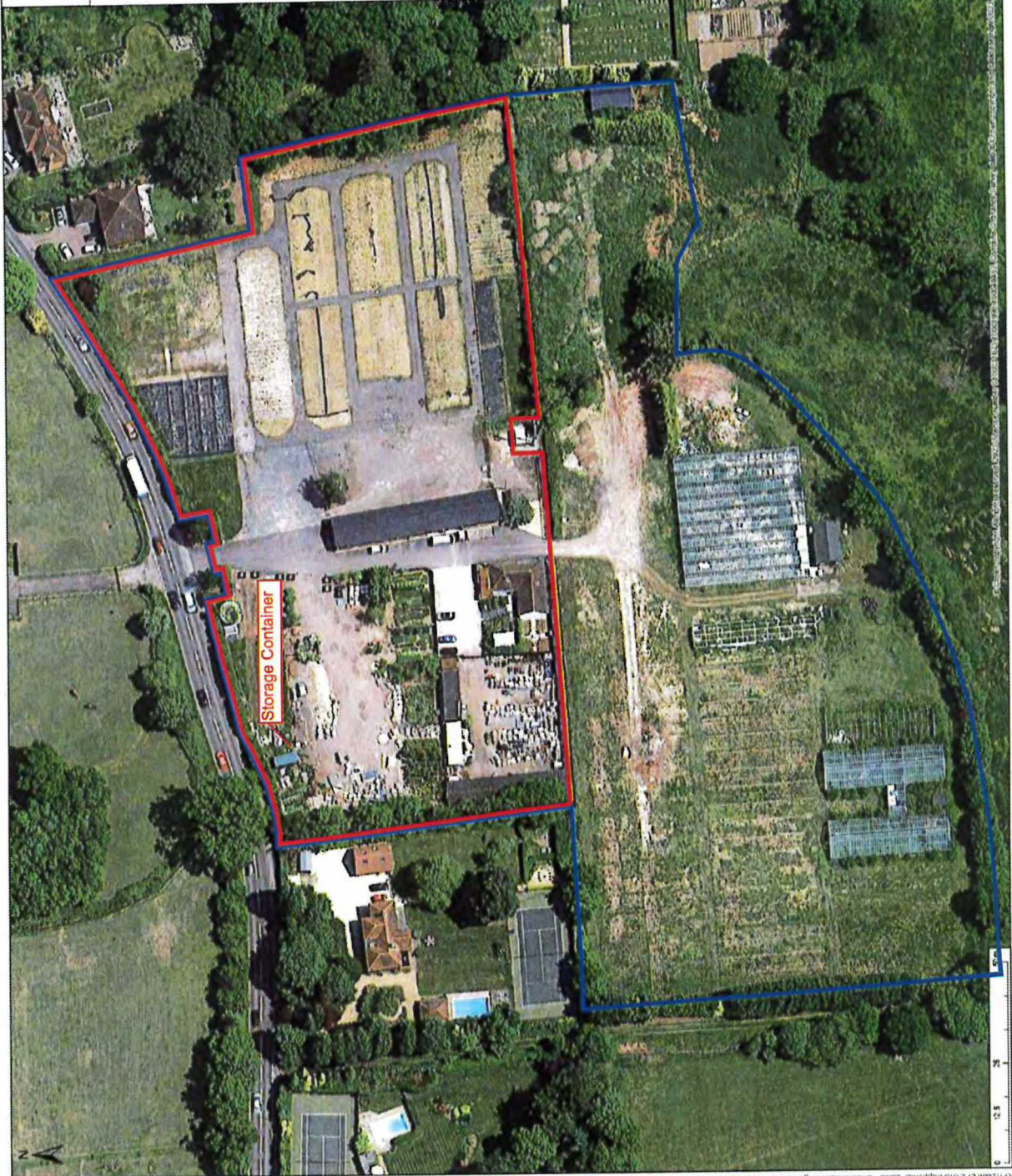
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200 Worcester Avenue, Milis Park, Worcester, Massachusetts, 01514-2504
 T: 440.125.5274 E: rps@rpsgroup.com

Client - Clopham Adventure Farm
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Date - 06/06/2013 - Google Earth
 Status - DRAFT
 Drawn By - JIM
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 12
 Rev -
 RMC/Checked By - DH
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Client -

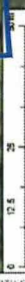
Project: Clopham Adventure Farm

Title: Aerial Imagery
 24/02/2014 - Google Earth

Status: DRAFT
 Drawn By: JIM
 Project Number: NP12600
 Scale @ A3: 1:900
 Date Created: MAY 2023

Checked By: DH
 Figure Number: 13
 Rev: -

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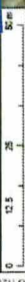
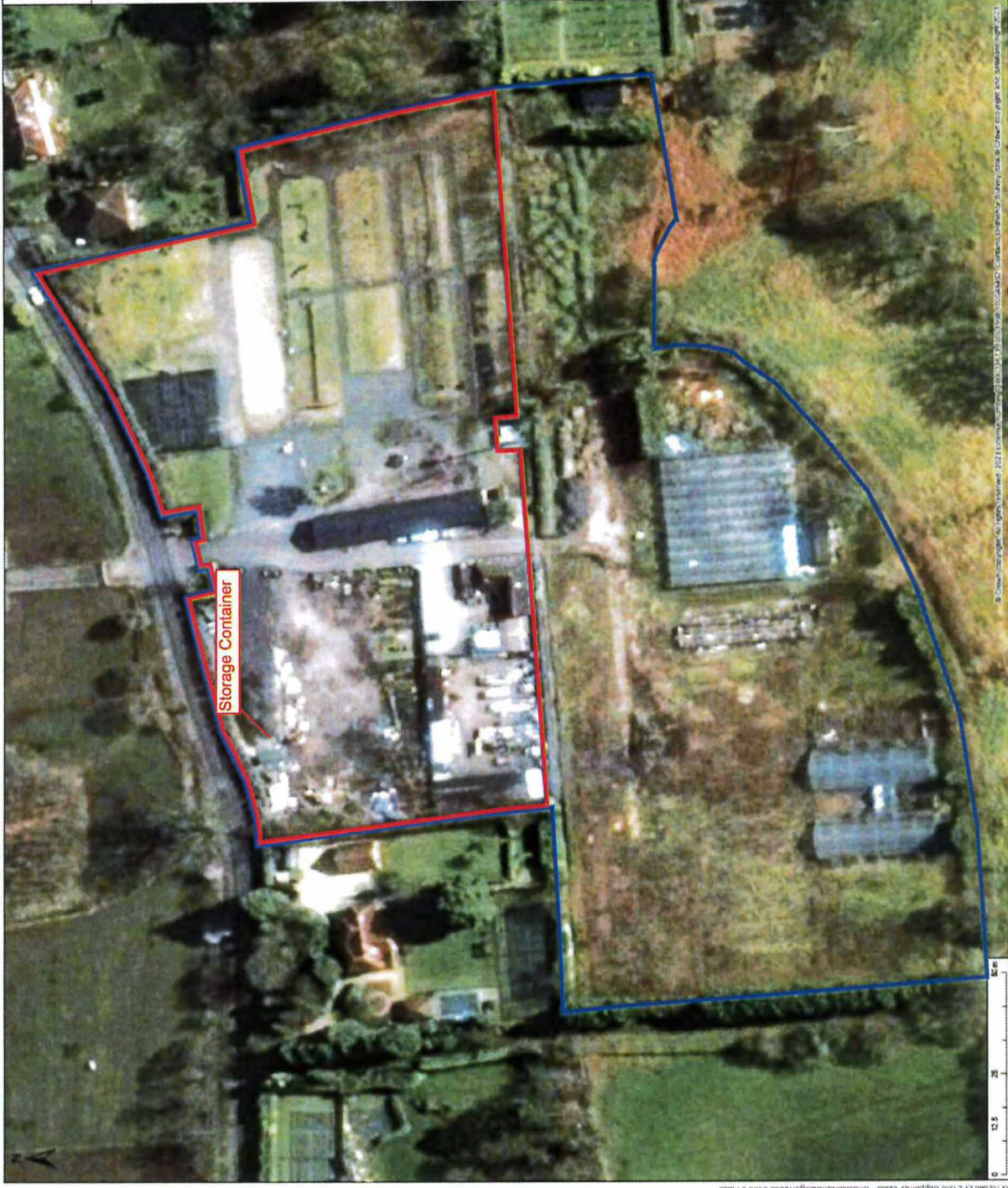
Key	Description	By	CB	Date



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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 09/03/2014 - Google Earth
 Status - DRAFT
 Drawn By - JIM
 PM/Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
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Client - Clopham Adventure Farm

Project - Aerial Imagery

Title - 30/06/2015 - Getmapping

Status - DRAFT

Drawn By - JM

Scale @ A3 - 1:900

Project Number - NP12000

Figure Number - 15

PM/Checked By - DH

Date Created - MAY 2023

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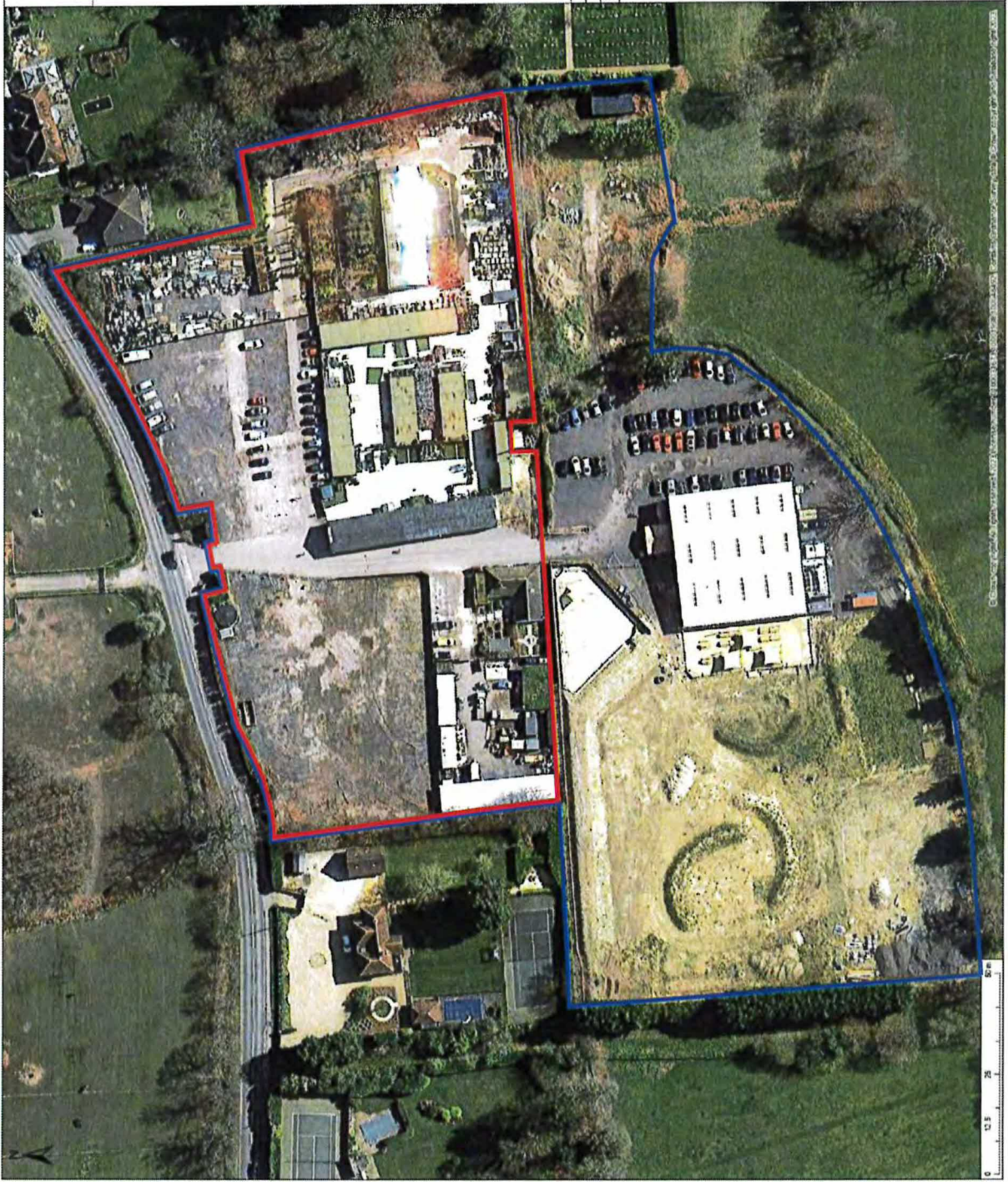
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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Date - 25/03/2017 - Google Earth
 Status - DRAFT
 Drawn By - JM
 PM/Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
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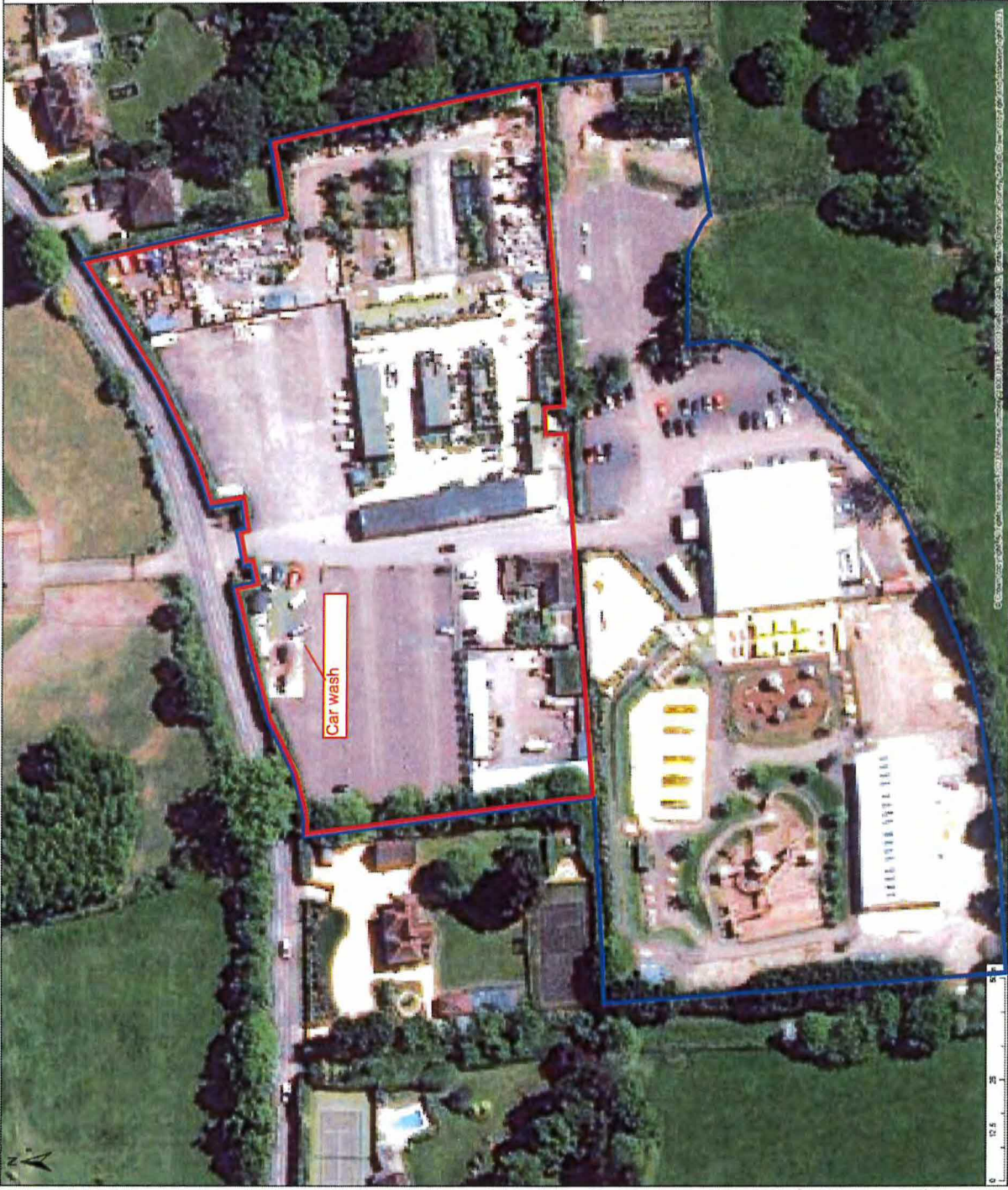
Rev	Description	By	LSB	Date



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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 15/05/2018 - ESRI
 Status - DRAFT
 Drawn By - JM
 Checked By - PM/Checked By - DH
 Project Number - NPI2600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
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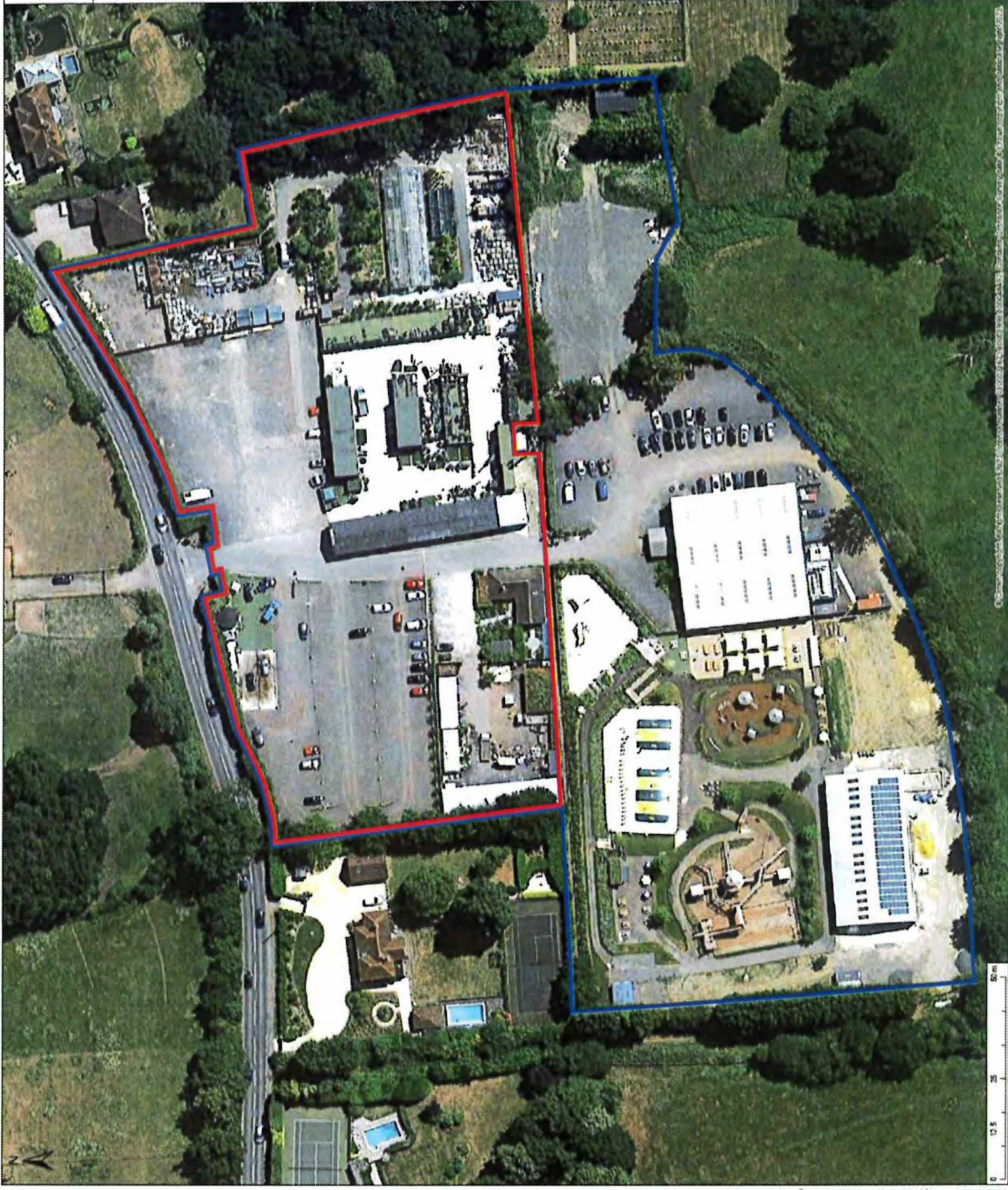
Legend

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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 23/05/2018 - Google Earth
 Status - DRAFT
 Drawn By - JIM
 Project Number - NP12600
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 Date Created - MAY 2023
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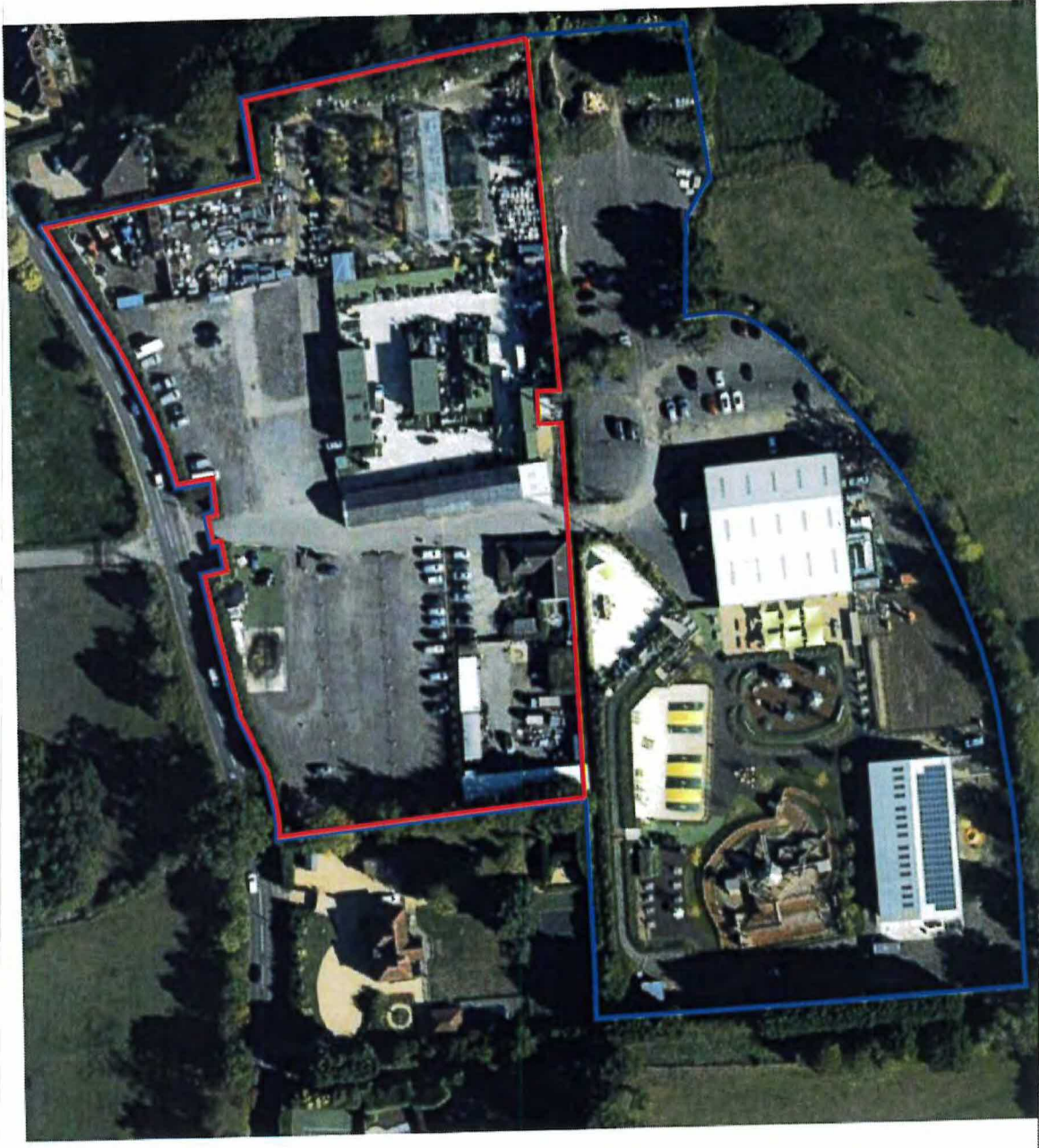
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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 09/10/2018 - Ordnance Survey
 Status - DRAFT
 Drawn By - JM
 PIM/Checked By - DH
 Project Number - NPI2600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 19
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 Title Aerial Imagery
 29/06/2019 - Bluesky
 Status DRAFT
 Project Number NP12000
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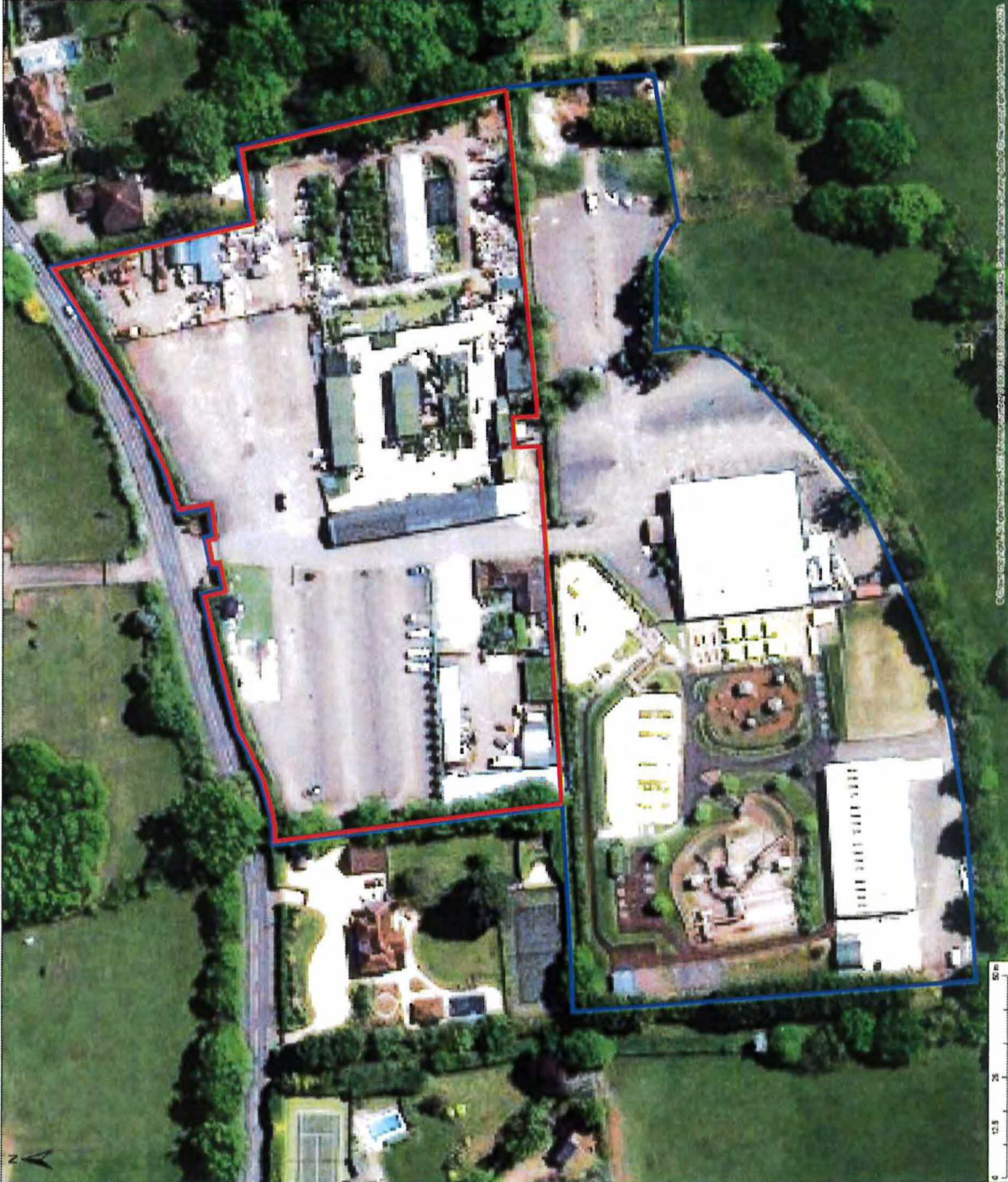
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 Title - Aerial Imagery
 21/08/2019 - ESRI
 Status - DRAFT
 Drawn By - JM
 PM/Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 21
 Rev -

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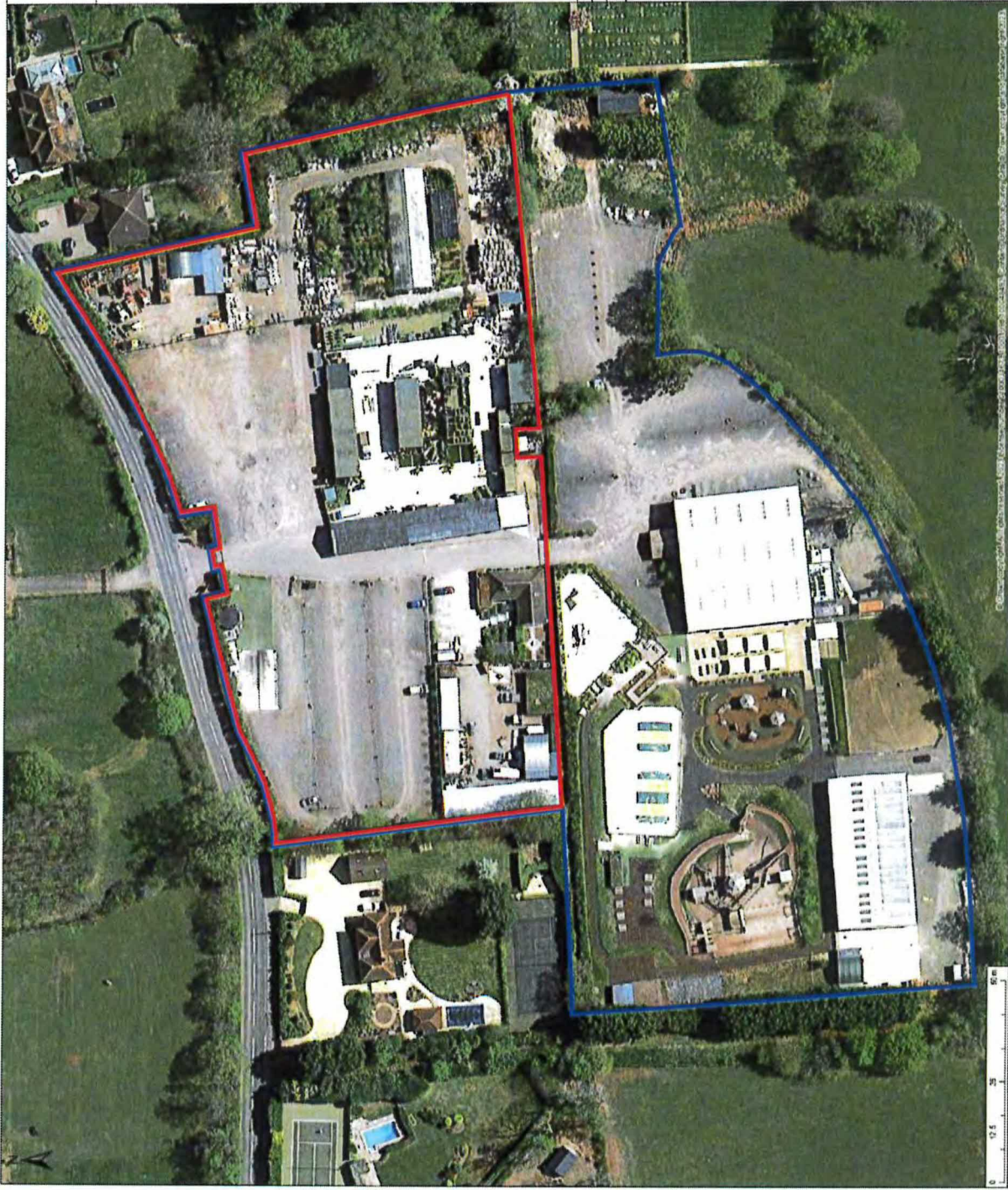


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 Title - Aerial Imagery
 Date Created - 15/04/2020 - Google Earth
 Status - DRAFT
 Project Number - NP12600
 Figure Number - 22
 Drawn By - JM
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Project - Clepham Adventure Farm

Title - Aerial Imagery

17/04/2021 - Clearance Survey

Status - DRAFT

Drawn By - JM

Project Number - NP12600

Scale @ A3 - 1:900

Date Created - MAY 2023

Figure Number - 23

Rev -

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Scale @ A3 - 1:900

Date Created - MAY 2023

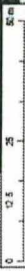
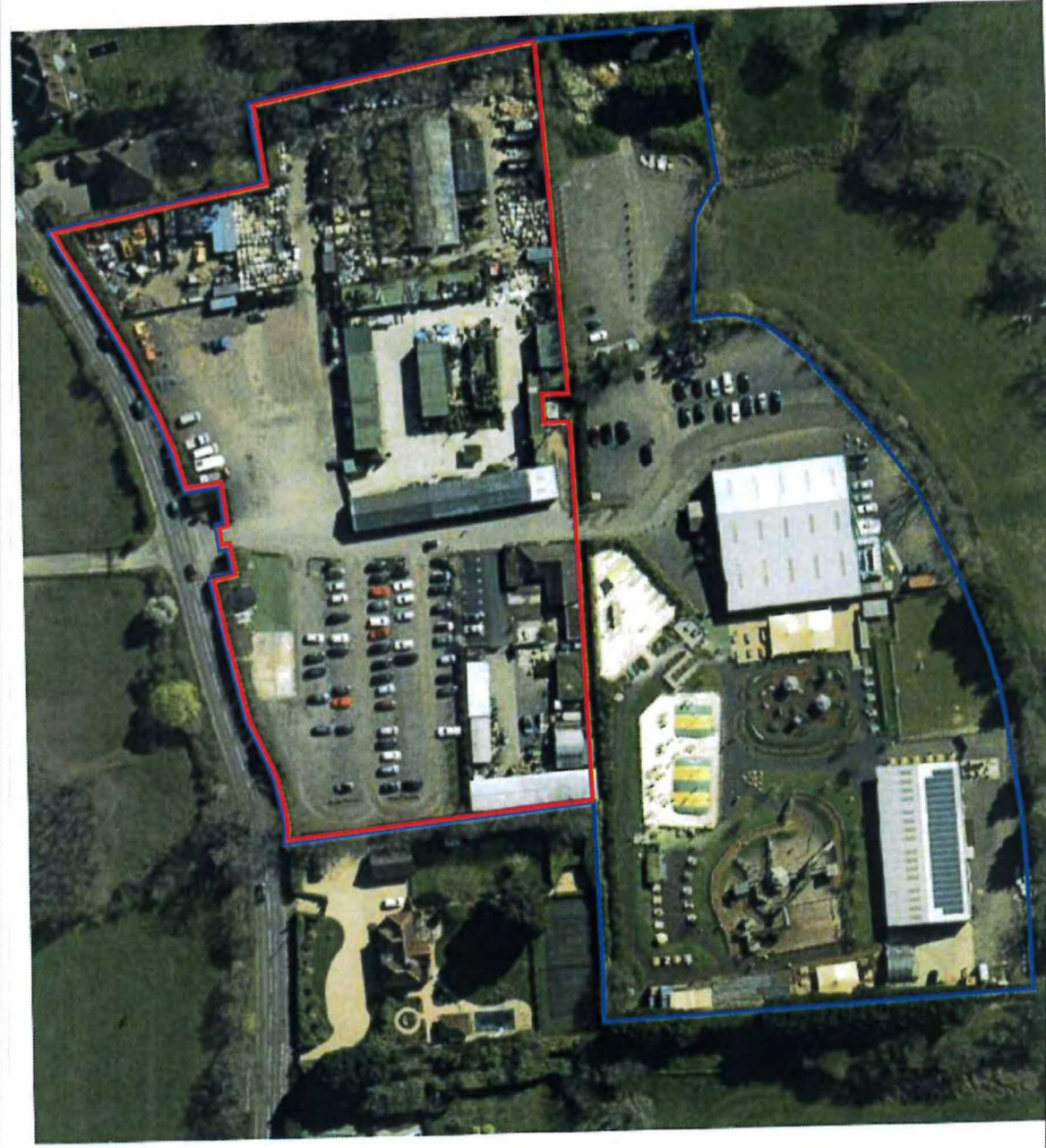
Figure Number - 23

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Project - Clopham Adventure Farm

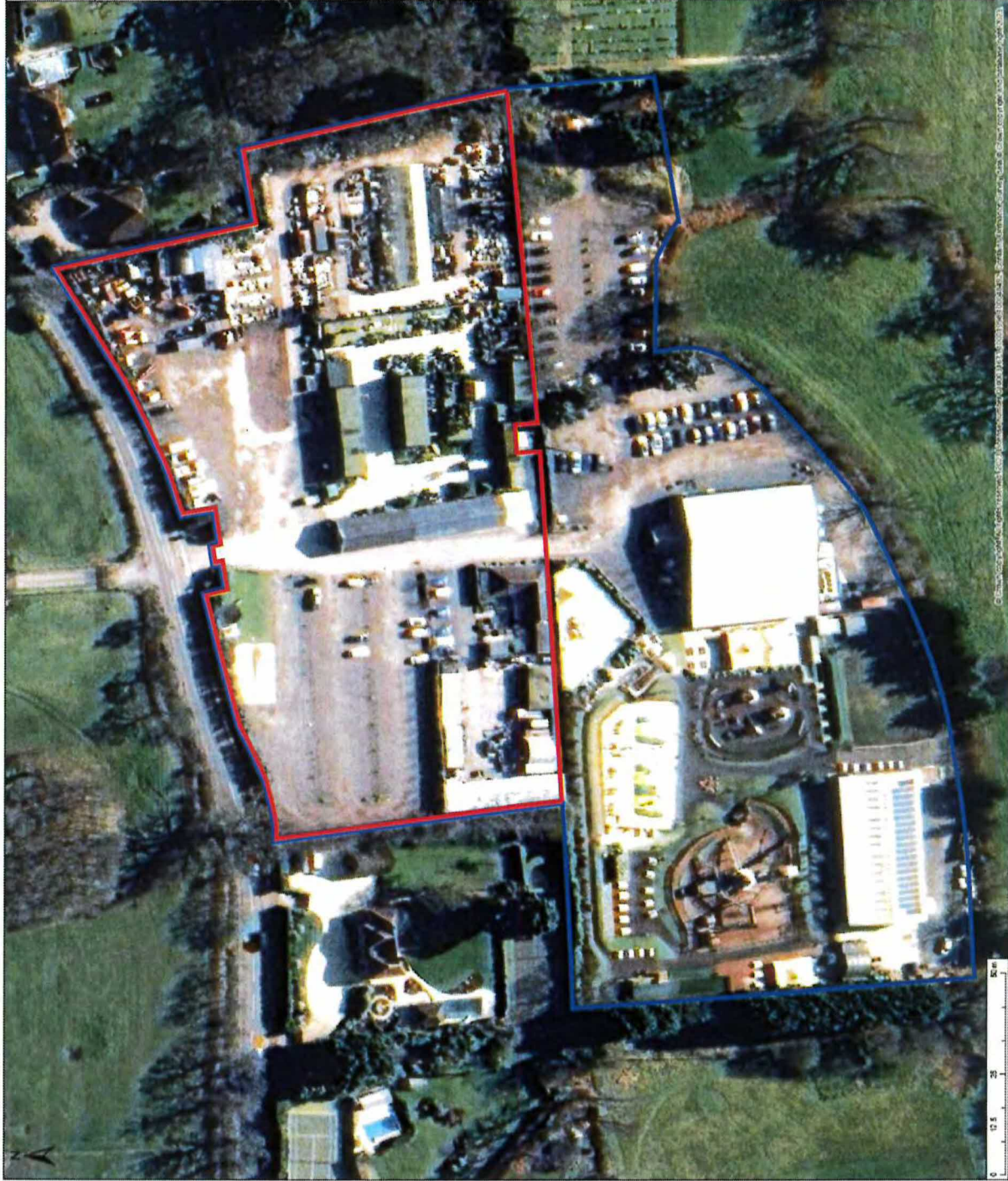
Title - Aerial Imagery
16/07/2021 - Google Earth

Status - DRAFT
Drawn By - JIM
Project Number - NP12600
Scale @ A3 - 1:900
Date Created - MAY 2023
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Client -

Project Clopham Adventure Farm

Title Aerial Imagery
 01/03/2022 - Google Earth

Status **DRAFT**
 Drawn By **JM**
 Project Number **NP12600**
 Scale @ **A3**
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 Figure Number **25**
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Client -

Project Clopham Adventure Farm

Title Aerial Imagery
01/07/1899 - Google Earth

Status DRAFT
 Drawn By JIM
 PM/Checked By DH
 Project Number NP12600
 Scale @ AS 1:900
 Date Created MAY 2023
 Figure Number 1
 Rev -

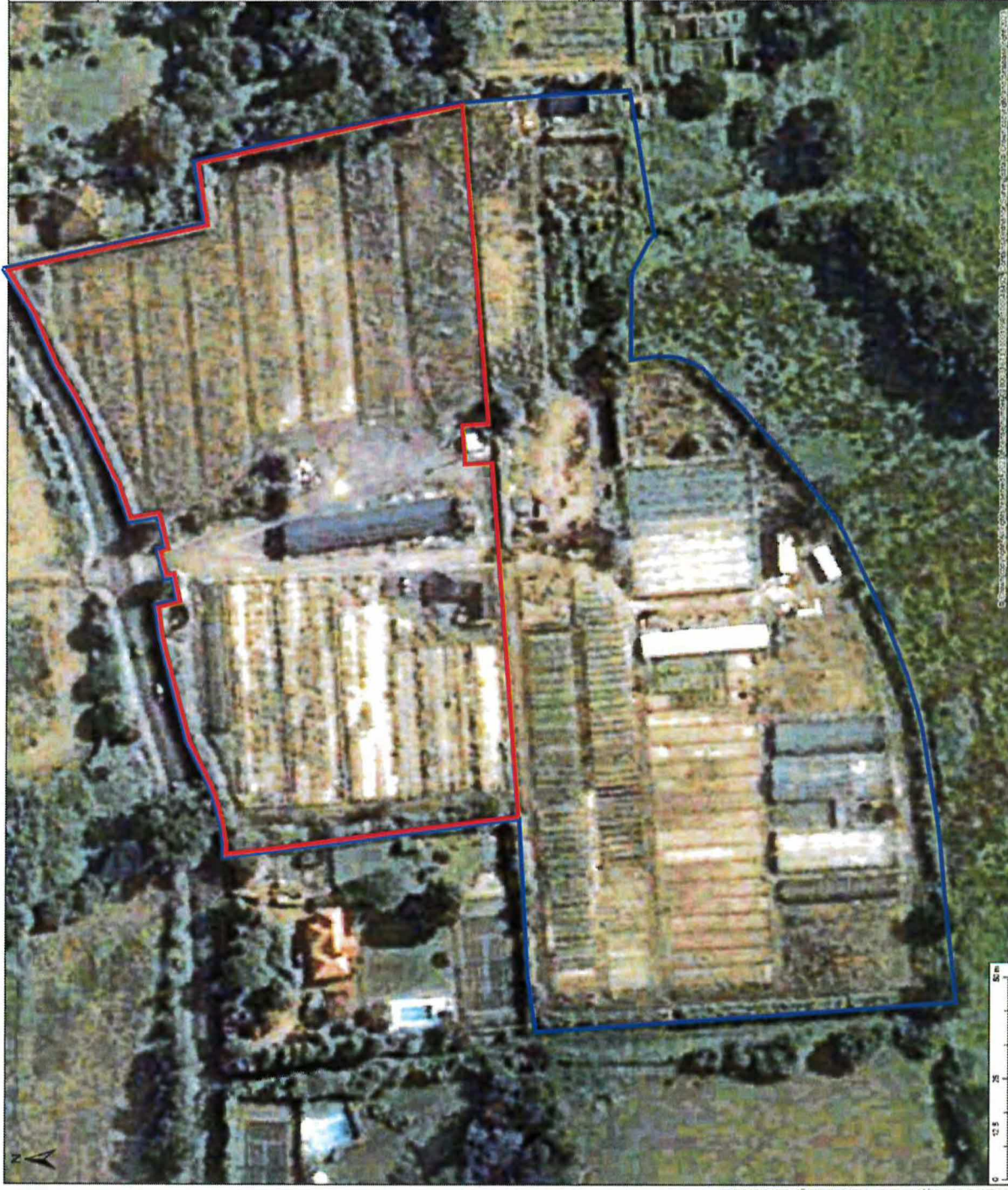
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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 25/08/2002 - Google Earth
 Status - DRAFT
 Drawn By - JM
 PM/Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
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Client -

Project Clopham Adventure Farm

Title Aerial Imagery 08/01/2005 - Google Earth

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 Project Number NP12600
 Scale @ A3 1:800
 Date Created MAY 2023
 Figure Number 3
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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 16/03/2025 - Google Earth
 Status - DRAFT
 Drawn By - JM
 Project Number - NP12600
 Scale @ A3 - 1:900
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 Figure Number - 4
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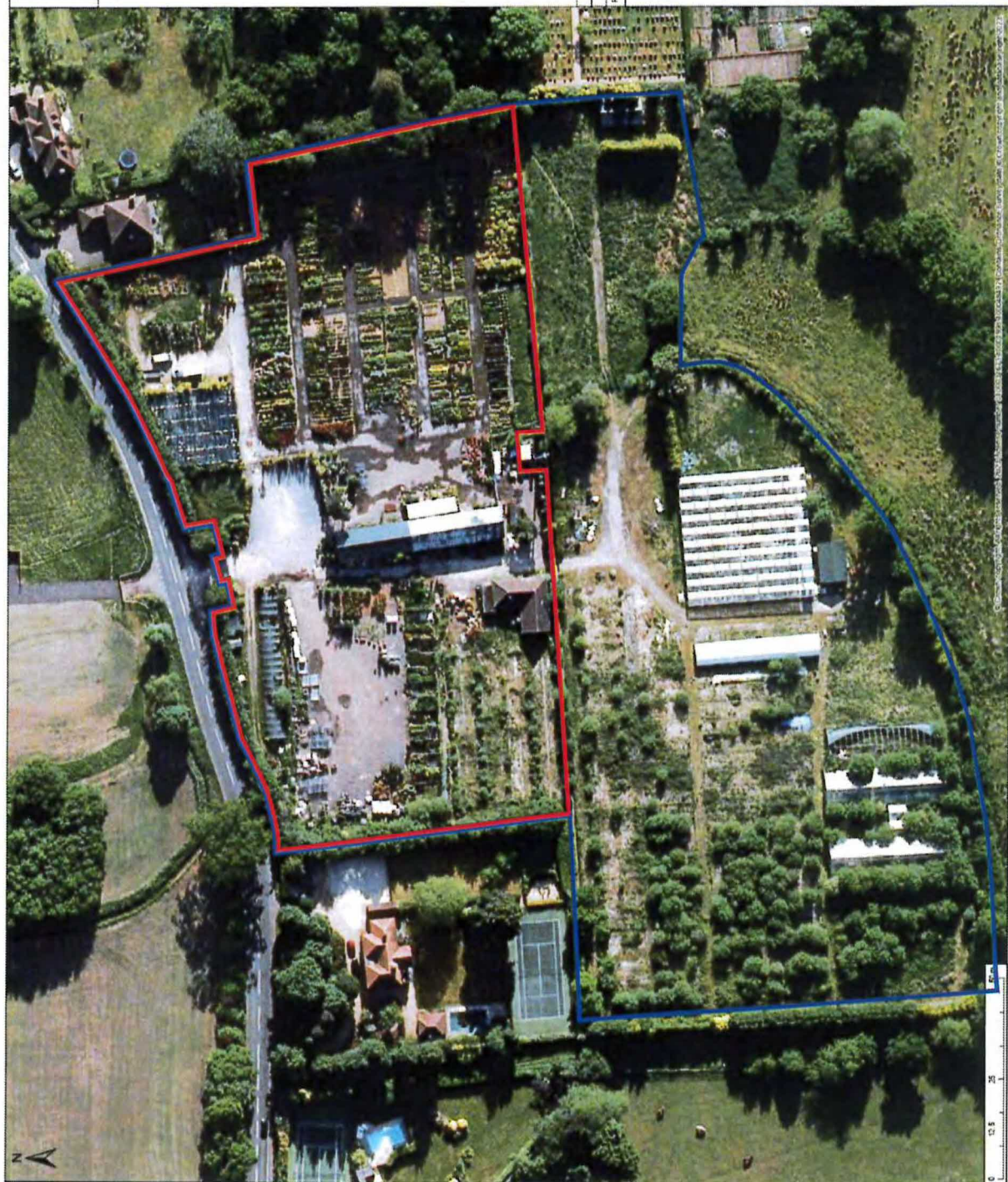


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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Date - 10/06/2006 - Gcmapping
 Status - DRAFT
 Drawn By - JM
 PM/Checked By - DH
 Project Number - NPT2600
 Scale @ A3 - 1:900
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Client -
 Project Clopham Adventure Farm
 Title Aerial Imagery
 24/05/2023 - Google Earth
 Status DRAFT
 Drawn By JIM
 Project Number NP12600
 Scale @ A3 1:900
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Client -

Project - Clopham Adventure Farm

Title - Aerial Imagery
 28/06/2010 - Ordnance Survey

Status - DRAFT
 Drawn By - JM
 PM/Checked By - DH
 Project Number - NP12600
 Scale @: A3 - 1:500
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Client -

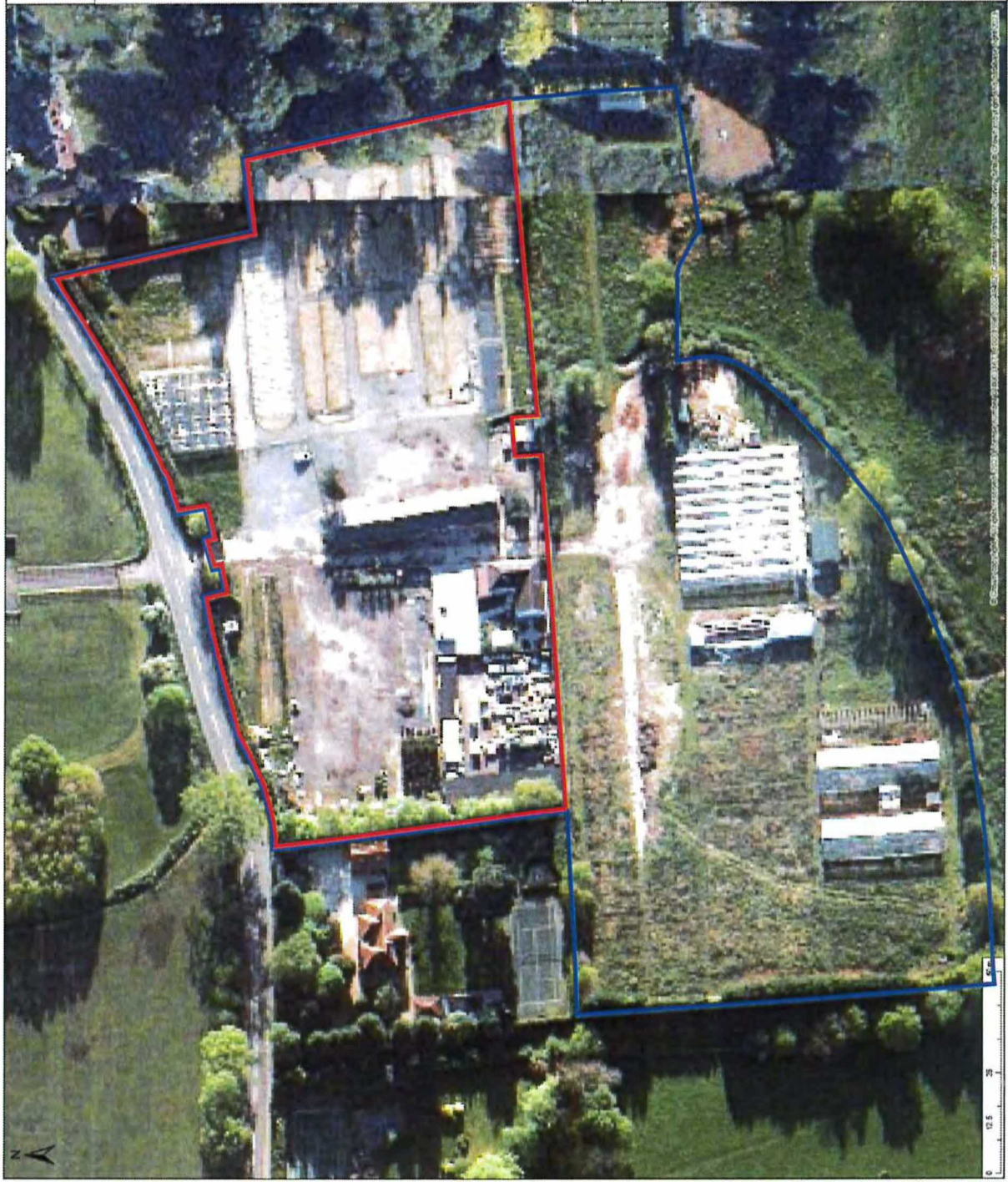
Project - Clopham Adventure Farm

Title - Aerial Imagery
 11/07/2011 (L) & 01/10/2011 (R) - ESRI

Status - DRAFT
 Drawn By - JM
 Project Number - NP12600
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Client -

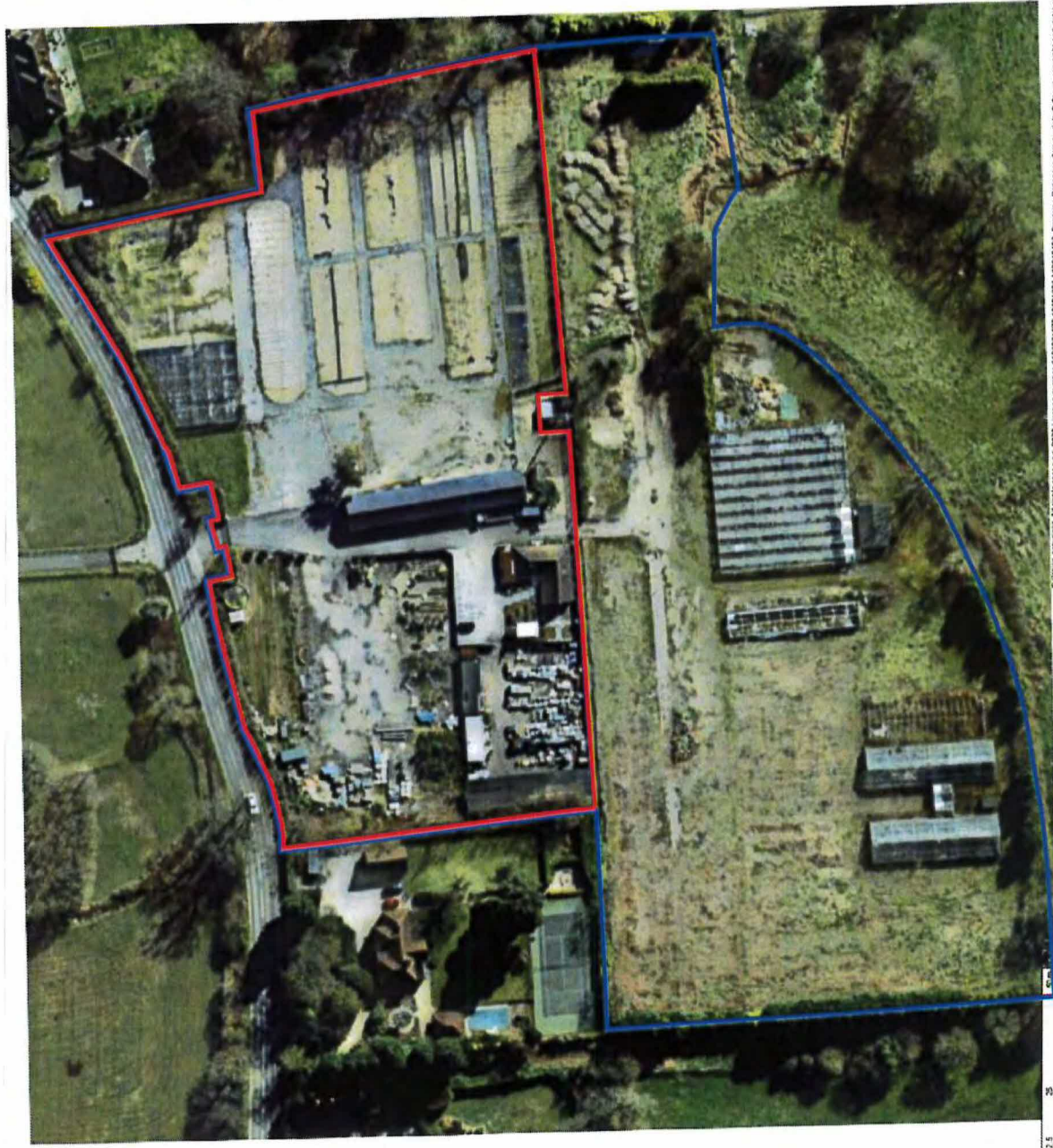
Project Clopham Adventure Farm

Title Aerial Imagery
20/04/2013 - Geomapping

Status DRAFT
Drawn By JM
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Project Number NP12600
Scale @ A3 1:900
Date Created MAY 2023

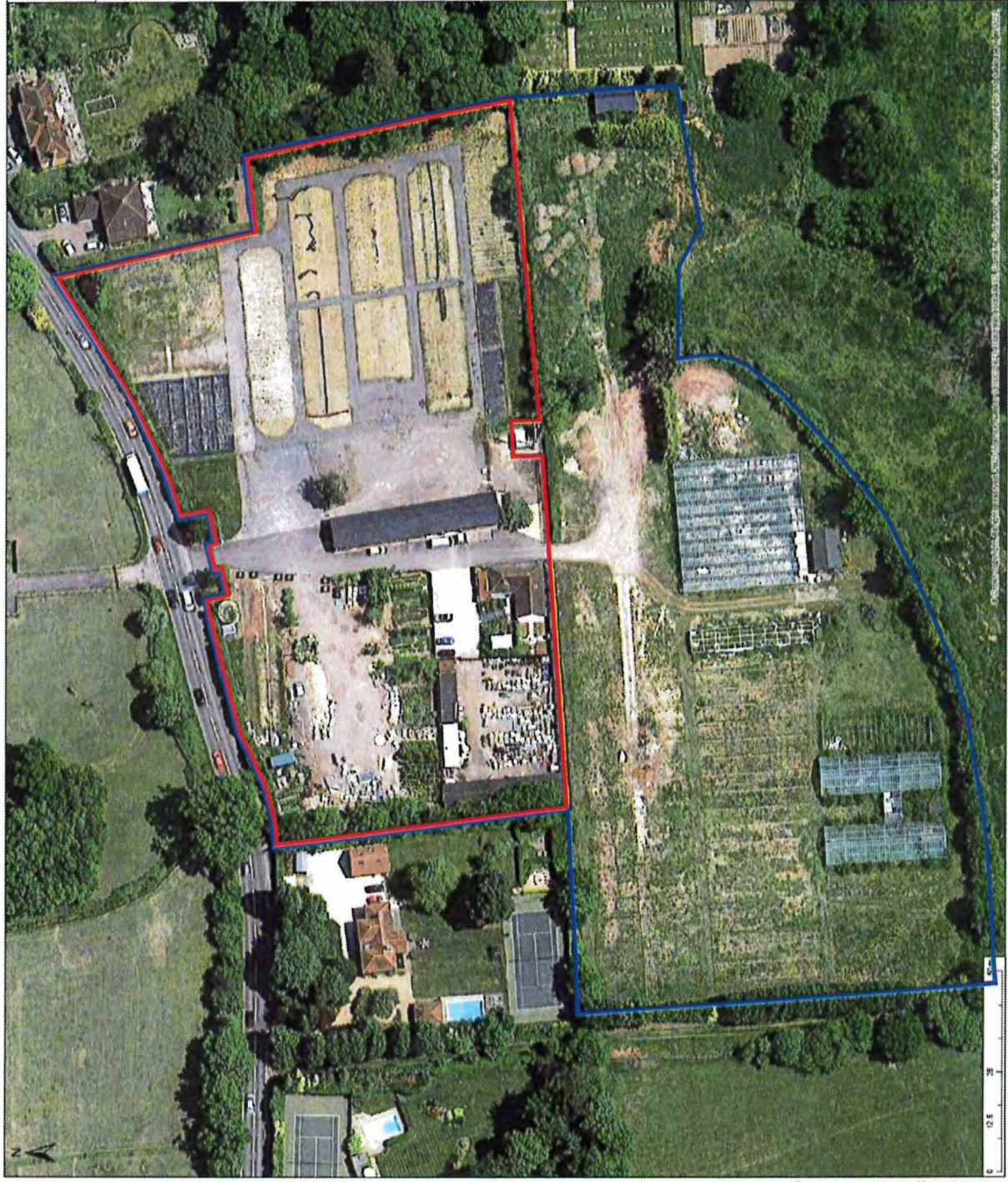
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Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Date - 06/08/2013 - Google Earth
 Status - DRAFT
 Drawn By - JM
 Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 12
 Rev -
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Legend

Rev	Description	By	CB	Date



20 Watton Avenue, Watton Park, Ascot, Berkshire, UK, SL5 8SH
T: +44 (0)1358 871 888 E: info@rpsgroup.com

Client -

Project: Clopham Adventure Farm

Title: Aerial Imagery
24/02/2014 - Google Earth

Status: DRAFT

Drawn By: JM

Checked By: DH

Project Number: NP12600

Scale @: A3

1:900

Date Created: MAY 2023

Figure Number: 13

Rev: -

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