



400 Thames Valley Park
Planning Supporting Document
July 2024

Contents

1.	Introduction	3
2.	Site and its Context.....	5
3.	Planning History	7
4.	Planning Policy	8
5.	The Proposal	9
6.	Compliance with Class MA Part 20 Schedule 2 of the General Permitted Development Order 2015	11
7.	Meeting the Conditions	14
8.	Conclusion	20
	Appendix 1: Review of the Relevant Legislation	21

1. Introduction

- 1.1 This Planning Supporting Statement has been prepared by Sphere25 on behalf of TVP Investments Limited ('the Applicant') in support of a Prior Approval Application under Schedule 2, Part 20, Class MA, (commercial, business and service uses to dwellinghouses) of the General Permitted Development Order 2015 for a change of use of the ground, 1st 2nd and 3rd floors (Use Class E) to 62 residential dwellings (Use Class C3) ('the Proposed Development') at 400 Thames Valley Park Drive, Earley, Reading, RG6 1PT ('the Site').
- 1.2 The application seeks Prior Approval for the following description of development:
- "Prior Approval application for a change of use of the ground, 1st, 2nd and 3rd floors (use Class E) to 62 residential dwellings (use Class C3)."*
- 1.3 This planning submission is accompanied by a package of supporting information. In this document, reference will be made, where appropriate, to the conclusions and details contained within these supporting documents.
- 1.4 For ease of reference, the following documents and drawings are submitted in support of this application:

Submission Document	Prepared By
Planning Supporting Statement	Sphere25
Transport Statement	Markides
Phase 1 Desktop Study	EPS Consulting
Daylight / Sunlight Assessment	Create Consulting Engineers
Flood Risk Assessment	Nimbus Engineering
SuDS Report	Nimbus Engineering
Fire Statement	FCS Live
Noise Assessment and Noise Survey	Trace Surveys
Preliminary Ecological and Bat Roost Appraisal	ArbTech

Table 1: Submitted Supporting Documents.

Plan Reference No.	Plan Title
PD-001	Site Location Plan
PD-002	Existing Site Plan
PD-003	Proposed Site Plan
PD-009	Existing Basement Plan
PD-010	Existing Ground Floor Plan
PD-011	Existing First Floor Plan
PD-012	Existing Second Floor Plan
PD-013	Existing Third Floor Plan
PD-014	Existing Fourth Floor Plan
PD-015	Existing Roof Plan
PD-021	Existing Section

PD-031	Existing Front Elevation
PD-032	Existing Rear Elevation
PD-033	Existing Side Elevations
PD-100	Proposed Ground Floor Plan
PD-101	Proposed First Floor Plan
PD-102	Proposed Second & Third Floor Plan
PD-104	Proposed Roof Plan
PD-201	Proposed Section
PD-301	Proposed Front Elevation
PD-302	Proposed Rear Elevation
PD-303	Proposed Side Elevations

Table 2: Submitted Plans and Drawings.

- 1.5 This prior approval application is submitted alongside an application for the site seeking prior approval for the addition of two floors under class AA of the permitted development regulations.
- 1.6 Whilst the applications are submitted at the same time, the class AA application will be implemented on site by the applicant prior to the implementation of this class MA application.

2. Site and its Context

- 2.1 The Site is located within Thames Valley Park within the settlement of Earley, approximately 3km east of Reading Town Centre. It is within the administrative boundary of Wokingham Borough Council. The Site consists of a 4-storey office building (Use Class E) and associated external car and cycle parking.
- 2.2 Thames Valley Park is a high-tech business park. There are approximately 19 buildings within the site arranged in quadrants, with associated amenities. The buildings are primarily designed for blue chip organisations.
- 2.3 The Great Western Main Line runs along the southern boundary of the Site with residential and commercial buildings beyond this. To the north is the Thames Valley Park Nature Reserve which provides walking cycling and running opportunities as well as the River Thames including the Thames Path.



Figure 1: Image showing site and its contextual surroundings.

3. Planning History

- 3.1 The online planning portal for Wokingham Borough Council has been reviewed and no relevant planning applications have been found in relation to the Site.
- 3.2 Relevant planning applications located in the surrounding area have been set out below.

Application Reference	Validation Date	Site Address	Description of Development	Status
223359	24 November 2022	Thames Valley Park Thames Valley Park Drive Reading RG6 1PU	Full application for the proposed erection of a Cafe/Pavillion with associated management facilities along with Living rooves and solar panels. The erection of a secure hoarding and gate for siting of 3No containers, 1No compactor, 1No bin store, 2No Oil tanks and a two storey modular building, landscaping and associated works along with a bus stop. Following demolition of the existing single storey building.	Approved (25 January 2023)
212071	15 June 2021	TVP 510 Oracle Parkway Reading RG6 1RA	Full application for the temporary change of use of the Car Parking area (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, Wind Turbine and EV Charging Point.	Approved (10 September 2021)

Table 3: Surrounding development planning history.

4. Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the determination of planning applications to be made in accordance with the relevant Development Plan, unless material considerations indicate otherwise. The Wokingham Borough Council Development Framework includes the following:

- *National Planning Policy Framework 2023*
- *Wokingham Core Strategy Development Plan 2010*
- *Wokingham Managing Development Delivery Local Plan 2014*
- *Central and Eastern Berkshire Joint Minerals & Waste Plan 2023*
- *Relevant Supplementary Planning Guidance*

4.2 The Site falls under the following Wokingham Borough Council (WBC) Core Strategy policies:

- CP1 (Sustainable development)
- CP3 (General Principles for development)
- CP9 (Scale and location of development proposals)
- CP15 (Employment Development)

4.3 The Site falls under the following Wokingham Borough Council (WBC) Management Development Delivery Plan policies:

- CC01 (Presumption in Favour of Sustainable Development)
- CC09 (Development and Flood Risk)
- TB11 (Core Employment Areas)
- TB21 (Landscape Character)

4.4 The Site is identified by the Central and Eastern Berkshire Joint Minerals & Waste Plan as being within a Mineral Safeguarding Area.

5. The Proposal

5.1 The description of the proposed permitted development is as follows:

“Prior Approval application for a change of use of the ground, 1st, 2nd and 3rd floors (use Class E) to 62 residential dwellings (use Class C3).”

5.2 The proposals will provide 62 residential units with a cumulative residential floor space of 4,322 sqm. The proposed unit mix is as follows:

Apartment Mix					
Floor	1 bed 1 person	1 bed 2 person	2 bed 3 person	2 bed 4 person	Total
Floor 1	5	8	1	1	15
Floor 2	5	8	1	1	15
Floor 3	5	8	2	1	16
Floor 4	5	8	2	1	16
	20	32	6	4	62

Table 4: Accommodation Schedule

5.3 All units will provide an open plan kitchen, living and dining area and built-in storage. All the units meet or exceed the nationally described space standards. Waste storage will be provided within the existing car park and red line boundary.

5.4 The proposed car and cycle parking will be located within the existing car park of the Site. The proposals will generate 136 car parking spaces as per the standards set out in the WBC Managing Development Delivery Plan. The proposals will provide 94 cycle parking spaces in a sheltered and secured store.

Cumulative Apartment Mix

5.5 As set out above, the proposals are submitted in parallel with another application on the Site for prior approval for a two-storey upwards extension providing 32 residential units under Schedule 2, Part 20, Class AA

5.6 The class AA prior approval application will be implemented first in compliance with the regulations, followed by the Class MA application.

5.7 The final apartment mix is shown in Table 4 below.

Apartment Mix					
Floor	1 bed 1 person	1 bed 2 person	2 bed 3 person	2 bed 4 person	Total
1	5	8	1	1	15
2	5	8	1	1	15
3	5	8	2	1	16
4	5	8	2	1	16
5	5	8	2	1	16
6	5	8	2	1	16
	30				

Table 5: Cumulative Accommodation Schedule

6. Compliance with Class MA Part 20 Schedule 2 of the General Permitted Development Order 2015

- 6.1 This section provides an overview of permitted development and conditions relevant to class MA of the GPDO.
- 6.2 Class MA was introduced in 2021 and permits the change of use of a building and any land Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3.
- 6.3 An amendment to Class MA was brought into force on the 5th March 2024¹ which omitted paragraph a and paragraph c of paragraph MA.1, removing restrictions on periods of vacancy and size.
- 6.4 The change of use is subject to conditions which are assessed below.

Permitted Development

- 6.1 Class MA of Part 3 (changes of use) of Schedule 2 to the GPDO permits the change of use of commercial, business and service uses to use as dwellinghouses.

Development not permitted

- 6.2 The following section assesses the development not permitted section to confirm that the site does not fall within any element as identified in the development not permitted section.
- 6.3 Article 3 of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024 amends Class MA to remove the requirement that a building must have been vacant for a continuous period of at least 3 months immediately prior to the date of an application for prior approval) part a. Class MA was also amended to remove the floorspace upper limit for buildings changing use under the right (part b).
- 6.4 These amendments came into force on the 5th March 2024.
- 6.5 Part b of MA.1 sets out that development would not be permitted unless the use of the building fell within a specified use class for a continuous period of at least 2 years prior to the date of the application for prior approval.
- 6.6 The specified use classes are (before 1st September 2020):

¹ STATUTORY INSTRUMENTS 2024 No. 141 TOWN AND COUNTRY PLANNING, ENGLAND
The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024

(i)Class A1 (shops);

(ii)Class A2 (financial and professional services);

(iii)Class A3 (food and drink);

(iv)Class B1 (business);

(v)Class D1(a) (non-residential institutions – medical or health services);

(vi)Class D1(b) (non-residential institutions – crèche, day nursery or day centre);

(vii)Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;

After the first September 2020 class E (commercial, business and service).

6.7 The building falls with Class E and has been in continuous use for at least 2 years.

6.8 Part d sets out that development is not permitted if land covered by or within the curtilage of the building is or forms part of a site of special scientific interest; is or forms part of a listed building or land within its curtilage; is or forms part of a scheduled monument or land within its curtilage; is or forms part of a safety hazard area; or is or forms part of a military explosives storage area;.

6.9 The site does not fall within any of the categories as identified in sub paragraph d part i to v.

6.10 Part e sets out that development is not permitted if the building is within an area of outstanding natural beauty; an area specified by the Secretary of State for the purposes of section 41 of the Wildlife and Countryside Act 1981, the Broads; a National Park; or a World Heritage Site.

6.11 To confirm the site does not fall within any categories as identified in sub paragraph e part 1 to v.

6.12 Part e restricts development if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained.

6.13 There are no agricultural tenancies, Part e therefore does not apply

6.14 Part g sets out before 1 August 2022, if—

(i)the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and

(ii)the development would not have been permitted under Class O immediately before 1st

August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3..

6.15 There are no Article 4 directions in place.

7. Meeting the Conditions

7.1 Paragraph MA.2-(2) states that:

“Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required...”.

7.2 The determination will be assessed against:

- Transport impacts.
- Contamination risks.
- Flooding risks.
- Noise from commercial premises.
- Impacts on the conservation area.
- Provision of adequate natural light.
- Relationship to areas considered to be important for general or heavy industry.
- The impact on local provision from loss of a registered nursery or health centre.
- Fire safety impacts.

Transport and Highways

7.3 Part MA.2 (1) (b) requires the developer to apply to the Local Planning Authority for prior approval as to transport impacts of the development, particularly to ensure safe site access.

7.4 The order states that on receipt of the application, where in the opinion of the local planning authority, the development is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site, the local planning authority must consult with the local highway authority where the increase or change relates to traffic entering or leaving a classified road or proposed highway.

7.5 NPPF states under paragraph 115 that:

‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

7.6 A Transport Statement has been prepared by Markides Associates in support of this application.

7.7 The report establishes that the Site is in a sustainable location being in close proximity to social, commercial, and transport infrastructure. The nearest bus stop is 450m away, with

services to the railway station and town centre. The nearest train station is Reading Rail Station which is approximately 3km away and provides services to Newbury, Basingstoke, Bristol and London.

7.8 A review of the local facilities is set out in the table below:

7.9 The existing car park will be utilised for car and cycle parking and waste storage. It is acknowledged that these proposals fall outside the curtilage of the building and therefore will need to be secured via a condition.

7.10 The existing access to the site will be retained.

Facility		Location	Distance	Travel Time	
				Walk	Cycle
Food Outlet	Aldi	London Road	500m	8	3
	Marks and Spencer	25 Washway Road	1300m	19	7
Access to Outdoor Open Space	Thames Valley Park Nature Reserve	Thames Valley Park Drive	500m	8	2
	Palmer Park	London Road	1250m	18	5
Access to Recreation/Leisure Facility for Fitness/Sport	David Lloyd	Valley Park Drive	640m	8	2
	Anytime Fitness	Shepherds Hill	1300m	19	5
Pharmacy	Orange Pharmacy	237 London Road	1650m	22	5
Access to Employment	Thames Valley Estate	Thames Valley Park Drive	250m	5	1
GP	Kennet Surgery	30 Cholmeley Road	1650m	22	7
Child Care	Bright Horizons Day Nursery	Thames Valley Park Drive	640m	8	2

Table 6: Local facilities

7.11 Policy CC07: Parking of the WBC Managing Development Delivery Plan sets out that proposals should demonstrate that the proposed parking provision meets the set out standards (below) and the new scheme retains an appropriate overall level of off-street parking.

7.12 The proposals generate a need for 136 spaces which can be secured by condition, utilising the existing car park.

7.13 The site can readily accommodate residential car parking in accordance with adopted standards within the available provision, which for the proposed residential mix and site location, being within an urban area, is 2 car parking spaces per unit on the basis that each flat would be allocated 2 spaces 0.2 spaces per unit for visitors

- 7.1 62 cycle parking spaces which are to be secured via condition, are to be delivered at 1 space per unit within a secure compound in the existing car park.
- 7.2 Residential deliveries, including refuse collection, will follow the same arrangements as adopted by the existing commercial land uses, with vehicles entering the existing rear car parking area, accessing the site, then leaving in forward gear.
- 7.3 A trip generation assessment has been undertaken which demonstrates that there will be a reduction in people and vehicle trips during both peak hours and across the day.
- 7.4 The proposal is anticipated to generate approximately 15 vehicle movements in the AM peak and 18 vehicle movements in the PM peak.
- 7.5 Upon implementation of the Class AA and Class MA proposals, the cumulative scale of development requires 122 spaces which can be accommodated within the existing provision.

Contamination Risks

- 7.6 Condition MA.2 (1) (b) requires the developer to apply to the Local Planning Authority for prior approval as to the contamination risks in relation to the building. A Preliminary Risk Assessment for Contaminated Land has been prepared by EPS Consulting in support of this application. The assessment reviews the potential on and off-site active sources as well as potential pathways and controlled water receptors. Overall, the assessment shows that there are very low to low risks to human health and low risks to controlled waters onsite
- 7.7 There is low risk to human health offsite and there are no groundworks required as part of the proposals.

Flood Risk and SuDS

- 7.8 Condition MA.2 (1) (c) requires the developer to apply to the Local Planning Authority for prior approval as to the flood risks in relation to the building. A Flood Risk Assessment and SuDS Report has been prepared by Nimbus Engineering in support of this application. The development lies in Flood Zone 1 and is therefore at low risk of flooding with an annual probability of less than 1 in 1000. This means that the Site is suitable for any development, and it is not necessary to provide a sequential or exception test as part of the FRA.
- 7.9 Residents of the proposed dwellings will be made aware of the surface water flooding risk of depths just below of just above 300mm at the site, during an extreme storm event and care must be taken to access and egress their dwellings during an extreme storm event.

- 7.10 In order to ensure that no flood water enters the ground floor dwellings, which could be just above 300mm in depth, the applicant proposes flood proof doors at the areas where there is a risk of fluvial flooding during extreme events.
- 7.11 Air vents and electricity sockets will be raised 500mm above the external ground level, as well as damp proofing membrane used up to the 500mm above ground level. These measures will ensure that during and cleaning of the ground floor will be quick and simple, in the event that any flood water enters the building.
- 7.12 The surface water runoff that will be produced as a result of this development will be dealt with through the use of Sustainable urban Drainage Systems (SuDS), and therefore reduce the peak rate of flow leaving the site.

Noise

- 7.13 Condition MA.2. (1)(d) requires the developer to apply to the Local Planning Authority for prior approval as to the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses. A Noise Impact Assessment has been prepared by Trace Surveys in support of the application. Noise surveys were carried out between 11:00 – 14:00 on 20th May 2024 and between 00:30 – 03:00 on 23rd May 2024. Based on the measured sound levels, a Level 1 risk assessment was completed. It showed that noise levels on the façade of the proposed upwards extension present a low risk of noise having an adverse effect in accordance with BS8233:2014 and relevant British Standards.

Conservation Area

- 7.14 Condition MA.2. (1)(e)(i) and (ii) requires an assessment of the impact of a change of use on the conservation area.
- 7.15 The site is not situated within a conservation area, (Condition MA.2. (1)(e)(i) and (ii) therefore does not apply.

Daylight, Sunlight and Overlooking

- 7.16 Condition MA.2 (1)(f) requires the developer to apply to the Local Planning Authority for prior approval as to the provision of adequate natural light in all habitable rooms of the new dwellinghouses and impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light.
- 7.17 A Daylight & Sunlight Assessment has been prepared by Create in support of this application. The assessment finds that all relevant spaces meet the BRE guidance for the recommended

level of daylight in new developments. An assessment of access to sunlight has also been carried out for all living rooms with windows facing within 90 degrees of south. The results confirm that the modelled spaces have achieved the recommended values for average annual and winter sunlight exposure.

Introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses

7.18 Condition MA(2) (1)(g) requires an assessment of the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage, and distribution, or a mix of such uses.

7.19 The site is in use class E as part of the wider Thames Valley Park. There is no general heavy industry, waste management storage and distribution uses on the site. As such part g does not apply.

Impact on local services

7.20 Condition MA.2 (1)(h) (i) and (ii) require an assessment of the impact on the local provision of registered nursery and health centre.

7.21 The site does not contain a registered nursery or health centre. As such Condition MA.2 (1)(h) (i) and (ii) does not apply.

Fire Safety

7.22 Class MA.2(1)(i) requires the developer to apply to the Local Planning Authority for prior approval as to the where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building.

7.23 Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will contain two or more dwellinghouses; and satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

7.24 A Fire Statement has been prepared by FCS Live in support of this application.

7.25 It concludes that the height of the proposed building requires the provision of a firefighting shaft, which includes a firefighting stair, a firefighting lift, and a dry rising main. As the area

of each floor exceeds 900 m², the guidance recommends that two firefighting shafts are provided. The hose laying distances to the furthest points (60 m with sprinklers) can be achieved from the central stair. It is therefore proposed that the central stair is designated as the firefighting shaft, subject to confirmation from the approving authorities.

- 7.26 As the proposal involves residential apartments above 11 m, sprinkler protection is required throughout the building. The sprinklers should be in accordance with BS9251:2021. Automatic fire detection should be provided in each apartment in accordance with BS 5839-6:2019. Where fire detection is required in common areas, it should be in accordance with BS 5839-1:2017. Ventilation is required in the common corridors, stairs, and lobby areas.
- 7.27 Condition 3 sets out that an application for prior approval for development under Class MA may not be made before 1 August 2021. Condition 5 required development to be completed within a period of 3 years.
- 7.28 Condition 6 requires that any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.”.

8. Conclusion

- 8.1 This Planning Supporting Statement has been prepared by Sphere25 on behalf of TVP Investments Limited in support of a Prior Approval Application under Schedule 2, Part 20, Class MA, (commercial, business and service uses to dwellinghouses) of the General Permitted Development Order 2015 at 400 Thames Valley Park Drive, Earley, Reading, RG6 1PT.
- 8.2 The application seeks Prior Approval for the following description of development:
“Prior Approval application for a change of use of the ground, 1st, 2nd and 3rd floors (use Class E) to 62 residential dwellings (use Class C3)”.
- 8.3 The proposals are permitted under Class MA of the Order, subject to the local planning authority’s determination as to whether prior approval is required in relation to transport and highways impacts, contamination risks, flooding risks, fire conditions and the impacts of noise from commercial premises.
- 8.4 The proposals are fully compliant with the regulations and conditions attached to Schedule 2, Part 20, Class MA of the GPDO 2015 and are supported by the submitted documents and plans.
- 8.5 On this basis, the submitted application should be considered acceptable by Wokingham Borough Council and should be granted prior approval.

Appendix 1: Review of the Relevant Legislation

GPDO Statement	Commentary
Permitted development	
MA. Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order.	The proposal is for a change of use from Use Class E to Use Class C3.
Development not permitted	
MA.1.—(1) Development is not permitted by Class MA—	
(b)unless the use of the building fell within one or more of the classes specified in subparagraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;	The building has been in use as Offices (Use Class E) for a continuous period of at least 2 years.
(d)if land covered by, or within the curtilage of, the building—	
(i)is or forms part of a site of special scientific interest;	Not applicable.
(ii)is or forms part of a listed building or land within its curtilage;	Not applicable.
(iii)is or forms part of a scheduled monument or land within its curtilage;	Not applicable.
(iv)is or forms part of a safety hazard area; or	The Site is within the 12km consultation zone for AWE Burghfield; however, this is not a safety hazard area.
(v)is or forms part of a military explosives storage area;	Not applicable.
(e)if the building is within—	
(i)an area of outstanding natural beauty;	Not applicable.
(ii)an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981;	Not applicable.
(iii)the Broads;	Not applicable.
(iv)a National Park; or	Not applicable.
(v)a World Heritage Site;	Not applicable.
(f)if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or	Not applicable.
(g)before 1 August 2022, if—	
(i)the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st	Not applicable.

August 2021; and	
(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.	
(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—	
(a) the following classes of the Schedule as it had effect before 1st September 2020—	
(i) Class A1 (shops);	
(ii) Class A2 (financial and professional services);	
(iii) Class A3 (food and drink);	
(iv) Class B1 (business);	
(v) Class D1(a) (non-residential institutions – medical or health services);	
(vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);	
(vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;	
(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.	Building is in use class E(c)(iii)
Conditions	
MA.2.—(1) Development under Class MA is permitted subject to the following conditions.	
(2) Before beginning development under Class MA, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—	An application must be submitted to the Local authority to address the points set out below.
(a) transport impacts of the development, particularly to ensure safe site access;	Addressed in Transport Assessment
(b) contamination risks in relation to the building;	Addressed in Contamination Statement
(c) flooding risks in relation to the building;	Addressed in Flood Risk Assessment and SuDS Strategy
(d) impacts of noise from commercial premises on the intended occupiers of the development;	Addressed in Noise report
(e) where—	
(i) the building is located in a conservation area, and	Not applicable
(ii) the development involves a change of use of the whole or part of the ground floor,	Not applicable

the impact of that change of use on the character or sustainability of the conservation area;	Not applicable
(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;	Addressed in Daylight Sunlight Report
(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage, and distribution, or a mix of such uses;	Site is located within a business park in which general or heavy industry does not operate.
(h) where the development involves the loss of services provided by—	
(i) a registered nursery, or	Not applicable
(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006,	Not applicable
the impact on the local provision of the type of services lost; and	Not applicable
(i) where the development meets the fire risk condition, the fire safety impacts on the intended occupants of the building]	Addressed in Fire Statement
(3) An application for prior approval for development under Class MA may not be made before 1 August 2021.	Not applicable
(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph [F112as if—	
(a) for paragraph (e) of sub-paragraph (2) there were substituted—	
“(e) where—	
(i) sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment;	Consultation with the Environment Agency will be undertaken through determination.
(ii) sub-paragraph (6A) requires the Health and Safety Executive to be consulted, a statement about the fire safety design principles, concepts and standards that have been applied to the development,”;	Consultation with the Health and Safety Executive will be undertaken through determination.
(b) in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”;	
(c) after sub-paragraph (6) there were inserted—	
“(6A) Where the application relates to prior approval as to fire safety impacts, on receipt of the application, the local planning authority must consult the Health and Safety	The local planning authority will consult with the HSE.

Executive.”;	
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