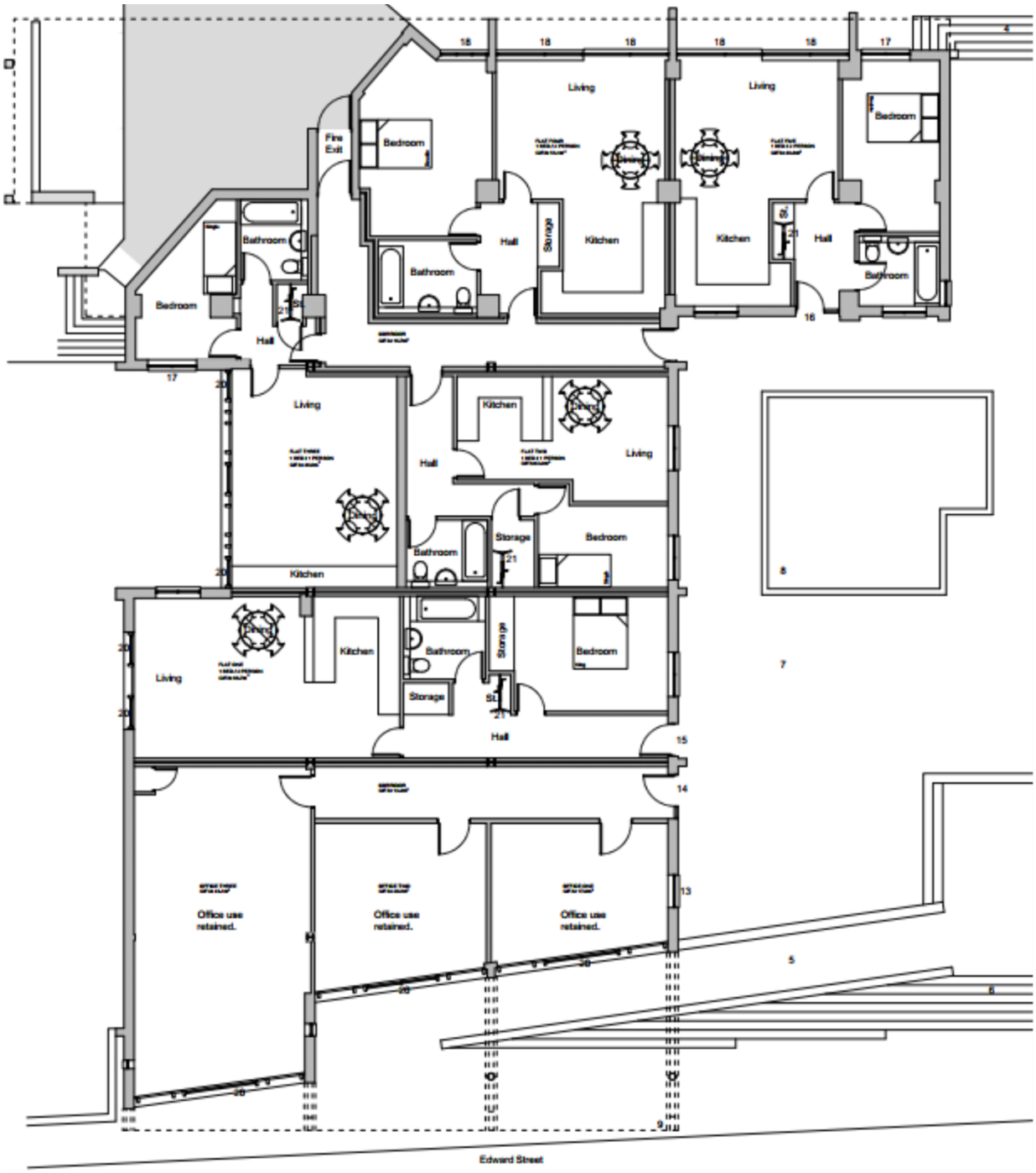
CASE OFFICER'S REPORT

Application Reference:	PL/2023/07748
Application Type:	Full planning permission
Site Inspection:	5 October 2023
Consultation ends:	26 October 2023
Case officer:	Verity Giles-Franklin

Site Address:	2-4 Westbury Mall, Edward Street, Westbury, BA13 3DR
Proposal:	Change of use of part of existing office space to 5no. flats, including new doors and windows where necessary to accommodate new internal layout. (Office space fronting Edward Street to be retained as office use, ie no change of use).
Recommendation:	Approve with Conditions

Proposal and Site Description: This application is seeking planning permission for the change of use of part of an existing office block into 5 flats (change of use from Use Class E to C3) including external works to the building to alter existing fenestration and to add new doors and windows in order to accommodate the change to the floor plan layout. The proposal involves the creation of five 1-bed flats, with the office use to the front of the building (fronting Edward Street) remaining.

The below extract, taken from the submitted proposed floor plans, shows how the existing building would be subdivided to form the proposed flats:



The application site is located in close proximity to a number of designated heritage assets including the Grade II listed The Angel Mill, The Angel Inn and their associated but separately listed boundary walls immediately to the south, the Grade II listed Swimming Baths and Ivy House to the east, and the site is located fully within the designated Westbury Conservation Area boundary. The site is located close to the town centre and within a c.1 minute walk of a Morrisons supermarket.

The application site is located within the defined settlement boundary for Westbury and within the defined town centre commercial area boundary for the market town, which are covered by 'saved policies' from the West Wiltshire District Plan 1st Alteration, discussed further in this report. The site also falls within the 'Grey Hatched Zone' of the Trowbridge Bat Mitigation Strategy SPD,

which signifies recreational pressures to the woodlands important to bat species and within the 4km core roost buffer zone for Greater horseshoe bats.

Policies

National Context: National Planning Policy Framework (NPPF); National Planning Practice Guidance (PPG); Planning (Listed Buildings and Conservation Areas) Act 1990

Local Context: The adopted Wiltshire Core Strategy (WCS) 2015, namely core policies (CP): CP1 - Settlement Strategy; CP2 - Delivery Strategy; CP32 - Spatial Strategy for the Westbury Community Area; CP35 - Existing Employment Land; CP50 - Biodiversity and Geodiversity; CP57 - Ensuring High Quality Design and Place Shaping; CP58 - Ensuring the Conservation of the Historic Environment; CP60 - Sustainable Transport; CP61 - Transport and New Development; CP64 - Demand Management

Saved policies: SP1 - Town Centre Shopping; SP5 -Secondary Retail Frontages; and TC1 - Upper Floor Uses in Town Centres of the West Wiltshire District Plan 1st Alteration, adopted June 2004

Wiltshire's Community Infrastructure Levy, including the Planning Obligations Supplementary Planning Document (SPD) and Infrastructure Funding Statement

Westbury Conservation Area leaflet

Key Issues: Principle of development and loss of office use; visual impact and impact on the designated heritage assets; neighbouring amenity; ecology; and highway matters

Relevant Planning History

W/98/00288/FUL - Change of use from vacant shop development to offices - Approved with conditions

W/97/01648/FUL - Change of use from vacant retail to offices (Units 2A, 2B, 3 and 4) - Approved with conditions

W/97/00185/FUL - Change of use from retail to nursery school and day nursery facility (Units 1-4) - Approved with conditions

W/95/00983/FUL - Change of use from A1 to B1 - Refused

W/95/00982/FUL - Change of use from A1 to A2 - Approved

W/95/00981/FUL - Change of use from A1 to residential - Refused

Consultation Responses

Westbury Town Council: Object for the following reasons:

- *The allocated parking spaces are inadequate*
- *It does not meet the standards of Wiltshire Councils Parking Policy*

Wiltshire Council Conservation: No objection but provided the following comment: "*My only heritage concerns relate to the use of UPVC since this material is not normally appropriate in conservation areas. UPVC is often chunkier in profile than traditional windows, is reflective and is not a sustainable product. As such, I am requesting that all proposed flats have powder coated aluminium fenestration or timber*".

Wiltshire Council Highways: Sought clarification on how the basement car parking is accessed and which flats would benefit from the on-site car parking spaces, and required on-site cycle storage facilities to be provided for all flats. Revised floor plans were received on 16 November 2023 to confirm this provision, which have been found acceptable.

Wiltshire Council Public Protection: No comments received

Representations

Third party Representations: No letters of objection received, however Dorset & Wiltshire Fire and Rescue Service provided a representation advising the applicant to ensure that the proposed flats are designed and built to meet current Building Regulations requirements.

Planning Considerations and Assessment

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development: With regards to the proposed conversion of part of 2-4 Westbury Mall to residential use, the application site is located fully within the settlement boundary for Westbury, which is defined in policy CP1 of the adopted WCS as a ‘Market Town’, where there is a presumption in favour of sustainable development. As such, the principle of residential developments in this location is supported by CP1, CP2 and CP32 of the adopted WCS, subject to compliance with the WCS as a whole.

The council is cognisant that it cannot currently demonstrate a 5-year housing land supply (5YHLS) with reference to the most recent Housing Land Supply Statement (dated May 2023, using a base date of April 2022) which confirms that the council can demonstrate 4.6 years of deliverable housing supply currently. In light of this, paragraph 11d) of the Framework is engaged which states the following:

d) where there are no relevant development plan policies, or the policies which are most important or determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

As the council is currently unable to demonstrate a 5YHLS, the policies within the WCS which would restrict new housing provision must therefore be treated as being 'out-of-date'. This however does not mean that these policies carry no weight, but rather that planning permission should be granted unless "*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits*", when assessed against the policies of the Framework as a whole.

In this particular case, it is not considered that there are any identified adverse impacts that would outweigh the benefits of the development and in that regard planning permission should be granted. The proposal has been assessed against other relevant policies of the WCS and Framework below.

It is noted that the proposed change of use of part of the subject building would result in a loss of some employment floor space. This application is however seeking the retention of some office use to the front of the building, fronting Edward Street (as detailed on the submitted floor plans, drawing no. 3101, rev C), therefore the proposal would not result in the complete loss of Class E use.

Nonetheless, CP35 of the adopted WCS seeks the retention of B1, B2 and B8 uses within the Principal Settlements, Market Towns, Local Service Centres and Principal Employment Areas and proposals for the redevelopment of land or buildings which are currently or last used for either B1, B2 and B8 use would only be permitted where the following criteria can be demonstrated:

i. The proposed development will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use.
ii. Where the proposal concerns loss of employment land of more than 0.25 ha in the Principal Settlements, Market Towns or Local Service Centres it is replaced with employment land of similar size elsewhere at that settlement.
iii. It can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site.
iv. The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.
v. There is valid evidence that the site has no long term and strategic requirement to remain in employment use; the ability of the site to meet modern business needs must be considered, as well as its strategic value and contribution to the local and wider economy both currently and in the long term. It must be shown that the site is no longer viable for its present or any other employment use and that, in addition, it has remained unsold or un-let for a substantial period of time (at least 6 months), following genuine and sustained attempts to sell or let it on reasonable terms for employment use, taking into account prevailing market conditions.

vi. The change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within a reasonable distance to facilitate the retention of employment.

It is important to note that Class B1 business use (including: offices; research and development; and industrial processes) was revoked in September 2020 through amendments to the Town and Country Planning (Use Classes) Order and such uses have now been amalgamated as part of the new Class E for 'Commercial, Business and Service', with office use now falling under Class E(g). One of the main drivers for the amendments to the use class order was to enable greater flexibility and the reuse of buildings on high streets and in town centres, which officers consider has become more relevant since the COVID-19 situation, where working from home or 'hybrid working' has become more commonplace and has resulted in less demand for larger office buildings.

Officers have appraised this proposal against the requirements and criteria of CP35. With regards to criterion i) the proposed scheme would not result in the entire loss of the office use with this application seeking the retention of some office space within the western part of the building. The proposal seeks to divide this existing office area into three smaller offices rather than one large office space. With reference to the submitted Design and Access Statement, it is understood that this building was used as offices until 2020 and since then the applicant has been unable to find a tenant. As such, it is considered that the building in its current form is no longer financially viable for solely business use, which has led to this planning application being submitted for mixed residential and office use.

It is duly noted that criterion i) of CP35 requires the generation of the same number or more permanent jobs, which this application would not fully comply with. However, since the adoption of the Wiltshire Core Strategy 2015, central government have expanded permitted development rights to include the conversion of buildings used for commercial, business and service uses into dwellinghouses (as set out in Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)), which demonstrates the government's commitment to support the country's high streets and town centres by increasing the flexibility of uses for vacant buildings in town centre locations. In this instance, whilst it is appreciated that some office space would be lost through the proposed conversion, an element of office use would retained, with the aim that this proposal would bring the building back into an active use.

Criterion ii) of CP35 is not relevant to this case due to the size criteria, which this proposal falls short of, as this proposal would result in the loss of 320 square metres of office floor space.

In terms of criteria iii) and iv), it is again appreciated that the proposal seeks to convert part of the existing building to residential use, resulting in the loss of c.0.03ha of office use in a town centre location, which does not wholly comply with CP35 as a whole. However, whilst it is appreciated that the proposal would result in the loss of c.0.03ha of office space in a town centre location, the evidence submitted by the applicant demonstrates that the building has not been occupied by a long-term tenant over the past three years, which implies that there is not the demand for a large office space and thus this proposal seeks to bring this building back into active use.

When assessing the proposal against criterion v), the applicant asserts within the submitted Design and Access Statement that “*despite the efforts of the applicant and his commercial agent*”

the offices have “*remained unlet*” since 2020. Whilst no marketing evidence has been submitted to support this, it does demonstrate that the building has not been let for a period exceeding 6 months. Furthermore, the proposal is seeking the retention of c. 100 square metres of office use within the three gables of the existing building, so not all office use would be lost.

Criterion vi) is not relevant in that there is no relocation of any business proposed, as the building has been vacant.

It is appreciated that the proposal does not fully accord with the provisions of CP35, however as previously discussed, the government have extended permitted development rights since the WCS was adopted to allow greater flexibility in terms of converting commercial buildings into residential uses, which demonstrates the government's direction to allow greater freedom for buildings in town centre locations to change uses, especially where they are vacant.

Furthermore, the Framework states in paragraph 86 that planning policies and decisions should “*support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation*” and states in part a) that planning policy should “*define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries,* ***allows a suitable mix of uses (including housing)*** *and reflects their distinctive characters*” and in f) “***recognise that residential development often plays an important role in ensuring the vitality of centres*** *and encourage residential development on appropriate sites*” (emphasis added by officers), which further supports the government's direction towards allowing residential uses in town centre locations.

In addition to the above, the application site is also in part of the town covered by a number of saved policies from the West Wilts District Plan. The subject site is located in an area where policies SP1, SP5 and TC1 of the West Wiltshire District Local Plan 1st Alteration 2004 still apply as 'saved' policies in the WCS. Saved policy SP1 is not relevant to this application as this relates to further retail developments within town centres. In terms of SP5, which relates to secondary retail frontages, the supporting text for this policy does acknowledge the location of small businesses, houses or offices in or near town centres and the occupation of flats above shops could contribute to increased activity of town centre locations, whilst also encouraging buildings to be kept in a good state of repair. The text continues to state that vacant offices or retail premises may be suitable for conversion to flats. Therefore, it is considered that the proposal would comply with saved policy SP5, which encourages "*a more flexible approach to allow for a diversity of retail, non-food retail and service uses*" in town centre locations.

Saved policy TC1 relates to upper floor uses in town centres and permits schemes which would make "*greater use of the upper floors of premises within the town centre commercial area*s" for uses including "*offices, small business or residential uses subject to environmental and highway considerations, such as access and car parking*". The supporting text for TC1 states that the "*retention of residential uses in central areas can help to keep these places alive outside business hours*". This proposal would retain an element of office use, with the proposed flats to be formed beyond, in a town centre location. As such, the future occupiers of the proposed flats would benefit from access to local services, facilities and a local employment base which would be supported.

As assessed above, the principle of the development is supported in this instance and the proposal is considered to comply with the aforementioned policies of the WCS, saved policies of the West Wiltshire District Plan 1st Alteration and the Framework.

Design and Heritage Impacts: As mentioned above, the application site is located within the Westbury Conservation Area and close to a number of listed buildings. As such, this proposal needs to be assessed against the relevant legislation and policies.

In terms of the historic environment, the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66(1) requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas.

The Framework also requires 'great weight' be given to the conservation of heritage assets and advises a balanced approach with the public benefits which may result from proposals being weighed against any harm caused. In particular, paragraph 199 advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 200 leads on to require that any harm or loss of significance should require a clear and convincing justification.

Furthermore, CP57 of the adopted WCS not only requires a "*high standard of design*" for all new developments, but requires developments to "*create a strong sense of place through drawing on the local context and being complementary to the locality*" with applications being accompanied by appropriate information to demonstrate how the proposal would "*make a positive contribution to the character of Wiltshire*". Criterion iii of CP57 also requires proposals to respond "*positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*". Criterion iv of CP57 of the adopted WCS requires new development to be "*sympathetic to and conserve historic buildings and historic landscapes*".

In addition to the above, CP58 of the adopted WCS similarly sets that the new development "*should protect, conserve and where possible enhance the historic environment*" and that designated heritage assets and their settings should be "*conserved, and where appropriate enhanced in a manner appropriate to their significance*".

The building subject to this application is not listed and is not considered to be of any historic merit to the wider conservation area, however this proposal is seeking external alterations to the building in order to accommodate the proposed new internal layout as part of the change of use of the existing office space to form 5 flats, which does require assessment against the abovementioned policies.

The subject building is elevated above the ground level with the western elevation comprising three gables facing Edward Street rising from the street level with a café below (which does not

form part of this application). There is a ramp and steps leading from Edward Street towards the aspect of the building subject to change as part of this application. To the south, is the Grade II listed Angel Mill. The entire site is located within the Westbury Conservation Area boundary. The Angel Mill is considered to be the most prominent listed building close to the site.

The council's conservation department were consulted on this application and provided the following comments "*the proposals do not include changes to the mass/form of the building. The north and west elevations would remain largely unchanged, apart from the introduction of opening lights into existing windows to provide ventilation. Proposed works to the south elevation include conversion of two windows to external doors, whilst works to the east elevation comprise the enlargement of existing clerestory windows to provide natural light, ventilation and fire escape openings to meet building regulations requirements. In the context of the surrounding buildings, the listed Angel Mill and the street scene to Edward Street, in principle the proposed alterations would retain the existing features and scale of the group of buildings and would have a beneficial effect in bringing more life to a currently neglected area of the complex*".

The conservation officer does raise some concern regarding the use uPVC for the proposed openings, which they consider is a material that is not normally appropriate in conservation areas due to it having a chunkier profile than traditional windows and is not a sustainable product. Whilst this concern is duly noted, and it is appreciated that powder coated aluminium or timber framed fenestration is generally more appropriate on historic buildings and would enhance the character and appearance of the conservation area and setting of the heritage assets, it was evident at the case officer's site visit that the existing buildings already have some uPVC windows. In this instance, given the existing presence of uPVC fenestration and with the subject building not being listed, it would be unreasonable to request the applicant to replace all existing windows with either aluminium or timber. The proposed fenestration would be of a design to compliment the existing openings and therefore would be in keeping with the existing appearance of the building.

In light of the above assessment, it is considered that the proposal would result in no material harm to the setting or significance of the nearby listed buildings or to the historic significance of the conservation area and would comply with the aforesaid legislation and planning policies.

Neighbour Amenity: Core policy CP57 requires in criteria vii for developments to have "*regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*".

Criterion f) of paragraph 130 of the Framework meanwhile requires the creation of "*places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users*".

The proposed flats would be located within the town centre of Westbury and adjacent to an existing block of flats. Therefore, the proposed conversion of part of the building into residential use is considered to be compatible with neighbouring uses. It is duly acknowledged that one of the proposed flats would be adjoining the existing office use, however only the proposed living room for proposed 'Flat 1' (as labelled on drawing no. 3101, Rev C) would be immediately adjoining one of the existing offices and given that the office would most likely be used during

daytime hours, it is not considered that having these two uses in close proximity would result in an unacceptable level of amenity for the future occupiers of the flat.

In terms of the living conditions for all the future occupiers of the flats, the proposed conversion works would result in each dwelling benefiting from windows providing natural light and ventilation into all habitable rooms. The proposed habitable windows on the eastern elevation would overlook a car park and therefore would not generate any harmful overlooking.

With reference to the DCLG Technical Housing Standards publication (dated March 2015), Table 1 provides guidance of what the minimum gross internal floor areas should be for dwellings based on the number of bedrooms, the number of storeys and the number of people living in the dwelling. Within this, it recommends that a single storey one bedroom flat should, as a minimum, have an internal area of 39m2 for one person and 50m2 for two people sharing. From officer's review of the submitted proposed floor plans, all the proposed flats with the exception of Flat 5, would satisfy this guidance. Whilst it is noted that Flat 5 would fall shortfall in terms of the internal floor space recommended by the government's guidance, this would be by 0.4m3, and this alone is not considered to form substantive grounds to refuse the application in this instance, as the adopted WCS does not set any prescriptive size requirements for residential developments in planning policy and the Framework does not enshrine these space standard into national policy.

It is therefore considered that the proposal would comply with CP57 of the adopted WCS and the requirements of the Framework.

Highways Safety: Criterion xiv of CP57 requires proposals to satisfy the requirements of CP61 (Transport and New Development). CP61 requires new developments to be "*located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives*". CP61 also requires in criterion ii that proposals would be "*capable of being served by safe access to the highway network*". In addition, CP64 requires adherence to the council's adopted residential parking standards.

The objection raised by the town council is duly noted and it is appreciated that not all of the proposed flats would benefit from on-site car parking provision. The applicant has confirmed that two of the flats would benefit from on-site car parking within the existing basement, but three flats would not have any. Whilst this shortfall in allocated on-site car parking provision is acknowledged, officers recognise the site's proximity to the town centre, with access to public car parks nearby. Therefore in this instance, given the sites close proximity to facilities, services and employment opportunities, it is considered that a shortfall in on-site car parking provision would be acceptable in this instance and as such, no highway based objections have been raised.

The applicant has confirmed that four on-site car parking spaces (arranged in a tandem formation) would be available within the existing basement car parking area to serve the two largest flats (flats 1 and 4 as annotated on drawing reference 2304 3 101 Rev D) with cycle storage facilities being available for all flats, with flat 4 benefiting from cycle storage adjacent to the basement car parking area with the other four flats having wall hangers provided within their flats (as illustrated on the submitted plans received on 16 November 2023). The provision of some on-site car parking and cycle storage facilities for the future occupiers of the flats is considered acceptable. As such, the proposal complies with the abovementioned policies.

Ecology: As mentioned above, the subject building is located within the grey hatched zone for the TBMS and within the 4km core roost buffer zone for the Greater horseshoe bat and this application seeks alterations to part of the existing roof.

Policy CP50 of the adopted WCS requires proposals to incorporate "*appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development*". In addition to the above, Paragraph 174d of the Framework requires planning policies and decisions to contribute to and enhance the natural and local environment through "m*inimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*".

Advice was sought from the council's ecology department as to whether further information would be required prior to determination with regards to bats. Following an informal consultation with the council's ecology department, it would considered that the aspect of the building subject to the proposed conversion is not of a character likely to support roosting bats, and is located within an urban lit environment, where the roof where the new rooflights are proposed is already lit by existing windows from the nearby flats above and street lighting opposite. As such, it is considered that the space above the roof in question is unlikely to be used as a significant commuting route by bats associated by the SAC. As a precautionary measure, an informative would be added to any planning permission granted, in the event that any evidence of bat activity is detected and to ensure the applicant is aware of the legislation around protecting bat species.

CIL: This development may be liable for CIL, as such an informative shall be imposed on any planning permission granted informing the applicant of this requirement.

Conclusion:

Conditions: (2)

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 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Title	Description	Received Date
Existing elevations	2304 3 042 Rev B	11 September 2023
Existing floor and roof plan	2304 3 041 Rev B	11 September 2023

Proposed elevations	2304 3 102 Rev B	11 September 2023
Existing Basement plan with parking	2304 3 040 Rev C	16 November 2023
Proposed Floor & Roof Plans	2304 3 101 Rev D	16 November 2023
Location plan	2304 3 002 Rev A	22 November 2023

REASON: For the avoidance of doubt and in the interests of proper planning.

Informatives: (3)

1 All bat species, their breeding sites and resting places are fully protected by law under the Conservation of Habitats and Species Regulations 2010 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the National Bat Helpline at: 0345 1300 228. Further information is available on Natural England's website at: Bats: protection and licences - GOV.UK (www.gov.uk)

2 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

3 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.