



400 Thames Valley Park

Planning Supporting Document

July 2024

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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 AA, (new dwellinghouses on detached buildings in commercial or mixed use) of the General Permitted Development Order 2015 for a two-storey upwards extension providing 32 residential units on the 4th and 5th floor with associated plant and car and cycle parking ('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 two-storey upwards extension providing 32 residential units on the 4th and 5th floor with associated plant and car and cycle parking."

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:

Plan Reference No.	Plan Title
PD-001	Site Location Plan
PD-002	Existing Site Plan
PD-004	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-500	Proposed Ground Floor Plan
PD-501	Proposed First Floor Plan
PD-502	Proposed Second & Third Floor Plan
PD-504	Proposed Fourth & Fifth Floor Plan
PD-505	Proposed Sixth Floor Plan
PD-506	Proposed Roof Plan
PD-601	Proposed Section
PD-701	Proposed Front Elevation

PD-702	Proposed Rear Elevation
PD-703	Proposed Side Elevations

Table 1: Submitted Plans and Drawings.

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 and SuDS Report	Nimbus Engineering
Fire Statement	FCS Live
Noise Assessment and Noise Survey	Trace Surveys
Preliminary Ecological and Bat Roost Appraisal	ArbTech

Table 2: Submitted Supporting Documents.

2. Site and its Context

- 2.1 The Site is located within Thames Valley Business 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 Immediately neighbouring and surrounding the Site is predominantly office and commercial use buildings. 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 and River Thames.



Figure 1: Image showing site and its contextual surroundings.

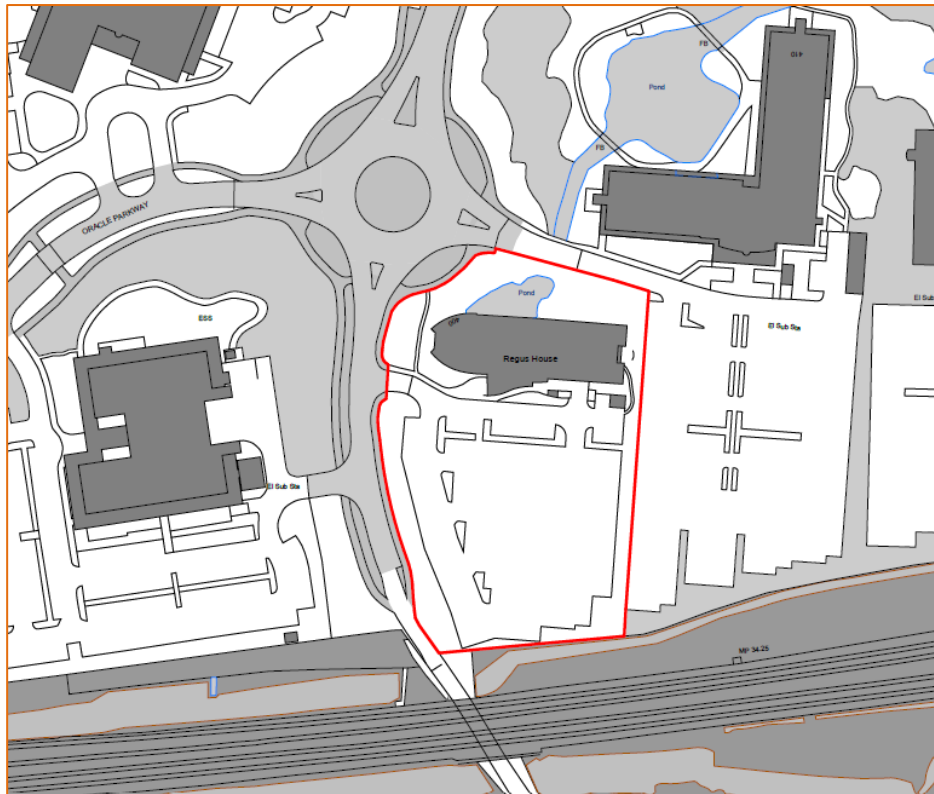


Figure 2: Site Location Plan.

- 2.3 The Site is located approximately 2.7km east of Reading Railway Station and approximately 2.4km north of Earley Railway Station. The nearest bus stop is located approximately 450m away on London Road.
- 2.4 The Site is located within Flood Zone 1 which means it has a low probability of flooding from rivers and the sea. The Site is located within an area that is subject to high risk of surface water flooding (more than 3.3% chance each year).
- 2.5 The Site is not within a Conservation Area, nor does it contain any statutorily listed buildings or heritage assets. The nearest Site of Special Scientific Interest (SSSI) is located approximately 3.8km southeast (Lodge Wood and Sandford Mill) and the nearest Special Protection Area is approximately 11.2km southeast (Thames Basin Heath).
- 2.6 The Site has been identified as having potential Bat Roost Habitat and is within a Red Great Crested Newt Impact Risk Zone as per the Wokingham Borough Council policies map. A Preliminary Ecological and Bat Roost Appraisal has been submitted with this application. The appraisals identified that only the existing building will be impacted by the proposals with no other habitats onsite will be impacted. Due to the scale of these works, impact and low value of the habitats present, it is likely to have a minimal impact on biodiversity.
- 2.7 The Site is not subject to any Article 4 Directions.

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 two-storey upwards extension providing 32 residential units on the 4th and 5th floor with associated plant and car and cycle parking”

5.2 The proposals will provide 32 residential units with a cumulative residential floor space of 2,083sqm. The proposed unit mix is as follows:

Apartment Mix				
1 bed 1 person	1 bed 2 person	2 bed 3 person	2 bed 4 person	Total
5	8	2	1	16
5	8	2	1	16
10	16	4	2	32

Table 4: Apartment mix

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 provide 42 car parking spaces as per the standards set out in the WBC Managing Development Delivery Plan. The proposals will provide 32 cycle parking spaces in a sheltered and secured store.

6. Compliance with Class AA 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 Schedule 2, Part 20, Class AA – new dwellinghouses on detached buildings in commercial or mixed use under the General Permitted Development Order 2015.

Permitted Development

- 6.2 The Site consists of a detached building and proposals seek to provide two additional storeys above the topmost storey of the existing building. The proposals will provide 32 residential units with two additional storeys and associated plant, engineering operations, access and egress and waste storage facilities. These works fall within paragraph AA, subparagraph (1)(a)(b)(c)(d).

- 6.3 The existing building is not subject to any other permitted development permission including Part 3, Class MA. The existing building is four storeys in height and was constructed after 1st July 1948 and before 5th March 2018. The existing building has continually fallen within Use Class E (office use) and does not fall within Use Class C3. Appendix 1 of this supporting planning statement provides a detailed overview of compliance with Part 20, Class AA criteria.

Conditions

- 6.4 Paragraph AA.2. (1) states that “*where development under Class AA is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval*”. These conditions consist of transport and highways impacts, air traffic and defence asset impact, contamination risks, flooding risks, design of the building, daylight and sunlight, overlooking noise impact, impacts of the introduction of residential use and fire risk.

Transport and Highways

- 6.5 Condition AA.2 (1)(a) requires the developer to apply to the Local Planning Authority for prior approval as to the transport and highways impacts of the development. A Transport Statement has been prepared by Markides Associates in support of this application.
- 6.6 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.

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

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	Kenet Surgery	30 Cholmeley Road	1650m	22	7
Child Care	Bright Horizons Day Nursery	Thames Valley Park Drive	640m	8	2

Table 5: Local facilities

- 6.8 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.
- 6.9 The proposals for the new scheme will retain an appropriate overall level of off-street parking for the proposed 32 dwellings. In line with the adopted standards of the Local Plan, 42 existing car parking spaces will be retained for the proposed residential dwellings.
- 6.10 For the existing office floorspace, a total of 138 existing car parking spaces will be remaining. According to Local Plan standards, 1 space per 30sqm for sites in excess 2,500 sqm is required. Therefore 125 car parking spaces need to be retained for the office floorspace. The excess car parking spaces will be used for waste storage and cycle storage.
- 6.11 The proposals will provide sheltered cycle parking with 32 spaces, 1 per unit.
- 6.12 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.
- 6.13 A trip generation assessment has been undertaken which demonstrates that the proposal will generate less than 10 vehicle movements during each peak hour.

Air Traffic and Defence Asset Impacts

- 6.14 Condition AA.2 (1)(b) requires the developer to apply to the Local Planning Authority for prior approval as to the air traffic and defence asset impacts of the development. The Site falls with the AWE: 12km Zone which requires development for major hazard facilities to be consulted on by the Office for Nuclear Regulation. The proposals do not fall under a major hazard facility.

Contaminated Land

- 6.15 Condition AA.2 (1) (c) 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. There is low risk to human health offsite.

Flood Risk and SuDS

- 6.16 Condition AA.2 (1)(d) requires the developer to apply to the Local Planning Authority for prior approval as to the flooding 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.
- 6.17 There are very small areas of the Site showing flooding depths of between 300mm and 900mm and some showing flooding depths of just above 900mm, during an extreme storm event. However, consultation of these areas with the 'Pre-development Impermeable Area and Exceedance Flow Route plan' confirms that this is ponding in naturally low lying areas of the Site, with the area just north of the building showing depths of flooding between 300mm and 900mm and just above 900mm, being an existing pond, rather than actual flooding.
- 6.18 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.

Design and Appearance

- 6.19 Condition AA.2 (1)(e) requires the developer to apply to the Local Planning Authority for prior approval as to the external appearance of the building including – (i) the design and architectural features of – (aa) the principal elevation; and (bb) any side elevation that fronts a highway; and (ii) the impact of any works under sub-paragraph (1)(c) or (d) of Class AA.
- 6.20 The application is accompanied by a suite of plans which show the proposed upwards extension. These plans are listed below.

Plan Reference No.	Plan Title
PD-001	Site Location Plan
PD-002	Existing Site Plan
PD-004	Proposed Site Plan
PD-009	Existing Basement Plan
PD-010	Existing Ground Floor Plan
PD-011	Existing First Floor Plan
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PD-601	Proposed Section
PD-701	Proposed Front Elevation
PD-702	Proposed Rear Elevation
PD-703	Proposed Side Elevations

Table 6: Submitted plans

- 6.21 The existing building is four-storeys in height and the proposal seeks to implement an upwards extension of two-storeys creating an overall height of six storeys. The extension materiality will consist of mid-grey standing seam metal cladding, light grey aluminium windows and doors and light grey aluminium plant screen. The material finishes of the upwards extension seek to be sympathetic to the existing building whilst ensuring a differentiation between the existing and proposed.

Daylight, Sunlight and Overlooking

6.22 Condition AA.2 (1)(f)(g) 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. 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.

Total Assessed Windows:	80		
VSC Pass	80	100%	100.0%
VSC Marginal Fail (Pass2: VSC>15)	0	0%	
VSC Fail	0		

6.23 There are two buildings close to the proposed development: Oracle 540 and Sanofi UK. Both are commercial buildings. It has been established that there are no specific daylight criteria for commercial buildings; therefore, the neighbouring non-residential buildings can be excluded from this assessment.

6.24 A review of the overshadowing of gardens and open spaces concluded that the only relevant outdoor space near the proposed development is the Sitting out areas of the Oracle 540 to the east and Sanofi UK to the south. The BRE guide recommends that at least half of the listed amenity areas receive two hours of sunlight on 21 March. The hourly spring equinox images show that the proposed development doesn't create shade in the assessed area.

Noise

6.25 Condition AA.2. (1)(h) 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.

Impacts of the Introduction of Residential Use

- 6.26 Condition AA.2. (1)(i) requires the developer to apply to the Local Planning Authority for prior approval as to the impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area. The proposals would mark the introduction of residential uses in the area. The surrounding buildings within Thames Valley Park are employment uses, the wider surrounding area is made up of commercial and industrial uses.
- 6.27 As set out in the Transport and Highways subsection, the proposals will generate less than 10 vehicle movements during peak hours. Therefore, there are no concerns regarding the material increase or character of traffic on the network. The access vehicle, pedestrian, cycle and servicing access will remain the same as before and therefore will not have an impact on the neighbouring sites.
- 6.28 The introduction of the residential units will have a positive impact on trade and business through the increase in custom from future residents.

Protected Vistas

- 6.29 Condition AA.2. (1) (j) requires the developer to apply to the Local Planning Authority for prior approval as to whether, because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State. The proposed development will not impact any protected views.

Fire Safety

- 6.30 Class AA.2 (1)(l) 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. A Fire Statement has been prepared by FCS Live in support of this application.
- 6.31 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. 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. Conclusion

- 7.1 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 AA, (new dwellinghouses on detached buildings in commercial or mixed use) of the General Permitted Development Order (GPDO) 2015 at 400 Thames Valley Park Drive, Earley, Reading, RG6 1PT.
- 7.2 The application seeks Prior Approval for the following description of development:
- “Prior Approval application for a two-storey upwards extension providing 32 residential units on the 4th and 5th floor with associated plant and car and cycle parking.”*
- 7.3 The proposals are fully compliant with the regulations and conditions attached to Schedule 2, Part 20, Class AA of the GPDO 2015 and are supported by the submitted documents and plans.
- 7.4 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	
AA. (1) Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building to which subparagraph (2) applies, together with any or all—	The proposal is for two additional storeys on the topmost storey of a detached building and the necessary plant. The access and egress will remain the same as existing.
(a)engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;	
(b)works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;	
(c)works for the construction of appropriate and safe access to and egress from the new dwellinghouses and existing premises in the building, including means of escape from fire, via additional external doors or external staircases;	
(d)works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.	
(2) This sub-paragraph applies to a building which is—	The building is in use class E(c)(iii) (formerly B1).
(a)used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to [F42the 1987 Order], or as a betting office, pay day loan shop or launderette;	
(b)in a mixed use combining—	
(i)two or more uses within paragraph (a); or	
(ii)a use falling within Class C3 (dwellinghouses) of the Schedule to [F43the 1987 Order], together with one or more uses within paragraph (a).	
[F44(3) In relation to Class AA, “the 1987 Order” means the Use Classes Order as in force on 5th March 2018.]	
Development not permitted	
AA.1. Development is not permitted by Class AA if—	
(za)the permission to use the building as a dwellinghouse has been granted only by virtue of Class MA of Part 3 of this Schedule;	The building is not subject to permission by virtue of Class MA Part 3.
(a)above ground level, the building is less than three storeys in height;	Not applicable.

(b)the building was constructed before 1st July 1948 or after 5th March 2018;	The building was constructed after 1 st July 1948 and before 5 th March 2018.
(c)on 5th March 2018 the building was in a use other than—	
(i)a use or mixed use within paragraph AA(2)(a) or (b); or	The building has always been in office use.
(ii)a use falling within Class C3 of the Schedule to the Use Classes Order;	The site does not fall within C3 use.
(d)the additional storeys are constructed other than on the principal part of the building;	Additional storeys will be constructed on the principal part of the building.
(e)the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—	
(i)3 metres; or	Not applicable.
(ii)the floor to ceiling height, measured internally, of any storey of the principal part of the existing building;	Not applicable.
(f)the new dwellinghouses are not flats;	The new dwellinghouses are to be flats.
(g)the height of the highest part of the roof of the extended building would exceed the height of the highest part of the roof of the existing building by more than 7 metres (not including plant, in each case);	The proposed roof does not extend more than 7metres of the highest part of the existing roof.
(h)the height of the highest part of the roof of the extended building (not including plant) would be greater than 30 metres;	Roof heights do not exceed 30 metres.
(i)development under Class AA(1)(a) would include the provision of visible support structures on or attached to the exterior of the building upon completion of the development;	Not applicable
(j)development under Class AA(1)(a) would consist of engineering operations other than works within the existing curtilage of the building to—	
(i)strengthen existing walls;	
(ii)strengthen existing foundations; or	
(iii)install or replace water, drainage, electricity, gas or other services;	
(k)in the case of Class AA(1)(b) development there is no existing plant on the building;	There is existing plant.

(l)in the case of Class AA(1)(b) development the height of any replaced or additional plant as measured from the lowest surface of the new roof on the principal part of the extended building would exceed the height of any existing plant as measured from the lowest surface of the existing roof on the principal part of the existing building;	
(m)development under Class AA(1)(c) would extend beyond the curtilage of the existing building;	Proposed works are within the curtilage of the existing building.
(n)development under Class AA(1)(d) would—	
(i)extend beyond the curtilage of the existing building;	Proposed works are within the curtilage of the existing building.
(ii)be situated on land forward of a wall forming the principal elevation of the existing building; or	Proposed works are not situated on land forward of a wall forming the principal elevation of the existing building
(iii)be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building; or	Proposed works are not situated on land forward of a wall fronting a highway and forming a side elevation of the existing building.
(o)the land or site on which the building is located, is or forms part of—	
(i)article 2(3) land;	Not Applicable.
(ii)a site of special scientific interest;	Not Applicable.
(iii)a listed building or land within its curtilage;	Not Applicable.
(iv)a scheduled monument or land within its curtilage;	Not Applicable.
(v)a safety hazard area;	The Site is within the 12km consultation zone for AWE Burghfield; however, this is not a safety hazard area.
(vi)a military explosives storage area; or	Not Applicable
(vii)land within 3 kilometres of the perimeter of an aerodrome.	Not Applicable.
Conditions	
AA.2.—(1) Where any development under Class AA is proposed, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for prior approval of the authority as to—	Prior approval to be submitted to the council addressing points a-l below.
(a)transport and highways impacts of the development;	Addressed within the Transport Assessment
(b)air traffic and defence asset impacts of the development;	Not applicable
(c)contamination risks in relation to the building;	Addressed within the Contamination Statement

(d)flooding risks in relation to the building;	Addressed within the Flood Risk Assessment and SuDS Strategy
(e)the external appearance of the building, including—	Addressed within the architectural plans
(i)the design and architectural features of—	
(aa)the principal elevation; and	
(bb)any side elevation that fronts a highway; and	
(ii)the impact of any works under sub-paragraph (1)(c) or (d) of Class AA;	
(f)the provision of adequate natural light in all habitable rooms of the new dwellinghouses;	Addressed within the Daylight Sunlight Assessment
(g)impact on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light;	
(h)impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses;	Addressed within the Noise Assessment
(i)impacts of the introduction of, or an increase in, a residential use of premises in the area on the carrying on of any trade, business or other use of land in the area;	Addressed within the Planning Statement
(j)whether, because of the siting of the building, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State,	Not applicable
[F47(k)where the existing building is 18 metres or more in height, the fire safety of the external wall construction of the existing building,] [F48; and	Addressed in Fire Statement
(l)where the development meets the fire risk condition (see paragraph C(3) of this Part), the fire safety impacts on the intended occupants of the building]	Addressed in Fire Statement
and the provisions of paragraph B (prior approval) of this Part apply in relation to that application.	