



Haverling

L O N D O N B O R O U G H

RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY AGENDA

6.30 pm

**Tuesday
17 October 2017**

**Council Chamber -
Town Hall**

Members 6: Quorum 2

COUNCILLORS:

Michael Deon Burton (Chairman)
Osman Dervish
Jason Frost
Phil Martin
Ron Ower
Reg Whitney

**For information about the meeting please contact:
Taiwo Adeoye 01708 433079
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The Working party is responsible for setting a strategic vision for regeneration in Rainham and Wennington and South Hornchurch and for liaising with key players to ensure the vision is understood by other public and private sector partners. Specifically the Working Party will:

- Review the existing regeneration vision for the area and renew and revise it as necessary, agreeing a new overall strategic vision to guide regeneration within the area and work with public and private sector partners.
- Ensure that the Council's other strategies and strategic frameworks support this vision wherever possible.
- Engage with local business to support business growth and retention within the area.
- Lobby to ensure all necessary infrastructure is in place to support any development within the area.
- Work to ensure that local people benefit as much as possible from new business opportunities within the area.
- Work to ensure that any new housing development is appropriate to the needs of the people of Havering, designed to meet local needs and developed in the best possible way to allow local people access to new homes.
- Ensure sufficiently strong partnership arrangements are in place with the GLA and other key bodies to ensure sufficient influence to deliver the agreed programme.

The Working Party will be an Advisory Committee and as such may make recommendations to the Executive but any decisions in relation to matters within the remit of the Working Party will be taken through the normal executive decision making processes of the Council.

Protocol for members of the public wishing to report on meetings of the London Borough of Havering

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Rainham & Wennington and South Hornchurch Working Party, 17 October 2017

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

AGENDA ITEMS

1 CHAIRMAN'S ANNOUNCEMENTS

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS

(if any) - receive.

3 DISCLOSURE OF INTERESTS

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

4 MINUTES (Pages 1 - 4)

To approve as a correct record the minutes of the meeting of the Committee held on 16 May 2017 and to authorise the Chairman to sign them.

5 BEAM PARK PLANNING APPLICATION - PRESENTATION FROM APPLICANT (Pages 5 - 8)

6 GRAVEL EXTRACTION UPDATE (Pages 9 - 18)

The Working Party is to note the report.

7 URGENT BUSINESS

To consider any other item in respect of which the Chairman is of the opinion, by reason of special circumstances which will be specified in the minutes, that the item should be considered at the meeting as a matter of urgency

Andrew Beesley
Head of Democratic Services

**MINUTES OF A MEETING OF THE
RAINHAM & WENNINGTON AND SOUTH HORNCURCH WORKING PARTY
Committee Room 3A - Town Hall
16 May 2017 (6.30 - 8.30 pm)**

Present:

COUNCILLORS

Conservative Group Jason Frost and +Roger Westwood

Residents' Group Reg Whitney

UKIP Group Phil Martin

Independent Residents Group Michael Deon Burton (Chairman)

Apology was received for the absence of Councillor Osman Dervish.
+Substitute Member: Councillor Roger Westwood for Councillor Dervish.

Also in attendance was Councillor Graham Williamson.

The Chairman reminded Members of the action to be taken in an emergency.

27 DISCLOSURE OF INTERESTS

There was no interest disclosed at the meeting.

28 MINUTES

The minutes of the meeting of the Working Party held on 28 February 2017 were agreed as a correct record and signed by the Chairman.

29 VISION FOR HAVERING

The Director of Neighbourhoods presented the Working Party with the Corporate Plan for 2017/18 which had been aligned to the new vision and the corporate priorities of Communities, Places, Opportunities and Connections. The new Vision was approved as part of the Council's Budget 2017/18 at the Cabinet meeting on 8 February.

The Corporate Plan sets out the Council's vision 'Havering; making a Greater London', and how the vision would be achieved through delivery of the four corporate priorities of Communities, Places, Opportunities and Connections.

The Working Party noted that the each priority sets out the target outcomes in each area and what the Council would do to achieve these, as well as how progress and success would be measured.

It was also noted that the proposed new set of Corporate Performance Indicators had been designed to measure the Council's success in implementing these delivery statements and the wider strategic outcomes.

The indicators included a mixture of both qualitative and quantitative measures as well as key milestones for major transformation programmes.

The Working Party noted the presentation.

30 **A1306 BEAM PARKWAY**

The Working Party received a presentation on some conceptual designs to support the housing development on the A1306, Beam Parkway.

The Working Party was provided with visuals of the landscaping designs for the scheme and the interfaces between the development sites and the Beam Parkway frontages.

The Working Party noted that the road layout was still in design, data collection was in progressing modelling we are currently undertaking.

The Working Party noted that the overall objective of the scheme was aimed at bringing the historic and existing key landscape features to act as gateways at either ends of the scheme and to replicate and introduce elements of these landscapes to create a varied park character along the length of the corridor.

The design had an introduction of swales and channels that would replicate the character of the area and the introduction of tall elements that would create a visual context that reminds of the historical past.

The presentation highlighted the size of the scheme, from Dovers Corner to the Borough boundary which covered over 1.8 kilometres of roadway.

The following area of interest and some typical types of intervention that could be delivered was outlined to the Working Party.

Beam Park

Due to the topography of the site, the road way sits higher than the existing development sites, a series of feature "mats" would be formed to create play areas whilst the surrounding lower areas would be designed to catch and utilise surface water into WSUD areas. It was also the intention to make

features of and create access to the River Beam and introduce some tall elements to this part of the scheme.

Town Centre

To the west of the town centre and the Marsh Way Bridge, it was proposed to have landscaping treatments carried out to the banked sides of the approach to the bridge and the location of the new Beam Park station there would be an opportunity to create a new town square. Vertical elements such as trees and a clock will be visible and the “square” will have the potential for pop up markets to be held on some days.

Exotic Corridor.

Between the town centre and the Cherry Tree junction there would be opportunities to create wide areas of park land that do not currently exist. An exotic corridor of lush water tolerant vegetation would be planted into the swales and channels that would be the interfaces with new development. These channels and swales would make use of surface water and utilise WSUD and SUD type features. Where existing development sites were different to the existing road height stepped wall features would be adopted to address these level changes.

Dovers Corner

The wide frontage to the interface of the Persimmon site allows the landscaping scheme to draw in the existing features of the River Ingrebourne while the de-culverting of the river would permit views similar to the suggestions at Beam Park end and the use of tall features similar to the Coldharbour Point lighthouse which would be seen from all approaches to the corridor.

Members of the working party commended the proposed greenery to soften the new development in the area but sought clarification on how it would be maintained.

A Member of the party commented that officers had not returned with an improvement proposal for the A1306 corridor. In response the Working Party was informed that a data collection exercise was on going in order to determine traffic flow.

The Working Party noted the presentation.

31 BEAM PARK STATION - GAS PIPELINE

The Working Party received a presentation that outlined Beam Park Station and the gas pipeline along its proposed route.

The Working Party was informed that following an extensive investigation the conclusion was that the gas pipelines should not be an obstacle to the station project, but may require some protection during the construction process.

It was mentioned that the gas pipelines along the site and route would pose no risk to the development of the station building.

The Working Party noted that the Health & Safety Executive would be involved in any construction that would be undertaken at the site.

The Working Party noted the presentation.

Chairman



**RAINHAM & WENNINGTON AND SOUTH
HORNCHURCH WORKING PARTY
17 October 2017**

Subject Heading:	Beam Park Development - Presentation
CMT Lead:	Steve Moore, Director of Neighbourhoods
Report Author and contact details:	Simon Thelwell Planning Manager, Projects and Regulation
Policy context:	Havering Council Corporate Plan 2016-17: Havering - Making a Greater London 2017: Places and Opportunities
Financial summary:	There is no financial implications of the report for the Council

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

This presentation is to inform the Working Party on the planning application for development of the Beam Park site in Rainham

RECOMMENDATIONS

Members are asked to note the presentation.

REPORT DETAIL

The presentation is to inform the Working Party on the he planning application for development of the Beam Park site in Rainham.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

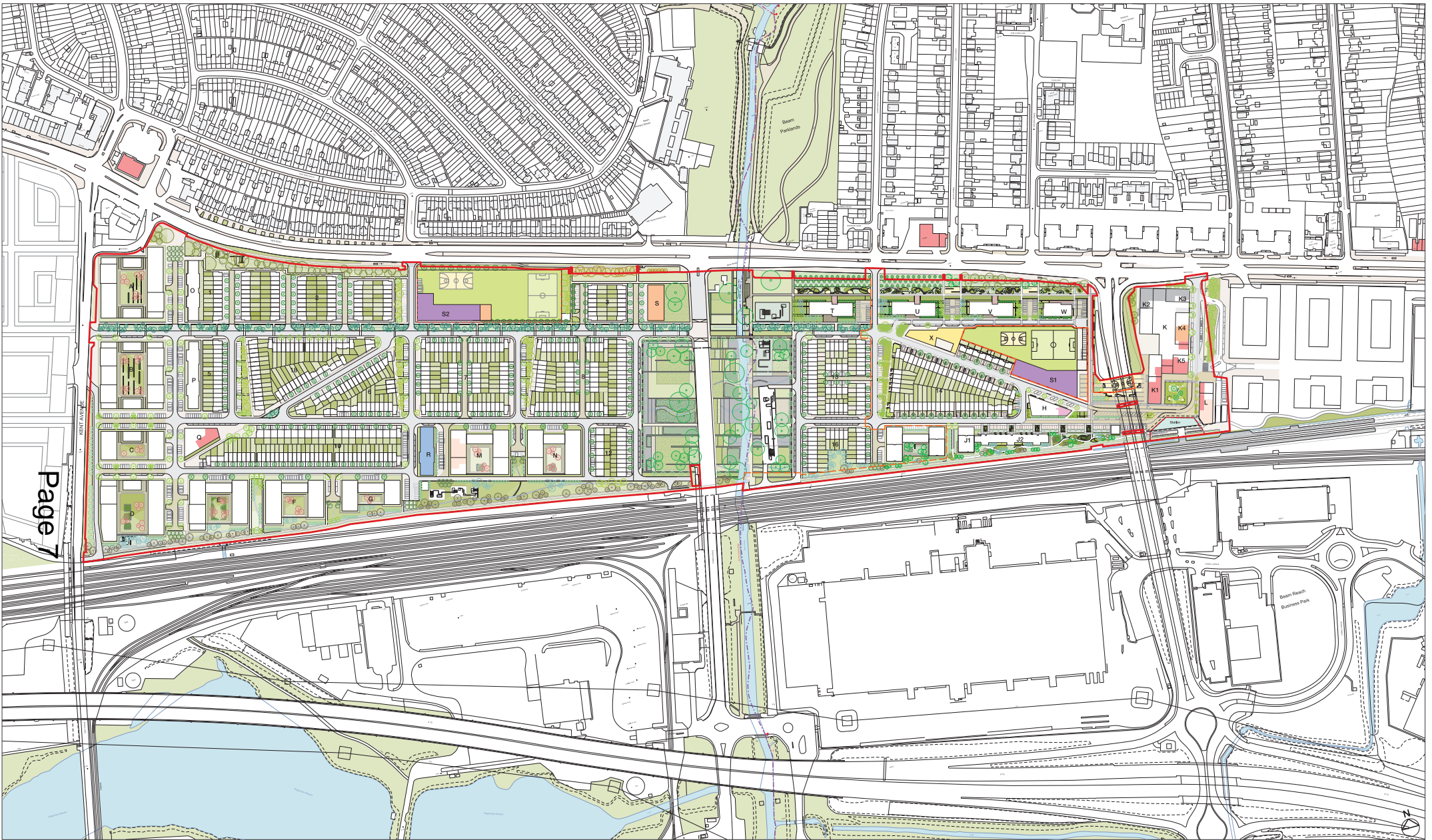
Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

BACKGROUND PAPERS

None.



<p>General Notes DO NOT SCALE. All dimensions must be checked on site, errors are to be reported.</p> <p>All illustrated material is subject to copyright. Unless otherwise agreed in writing, all rights to use this document are subject to payment of architect's charges. This document may only be used for the express purpose and project for which it has been created and delivered, as notified in writing by the Architect. This document may not be otherwise used or copied. Any unauthorised use of this document is at the user's sole risk and without limiting the Architect's rights the user releases and indemnifies the Architect from and against all loss or claims.</p> <p>Contractors must ensure that cross referenced drawings and specifications noted on these drawings are checked on a regular basis to ensure that the latest revisions are used.</p>	<p>Key</p> <ul style="list-style-type: none"> — Planning application boundary --- Borough boundary --- Phase one detailed application boundary 	<p>Colour Code</p> <table border="0"> <tr> <td>■ Leisure Use</td> <td>■ Nursery</td> </tr> <tr> <td>■ Commercial Areas</td> <td>■ School</td> </tr> <tr> <td>■ Medical Centre</td> <td>■ Station</td> </tr> <tr> <td>■ Management Office</td> <td>■ Energy Centre</td> </tr> <tr> <td>■ Community Space</td> <td></td> </tr> </table>	■ Leisure Use	■ Nursery	■ Commercial Areas	■ School	■ Medical Centre	■ Station	■ Management Office	■ Energy Centre	■ Community Space		<p>Client Countryside Countryside House The Drive, Great Watley Birmingham B13 3AT +44(0)1577 260000</p> <p>Client L&Q L&Q 10 Grove Crescent Road Stratford, London E15 1BJ +44(0)20 4561 9998</p> <p>Stakeholder Greater London Authority City Hall, More London Riverside, London SE1 2AA +44(0)20 7983 4000</p> <p>MAYOR OF LONDON</p> <p>Architect Patel Taylor 48 Rawstome Street London EC1V 7ND +44(0)20 7278 2323</p> <p>Patel Taylor</p>	<p>Title Illustrative masterplan</p> <p>Project Beam Park</p> <p>Scale 1:2000 @ A1 1:4000 @ A3</p> <p>Issue Record By Chk Date</p> <p>PL1 For Information 15 15 10/06/2017</p>	<p>Drawing Number 448-PT-MP-PL-1101</p> <p>Revision PL1</p> <p>Status For Information</p> <p>Patel Taylor 48 Rawstome Street London EC1V 7ND T +44 (0)20 7278 2323 www.patel-taylor.co.uk</p>
■ Leisure Use	■ Nursery														
■ Commercial Areas	■ School														
■ Medical Centre	■ Station														
■ Management Office	■ Energy Centre														
■ Community Space															

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**RAINHAM & WENNINGTON AND SOUTH
HORNCHURCH WORKING PARTY
17 October 2017**

Subject Heading:

Update on mineral extraction and landfill/land-raising projects in Rainham & Wennington and South Hornchurch

CMT Lead:

Steve Moore, Director of Neighbourhoods

Report Author and contact details:

Simon Thelwell
Planning Manager, Projects and Regulation

Policy context:

Havering Council Corporate Plan 2016-17:

Havering - Making a Greater London 2017: Places and Opportunities

Financial summary:

There is no financial implications of the report for the Council

The subject matter of this report deals with the following Council Objectives

Communities making Havering	[X]
Places making Havering	[]
Opportunities making Havering	[X]
Connections making Havering	[X]

SUMMARY

The report is to update the Working Party on mineral extraction and landfill/land-raising projects in Rainham & Wennington and South Hornchurch.

RECOMMENDATIONS

Members are asked to note the attached report.

REPORT DETAIL

At the request of the Working Party, this report provides Members with the current position on mineral extraction and landfill/land raising in the south of the borough.

IMPLICATIONS AND RISKS

Financial implications and risks: None of this covering report.

Legal implications and risks: None of this covering report.

Human Resources implications and risks: None of this covering report.

Equalities implications and risks: None of this covering report.

BACKGROUND PAPERS

None.

RAINHAM & WENNINGTON AND SOUTH HORNCHURCH WORKING PARTY

17 October 2017

Subject Heading:

**Update on mineral extraction and
landfill/land-raising projects in
Rainham & Wennington and South
Hornchurch**

Report Author and contact details:

Simon Thelwell
Planning Manager, Projects and
Regulation
simon.thelwell@havering.gov.uk
01708 432685

1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) was published in 2012 and this sets out the Government's planning policies for England and how these are expected to be applied. The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development. It goes on to state there are three dimensions to sustainable development: economic, social and environmental. The NPPF places a presumption in favour of sustainable development. However, paragraph 11, states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 1.2. Specifically with regard to mineral development, the NPPF at paragraph 142 states that minerals are essential to support sustainable economic growth and our quality of life. At paragraph 144 it is detailed that when determining planning applications, local planning authorities should:
 - give great weight to the benefits of the mineral extraction, including to the economy;
 - as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas;

- ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;
 - ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;
 - not grant planning permission for peat extraction from new or extended sites;
 - provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions, where necessary. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;
 - not normally permit other development proposals in mineral safeguarding areas where they might constrain potential future use for these purposes;
 - consider how to meet any demand for small-scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites; and
 - recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the potentially long duration of planning permissions reflecting the intermittent or low rate of working at many sites.
- 1.3. With regard to waste policy and guidance, the NPPF does not contain specific policies, since national waste planning policy is contained within the National Waste Management Plan for England (NWMP). The NWMP was adopted in December 2013 and sets out where we are now in terms of waste generation and how we manage such waste. It sets out where we are and the policies we currently have in place to support the economy, protect our environment and prevent and manage waste streams. In October 2014 the National Planning Policy for Waste was published, replacing Planning Policy Statement 10: Planning for Sustainable Waste Management. For reference, with regard to the Green Belt, it is confirmed that whilst mineral extraction is not necessarily an inappropriate form of development in the Green Belt, waste development is.

2. The Current Position in Havering

Mineral Extraction / Landbank

- 2.1. The London Borough of Havering, as per policy 5.20 of the current London Plan is required to maintain a sand and gravel landbank of at least 1.75 million tonnes throughout the plan period (until to 2031). The Council last produced a Local Aggregate Assessment (LAA) in October 2014. The conclusion of this was that the Council's landbank was approximately 2.5

years on the basis of a permitted reserve of 700,000 tonnes. Since October 2014, planning permission expired for extraction at Rainham Quarry but planning permission has been granted for extraction at East Hall Farm (ref: P0271.14) and Wennington Hall Farm (ref: P1407.13). East Hall Farm has a reserve of 1.1 million tonnes and commenced extraction in April 2016. Material extracted at East Hall Farm is processed at Rainham Quarry, Launders Lane. Activities at Wennington Hall Farm have yet to commence, following the granting of planning permission on appeal in May 2017, but reserves at this site equate to 1.35 million tonnes. The planning permission granted at Wennington Hall Farm allows for on-site processing of material. The reserves at East Hall Farm and Wennington Hall Farm comprise the current landbank in the Borough.

- 2.2. Detailed below is a table which shows Havering’s landbank and how this will reduce over the coming years. The reduction per year has been calculated on the basis of 0.25mtpa usage, as suggested within the current London Plan although it is noted that the most recent data available to the Council suggests extraction has recently been occurring at a reduced rate.

Year (start of)	Required landbank (7 year figure)¹	Permitted landbank ²	Landbank in years
2016	1.75mt	1.1mt	4.4
2017	1.75mt	0.91mt	3.6
2018	1.75mt	2.01mt	8.04
2019	1.75mt	1.76mt	7.04
2020	1.75mt	1.51mt	6.04
2026	1.75mt	Reserves exhausted	

- 2.3. There are no formal sanctions against the Council if the landbank apportionment is not met. Similarly there are no sanctions if the landbank is exceeded. The NPPF requires mineral planning authorities to plan for a steady and adequate supply of aggregates and when determining applications as far as practical, provide for the maintenance of landbanks. Policy CP13 of the Havering Local Development Framework details that the Council recognises the strategic need to supply the construction industry with aggregates and will seek to ensure it makes an appropriate contribution towards the apportionment in the London Plan.

- 2.4. Although planning authorities can allocate or safeguard areas for mineral development, such development is market-led and there is little a Local Planning Authority can actually do to ensure a sufficient landbank which is the reason why there is no formal sanction for a deficit. That being said this

¹ Required landbank = the seven year landbank apportionment detailed within the London Plan. On the basis of Havering having an apportioned seven year landbank of 1.75mt, this equates to a requirement of a 0.25mtpa yield. In respect of the above and the calculations, taking 2016 as an example a 1.1mt reserve divided by 0.25 equates to a landbank of 4.4 years.

² Permitted landbank = the reserve within the Borough to which planning permission has been granted to extract. In respect of the above and the calculations, the landbank (post 2016) has been calculated to reduce at a rate of 0.25mtpa as per that suggested within the London Plan.

lack of sanction should not in any way be seen a reason to presume mineral development and the provision of landbanks is not important. The NPPF states that great weight should be given to the benefits of mineral extraction when determining planning applications. Expanding on this, the NPPF at paragraph 142 states that minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.

- 2.5. The Council does not have an adopted Minerals Plan. Applications for mineral development have to be assessed on their individual merits against the policy context provided by the London Plan and the adopted Havering Local Development Framework. The London Plan is being reviewed by the London Mayor and a draft revised document is expected to be published for public consultation in November 2017. The Local Development Framework will, in due course, be replaced by the Havering Local Plan which is being prepared for formal submission to the Planning Inspectorate

Landfill / Landraising Projects

- 2.6. Detailed below is a list of on-going landfill/landraising projects in the two wards, together with an update on progress and permitted end date. This list does not, to confirm, seek to cover all waste management sites in the two wards (i.e. sites like Shanks at Frog Island) but simply the permitted end designation sites for waste materials (albeit acknowledged that the sites accept different types/streams of waste). The below list includes East Hall Farm and Wennington Hall Farm on the basis that both of these sites are permitted to be restored back to existing levels, following extraction.

Site	Development Description	Proposed/Permitted No. of Vehicle Movements	Update / End Date
Rainham Landfill, Coldharbour Lane (most recent application ref: P1566.12)	Continuation of waste inputs and operation of other waste management facilities (materials recycling facility, waste transfer station, open air composting site and associated soil plant, gas engines, leachate treatment plant,	The number of permitted vehicle movements is not formally controlled by condition. Maintenance of Coldharbour Lane and HGV routeing nevertheless controlled by legal agreement.	Waste disposal and all other processing operations shall cease on or before December 2024 and restoration shall be completed by December 2026.

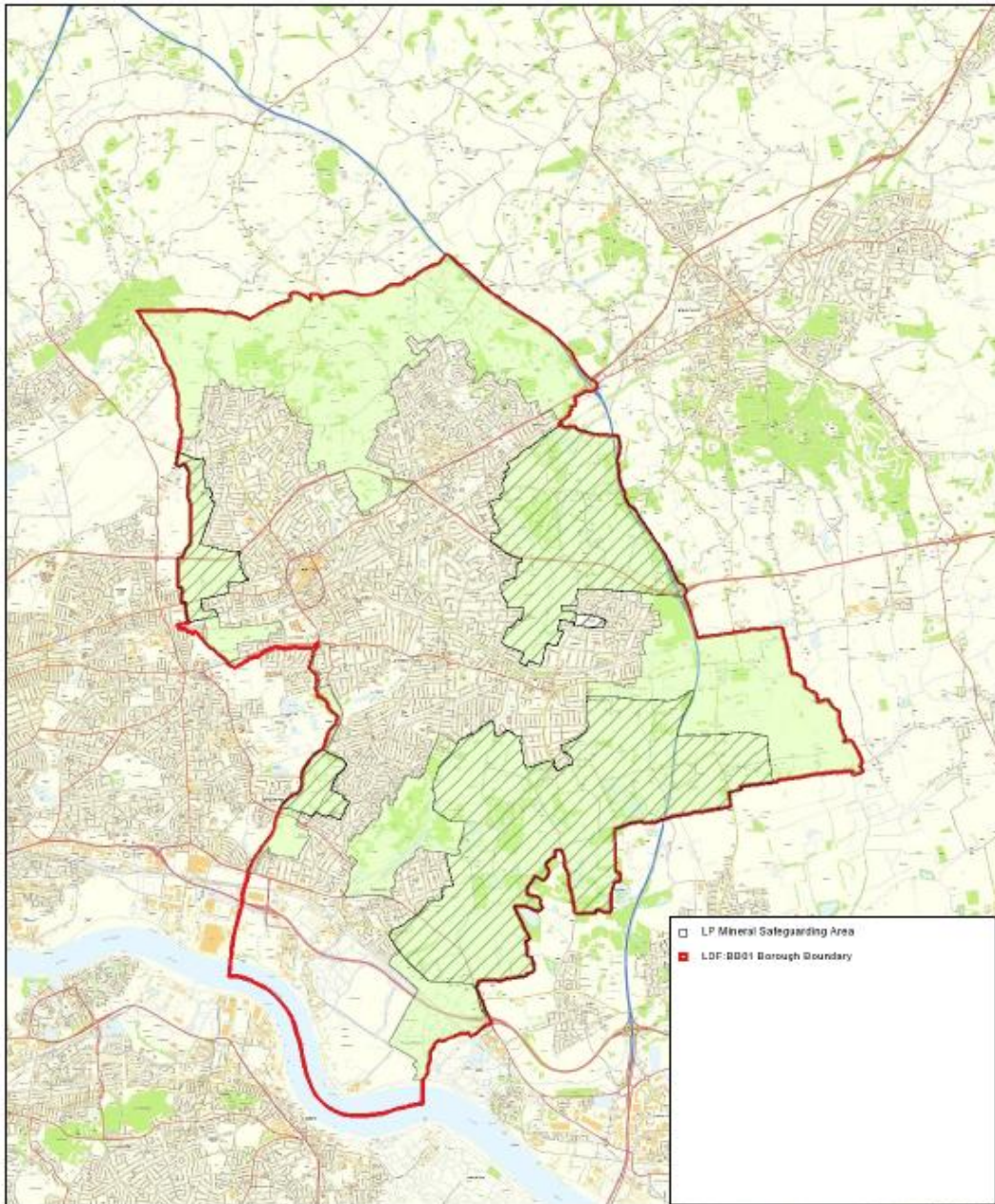
	and incinerator bottom ash processing)		
Rainham Lagoons, Coldharbour Lane (most recent application refs: L/HAV/2819/79 and P0189.16)	Construct two lagoons to receive dredged spoil, together with associated pipe work, weirs etc. - Highway improvement works to facilitate access and deliveries to the site compound	Details provided with application ref: P0189.16 suggested that vehicle movements associated with deliveries via the wharf would be up to 60 per day (120 movements); and deliveries via the public highway between 12 and 50 per day (so between 24 and 100 movements).	No end date as per the extant planning permission although staff understand a revised restoration plan for this site may be coming forward shortly and this would allow staff to impose such a condition.
Arnolds Fields, New Road (most recent application ref: P0941.00)	Land raising to facilitate community woodland	None – no planning permission exists for vehicles to access site	Enforcement Notice issued in 2004 on grounds that sufficient material was on-site to facilitate approved restoration. Enforcement Notice upheld but site still has not been restored in accordance with approved details.
Moor Hall Farm, New Road (parent application ref: P0319.09)	Construction of a 'links' style golf course	400 movements a day (200 in and 200 out) was the basis of the submitted Transport Assessment. However, this is not formally controlled by condition.	No end date as per the extant planning permission. The importation of material to complete the golf course contours is however complete. Engineering works with regard to this still on-






			going.
Mardyke Farm, Dagenham Road (most recently approved application ref: P0455.14 – at the time of writing)	Landscaping and re-contouring	190 movements a day (95 in and 95 out) was the basis of the submitted Transport Assessment. However, this is not formally controlled by condition.	Importation to be completed by 11/04/2017 (as per P0455.14). An application to extend the timeframe of this project (ref: P0671.17) is pending determination. This seeks to enable completion of outstanding works by July 2018. All materials required to engineer the permitted landform are however on-site.
Little Gerpins 2, Berwick Pond Lane (application ref: P1637.14)	Engineering earthworks to provide managed woodland	200 movements a day (100 in and 100 out) over a two year period – controlled by condition.	Site restoration required by 2018.
Pinch site + Ahern Compound, Gerpins Lane (application ref: P1601.15 + P1605.15)	Importation and spreading of inert soil materials to provide managed woodland and grassland for amenity afteruse	260 movements a day (130 in and 130 out) – controlled by condition.	Permission granted but works yet to commence. Legal Agreement does not allow works to commence until works at Little Gerpins 2 are complete.
East Hall Farm, New Road (application ref: P0271.14)	Phased extraction of sand and gravel	192 movements a day (96 in and 96 out) – controlled by condition. No processing of material is permitted at this	Site restoration required by 2026.

		site with all extracted material duly transported to Rainham Quarry.	
Wennington Hall Farm, New Road (application ref: P1407.13)	Phased extraction of sand and gravel	270 movements a day (135 in and 135 out) Monday to Friday; 137 (68 in and 68 out) on Saturday – controlled by condition.	Site restoration required within 9 years of commencement.

APPENDIX 1

Mineral Safeguarding Area



			
 The National Local Planning Grid	 Ordnance Survey Licensed Partner	Scale: 1:100000 Date: 14 November 2016	0 5001000500 metres 
 LONDON BOROUGH	London Borough of Havering Town Hall, Main Road Romford, RM1 3BD Tel: 01708 434343	© Crown copyright and database rights 2016 Ordnance Survey 100024327	