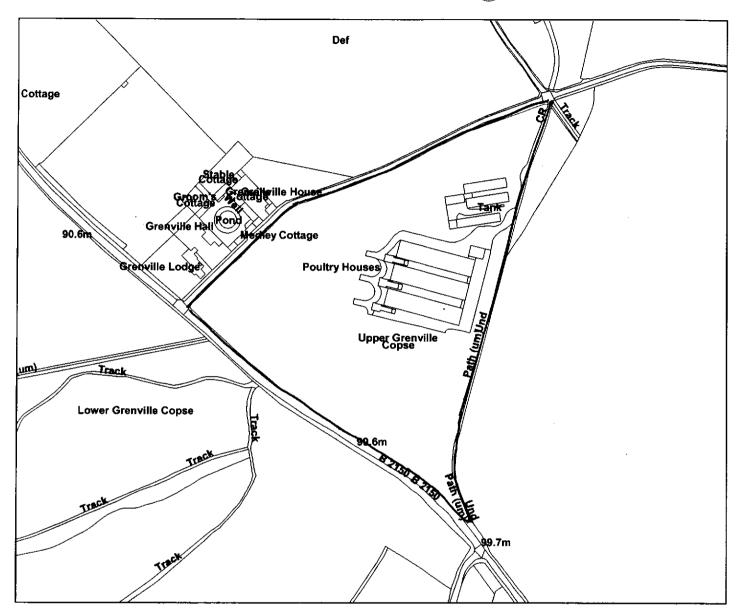
Wallops Wood Farm, Poultry House, Dronf Winchester 09/02251/FUL



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Organisation	Winchester City Council	
Department	Developmentt Services	
Comments		
Date	12 May 2010	
SLA Number	00018301	

Item No:

3

Case No:

09/02251/FUL / W02097/10

Proposal Description:

Change of use from poultry farm and storage to part document

storage and part industrial use, with demolition of three

buildings and part demolition of another

Address:

Wallops Wood Farm Poultry House Grenville Lane Droxford

Hampshire

Parish, or Ward if within

Soberton

Winchester City: Applicants Name:

Case Officer:

Mr James Jenkison 3 December 2009

Date Valid: Site Factors:

South Downs National Park

Site for Nature Conservation

Recommendation:

Application Permitted

General Comments

This application is reported to Committee because of the number of objections received.

The proposal is a resubmission following the refusal of planning application 07/01952/FUL which was dismissed at appeal. It differs substantially from that proposal in that 3 poultry sheds are proposed to be demolished/removed and the resulting area re-instated as woodland, and half of one of the remaining three poultry sheds is to be demolished to create a parking forecourt. Additionally, the proposal seeks to restrict the use of two of the remaining four buildings to archive storage only and will restrict the reuse of another poultry house to a local joinery company that requires larger premises. The fourth building is a utilitarian administration block which is proposed to be used for ancillary offices and staff amenities. The proposal also includes a woodland management plan for Upper Grenville Copse and the provision of horse rider/cyclist/pedestrian passing bays along the access road, which also serves as a bridleway.

Site Description

Upper Grenville Copse comprises approximately 6.7 hectares, with a group of six poultry sheds, a packing shed and associated work area located within a clearing of the Copse and comprising approximately 1.1 hectares. The poultry sheds are currently not in use and are accessed via a track at the north —east end of the site. The track forms part of Soberton bridleway 501 and has trees along both sides of it. Consequently the main public views of the poultry sheds are from the access off the track. Otherwise, the poultry sheds are well screened from public views by the woodland. Upper Grenville Copse is an ancient woodland and Site of Importance for Nature Conservation and the entire site is located within the South Downs National Park.

The design of the buildings is that of utilitarian rectangular sheds with gable ends and they comprise two distinct groups. The first group of buildings comprises 3 buildings which are low level, with eaves height of approximately 2.5 metres and ridge heights of

approximately 3.4 metres, and have brick walls and asbestos roofs. These 3 buildings are the same size as one another and set side by side, with small gaps between them. At the rear of these buildings are concrete lined pits.

The second group of buildings consists of 3 much larger buildings (each measuring 71 x 16 metres), also set side by side with one another and are much more industrial in size and appearance, with one building having the loading bay and egg packing shed attached. These buildings have an eaves height of approximately 5.2 metres and ridge heights of approximately 7.2 metres. They are constructed of sheet metal walls and asbestos cement roofs and have narrow gaps between them.

The locality here, east of the Meon Valley and north west of Hambledon, has an extremely strong rural and historic character reflected in the long separation distances between buildings and building groups Buildings tend to be clustered into groups, with historic buildings being prominent (Such as Grenville Hall). The quality of this area of the District is reflected in its inclusion within the recently designated National Park.

The only relative urban intrusion in the locality is the traffic along the B2150 where there are stretches of exposed road showing a higher frequency of vehicle traffic and at a higher speed than would be typical of a rural environment. Aside from this, the rural lanes have low traffic levels and maintain their isolated rural character.

Grenville Hall is located at the vehicular T-junction of Grenville Lane and the B2150 and comprises a number of dwellings and converted historic farm buildings. This building group is located approximately 110 metres to the west of the application site.

Proposal

The proposal is to demolish the smaller group of buildings and return the land to forest and to convert the group of larger buildings to archive storage and a locally based woodworking business. The central building is to be reduced to half its existing size in order to create an enclosed parking forecourt. The packing shed is proposed to be used as an amenities and administration building associated with the activities of the larger buildings.

The proposal also includes the provision of passing bays and signage along the track in order to reduce conflict between business traffic and horse riders and pedestrians.

Relevant Planning History

07/01952/FUL - (AMENDED DESCRIPTION) Change of use from poultry houses in Upper Grenville Copse to light industrial B1 and storage warehouse B8. Refused 31st October 2007. Appeal dismissed 11 September 2008.

05/02697/FUL - Proposal to convert another group of poultry sheds associated with Wallops Wood Farm to archive storage. Planning permission granted subject to conditions 4 January 2006.

Consultations

<u>Engineers: Drainage:</u> A mini-treatment plant is preferable to a septic tank as the effluent disposal is less polluting. Access roads and hardstandings should be permeable.

<u>Engineers: Highways:</u> raised no objection to the proposal, noting that the proposed uses subject to this application will be significantly less than the previous application that was dismissed at appeal and would not generate a material increase in traffic to that which may have existed when the site operated as a poultry farm. Condition restricting the use of the buildings and occupiers (Condition 9, Section 106 Agreement) recommended to ensure that the development site does not result in an unacceptable increase of traffic.

<u>Environmental Health:</u> recommended conditions for contaminated land remediation if contamination encountered (Conditions 16-18), a condition for noise insulation of the building for the joinery business (Condition 10) and a machinery operating hours condition (Condition 11).

<u>Landscape</u>: no objection subject to tree protection and landscape conditions (Conditions 4-6).

HCC Ecology: welcomed the provision of a woodland management plan. Expressed concern about potential impact of construction and impacts on protected species and the ancient woodland (Conditions 3, 4, 6, 12, 13).

<u>HCC Rights of Way Officer:</u> recommended that the inclusion of the measures outlined in the application (passing bays and signage) should be included as conditions to ensure the safety of public users of the path, particularly horse-riders.

<u>Environment Agency:</u> raised no objection to the proposal and recommended conditions for land investigation for potential contamination (Conditions 16-18), a condition for drainage relating to the disposal of foul and surface water (Condition 19) and a condition relating to foundation construction (Condition 20). Informatives also provided to applicant relating to flood risk, contaminated land remediation procedures and biodiversity.

South Downs Joint Committee: commented that the proposal was contrary to policy but offered to deliver planning gain by removing some buildings and restoring woodland, noting that there were limited views of the site. The principle of the relocation of the joinery firm was considered to be acceptable, as it was already located within the National Park. Document storage was considered to be a low key use with fewer vehicle movements than the previous poultry farm use. Minor design amendment recommended for the access and conditions recommended restricting the uses and hours of operation (Conditions 9 and 11 and section 106 agreement) and lighting (Condition 12).

Representations:

Soberton, Hambledon and Corhampton and Meonstoke Parish Councils were consulted on the application and had no comment to make in relation to it.

6 letters received objecting to the application for the following reasons:

• Poor visibility at Grenville Lane / B2150 junction.

- Country lanes here inadequate for commercial traffic and there were no pedestrian refuges.
- Noise concerns relating to joinery business and traffic.
- Impact on agricultural operations.

Maters raised not related to planning:

Potential air pollution problems from use of solvents.

Relevant Planning Policy:

South East Plan:

NRM7, C2

Winchester District Local Plan Review 2006:

CE6, CE17, DP3, DP4, DP5

National Planning Policy Guidance/Statements:

PPS 4 Planning for Sustainable Economic Growth, Policies EC6, EC12.

PPS 7 Sustainable Development in Rural Areas.

PPS9 Biodiversity and Geological Conservation.

PPG 13 Transport.

Planning Considerations

Principle of development

National planning guidance seeks to strictly control economic development in the open countryside away from existing settlements and supports the re-use of existing buildings in the countryside in certain circumstances, particularly where the benefit outweighs the harm. Local Plan Policy CE17 sets out the criteria for assessing the conversion of buildings in the countryside and pre-dates PPS4, where Policy EC12 sets out an alternative broadly similar criteria to Policy CE17. A notable difference is that PPS4 recognises that buildings in remote locations may be suitable for conversion if the benefits outweigh the harm even if the site is not accessible by public transport. The appeal Inspector concluded that the works required to convert the buildings would probably amount to substantial reconstruction contrary to Policy CE17 (ii) and that the use of all six buildings for general industry and warehousing would be harmful to the character of the locality and risked encroachment into the woodland, but also concluded that the use of the buildings for low key storage such as archiving would be a materially different proposal. The proposed development is materially different from that dismissed at appeal and will result in planning gain in the form of the demolition of 3 of the buildings and the re-instatement of the land to woodland. Additionally, half of one of the larger buildings is to be demolished and the uses proposed are considered to generate low levels of traffic and are to be controlled by a Section 106 agreement to ensure that the site is not used for general industry or warehousing. The applicant has also demonstrated that whilst repair and refurbishment of the retained buildings is required substantial reconstruction will not be necessary. It is therefore considered that the proposed development is acceptable in principle, in accordance with PPS4, PPS7 and Local Plan Policy CE17.

Design/layout

The demolition of the 3 low level sheds and the re-establishment of woodland in their place would have a positive visual and ecological impact on the character of the countryside here. Amended plans have also been submitted to account for the access

concerns raised by the South Downs Joint Committee, ensuring that with the benefit of additional planting there are no direct views down the access of the retained buildings.

The removal of a section of the central of the three large remaining buildings to create a parking forecourt ensures that views of parked cars and manoeuvring vehicles remain discreet. The forecourt includes the provision of planting which would also assist in assimilating the buildings further into the woodland environment here.

Impact on character of area and the South Downs National Park

By restricting the commercial activities on the site to a local joinery company and archived document storage the degree of activity on the site would be limited to a level that would be less than the use of the buildings for poultry farming. Furthermore, traffic associated with archived document storage is generally limited to infrequent visits by small vans and the need for a very limited number of staff. This is less intrusive than frequent traffic movement by large lorries that might be associated with intensive poultry farming or general industry and warehousing and, at the scale proposed, is not considered to be materially harmful to the tranquillity and landscape character of the Southdowns National Park. Additionally, the joinery business is already located within the national park in a nearby location (Lycroft Farm) and is a small local business and with limited operational hours and the scheme includes acceptable noise insulation measures.

Landscape/Trees

The proposal will provide for the planting of additional trees in the location where 3 of the poultry houses are to be removed or altered and further landscaping is proposed within the parking area to be created, increasing the level of screening for the buildings to be retained and assimilating them into their woodland setting. The maintenance of Upper Grenville Copse and the additional planting area in the location of the removed or altered poultry sheds is to be secured by way of conditions (Conditions 3-6) and a woodland management plan that would form part of a Section 106 Agreement.

Highways/Parking

Highways matters and the level and type of traffic generated from the site have been a matter of careful consideration both by the Planning Inspector and the Council's Highways Engineer. It is acknowledged that visibility at the access of Grenville Lane and the B2150 is substandard and that use of the Lane by large lorries associated with general industry and warehousing would be detrimental to both highways safety and local amenities. For this reason it is considered that the re-use of the site for archived document storage and the local joinery company should be secured by way of a Section 106 agreement and a restrictive condition for building 6 to be occupied by MKR joinery only. This is considered necessary to ensure that the level of traffic associated with the re-use of the buildings is kept to a relatively low level and consists of predominantly light vehicles. The highways engineer considered that this level of control was appropriate and necessary in this particular instance. By restricting the use of the site to specific activities that would have low traffic levels it is considered that the proposed development would not have a materially harmful impact on other users of the bridleway or surrounding rural lanes and would not have a materially harmful impact on neighbouring residences or businesses in terms of traffic activity.

Protected species

There is potential for the proposed development to affect protected species. When dealing with applications where European protected species are affected, the Council needs to consider the following tests.

- (i) the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- (ii) there must be 'no satisfactory alternative'; and
- (iii) the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range'.

The demolition/alteration of the three poultry sheds here will deliver environmental gain by allowing the land to be re-instated as woodland, improving wildlife habitats and it is in the public interest for the remaining buildings to be re-used for low level commercial activities rather than potentially more intensive farming activities. The survey conducted by the applicant indicates that the majority of the buildings proposed for demolition are able to be demolished without materially harming wildlife interests but that parts of the buildings may require dismantling or retention rather than demolition and part of the concrete bases of the buildings may be required to be retained as a satisfactory alternative. The conditions recommended for landscaping and the demolition/alteration of these buildings (Conditions 3-5) provide flexibility in ensuring that the partial retention of any of these buildings or bases is possible if it is necessary for the protection of wildlife interests.

Other Matters

The location of the poultry sheds approximately 110 metres away from the residential grouping around Grenville Hall ensures that effective measures are able to be taken to prevent potential noise intrusion and this can include sound insulation of walls of the joinery building and acoustic fencing where necessary. Restricting building 6 for use by MKR joinery for a joinery and carpentry business also ensures that the use of this building for other forms of wood manufacturing and industry would require application for planning permission. Issues relating to potential solvent fumes are dealt with through the Health and Safety regime and do not fall to be addressed through the planning system.

Planning Obligations/Agreements

In seeking the planning obligation(s) for the provision of passing/refuge areas for horse riders and the restrictions of the types of use for the proposed buildings, the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects. A Section 106 Agreement is considered to be the most appropriate means of ensuring that the buildings are used for specified uses given the potential harm that may occur as a result of any form of change from the activities specifically outlined in the application.

Recommendation

That planning permission be granted subject to the following condition(s) and the securing of appropriate planning obligations of the following provisions under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

- (i) Restriction of the use of buildings 4 and 5 for archived document storage only;
- (ii) Restriction of the use of building 6 for a wood joinery business only;
- (iii) Restriction of the use of building 7 for administration, restroom and other services ancillary to the approved use of buildings 4-6.
- (iv) The installation of a mesh boundary fence around the perimeter of the defined commercial area.
- (v) Woodland Management Plan;
- (vi) Provision of a passing area/refuge for horse riders and signage that the track is used for horse riders;

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

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 the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the converted buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 The development hereby approved shall not be occupied until such time as the buildings annotated 1, 2 and 3 on the approved plans have been demolished/altered and restored to landscaping in accordance with a demolition/alteration, rehabilitation and planting plan to be first submitted to and approved in writing by the Local Planning Authority. Where the complete demolition of the buildings is not possible as a result of protecting the badger sett identified on the site then a suitable alternative scheme shall be submitted to and approved in writing by the Local Planning Authority and all works shall be undertaken in accordance with the approved scheme prior to the buildings annotated 4, 5, 6 and 7 on the approved plan being brought into use.

Reason: In the interests of the amenities of the area.

4 A detailed scheme for landscaping, tree and shrub planting and hard surfacing shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout and hard surfacing materials to be used. The scheme approved shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner. If within a period of 5 years from the date of

planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 20 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the units hereby approved are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

7 Prior to occupation of the units hereby approved the proposed access, driveway and parking areas shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access and hard surfacing details appropriate for the site.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with our without modification), Building 6 as annotated on the approved plans shall only be occupied by MKR Joinery Ltd. (Company Number: 6427487, VAT: 923 4348 30) for use as a joinery and carpentry premises only and shall not be used for any other purpose(s).

Reason: The use of the building for general B1 or B2 uses would likely result in traffic generation that would be materially harmful to highway safety, local amenities and the rural character of the Southdowns national park.

9 Details of a scheme for insulating the building annotated as building 6 on the plans hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning authority before the commencement of development or as otherwise agreed in writing by the Local Planning Authority. The insulation of the building shall be undertaken in accordance with the approved scheme prior to the occupation of the

building. Such noise insulation shall thereafter be retained maintained in accordance with the approved scheme.

Reason: To secure the reduction in the level of noise emanating from the building from the approved use and to protect the amenities of the occupiers of nearby land and the surrounding countryside.

10 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect countryside amenities and the amenities of the occupiers of nearby properties.

11 Prior to works commencing on the site details of any external lighting, including pir and other sensor controls, light shields, location, direction of beam shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and thereafter operated in accordance with the approved details. No additional lighting, floodlighting or any other form of external lighting, whether free standing or affixed to a structure, shall be provided on the site at any time unless approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

12 Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details;

Details of protected species protection and mitigation measures throughout the construction and demolition process.

Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.

Provisions to be made for the parking and turning on site of operative and construction vehicles disposal of waste, storage of materials and fencing off of sensitive areas during the period of development.

Dust suppression, mitigation and avoidance measures.

Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.

Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic.

Code of Construction Practice for all works and operations on the site.

Measure to be taken to prevent contaminants from entering watercourses or the water environment.

The Construction management plan shall be adhered to throughout the duration of the construction period.

Reason: To ensure that construction activity on the site does not cause harm to the surrounding environment and protected species.

13 No outside industrial processes or working, storage of materials, machinery or equipment shall be undertaken on the site at any time except within the converted buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To maintain the amenities of the locality.

14 The development hereby permitted shall not at any time exceed 2,978 square metres of gross internal floor space (with each building not exceeding the maximum limits set out below) without the prior written consent of the Local Planning Authority.

Building 4: 1138 square metres Building 5: 569 square metres Building 6: 1138 square metres Building 7: 133 square metres

Reason: To comply with the terms of the application and in the interests of the amenity of the site and to ensure highway safety and the use of the bridleway.

- 15 Prior to work commencing on the site (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the following details:
- (i) A preliminary risk assessment which has identified all previous uses and potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.
- (ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- (iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- (iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: This site is situated on Head Deposits composed of clay, silt, sand and gravel that overlie Seaford/Newhaven Chalk. The Seaford/Newhaven Chalk is classified as a principal aquifer. The site lies within the groundwater source protection zone (SPZ) 3 for the Soberton supply. There is a Protected Right approximately 260 metres south east of the site. Due to the existing/historic use of this site as a poultry farm, there is potential for contamination to be present at the site that may present an unacceptable risk to groundwater.

16 On completion of the works outlined in Condition 15 above and prior to works commencing beyond groundworks stage, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met and shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that remediation is carried out in accordance with the agreed remediation strategy.

17 If, during development, contamination not previously identified is found to be present at the site then no further development beyond groundworks stage (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the applicant received written approval from the Local Planning Authority for any necessary amendments to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: This site is situated on Head Deposits composed of clay, silt, sand and gravel that overlie Seaford/Newhaven Chalk. The Seaford/Newhaven Chalk is classified as a principal aquifer. The site lies within the groundwater source protection zone (SPZ) 3 for the Soberton supply. There is a Protected Right approximately 260 metres south east of the site. Due to the existing/historic use of this site as a poultry farm, there is potential for contamination to be present at the site that may present an unacceptable risk to groundwater.

18 The development hereby approved shall not be occupied until a system for the disposal of sewage and surface water has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent contamination of groundwater as the site overlies a principal aquifer.

19 Prior to work commencing on the site details of any foundation works proposed shall be submitted to and approved in writing by the Local Planning Authority. Foundation work shall be carried out in accordance with the approved details.

Reason: To prevent contamination of groundwater as the site overlays a principal aquifer.

Informatives:

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: CE17, DP3, DP4, DP5, CE6