



Planning Committee

Report of Head of Planning and Building Control on 21 June 2021

Plans List Item Number: 11

Reason for bringing to committee

Significant Community Interest

Application Details

Location: COMMUNITY CENTRE, ALEXANDRA WAY, ALDRIDGE, WALSALL, WS9 8PD

Proposal: CHANGE OF USE FROM COMMUNITY CENTRE TO 1 BEDROOM FLAT AND ALTERATIONS TO FRONT ELEVATION TO INCLUDE RENDER AND REPLACEMENT WINDOWS.

Application Number: 21/0505

Case Officer: Leah Wright

Applicant: Hindley Contractors

Ward: Aldridge Central And South

Agent: Spector Design Ltd

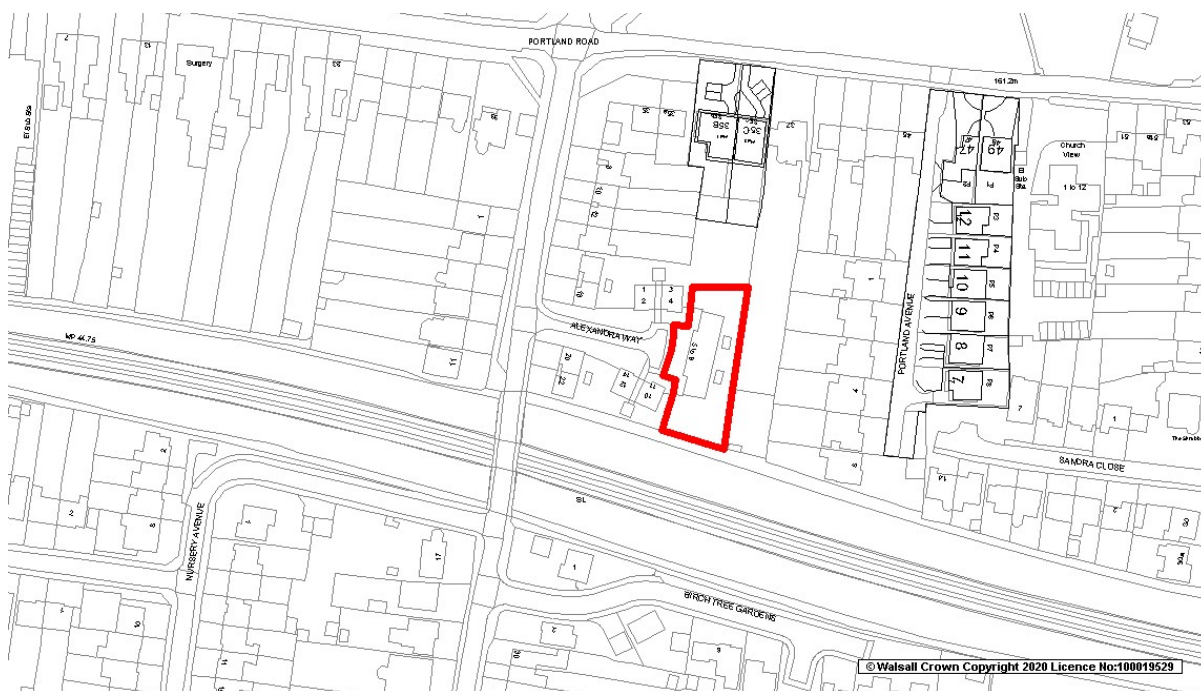
Expired Date: 20-May-2021

Application Type: Full Application: Minor Use Class C3 (Dwellinghouses)

Time Extension Expiry: 25-Jun-2021

Recommendation

Planning Committee resolve to Delegate to the Head of Planning & Building Control to Grant Planning Permission Subject to Conditions and subject to the amendment and finalising of conditions.



Proposal

Change of use from Community centre to 1 bedroom flat and alterations to front elevation to include render and replacement windows.

The internal changes will result in a 1 bedroom flat with a utility, bathroom, living room and two stores. The bedroom will measure 13.87m², and the total internal area will measure 63m²

Site and Surroundings

The subject site is a community centre sited to the eastern end of Alexandra Way, a cul-de-sac. The site is located just outside the district centre of Aldridge.

The cul-de-sac comprises of blocks of flats with pitched roofs which vary in building materials, these being both brick and render. Above the existing community centre is a balcony which serves the flats on the upper floor.

Aldridge Croft is approximately 0.1 miles from the site.

The site is not within a conservation area nor is it a listed building.

Relevant Planning History

No relevant history

Relevant Policies

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "presumption in favour of sustainable development".

Key provisions of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 5 – Delivering a sufficient supply of homes**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 11 – Making effective use of land**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 15 – Conserving and enhancing the natural environment**

On **planning conditions** the NPPF (para 55) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

Reducing Inequalities

The Equality Act 2010 (the '2010 Act') sets out 9 protected characteristics which should be taken into account in all decision making. The characteristics that are protected by the Equality Act 2010 are:

- age
- disability
- gender reassignment
- marriage or civil partnership (in employment only)
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

Of these protected characteristics, disability and age are perhaps where planning and development have the most impact.

In addition, the 2010 Act imposes a Public Sector Equality Duty "PSED" on public bodies to have due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality and to foster good relations. This includes removing or minimising disadvantages, taking steps to meet needs and encouraging participation in public life.

Section 149(6) of the 2010 Act confirms that compliance with the duties may involve treating some people more favourably than others. The word favourably does not mean 'preferentially'. For example, where a difference in ground levels exists, it may be perfectly sensible to install some steps. However, this would discriminate against

those unable to climb steps due to a protected characteristic. We therefore look upon those with a disability more favourably, in that we take into account their circumstances more than those of a person without such a protected characteristic and we think about a ramp instead. They are not treated preferentially, because the ramp does not give them an advantage; it merely puts them on a level playing field with someone without the protected characteristic. As such the decision makers should consider the needs of those with protected characteristics in each circumstance in order to ensure they are not disadvantaged by a scheme or proposal.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- GP2: Environmental Protection
- ENV10: Pollution
- ENV32: Design and Development Proposals
- LC8: Local Community Facilities
- T7 - Car Parking
- T9 – Cycling
- T10: Accessibility Standards – General
- T13: Parking Provision for Cars, Cycles and Taxi
- 8.3 Urban Open Space

Black Country Core Strategy

- CSP3: Environmental Infrastructure
- CSP4: Place Making
- HOU2: Housing Density, Type and Accessibility
- TRAN2: Managing Transport Impacts of New Development
- TRAN5: Influencing the Demand for Travel and Travel Choices
- ENV3: Design Quality
- ENV6: Open Space, Sport and Recreation

Walsall Site Allocation Document 2019

HC2: Development of Other Land for Housing

T2: Bus Services

T4: The Highway Network

T5: Highway Improvements

Supplementary Planning Document

Designing Walsall

- DW1 Sustainability
- DW2 Safe and Welcoming Places
- DW3 Character
- DW8 Adaptability

Consultation Replies

Network Rail- No comments to make.

Highway Authority- No objections. It is noted there is no dedicated off- street parking for the flat, the parking demand for the extant Community Centre use would be far higher than for a single flat. In fact it would be a significant betterment in parking and highway safety terms.

Pollution Control- No requirements or observations to make.

Planning Policy- Although the proposal involves the loss of a community facility, this only appears to serve the occupiers of the block. As such, the loss does not need to be justified under UDP policy LC8. The proposal will add to the supply of housing, and can be supported by NPPF paragraphs 59, 117 and 118.

Severn Trent- As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied. Recommend note to applicant regarding development close to sewers.

West Midlands Fire Service: No objection, note to applicant regarding Requirement B5: Access and facilities for the fire service.

Representations

3 representations were received from 3 separate households adjacent to the site, they are summarised as follows. Officers comments are in italics.

- There will be 14 flats and two properties from bungalows on Whetstone Lane that park in Alexandra way and only parking facilities for eight vehicles.
- Husband is blue badge and needs to be near our accommodation; find it stressful going to doctor and hospital appointments that we have to find somewhere to park on our return.
- Small cul-de-sac with 15(16 with this proposal) but no parking spaces)
- Issues with residents and another flat would escalate the problem- no objection if parking issues are addressed.
- Adding further accommodation to an already elevated parking situation is not acceptable - *Whilst it is noted the proposed dwelling does not have an allocated parking space, the change of use would result in the loss of a community facility which would require more parking spaces than a 1 bedroom flat and as such the change of use would be a betterment in terms of parking at the site.*
- Is it possible to have a blue badge designated area?- *Not a material planning consideration.*
- Application is dated 22nd April and work has started on 22nd March- *It is noted that works may have already started on the site and the applicant does not currently benefit from planning permission, this is at the applicants risk and they do not have consent until planning permission has been granted for the change of use..*

- Traumatic with constant noise, parking issues and weekend working-*The change of use from a community centre to a dwelling should have little impact in terms of noise and may even be a betterment due to the fact the dwelling would be a 1 bedroom flat as opposed to a facility that serves the public. In terms of parking issues from construction noise and weekend working, the works at the site are minimal and include replacement windows, rendering and small internal works and should not result in an undue detrimental impact in terms of noise and due to the scale of works, would not require a Construction Environmental Management Plan.*
- Informed by WHG not to park on the grass area but it's the only option for residents and builders that work here- *Not a material planning consideration.*
- If parking permits were issued for Alexandra Way and the area designated with a tarmac parking area the problem might be resolved- *Not a material planning consideration.*
- Is this a Walsall Council problem or WHG?- *Not a material planning consideration.*
- Parking work on other properties like ours has already been resolved- *Not a material planning consideration.*

Determining Issues

- Principle of Development
- Design and Character of the Area
- Amenity of future occupiers
- Amenity of nearby Residents
- Local Finance Considerations

Assessment of the Proposal

Principle of Development

The site is unallocated on the Walsall Site Allocations Document and its last known use is a community centre falling under Use Class F2. The existing community centre is in a sustainable location in an established residential area close to the amenities within Aldridge District Centre and is within walking distance of the nearest bus stop.

The proposed works are for a change of use from a community centre (Use Class F2) to a single dwelling unit (Use Class C3).

Policy LC8 (local community facilities) states that proposals involving the loss of local community facilities, including public houses, clubs and other meeting places, will only be permitted if it can be demonstrated that:

I. There are other existing facilities, in an equally or more convenient location, which could accommodate any community activities displaced by the proposed

development; or

II. A replacement facility could be provided in an equally or more convenient location; or

III. There is no longer a need for the facility, or for any other community use which could be appropriately provided on the site in accordance with other policies of this Plan; or

IV. It would not be possible to retain the facility, or provide an alternative community facility because, despite all reasonable efforts, this would not be viable.

Despite the above, it is considered that the community centre only appears to serve the occupiers of the block.

As such, the loss does not need to be justified under UDP policy LC8.

Policy HC2 of the Site Allocation Document states that the provision of housing on other previously developed sites not listed in Table HC1 will be encouraged provided:

- i. The site is not allocated or safeguarded for other uses in this Plan;
- ii. If the site is not allocated or safeguarded for other uses in this Plan, there is no overriding need for the land or buildings to be retained for its current or previous use;
- iii. Residential development would not conflict with any national or local designation relating to the site itself, or adjoining land or buildings;
- iv. A satisfactory residential environment can be achieved, where people will choose to live, that will contribute to achieving the Vision, Sustainability Principles, Spatial Objectives and Spatial Strategy of the BCCS and take account of other policies of this Plan;
- v. Residential development would not unacceptably constrain the use or development of any adjacent site for its allocated or identified use;
- vi. The proposal is acceptable in terms of other policies of this Plan.

Further the design of developments on all sites should take account of its context and surroundings. Each site should achieve a density of at least 35 dwellings per hectare, except where a lower density would be in keeping with its surroundings, or part of the site is needed to provide open space or other facilities in accordance with other policies of this Plan.

The site has not been allocated or safeguarded for any other uses in the SAD and as above the loss of the community centre does not need to be justified under Policy LC8. The cul-de-sac is a residential in nature with blocks of flats and as such the residential use is established in this location. There will only be minor changes to the external building (expanded upon in the below section of the report). The property will not benefit from private amenity space however, the existing flats do not benefit from private amenity space and it is unlikely that it would be possible to provide in this location. It should however be noted there are areas of communal grass space and additionally Aldridge Croft is sited 0.1 miles from the site. As such, it is considered a satisfactory residential environment could be achieved.

The proposal will add to the supply of housing, and can be supported by NPPF paragraphs 59, 117 and 118. The proposal is considered to be acceptable in principle subject to a full assessment of the impact on the local environment as set out below.

Design and Character of the Area

There will be minor alterations to the front elevation which includes rendering of the building and replacement windows. The proposed windows would be in keeping with the style of those serving the existing flats, and there are examples of rendering to the existing flats. There are no extensions proposed or major external changes. It is therefore considered that the change of use will not impact on the visual amenity of the surrounding area, and is in line with the surrounding character. The proposal is therefore in accordance with saved Policy ENV32 of the Walsall Unitary Development Plan, Policy ENV3 of the Black Country Core Strategy, the Designing Walsall Supplementary Planning Document and Section 12 of the National Planning Policy Framework.

Amenity of future occupiers

There is no private garden proposed, however the existing flats in this location do not benefit from private amenity space and it is unlikely that any could be provided in this location. Despite the application not meeting the Council's recommended minimum sizes for gardens it should be noted there are areas of community space and additionally Aldridge Croft, a sizable community park and amenity space, is sited 0.1 miles from the site. Further, as the 1-bedroom flat is 63m² in size it is considered to be a large flat which would provide good living conditions for future occupiers. As such it is considered the lack of private amenity space can be justified.

The bedroom is single aspect and although it would be preferred to have dual aspect windows, the window is fairly large and would let in an adequate amount of sunlight. The window is oriented to the west and would benefit from evening sunlight. In terms of outlook, the views out of the bedroom window would be unobstructed and would allow for views out onto the cul-de-sac. The bedroom is also an acceptable size being 13.7m². All habitable rooms of the dwelling benefit from large windows and are all single aspect; to the front of the dwelling they are oriented to the west and would benefit from evening sunlight and to the rear of the dwelling they are oriented to the east and would benefit from the morning sun. It is considered that the windows would allow for an adequate amount of sunlight to enter the property.

Amenity of nearby Residents

The proposal will make minor alterations to the front elevation of the property. These include replacing the existing windows and rendering the property. These alterations would not result in any additional overshadowing of neighbouring properties. Therefore, it would be unlikely any impact on occupiers of the neighbouring property.

It should be noted that there are windows to the rear of the property, one of which will serve a kitchen which is considered to be a habitable room. The nearest residential property to the rear is 34m away and as such there would be no detriment in terms of overlooking or habitable room windows facing on to each other at an unacceptable distance, in excess of the guideline 24m provided by the Designing Walsall SPD.

Whilst the proposal amounts to a change of use, the former use as a community centre would be likely to have created more noise and disturbance than the proposed C3 use given it will be a 1 bedroom flat, as opposed to a centre serving the flats in the cul-de-sac. As such, it is considered that the change of use would not result in undue additional noise and disturbance.

Highway Safety

The Highway Authority was consulted and had no objections to the proposed change of use. The four parking spaces on site will be retained and as such the proposal meets the requirement of a 4-bedroom dwelling. Further, there will be no new access created. The proposal is therefore in accordance with Saved Policies T7 and T13 of the Walsall Unitary Development Plan, Policy TRAN2 of the Black Country Core Strategy, Policy T4 of the Walsall Site Allocation Document and the National Planning Policy Framework.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to 'local finance considerations' when determining planning applications. In Walsall at the present time this means there is need to take account of New Homes Bonus monies that might be received as a result of the construction of new housing.

This application proposes 1 new home.

The Government has indicated that, for 2019-20, it will award approximately £1,000 per dwelling per year, plus a further £350 for each affordable dwelling, for each net additional dwelling provided. The payment is made each year for a period of 4 years from completion of the dwelling. In 2019-20 the total payments, taking account of completions over the last 4 years, are expected to amount to £2,911,601.

The weight that should be given to this, including in relation to other issues, is a matter for the decision-maker.

Conclusions and Reasons for Decision

The principle of converting the existing community centre (Use Class F2) to a single dwelling unit (Use Class C3) is considered to be acceptable.

The internal changes proposed are considered acceptable; the dwelling would provide a good level of accommodation for future occupiers and will function well as a residential dwelling having a good level of outlook and allowing adequate sunlight/daylight into bedrooms.

Although it is noted there would be no private amenity space provided the existing flats do not benefit from any private amenity space and it is unlikely they would be

able to, further Aldridge Croft is 0.1 miles from the site and is a large area of open space and could be utilised by future occupiers. The flat is large in size and would provide a good level of accommodation, as such the lack of private amenity space can be justified.

There are minor alterations proposed to the front elevation which includes rendering of the building and replacement windows which are considered to be in keeping with the existing blocks of flats. The proposal will not give rise to additional noise, nor would it result in any further detriment to amenity through overlooking, overshadowing or outlook.

The Highway authority has no objections to the application and note that although there is no dedicated off- street parking for the flat, the parking demand for the extant Community Centre use would be far higher than for a single flat and would be a significant betterment in parking and highway safety terms.

Taking into account the above factors it is considered that the application should be recommended for approval.

Positive and Proactive Working with the Applicant

Officers have confirmed to the applicant's agent that the submitted details are acceptable and no further changes have been requested.

Taking into account the above factors it is considered that the application should be recommended for approval.

Conditions and Reasons

1: The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: To ensure the satisfactory commencement of the development in accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2: This development shall not be carried out other than in conformity with the following approved plans: -

1284/01-01- Existing layout and location plan- Received 22/04/2021

1284/01-02 -Proposed layout and block plan- Received 22/04/2021

Reason: To ensure that the development undertaken under this permission shall not be otherwise than in accordance with the terms of the application on the basis of which planning permission is granted, (except in so far as other conditions may so require).

3: The external walls of the development hereby permitted shall not be constructed other than in accordance with the following details:

- White painted render that matches in colour and texture to that which has been used in the existing flats adjacent to the development.

and the materials shall thereafter be retained for the lifetime of the development.

Reason: To ensure the satisfactory appearance of the development and to comply with saved policies GP2 and ENV32 of the Walsall Unitary Development Plan.

Notes for Applicant

1. West Midlands Fire Service

Requirement B5: Access and facilities for the fire service

These sections deal with the following requirement from Part B of Schedule 1 to the Building Regulations 2010.

Requirement

Limits on application

Access and facilities for the fire service B5.

(1) The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.

(2) Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

Intention

Provisions covering access and facilities for the fire service are to safeguard the health and safety of people in and around the building. Their extent depends on the size and use of the building. Most firefighting is carried out within the building. In the Secretary of State's view, requirement B5 is met by achieving all of the following.

a. External access enabling fire appliances to be used near the building.

b. Access into and within the building for firefighting personnel to both:

i. search for and rescue people

ii. fight fire

c. Provision for internal fire facilities for firefighters to complete their tasks.

d. Ventilation of heat and smoke from a fire in a basement.

If an alternative approach is taken to providing the means of escape, outside the scope of this approved document, additional provisions for firefighting access may be required.

Where deviating from the general guidance, it is advisable to seek advice from the fire and rescue service as early as possible (even if there is no statutory duty to consult).

Section 13: Vehicle access

Provision and design of access routes and hard-standings

13.1 For dwelling-houses, access for a pumping appliance should be provided to within 45m of all points inside the dwelling-house.

13.2 For flats, either of the following provisions should be made.

a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose.

b. Provide fire mains in accordance with paragraphs 13.5 and 13.6.

13.3 Access routes and hard-standings should comply with the guidance in Table 13.1.

13.4 Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1. Turning facilities should comply with the guidance in Table 13.1.

Blocks of flats fitted with fire mains

13.5 For buildings fitted with **dry fire mains**, both of the following apply.

- a. Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building.
- b. The fire main inlet connection point should be visible from the parking position of the appliance, and satisfy paragraph 14.10.

13.6 For buildings fitted with **wet fire mains**, access for a pumping appliance should comply with both of the following.

- a. Within 18m, and within sight, of an entrance giving access to the fire main.
- b. Within sight of the inlet to replenish the suction tank for the fire main in an emergency

Overall

Access routes should have a minimum width of 3.7m between kerbs, noting that WMFS appliances require a minimum height clearance of 4.1m and a minimum carrying capacity of 15 tonnes (ADB Vol 1, Table 13.1).

Dead Ends including cul-de sacs

Dead ends including cul-de sacs should be avoided but where not possible the following should be applied.

The main problem with dead ends and cul-de sacs is access in an emergency and the issue of obstructions such as parking. In these circumstances fire service personnel are committed to approach on foot carrying equipment to deal with the situation. 225 to 250 metres carrying equipment is considered a maximum for efficient fire-fighting operations. Dead ends/cul-de sacs roadways should be a minimum of 5.5 metres in width.

Section 14: Fire mains and hydrants – flats

Provision of fire mains

14.2 Buildings with firefighting shafts should have fire mains provided in both of the following.

- a. The firefighting stairs.
- b. Where necessary, in protected stairways.

The criteria for providing firefighting shafts and fire mains are given in Section 15.

14.3 Buildings without firefighting shafts should be provided with fire mains where fire service vehicle access is not provided in accordance with paragraph 13.2(a). In these cases, the fire mains should be located within the protected stairway enclosure, with a maximum hose distance of 45m from the fire main outlet to the furthest point inside each flat, measured on a route suitable for laying a hose.

Design and construction of fire mains

14.4 The outlets from fire mains should be located within the protected stairway enclosure (see Diagram 15.1).

14.5 Guidance on the design and construction of fire mains is given in BS 9990.

14.6 Buildings with a storey more than 50m above fire service vehicle access level should be provided with wet fire mains. In all other buildings where fire mains are provided, either wet or dry fire mains are suitable.

14.7 Fire service vehicle access to fire mains should be provided as described in paragraphs 13.5 and 13.6.

Provision of private hydrants

14.8 A building requires additional fire hydrants if both of the following apply.

- a. It has a compartment with an area of more than 280m².
- b. It is being erected more than 100m from an existing fire hydrant.

14.9 If additional hydrants are required, these should be provided in accordance with the following.

- a. For buildings provided with fire mains – within 90m of dry fire main inlets.
- b. For buildings not provided with fire mains – hydrants should be both of the following.
 - i. Within 90m of an entrance to the building.

ii. A maximum of 90m apart.

14.10 Each fire hydrant should be clearly indicated by a plate, fixed nearby in a conspicuous position, in accordance with BS 3251.

14.11 Guidance on aspects of the provision and siting of private fire hydrants is given in BS 9990.

Water supplies for firefighting should be in accordance with ADB Vol 2, Sec 16 and "National Guidance Document on the Provision for Fire Fighting" published by Local Government Association and WaterUK:

<https://www.water.org.uk/wp-content/uploads/2018/11/national-guidance-document-on-water-for-ffg-final.pdf>

For further information please contact the WMFS Water Office at the address given above or by email on Water.Officer@wmfs.net

Section 15: Access to buildings for firefighting personnel – flats

Provision of firefighting shafts

15.1 In low rise buildings without deep basements, access for firefighting personnel is typically achieved by providing measures for fire service vehicle access in Section 13 and means of escape.

Sprinklers

Where sprinklers in accordance with BS 9251:2014 or BS EN 12845:2015 are fitted throughout a house or block of flats:

a) the distance between a fire appliance and any point within the house (in houses having no floor more than 4.5m above ground level) may be up to 90m:

b) the distance between the fire and rescue service pumping appliance and any point within the house or flat may be up to 75m (in houses or flats having one floor more than 4.5m above ground level) (BS 9991:2015 50.1.2).

As per the May 2020 amendment to this guidance –

Section 7: Compartmentation/sprinklers – flats Page 59

7.4 Blocks of flats with a top storey **more than 11m** above ground level (see Diagram D6) should be fitted with a sprinkler system throughout the building in accordance with Appendix E. NOTE: Sprinklers should be provided within the individual flats, they do not need to be provided in the common areas such as stairs, corridors or landings when these areas are fire sterile.

The approval of Building Control will be required to Part B of the Building Regulations 2010

Early liaison should be held with this Authority in relation to fixed firefighting facilities, early fire suppression and access (ADB Vol 2, Section 7)

The external access provisions for a building should be planned to complement the internal access requirements for a fire attack plan. (CIBSE Guide E, Fire Safety Engineering 2010, p. 13-14)

2. Severn Trent Water

Severn Trent Water advise that there may be a public sewer located within the application site. Although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under the Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and contact must be made with Severn Trent Water to discuss the proposals. Severn Trent will seek to assist in obtaining a solution which protects both the public sewer and the building.

Please note that there is no guarantee that you will be able to build over or close to

any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent.

END OF OFFICERS REPORT