

From: [Arborfield & Newland Parish Council](#)
To: [Alex Thwaites](#)
Subject: Re: PA 16288 - Former Hazebrouck Barracks ~[UNCLASSIFIED]~
Date: 23 January 2017 13:08:20

Hi Alex,

Thank you for your email. Most of the comments the Parish Council raised have been addressed however the final point regarding timing is to be reiterated.

Kind Regards,

Alison Ward
Parish Clerk
Arborfield & Newland Parish Council
The Parish Office, Arborfield Village Hall
Eversley Road, Arborfield, Berkshire, RG2 9PQ

0118 976 1489
www.arborfield.org.uk

The Parish Office is open 10am - 12noon, Monday to Thursday

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From: Alex Thwaites
Sent: Monday, January 23, 2017 12:10 PM
To: 'Arborfield & Newland Parish Council'
Subject: RE: PA 16288 - Former Hazebrouck Barracks ~[UNCLASSIFIED]~

Hi Alison,

I believe that the below is the most recent formal comment regarding the Film Studio application at Arborfield. Following the submission of the revised documents, is there any updated responses?

Kind regards,

Alex Thwaites
Senior Planning Officer
Wokingham Borough Council
Civic Offices, Shute End, Wokingham, Berks RG40 1WR
☎ 0118 974 6431 / 07738 860 907 Alex.Thwaites@wokingham.gov.uk

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prejudice to any formal decision taken in respect of development of the above site under the Town and Country Planning Act. Should you require any further information, please feel free to contact me on the direct dial number listed above.

From: Arborfield & Newland Parish Council [mailto:parishclerk@arborfield.org.uk]
Sent: 19 December 2016 13:58
To: Alex Thwaites
Subject: PA 16288 - Former Hazebrouck Barracks

Hi Alex,

Apologies for the delay responding, we were hoping to meet with Curtin & Co prior to submitting the response but that isn't going to be possible until the New Year now so am forwarding the comments to save any further delay.

The Parish Council wishes to make the following comments regarding the above application:

- 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.
- 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.
- Traffic – two issues:
 - o 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.
 - o 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 received that pre-bypass housing number be allowed to be reduced by 350.

Kind Regards,

Alison Ward
Parish Clerk

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