

Agenda Item 89.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
162881	Planning Performance Agreement	Barkham, Finchampstead, Swallowfield, Arborfield	Barkham, Finchampstead South, Swallowfield, Arborfield	N/A SDL Major Development

Applicant	Crest Nicholson Operations Limited C/O Savills		
Location	Arborfield Garrison and adjoining land	Postcode	RG2 9LN
Proposal	Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access		
Type	Major		
PS Category	3		
Officer	Alex Thwaites		

FOR CONSIDERATION BY Planning Committee on 1st February 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

This application relates to land within the existing Arborfield Garrison, and the proposal is for temporary planning permission for the use of land and buildings for filming, including use of the site and hard standing for parking and storage, with associated access for nine years.

The development area is currently within the approved Strategic Development Location (SDL) of Arborfield Garrison which was established through its allocation by policy CP18 of the Core Strategy. The existing outline application O/2014/2280 was approved in April of 2015 and the area for the proposed temporary film studio was designated as residential parcels.

The overarching vision of the SDL is to provide a co-ordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links. The outline application for Arborfield Garrison was supported by an Infrastructure Delivery Plan (IDP) which established how the necessary infrastructure could be delivered. A S106 legal agreement secured the proportion of infrastructure attributable to the development at Arborfield Garrison and triggers for its delivery.

The outline application for the SDL secured, via condition, a phasing strategy (reference 152158) that defined that the relevant residential parcels, where the film studio is to be located, are not due to come forward for development until the Development Periods 2019-2021 to 2028-2030. The application therefore seeks the temporary change of use of the land for a film studio, so that over this period of time the site remains in use and available facilities can be utilised. This is common practice on large scale development sites and helps to ensure they remain secure over the long development life.

The proposal includes access off Langley Common Road and does not incorporate any new permanent structures as it will make use of the existing buildings and hardstanding. The working hours have been considered and revised so that they remain mainly in line with the previously approved hours of operation for the residential parcels when they are brought forward. Where uses are not considered to result in significant harm from noise or other forms of disturbance, longer hours of operation are considered acceptable.

As advised the proposal is temporary in nature and makes use of an area of the site that isn't due for development in the immediate future. The proposals are not considered to result in significant harm to the local area and as such are acceptable and it is recommended that application is approved subject to conditions outlined below.

PLANNING STATUS

- Strategic Development Location (SDL)
- Modest Development Location
- Countryside
- Thames Basin Heaths Special Protection Area 5km – 7km Zone
- Site of Special Scientific Interest 500m Buffer - Longmoor Bog
- Affordable Housing Thresholds
- Farnborough Aerodrome Safeguarding Consultation Zone
- Potentially Contaminated Land - Sewage Works (Disused)
- TPOs Served
- Bat Roost

RECOMMENDATION

APPROVAL subject to the following conditions:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Temporary use period

The use hereby permitted shall be discontinued and the land restored to its former condition on or before Nine years from the date of this decision.

Reason: To allow the local planning authority an opportunity to assess the effect of the use hereby permitted on the [INSERT] of the surrounding properties. Relevant policy: Core Strategy policies CP1 and CP3.

3. Plans

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

Resubmission Cover Letter – Savills (21/12/16)
Site Location Plan PL 01 – IDP
Site Layout Plan PL 02 Rev D – IDP
PL03-PL21 Building Plans
MV01 Arborfield Film Studio Masterplan 3D Massing Model View

First Occupations – Indicative Phasing, Land Use with Temporary Income Generating Zone Plan LUGZ01 – IDP
Land Use with Temporary Income Generating Zone Plan – Overlay Version LUGZ02 - IDP
Typical 9 month production schedule – Crest
Arboricultural Method Statement, dated December 2016 – SJA Trees
ITL12223-001B R Transport Statement
Transport Statement Addendum, 21 December 2016 - I-Transport

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

4. Hours of use

The use hereby permitted shall not operate other than between the hours detailed below:

	Filming Hours	Associated Activities
Monday to Friday	08:00 – 20:00	08:00 – 18:00
Saturday	08:00 – 13:00	08:00 – 13:00
Sunday and Public Holidays	Closed	Closed
Late Night (limited to no more than 28 days per year)*	20:00 – 00:00	N/A
Overnight (limited to no more than 10 days per year)*	00:00 – 08:00	N/A
<i>*Restriction – no more than three days in consecution and excluding weekends and public holidays.</i>		

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Protection of trees

No development or other operation shall commence on site until the submitted Arboricultural Method Statement (December 2016) and Tree Protection Plan 'SJA TPP 16331-01' are provided in accordance with the submitted plans, unless otherwise agreed by the Local Authority.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Site Access

No building shall be occupied until the access has been constructed in accordance with the layout on Drawing ITL12223-SK-001 REVA. The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy:

Core Strategy policies CP3 & CP6.

7. Pedestrian & cycle access

Upon completion of the new access road serving the Primary School to the south of the site a new pedestrian and cycle access into the site in the location indicated on the Figure 1 of the Transport Statement Addendum titled 'Arborfield Studios Sustainable Transport Improvements' will be provided. Details of this access will provided and approved in writing by the Local Authority.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

8. Off-site works

No development shall commence until the completion of off-site works comprising:

- Cutting back of the hedgerow adjacent to the footway on the north side of Langley Common Road between the site access and Biggs Lane;
- Clearing of the footway surface of any vegetation and patch the surface of the footway where in a poor state of repair;

Once these works have been undertaken they shall be reviewed by Council Officers to ensure they have been undertaken correctly and approved in writing by the Local Authority prior to operation of the site for its intended use.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

Lighting Strategy

9. No development shall commence until details of any proposed external lighting scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall set out the steps that will be taken to ensure that external lighting does not cause a nuisance to local residents including future residents of the site and shall include details of locations on site, on public roads, direction and level of illumination.

Reason: To protect the amenity of local residents. Relevant policy: Core Strategy policy CP3.

10. Travel Plan

Within six months of the occupation of the site the occupant shall submit a Travel Plan to and have approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

2. Work on Highway

The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

3. Mud on Road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

4. Highway Management

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

5. Utilities

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

6. Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

PLANNING HISTORY

SO/2010/0611	EIA scoping opinion	23/4/2010
O/2013/0600	Outline application for 2000 dwellings and supporting infrastructure.	Withdrawn 19/11/2013
O/2014/2280	OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a food store up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4,	Approved 02/04/2015

	<p>A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.</p> <p>PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.</p>	
152158	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 6. Phasing strategy	Replied 13/10/2015

SUMMARY INFORMATION

For Residential

Site Area	12.31 ha
Previous land use(s) and floorspace(s)	34,492 square metres
Proposed floorspace of each use(s)	34,492 square metres

Change in floorspace (+/-)	N/A
Number of jobs created/lost	300 Full-Time and 300 Part-Time
Existing parking spaces	497
Proposed parking spaces	240 designated spaces + 200 'overspill' spaces

CONSULTATION RESPONSES

Berks, Bucks and Oxon Wildlife Trust	<i>No comment received.</i>
Berkshire Archaeology	<i>No comment received.</i>
WBC Biodiversity	<i>No comment received.</i>
WBC Building Control	<i>No comment received.</i>
WBC Children Services	<i>No comment received.</i>
WBC Community Infrastructure	<i>No comment received.</i>
WBC Conservation Officer	<i>No objection</i>
Crime Prevention Design Officer	<i>No comment received.</i>
WBC Drainage	<i>No objection</i>
WBC Economic Sustainability Team	<i>No comment received.</i>
WBC Education Services	<i>No comment received.</i>
Environment Agency	<i>No comment received.</i>
WBC Environmental Health	<i>No objection</i>
WBC Health and Wellbeing	<i>No comment received.</i>
WBC Highways	<i>No objection – subject to conditions</i>
Highways England	<i>No objection</i>
Historic England	<i>No comment</i>
WBC Trees & Landscape	<i>No objection – subject to conditions</i>
WBC Libraries	<i>No comment received.</i>
Natural England	<i>No comment</i>
Network Rail	<i>No comment received.</i>
WBC LUTT (Policy)	<i>No comment received.</i>
WBC Public Rights of Way	<i>No comment</i>
Royal Berkshire Fire and Rescue	<i>No comment received.</i>
South East Water	<i>No comment received.</i>
South West Train	<i>No comment received.</i>
Southern Gas Networks	<i>No comment received.</i>
Sport England	<i>No objection</i>
SSE Power Distribution	<i>No comment received.</i>
Thames Water	<i>No comment received.</i>
WBC Waste Services	<i>No comment received.</i>

REPRESENTATIONS

Arborfield Parish	'The Parish Council wishes to make the following comments regarding the above application:
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- Hours of operation, adjacent to residential properties in Langley Common Road, and not far from Venning Road, Biggs Lane and Hill Road etc properties. No information on noise or light issues provided with the application. *[Officer note: working hours have been revised in order to mirror that of the previously approved outline application]*
- Access – the application site is on site boundary away from Biggs Lane, but all the land in between is in the same ownership. There is no need to create another access on 40mph LCR. Should be accessed from 30 mph Biggs Lane. *[Officer note: the applicant has submitted a Road Safety Audit and the Highways Officer is satisfied with the proposal in this aspect]*
- Traffic – two issues:
 - Traffic generation – 400 space car park generating 38 arrivals morning peak hour. Words fail me. Would normally reckon on 50% of spaces being filled. Film industry non-standard, so could be less or more than 200 trips. This is about the same as would be generated by the housing that already has outline consent for the same site, but is tidal in the opposite direction and likely to more heavily weighted towards M4.
 - Timing – although this development would occupy land with consent for housing, it brings the associated traffic generation into the period before the Relief Road is constructed, rather than after. Therefore, the number of houses that can be built before the bypass is open must be reduced by this amount – about 350 houses. Max build pre-ARR is therefore 400 homes.

Based on the above points the Parish Council is not in favour of supporting this application until further information regarding noise and lighting is provided, the reopening of the access on Langley Common Road is revisited and assurance is receive that pre-bypass housing number be allowed to be reduced by 350.'

Following revised comments: 'Most of the comments the Parish Council raised have been addressed however the final point regarding timing is to be reiterated'

Finchampstead Parish

'We support comments made by Arborfield/Barkham parishes. FPC has no further comment.'

Barkham Parish

'The Parish Council is strongly opposed to this application'. Concerns have been raised by the council regarding:

- Noise from the development causing disturbance for existing residents *[Officer note: working hours have been revised in order to mirror that of the previously approved outline application]*
- Light pollution causing disturbance during the night due to floodlighting *[Officer note: again the revised working hours will limit the time spent working and therefore the amount*

	<p><i>of light needed]</i></p> <ul style="list-style-type: none"> • Concern raised over the working hours, in particular the 28 days per year which work is proposed up to midnight, and 10 days per year all night working [<i>Officer note: the proposal has been revised so that there is a proposed restriction over consecutive days of late night working which would also exclude working on weekends and public holidays]</i> • Concerns over the suitability and safety of the proposed entrance to the site, the Parish council proposed use of access off Biggs Lane [<i>Officer note: the applicant has submitted a Road Safety Audit and the Highways Officer is satisfied with the proposal in this aspect]</i> • Request to review Condition 71 of the outline and protect Langley Common Farm House, also known as Langley House [<i>Officer note: while the proposal is absolutely related to the outline application previously approved, the application is a standalone full application and therefore will not take into account any conditions or obligations referred to on O/2014/2280. Equally, for note, Langley House is covered under condition 71 of the outline]</i>
<p>Councillor John Kaiser (Barkham Parish Council)</p>	<p>‘Resident and members of the Parish council have express concerns that the noise from this activity will have a major impact on residents. The barracks have no noise insulation and hence will be unsuitable for any night time filming. The application is for up to 28 days per year and filming will be permitted until midnight and for 10 days per year all night working is requested. This is unacceptable with housing close by and could be a disturbance for local residents. It is different from working hours of the development which are 8.00 – 6.00 p.m. Monday to Friday and 8.00 – 1.00 p.m. on Saturday as per Condition 68 of the original application. It is not acceptable for work to be carried out outside of these hours at this location.</p> <p>Concerned was also raised that up to 200 vehicle movements a day would take place. The entrance is not suitable for this volume of traffic which is on a 40 mph road.’</p>
<p>Neighbours</p>	<p>Three letters of Objection, One Letter of support. Concerns over:</p> <ul style="list-style-type: none"> • Increase in traffic in the surrounding area • Placement of proposed access • Hours of working • Delaying the delivery of housing • Temporary nature of application • Noise pollution • Lighting during proposal <p>Following re-consultation after amended plans and documents, One letter received of comment regarding:</p> <ul style="list-style-type: none"> • Focus of the Road Safety Audit • Over-run of footpath upon exit of the site

PLANNING POLICY

National Policy

National Planning Policy Framework 2012
Technical Guidance to the National Planning Policy Framework 2012

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development
CP2 - Inclusive Communities
CP3 - General Development Principles
CP4 - Infrastructure Requirements
CP5 - Housing Mix, Density and Affordability
CP6 - Managing Travel Demand
CP7 - Biodiversity
CP8 - Thames Basin Heaths Special Protection Area
CP9 - Scale and Location of Development Proposals
CP10 - Improvements to the Strategic Transport Network
CP11 - Proposals outside Development Limits (including countryside)
CP13 – Town Centres and Shopping
CP17 - Housing delivery
CP18 – Arborfield Garrison Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Document (Local Plan) (adopted February 2014)

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 - Green Infrastructure, Trees and Landscaping
CC04 - Sustainable Design and Construction
CC05 - Renewable energy and decentralised energy networks
CC06 - Noise
CC07 - Parking
CC08 - Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 - Development and Flood Risk (from all sources)
CC10 - Sustainable Drainage
TB05 - Housing Mix
TB07 – Internal Space Standards
TB08 - Open Space, sport and recreational facilities standards for residential development
TB09 – Residential accommodation for vulnerable groups
TB12 – Employment Skills Plan
TB15 – Major Town, and Small Town/District Centre development

TB16 – Development for Town Centre Uses
 TB20 – Service Arrangements and Deliveries for Employment and Retail Use
 TB21 - Landscape Character
 TB23 - Biodiversity and Development
 TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
 TB25 - Archaeology
 TB26 – Buildings of Traditional Local Character and Areas of Special Character
 SAL05 - Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas

Supplementary Planning Documents

Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)
 Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
 Wokingham Borough Design Supplementary Planning Document (2012)
 Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
 Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
 Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 2014)
 Barkham Village Design Statement (re-adopted as an appendix to the Borough Design Guide SPD in May 2012)
 Emerging Arborfield and Newland Village Design Statement (post-consultation, now being considered for adoption)

The Council’s parking standards as set out within appendix 2 of the Managing Development Delivery Local Plan and referred to in para 4.38 of the Core Strategy

PLANNING ISSUES

Principle of Development and Infrastructure Delivery

1. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL).
2. Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which Arborfield Garrison is one of these. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well designed mixed use development of around 3,500 dwellings and associated infrastructure.
3. Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and

services to meet the needs of the expanded community.

4. Outline planning permission for the site was granted by Wokingham Borough Council on 02/04/2015. This established the principle for development for the site together with access for up to 2,000 new dwellings, district centre, neighbourhood centre, secondary school, primary school and two Suitable Alternative Natural Greenspace (SANGS). These were considered against the relevant Core Strategy policies and Local Plan policies. At outline stage the proposal secured via condition (reference 152158) a phasing plan that highlights when development parcels are to be brought forward during the construction period.
5. The current application is for the proposed temporary use of the existing former Garrison site for filming and ancillary uses during the interim period before the approved residential development comes forward. This is common practice on large scale development sites where there are existing buildings available on the site, for example there is similar use at Runnymede. The application is made on the basis that the area designated for the temporary use has been defined within the phasing plan to be brought in the Development Periods of 2019-2021 to 2028-2030. By virtue of the proposal being within the SDL and being temporary in nature, providing the use does not delay the already determined progress of the future residential parcels, it is considered acceptable in principle.
6. For clarity, while the proposal is directly related to the outline application and strategic development location, the proposal is a separate full application and therefore is not subject to any previous conditions imposed by the outline application.

Site Description

7. The application site relates to an area of land within the Arborfield Garrison Strategic Development location. As defined by outline application O/2014/2280, the proposal is located within parcels V1, W, Y, Z of Arborfield site (all residential parcels). The proposal also includes an access onto the Langley Common Road

Description of Proposal

8. As discussed previously, the proposal is located is the north western point of the SDL, adjacent to open countryside and Langley Common Road. The proposal is for the actual use of the site rather than any new structural development, the existing buildings on the site will be used as offices, workshops, stages and management suites.
9. Equally the existing hardstanding and open areas will remain in their current forms for uses such as car parks, back lots and builder's yards. The main development work will be confined to the access which needs to be improved.
10. There are two elements to the use, the actual filming section of the proposal and the ancillary works. From the submitted documents, which include documentation that provides an example of a similar film studio in Runnymede, it is clear that the majority of the day to day work take place in the office and workshop buildings leading up to a period of filming, while filming on the site will be limited to shorter period (paragraphs 15 and 16).

Working Hours and Impact on Residential Amenities

11. While the proposal is located within the existing Arborfield Garrison, away from immediate neighbouring properties, there are several properties that are located adjacent to the entrance on Langley Common Road. These include Oaklands Park, a Commercial Garage and properties further north that are located on Langley Common Road itself.
12. With regard to working hours, it is important to make the distinction between the hours of operation for filming and the hours of operations for associated activities. For clarity these associated activities are defined as office pre-production work, concept design and set construction and are less intensive
13. Below are the submitted work hours for both sub categories:

	Filming Hours	Associated Activities
Monday to Friday	08:00 – 20:00	08:00 – 18:00
Saturday	08:00 – 13:00	08:00 – 13:00
Sunday and Public Holidays	Closed	Closed
Late Night (limited to no more than 28 days per year)*	20:00 – 00:00	N/A
Overnight (limited to no more than 10 days per year)*	00:00 – 08:00	N/A
<i>*Proposed restriction – no more than three days in consecution and excluding weekends and public holidays.</i>		

14. In terms of the “associated activities” hours of operation, so for example for set construction, these will mirror the working hours secured under Condition 68 of O/2014/2280 for the Arborfield Garrison residential development. These hours will protect nearby residents from the greatest noise disturbance and remain similar to that of the permitted hours during the construction period and in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3. As such the proposed hours, which are identical to the previously agreed, are considered to be acceptable.
15. The applicants have provided a typical 9 month production schedule work schedule to allow officers to understand the proposal and likely operation of the site. While acting only as an example, the schedule describes operation of the site. The first two months are mainly office based with a low number of staff on site, the next four being mainly for set construction/some filming with a ‘moderate’ amount of staff and finally, the last three months being the ‘peak’ time consisting of filming and eventually clearance and set removals.
16. With regard to the filming hours, these can be broken down into two subsections, the ‘hours of operations’ and the ‘out of hours’ operations. With regard to the first subsection, ‘hours of operations’ these are identical to the “associated activities” hours except they are likely to finish two hours later (20:00 as opposed to 18:00). The ‘out of hours’ operations are described to include 28 days a year of late night filming (20:00 – 00:00) and 10 days a year of overnight filming (00:00 – 08:00). This allows flexibility should there be overrunning on film production.
17. Additionally regarding the out of hours proposals, the applicant has proposed there are no more than three consecutive days of ‘late night’ or ‘overnight’ filming

and no out of hours filming on weekends and public holidays. The majority of filming activities will be located inside the stage facilities and the back lot areas and existing security lighting and street lamps within the site will be re-used as would have been the case when the garrison was in operation. The applicant has also confirmed that lighting associated with production filming is typically inward facing and set focussed and usually (back lot) sets will be surrounded by green screens or containers.

18. In terms of working hours, the hours that reflect the already approved hours in the outline application are not considered to cause significant impacts on neighbouring properties. It is worth noting that development work associated with the residential development is likely to be more intensive and disruptive than the works carried out in this proposal when they come forward. Regarding the out of hours operations, while outside of the already approved hours for the site, these operations and times will be limited in number and restricted to non-consecutive days to provide greater protection to neighbouring residents and this is secured by condition. Likewise traffic generation outside of the core hours is likely to be limited and therefore would not result in significant disturbance to neighbouring residents along Langley Common Road. Therefore due to these reasons, and the locations of the main stages (Stage 1 and Stage 2) being located away from existing neighbours it is considered acceptable for the temporary nine year period.

Security

19. As previously discussed there is to be no change to the existing layout and the studio will have a 24/7 on-site security presence. Additionally the existing security lighting and street lamps within the site will be re-used. Moreover maintaining some use on the site will help prevent anti-social issues from the site over the intervening period when no construction activities are proposed.

Noise

20. Core Strategy Policy CP1 and MDD LP Policy CC06 direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided. The majority of the works related use proposed will take place within the workshops and offices of the site, with the filming section while being the most intensive also being a small percentage of the total work and located well away from the existing neighbouring residential properties.

21. The main Stages designated for use both within hours and 'out of hours' are located within the centre of the development approximately 435 metres away from the residential dwellings on Langley Common Road. It should be noted that this type of use is in operation at other similar large sites and officers could find no evidence of significant issues of disturbance arising at these sites. Additionally the proposal is temporary in nature and is located within the Strategic Development Location that is progressing with residential developments in close proximity. Therefore due to the above reasons the proposals are not considered to cause a significant detrimental impact or be contrary to Core Strategy Policy CP1 and MDD LP Policy CC06.

Access and Movement – Langley Common Road Access

22. The proposal for the temporary change of use from the existing Garrison to a film

studio and ancillary works includes a vehicular access off Langley Common Road. While the access is in situ, it is currently not in use and therefore consideration needs to be taken regarding the appropriateness of its use.

23. As the application is for a temporary planning use, in this case for nine years, while the access has to be appropriate it is also secured via condition for its removal. The applicant has also confirmed via the 'Resubmission Cover Letter' that there is no future intention to seek consent for this to become a permanent access to the residential development. Additionally, in the existing Outline consent there is no vehicular access in this location on the approved Movement and Access Plan. Should any request for this to become an permanent come forward in the future, then this would require a full application that would be subject to review and consultation.

24. Submitted with the application is a Transport Statement and a Road Safety Audit for the access, both of which are considered to comply with the National standards and Wokingham Borough Council policies and have been considered acceptable by the Highways Officer. It is also worth noting that due to the nature of the use there are variable peak times that fluctuate both in level of intensity and period of time, with the most 'intense' period being a relatively short amount of time period according to the example put forward in the 'typical 9 month production schedule'. However the levels generated are not considered significant on the local highway network.

25. Therefore due to the points raised above, the use of the existing access is considered acceptable..

Access and Movement – Langley Common Road Roundabout Development

26. A submission for a potential new roundabout at Langley Common Road and Biggs Lane is currently going through the design process and it is noted that the Parish Council are in favour of a 30mph speed limit on this section of road. While the access for the proposal leads onto Langley Common Road, as this is a temporary planning application for a change of use the speed limit does not form a material consideration, only the safety and level of traffic of the proposed access. The speed limit is being reviewed outside of this application.

Access and Movement – Car Parking

27. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, Wokingham Borough Council requires applications to incorporate car parking in line with the Council's standards.

28. Given the nature of the use, it is difficult to gage an exact parking requirement for the use however a summary of the allocated car parking provision and locations is provided on the table below:

Location	Parking Provision (Allocated)
Adjacent to the Water Tower	71 Spaces
Adjacent to Building 39	46 Spaces
Building 35	100 Spaces
South of Building 42	23 Spaces
<i>Total: 240 Allocated Spaces</i>	

29. In total 240 allocated spaces have been provided by the applicant, as detailed in plan ITL12223-SK-003. Additionally, as there is a significant amount of hardstanding on the site that can accommodate an additional 200 overspill spaces. These areas are located outside the various workshops and stages across the site and will likely be used when needed during more 'intense' periods.

30. Additionally it is important to note that the car parking onsite will be managed on a day to day basis as requirements change through the different stages of filming. As an example of what level of parking is required the applicant has submitted the parking provision of Longcross Film Studio (Runnymede) which equates to a similar level of provision (allocated). Officers have reviewed both the submitted documents and the Longcross Film Studio information and the provision is considered acceptable for the temporary application.

Access and Movement – Access to Public Transport

31. In order to ensure good public transport to the site, a public transport strategy has been secured by Condition 33 of the previously approved outline planning consent. While the submitted proposal is not directly linked to the outline consent, and therefore doesn't benefit from the previously approved condition, the site is located near facilities that will be phased in over time.

32. While a travel plan has been submitted, it is difficult to understand the requirements at this time as there is no end user at this time and as such the Highways Officer has requested that within six months of the occupation of the site the occupant shall submit a Travel Plan to and have approved in writing by the local planning authority. This will allow review of the use and provide greater certainty and flexibility. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved

Trees and Landscaping

33. The site contains a number of trees, many of which are protected by a Tree Preservation Order. An Arboricultural Method Statement has been submitted with the application that includes a Tree Protection Plan. Due to the fact there is no proposed structural development and the submission of the amended documents, the Trees and Landscape Officer is satisfied with the proposals subject to the Tree Protection Plan being carried out as submitted. This is secured via condition.

Flooding and Drainage

34. Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk and Arborfield Garrison SPD generally requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds.

35. The application submitted is a temporary application for a change in use of the existing buildings and hard surfaces. The type of use and locations of the site is not considered to exacerbate the existing conditions and when residential parcels

come forward as per the approved phasing plan the drainage and flooding will be fully assessed. The Drainage Officer is satisfied with the proposal and therefore the proposal is acceptable in this sense.

Langley Common Farmhouse

36. Following the submission of revised plans it is important to note that Langley Common Farmhouse has been removed from the application, by virtue of the revised ‘red line’ now excluding the building. Concern was raised by Barkham Parish Council regarding the future of the farmhouse, including the current protection and future use.

37. With regard to the previously approved Outline application on the site, Condition 70 states that prior to the development in ‘Parcel Z’ (where the building is located) a detailed assessment of the heritage significance and suitability for re-use of Langley Common Farmhouse and the stables should be submitted to the Local Authority. Additionally it has been confirmed by the applicant that the maintenance regime approved under Condition 71 of the Outline application is being reviewed, which includes inspections, necessary maintenance of roofs and external building fabric repairs to ensure the building remains wind and weathertight.

38. While the concern from the Parish Council is noted, for the purposes of this application Langley Common Farmhouse remains outside of the application and therefore is not a material consideration in this application for a temporary film studio for a nine year period. However officers are satisfied that the building remains protected as part of the wider outline approval.

CONCLUSION

The proposal for the temporary change of use from the existing Garrison to a film studio and ancillary uses for a period of nine years is considered acceptable. The application will use the existing buildings and hardstanding and will be access of Langley Common Road. The main stages and back lots are located away from existing neighbouring residential properties Langley Common Road and the residential parcels on the adjoining sites. Therefore it is considered that no significant harm will occur to existing or future occupiers from noise or disturbance associated with the use. . There are also no significant impacts to the highway network. Given residential development is expected to come forward at the end of the nine year period, therefore it is considered that the application will provide a continued use of the site in the intervening years which will help with security on the site over this term and will be beneficial to the local economy and employment. As such the proposals are in accordance with the Council’s spatial strategy and vision and therefore can be recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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