

Agenda Item 44.

Application Number	Expiry Date	Parish	Ward
211841	EXT	Shinfield	Shinfield South

Applicant	Shinfield Studios
Site Address	Land at the Thames Valley Science Park and to the north and south of Cutbush Lane Shinfield RG2 9AA
Proposal	Full planning permission for the Science Park Creative Media Hub comprising the erection of film stages and associated workshops and office space; and ancillary uses including equipment stores, café. Formation of associated access, decked and surface parking, and landscaping at the Thames Valley Science Park (TVSP).
Type	Full
PS Category	1
Officer	Christopher Howard
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on 13/10/2021
REPORT PREPARED BY	Assistant Director Delivery & Infrastructure

SUMMARY
<p>The application relates to land at the Thames Valley Science Park (TVSP) and a wider area broadly to the south and east of this. The TVSP site was identified for employment use within the Core Strategy and the Managing Development Delivery Local Plan (MDD). Planning permission for phase 2 of the Science Park was approved in outline in 2018 and facilities have already been delivered on the phase 1 site including the highway infrastructure, Gateway Building and Rutherford Centre. The vision for the Science Park and planning policies relevant to it specifically envisaged an employment space that comprised research and development, laboratories and high tech uses together with ancillary uses. It should be noted that these policies were developed over 10 years ago and that the type of employment offer has changed over this period from what was being envisaged at that time. As such, the Science Park has only had limited build out to date.</p> <p>In terms of the detail of the application, this seeks full planning approval for a film studio complex and associated facilities on land north and south of Cutbush Lane East. Around a half of the facility would be located on the approved phase two Science Park land and this extends to countryside to the east (herein referred to as the northern facility). The application also includes land to the south of Cutbush Lane which was recently granted planning approval under 210387 for a temporary studio site which is also within designated countryside (herein referred to as the southern facility). For clarity, the land split is shown in figure 1 below.</p>



Figure 1: Land split for the development parcels showing the northern and southern facilities and relationship with the wider area

The application consists of around 85,000m² of floor space which is divided into five broad uses. These three main uses include 18 sound stages for the production of film making and television programmes, seven workshops to support set production for the filming activities and five offices again with a primary function to support the filming activities. A central hub building would provide welfare facilities for the future employees of the site.

The application also includes further ancillary structures and supporting infrastructure and landscaping. A decked area of car parking is proposed for the northern facility, adjacent to the M4 with further surface parking areas serving both the northern and southern facility. A good landscape buffer is proposed towards Cutbush Lane and the M4 Motorway.

The northern facility would be accessed from the Science Park / Eastern Relief Road (ERR) link road (South Avenue). For the southern facility, this would be accessed via the same route but also via a short stretch of Cutbush Lane from the point where the road is being restricted for vehicular traffic although it will serve pedestrian and cyclists. The main infrastructure to facilitate the access for both parcels has already been delivered with only internal roads needing to be delivered to serve the proposed buildings. An emergency access is also proposed for the northern facility which links onto Cutbush Lane.

The Council does have experience with working with studio sites with the temporary facility located at Arborfield. The form of use is one which does not cause significant noise or disturbance given that the majority of the activity operates in the studio buildings which need to be soundproofed.

The application is before the Planning Committee as it is a major development that is recommended for approval. In policy terms, whilst in principle the facility could be considered contrary to policy CP11 (development within the countryside) and Policy CP16 of the Core Strategy and MDD policies TB13 and SAL07 (which specifically relates to the Science Park use/allocation), the application needs to be assessed on its merits regarding the circumstances put forward by the applicant together with a planning balance. For the reasons set out in the report, it is considered that the benefits and other material considerations outweigh development plan conflict. The delivery of the studios will deliver significant economic, social and environmental benefits for the local and wider sub-regional area. These are considered to outweigh any harm from departing from the relevant policies and the proposed studio complex would not undermine the existing development plan or future update to this.

The development would not have a significant detrimental impact on the character of the area or the landscape setting. The location of the site together with the level of use and activities within the facility together with a degree of established use for the TVSP campus element would not cause significant harm to existing residents. In addition, the proposal would secure biodiversity enhancements and shall achieve above minimum policy requirements for sustainability. It is acceptable in terms of traffic, highway safety and flood risk.

The recommendation is that the application is approved subject to conditions outlined below and subject to completion of the s106 agreement.

PLANNING STATUS

- Adjacent to Strategic Development Location (SDL) as identified on the Core Strategy (South of the M4 Strategic Development Location SPD)
- Infrastructure Delivery and Contributions SPD
- Within 7km of the Special Protection Area (SPA)
- Mineral consultation zone
- Countryside
- Part of site within Thames Valley Science Park
- Potentially contaminated land consultation zone
- Gas pipe consultation zone
- Area of archaeological potential
- Listed buildings located to the south 180m Oldhouse Farm and Cutbush Manor and Barn Grade 2 located 55m to the common boundary of Office A.

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following three-tiered recommendation:

A. Completion of a legal agreement to secure the following:

- Footpath upgrades and improvements (surfacing and retention of a permissive footpath) for Footpath 4
- Street lighting east of the British Museum on Cutbush Lane East from the British Museum to the Lower Earley Way to be delivered as works
- Gateway policy amendment to include media use specified as an appropriate use of the allocated Science Park land

- Requirement for a post screening facility / trigger for planning application and delivery which will also include community use
- Bespoke Employment Skills Plan and / or contributions to borough wide ESP and monitoring fee
- Safeguarding of corridor for highway land on Cutbush Lane East to enable any further future developments in the area
- Implementation and completion of off-site drainage works as identified by application ref: 212936 together with ongoing management
- Biodiversity net gain of at least 10% and ongoing monitoring
- Travel plan monitoring fee
- South of the M4 public transport subsidy contribution of £500,000 in accordance with the phase 2 Science Park Planning consent
- Mirroring of other restrictions / requirements as required for the agreed Science Park S106 agreements
- S106 monitoring fee
- Mirroring of any relevant requirements of the temporary studio S106 agreement
- Pre development condition survey of Cutbush Lane East and delivery of any post construction remediation if required
- Inclusion of a management plan and monitoring for St Johns Cope for biodiversity purposes

B. Conditions and informatives:

Conditions:

Timeframe for implementation

1. 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).

Approved details

2. This permission is in respect of the following submitted application plans, documents and drawings received by the Local Planning Authority
Plan numbers being finalised to be included on the members update

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

Use

3. The premises shall be used only for activities in connection to the production of media and filming activities and the associated uses including the offices hereby approved and other uses identified within the planning application and for no other purpose.

There shall be no live audiences for media and filming activities without the prior approval in writing of the Local Planning Authority and requests for such events shall be made 10 working days prior to the event.

Reason: Significant weight has been applied to the economic benefits of the merits of the proposed development and another form of use may not be acceptable in the countryside and to ensure that there are no adverse impacts on highways. Relevant policy: NPPF, Core Strategy policies CP1, CP3 and CP6

Hours of construction work

4. No construction work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 07:30 and 18:30 Monday to Friday and 08:00 to 15:00 Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Hours of operation

5. No deliveries shall take place including loading and unloading between the hours of 01:00 and 06:00 Monday to Sunday inclusive. Within these hours, no plant or machinery shall be operated within the external areas of the building.

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

Phasing

6. Prior to the commencement of development north of Cutbush Lane East (with the exception of groundworks) a phasing plan shall be provided for approval by the Local Planning Authority. The phasing plan shall identify details of each sub phase of the development including the development parcels and timeframes for expected delivery of the buildings and car parking within the site. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that infrastructure including car parking is delivered at the appropriate stages of the development to support the onsite activities and prevent offsite parking demand. Relevant Policy CP1 and CP6.

Materials

7. Notwithstanding the details on the approved plans, before the development north of Cutbush Lane East hereby permitted is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall be carried in accordance with the so-approved details.

Reason: To ensure that the buildings are acceptable in terms of the character and appearance of the area. Relevant policy CP1 and CP3.

8. Prior to the commencement of development of any gabion walls, engineering plans to include sections, levels and full details of the structures shall be submitted for approval by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that site is acceptable in terms of the character and appearance of the area. Relevant policy CP1 and CP3.

Highways

9. Save in respect of land south of Cutbush Lane East which is already under construction, the roads and footways internally within the site shall be constructed in accordance with the approved details to road base level for each phase before the first use of the site in each phase and the final wearing course will be provided within 6 months of first use of the site for each phase.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

10. No development north of Cutbush Lane East shall commence (except for groundworks) until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, offloading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6.

11. Prior to commencement of the development north of Cutbush Lane East (except for groundworks), details of the proposed main access, access to the multi-storey car park and the emergency access to include visibility splays of 2.4m by 43m shall be submitted to and approved in writing by the local planning authority. The accesses shall be formed as so approved in accordance with a phased programme to be agreed, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development in each relevant phase. The accesses for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3) shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.

12. The emergency access serving the land to the north of Cutbush Lane East shall be used by emergency vehicles only and for the purposes of construction in

accordance with the approved CEMP Construction Environmental Management Plan (CEMP) (Abbey Letchford partnership Ltd, Reference A282-R015/D dated 15/09/21).

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.

13. Prior to the commencement of each phase of the development north of Cutbush Lane East (except for groundworks) there shall be submitted to and approved in writing by the local planning authority, details of parking within the site for that phase. The phase shall not be occupied until the parking spaces so-approved has been provided in full accordance with the approved details. The parking spaces for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3) shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: to ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. Prior to the commencement of each phase north of Cutbush Lane East of the development hereby permitted (except for groundworks) details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] that phase of the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3) as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

15. Prior to commencement of development (excluding any groundworks) of office A, details of the security barrier shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior occupation of the development of Office A. The scheme shall be maintained in the approved form for so long as the development remains on the site unless otherwise agreed in writing with the Council.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6

16. Prior to the first occupation of the land north of Cutbush Lane East, a Travel Plan for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3) shall be submitted to and approved in writing by the local planning authority. The travel plan shall be in general accordance with the Framework Travel Plan (A282-R016, 20/05/2021) and

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.

17. No building north of Cutbush Lane East shall be occupied until a Delivery and Servicing Plan has been submitted for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3) and approved in writing by local planning authority. The Delivery and Servicing Plan will be implemented as approved and maintained

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

18. Prior to commencement of development (north of Cutbush Lane East) of each phase (except for groundworks), details for Electric Vehicle Charging points serving that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development of each phase hereby permitted, and shall be permanently retained in the approved form for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3) for the charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

19. Prior to commencement of development of the land north of Cutbush Lane East (with the exception of groundworks), details of the proposed bus stop shall be submitted for approval by the local planning authority. The details shall include provision for real time service information for the bus stop together with plans showing the proposed canopy to serve the bus stop. The bus stop shall be erected and serviced in accordance with these details prior to the first occupation of any building on the land north of Cutbush Lane East.

Reason: to ensure that there is sustainable transport for the site and that this is operational from the outset of the occupation of the facility. Relevant policy CP6.

20. Prior to the first occupation of the development north of Cutbush Lane East, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3).

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20.

Construction Environmental Management Plan

21. The main contractor, when appointed, will implement in full the approved Construction Environmental Management Plan (CEMP) (Abbey Letchford partnership Ltd, Reference A282-R015/D dated 15/09/21) that was submitted with the application. The CEMP shall be reviewed and updated if necessary on an ongoing basis and any updated details shall be submitted for approval to the Local Planning Authority.

Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3

Environmental Health

22. Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. Relevant policy CP1 and CP3

23. The air quality mitigation and enhancement measures listed in Table 12.6 of Chapter 12 Air Quality of the Environmental Statement shall be implemented before operations commence.

Reason: To protect and enhance local air quality. Relevant policy CP1 and CP3

24. The noise mitigation measures as set out in Table 11.26 of chapter 11 'Noise & Vibration' of the Environmental Statement shall be implemented before operations at the site commence. The noise mitigation measures shall be retained and maintained thereafter.

Reason: To protect residential amenity. Relevant policy CP1 and CP3

Landscape and trees

25. Tree protection fencing

- a) No development or other operation shall commence on site until the tree protection measures approved within the approved Arboricultural Implications Report FLAC ref: CC41-1001 dated August 2021 and as depicted on plan ref: 41-1001.05 Rev A dated 27/08/21 shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and

or widening or any other operation involving use of motorised vehicles or construction machinery.

- b) Implementation of the measures for tree protection identified on the Approved Scheme shall be overseen by a project arboriculturist who shall provide written confirmation to the Local Planning Authority that the measures have been implemented, within 7 working days of their completion.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

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

26. No development above slab level shall commence in any phase of the development north of Cutbush Lane East until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out in accordance with the approved details no later than the first planting season following the occupation of any part of the development (including the land to the south of Cutbush Lane East) or in accordance with a timetable approved in writing by the local planning authority. The details shall include, as appropriate:
- a) scheme drawings;
 - b) proposed levels and contours;
 - c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;
 - d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
 - f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;

- g) hard landscaping materials including samples;
- h) minor artefacts and structures (e.g. bus stops, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
- i) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
- j) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
- k) measures required for ecological mitigation and biodiversity net gain;
 - ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.
 - iii) Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To ensure that the landscaping works for the site are undertaken to a satisfactory standard and ensure that any new planting, of trees, shrubs and hedges growing within the site which are of amenity value to the area has sufficient time to become established. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

27. Prior to the occupation of the first phase building north of Cutbush Lane East a landscape management plan for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3), including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall cover a period of no less than 30 years from the date of the approval and implementation of the plan. The landscape management plan shall set out an ongoing requirement for review for all species enhancements and ecological permeability measures. and the landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved and to secure a biodiversity net gain. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

28. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local

planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

29. Within 2 months of the approval date of this planning permission, further details shall be submitted to for approval by the local planning authority of a programme of works to relocate the fence serving the southern facility on the western boundary. This shall set out a timeframe for locating this in the correct position as detailed on plan ref: 18546-SBR-FS-00-DR-A-80108 Rev02. The works shall be completed within 6 months of the date of the planning permission or unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the character and appearance of the area. Relevant Policy CP1 and CP3.

Ecology / lighting

30. Prior to commencement of any works (on land north of Cutbush Lane East) with regard to the installation of the lighting (including any infrastructure or servicing to supply them) a lighting strategy shall for entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-00-DR-A-80101 Rev3) be submitted for approval to the Local Planning Authority. This shall take into account a design strategy for biodiversity for the site and the strategy shall:

- a) Identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places or along important routes used to access key areas of their territory, for example, for foraging; and;
- b) Show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specification and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To prevent any unnecessary light spill and to ensure that that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014)

31. Prior to occupation of land north of Cutbush Lane East, a detailed scheme for provision of a minimum of 5 bat boxes and 25 bird boxes in line with the standards set out in the EPR Response to Ecology Comments (September 2021) shall be provided to the local authority for its approval. This scheme shall be prepared by a suitably qualified ecologist and appropriate to the local ecological

context. Once approved the scheme shall be implemented in full unless otherwise agreed by the local authority in writing.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

32. Works are to be carried out in full accordance with ecological permeability mitigation measures set out in paragraphs 5.16 and 5.17 of EPR report 21/04-2B (May 2021) and paragraphs 1.33 and 1.34 and Map 2 of the EPR Response to Ecology Comments (September 2021).

Reason: To ensure that the development is in accord with local plan policies CP7 and TB23.

Drainage

33. Surface water drainage shall be implemented in accordance with the approved Flood Risk Assessment dated 1st September 2021 prepared by ALP including Drainage Strategy Drawings A282-021 P5, A282-022 P5 and A282-023 P5 and the drainage offsite watercourse subject to planning permission reference 212936 detailed on drawing A282-024 P4. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Thames Water

34. The development shall not be occupied on the site north of Cutbush Lane East until confirmation has been provided that either:
- a. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or
 - b. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Relevant policies CP1 and CP4.

35. No development shall be occupied on the land north of Cutbush Lane East until confirmation has been provided that either:

a. all water network upgrades required to accommodate the additional flows to serve the development have been completed; or

b. a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Relevant policies CP1 and CP4.

Community Engagement

36. Prior to first use hereby approved of the land to the north of Cutbush Lane East, a Community Engagement Strategy reflecting the principles set out within the submitted Planning Statement ref: 30845/P2/A5 - Appendix Four Shinfield Studios Community Engagement and Public Outreach Strategy prepared by Curtain and Co. shall be submitted for approval by the Local Planning Authority. For the first fifteen years of the building's operation the Community Engagement Strategy shall be reviewed every five years following liaison with an advisory group which will comprise representatives of the Shinfield Studios and Wokingham Borough and this shall be submitted to the Local Planning Authority. The updated Community Engagement Strategy shall include details of the groups forming part of the strategy for the preceding five year period of the strategy.

Reason: The community benefits weigh strongly in favour of supporting the proposed development outside of developments limits which otherwise may be considered inappropriate and these need to be delivered. Relevant Planning Policy NPPF

Sustainability

37. The development hereby approved shall target a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. No later than 6 months following the substantial completion of each building verification that each building has achieved the rating of 'Excellent' shall be submitted for approval in writing by the Local Planning Authority.

Reason: To ensure sustainable construction and paying regard to the special circumstances in regard to sustainability which make the application acceptable. Relevant Policies CP1 of the Core Strategy and policies CC04 and CC05 of the MDD.

38. The development hereby approved shall be delivered in accordance with the overarching principles of Appendix 13.1 Energy and Sustainability Statement REVISION 02 – 13 MAY 2021 as amplified and amended by the supplementary report from Scott Brownrigg ref: 18546/12.00 received on the 27/09/21. Prior to commencement of development of the buildings north of Cutbush Lane East above slab level, details of the location of the photovoltaic panels to achieve at

least a 20% carbon reduction shall be submitted for approval in writing by the Local planning authority. Development shall be carried out in accordance with these details and the photovoltaic panels shall be operational prior to the occupation of any building that they are intended to be located on.

Reason: To ensure sustainable construction and paying regard to the special circumstances in regard to sustainability which make the application acceptable. Relevant Policies CP1 of the Core Strategy and policies CC04 and CC05 of the MDD.

Permitted Development restrictions

39. No materials, plant, machinery, containers or equipment shall be stored for a period of more than three days on the site within the areas of hardstanding identified on plan ref (**INSERT**) or at any time on land adjacent to Office A unless otherwise agreed in writing by the Local Planning Authority.

Officer note: we are awaiting a plan to be provided. This will be detailed on the members update.

Reason: In order to safeguard the visual amenities of the area. Relevant policy: Core Strategy policies CP1 and CP3

40. No materials, plant machinery, containers or equipment shall be stored at any time on the areas of the site that are identified as soft landscaping unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the visual amenities of the area. Relevant policy: Core Strategy policies CP1 and CP3

41. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no overhead wire cables or other form of overhead servicing shall be placed over or used in the development within the application site or subsequently.

Reason: To ensure that the external appearance of the buildings and hard surfaced areas is satisfactory. Relevant policies CP1, CP3 and CP11 of the Wokingham Core Strategy.

Archaeology

42. No development shall take place within the area of TP1400 and TP1600 (shown on Figure 10) of the Wessex Archaeology Archaeological Evaluation dated May 2021 until the applicant, their agents or successors in title have secured and implemented a programme of archaeological fieldwork in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The programme of work will include:

- i) A programme of site investigation and recording, within areas of potential affected by the proposals, as identified during previous stages of fieldwork. Development will not commence within the areas of archaeological interest until the site investigation has been satisfactorily completed.

i ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI or unless otherwise agreed in writing by the Local Planning Authority

Reason: The site lies within an area of geoarchaeological and palaeoenvironmental potential, as noted during evaluation works. A programme of archaeological work is required to mitigate the impact of development and to record any surviving remains in order to advance our understanding of their significance in accordance with national and local plan policy. Relevant Policies CP1 of the Core Strategy and TB 25 of the MDD DPD.

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. The applicant is advised that the planning approval should be read in conjunction with the S106 dated **INSERT** - *Officer note: S106 being finalised date to be updated when this has been sealed.*

3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads.

4. 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.

5. 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.

6. Highway Adoption

If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

7. 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.

8. 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 months 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.

9. 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.

10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

11. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Ce6990f35acd64955d6e908d8da524faa%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637499394353420176%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&sd=YuYxiQmrBSYI9ZMRs96nF4NN8%2Fda5MltbRgnOO6lyEq%3D&reserved=0>

12. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Ce6990f35acd64955d6e908d8da524faa%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637499394353430171%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMD>

C) Alternative recommendation

That the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed to secure the services and infrastructure within six months of the date of the committee resolution (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee) for the following reasons:

- 1) In the absence of a planning obligation to secure suitable contributions / on site and off works for the following:
 - Footpath upgrades and improvements (surfacing and retention of a permissive footpath) for Footpath 4
 - Street lighting east of the British Museum on Cutbush Lane East from the British Museum to the Lower Earley Way to be delivered as works
 - Gateway policy amendment to include media use specified as an appropriate use of the allocated Science Park land
 - Requirement for a post screening facility / trigger for planning application and delivery which will also include community use
 - Bespoke Employment Skills Plan and / or contributions to borough wide ESP and monitoring fee
 - Safeguarding of corridor for highway land on Cutbush Lane East to enable any further future developments in the area
 - Implementation and completion of off-site drainage works as identified by application ref: 212936 together with ongoing management
 - Biodiversity net gain of at least 10% and ongoing monitoring
 - Travel plan monitoring fee
 - South of the M4 public transport subsidy contribution of £500,000 in accordance with the phase 2 Science Park Planning consent
 - Mirroring of other restrictions / requirements as required for the agreed Science Park S106 agreements
 - S106 monitoring fee
 - Mirroring of any relevant requirements of the temporary studio S106 agreement
 - Pre development condition survey of Cutbush Lane East and delivery of any post construction remediation if required
 - Inclusion of a management plan and monitoring for St Johns Copse for biodiversity purposes

It has not been possible to secure the adequate mitigation put forward to justify the development and the proposal could have a detrimental impact on highways, landscape, the countryside and ecology. In addition, it has not been possible to secure the employment skills plan or safeguarding of land for potential future development. This is contrary to the principles of policies CP1, CP3, CP6, CP11 CP19 and Appendix 7 of the Core Strategy policies C01, CC02, CC03, TB12, TB21

and TB23, the Council's adopted South of the M4 SDL SPD and Infrastructure Delivery and Contributions SPD.

PLANNING HISTORY		
There is extensive planning history for the South of the M4 SDL which is summarised on application ref: 210055 For ease of reference, the applications that relate directly to the site are summarised below. Outline and full applications are shown in bold and reserved matters are shown in plain text		
Application ref	Description	Outcome
Science and innovation park		
O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings.	Approved 27/10/10
RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered.	Approved 26/08/15
162841	Reserved Matters in relation to the development of Phase 1b of the proposed Thames Valley Science Park (TVSP) for a new cancer treatment centre, all associated landscaping, access and ancillary works	Approved 8/12/18
162818	Reserved Matters application for the car park for phase 1 of the Science Park	Approved 8/12/18
163609	Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).	Approved 06/07/18
173287	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 (as extended	Approved 14/02/18

Application ref	Description	Outcome
	under planning permission 152330) for the development of phase 1 of Thames Valley Science Park, comprising the construction of building 2 of the gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.	
210387	Full application for the erection of Film studio stages and workshops (for a temporary period of 5 years). To include access to the site via Old House Lane / Cutbush Lane, car parking, ancillary buildings to support the use of the site and landscaping, with a workshop to be included on Gateway 4 plot at Thames Valley Science Park.	Approved 25/03/21
210210	Full application for the erection of TV Studio Building including studio space, workshop/storage area and production/office along with parking facilities.	Resolved to approve subject to a S106 agreement
Eastern Relief Road		
F/2010/1428	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycleways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Delivered and open	Appeal approved 03/06/11
Cutbush North, Shinfield		
O/2013/0101	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure.	Approved 24/12/2013
RM/2014/2561	Reserved Matters application pursuant to Outline Planning Consent O/2013/0101 for a residential development comprising up to 126 dwellings public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological	Approved 24/06/15

Application ref	Description	Outcome
	Buffer Zone, ground modelling, sustainable drainage and associated infrastructure.	
Cutbush South, Shinfield		
181499	Full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works at land to the south of Cutbush Lane Shinfield.	Appeal allowed 10/03/20
British Museum		
182059	Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings.	Approved 14/02/19
Recent EIA screening opinions of reference		
210052	Screening Opinion application for an Environmental Impact Assessment for a proposed request for a Science Park Creative Media Hub extending approximately 95,000 square metres (sqm), comprising: approx. 42,000 sqm of film stage space, approx. 33,000 sqm of workshops to provide space for businesses including leading digital and visual effects businesses and lighting, materials and equipment suppliers, approx. 14,000 sqm of office space, approx. 6,000 sqm of ancillary uses including equipment stores, a café and building with post-production screening facility and an external filming backlot, together with associated access, decked and surface parking.	EIA required 28/01/21
210055	EIA Screening Opinion Request for development for temporary structures of up to 5 years including approximately 7,500 sqm of film studio space and approximately 7,000 sqm of workshop space together with associated access, surface parking and landscaping;	EIA not required 28/01/21

SUMMARY INFORMATION

For Commercial															
Site Area	26.6ha														
Previous land use(s)	Mixed, agriculture and previously developed land for the element of the proposal relating to the temporary studios site. Part of the site has planning consent for phase 2 of the TVSP														
Proposed floorspace of each use	<table border="1"> <thead> <tr> <th>Building type</th> <th>Total size (m²)</th> </tr> </thead> <tbody> <tr> <td>Sound stage</td> <td>40,167</td> </tr> <tr> <td>Workshops</td> <td>25,742</td> </tr> <tr> <td>Offices</td> <td>18,075</td> </tr> <tr> <td>Hub (staff welfare facility)</td> <td>307</td> </tr> <tr> <td>Total</td> <td>84,241</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Building type	Total size (m ²)	Sound stage	40,167	Workshops	25,742	Offices	18,075	Hub (staff welfare facility)	307	Total	84,241		
	Building type	Total size (m ²)													
	Sound stage	40,167													
	Workshops	25,742													
	Offices	18,075													
	Hub (staff welfare facility)	307													
	Total	84,241													
Change in floorspace (+/-)	Further ancillary structures are included to support the function of the site A net gain of up to 84,326m ²														
Number of jobs created/lost	1,500 Full time posts generated by the studio and associated functions 1,463 Indirect positions A further 1,399 direct and 1,355 indirect positions will be generated during the construction phase														
Proposed parking spaces	1375 spaces including 79 blue badge spaces, 77 active and 77 passive EVC spaces, 64 motorcycle spaces and 160 cycle spaces														

CONSULTATION RESPONSES

Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
Thames Water	No comments received
WBC Biodiversity	No objection subject to conditions and S106 requirements
WBC Economic Prosperity and Place (Community Infrastructure)	No objection requires Employment Skills Plan to be subject to S106
WBC Drainage	No objection subject to conditions
WBC Environmental Health	No objection subject to conditions
WBC Highways	No objection subject to conditions
WBC Tree & Landscape	No objection subject to conditions
WBC Conservation	Agrees that the impact would be less than substantial to existing listed buildings and heritage assets
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	Request upgrades to footpath 4
Berkshire Archaeology	No objection subject to conditions
Environment Agency	No objection

National Highways (formally Highways England)	No objection
Natural England	No objection

<p>REPRESENTATIONS</p> <p>Town/Parish Council: Shinfield Parish Council fully support this studio development and the huge potential for economic and employment growth that this will bring to the local community Request upgrades to footpath 3 – <i>Officer Note: these have been secured through the S106 for the temporary facility and will be required for the current application. Further upgrades to footpath 4 will also be secured for the current application.</i></p> <p>Local Members: No comments received Neighbours: For the first round of consultation 12 letters of objection, 34 letters of support were received.</p> <p>In terms of the letters of support the following planning considerations have been raised: Impact of the development on the local and wider economy together with a positive impact of direct and indirect jobs Social benefits including education and training opportunities a boost to the cultural alliance of Wokingham</p> <p>Regarding the letters of objection/comments, the following planning considerations have been raised: Increase in traffic / lack of supporting highway infrastructure – <i>Officer note: The application has been accommodated by a robust Transport Assessment which outlines that trip generation will be lower than that of the consented Science Park. A suite of highway improvements locally have already been delivered as part of the Phase 1 Science Park and further upgrades will be secured by this application – see report below paragraphs 84 - 95</i></p> <p>Increase in pollution / not aligned to WBC Climate Emergency <i>Officer note: The application makes above policy requirements in terms of sustainability which is outlined in paragraphs 83 - 84 below. The lower trip rates linked to the traffic impacts highlighted above will further lower the environmental impact of the facility when compared to the trip generation expected for the Science Park</i> Increase in dust - <i>Officer note: An element of dust will be generated for construction which is unavoidable however this will be mitigated by measures outlined in the CEMP.</i></p> <p>Out of character with the area / loss of countryside / development outside of settlement limits – <i>Officer note: This is discussed in paragraphs 20-29 below</i></p> <p>Lack of parking both post occupation and for construction workers – <i>Officer note: The parking for the post occupation has been assessed by the Highways Officer and found to be sufficient. For construction parking, the CEMP identifies locations for compounds for contractors to park during the build out phase which is acceptable.</i></p> <p>Impact on wildlife / biodiversity / protected species – <i>Officer note: The application has been assessed by the Ecology Officer who supports the strategy which includes above policy off-site biodiversity improvements.</i></p>

Not aligned to Gateway Policy – *Officer note: please see report below paragraphs 30-35*

Development should be on brownfield sites – *Officer note: given the scale of the development and end user requirements, securing sufficient brownfield land is unlikely in the area given both the size of the facility and the potential impact of remediation on viability. It should also be noted that the land identified has been proposed for expansion of the existing park as part of the Local Plan process.*

Noise impacts both construction and post occupation - *Officer note: The application has been assessed by the Environmental Health Officer who raises no objections to both aspects of these matters. The CEMP will reduce noise impacts of construction together with working hour restrictions during the build phase. For post occupation, this is discussed in paragraphs 79-81 below.*

Impact on flooding and drainage – *Officer note: The application is accompanied by a Flood Risk Assessment. A new ditch will enhance drainage for the site and surrounding area which has been approved under application ref 212936. The Drainage Officer has assessed the application and supports the strategy.*

Access to existing residential properties – will existing occupants be forced to move out – *Officer note: Access to existing dwellings will be maintained through the layout. For tenanted occupants, any changes in respect to a tenancy agreement would be a civil matter between the occupants and their landlord.*

Impact on listed buildings / heritage assets – *Officer note: The application has been assessed by the Conservation Officer who raises no objections – see report below paragraphs 114-119*

Impact of construction activities on listed buildings – *Officer note: The CEMP will control methods of construction and identifies that there will only be augur piling for Office A if required which will cause minimal vibration when compared to a thrust boring method.*

Loss of ecological buffer for the Science Park Planning permission – *Officer note: This is noted but suitable offsite mitigation is provided to compensate for the loss – see report below paragraphs 111-113*

Impact of light pollution – *Officer note: The application has been assessed in terms of light impacts to biodiversity and the officer supports the strategy. There is sufficient separation from the facilities to any residential dwelling to mitigate the impact of light spill with regards to amenity.*

Construction access from Cutbush Lane East – *Officer note: Access via Cutbush Lane East has now been physically restricted through the implementation of the expected severing of this part of the road between the Science Park link road and Shinfield Grange. Both elements can only now be accessed via the Science Park / ERR roundabout.*

Impact of post filming facility and associated activities – *Officer note: This element has now been withdrawn and will be relocated within Science Park.*

Loss of privacy to neighbouring dwellings – *Officer note: Please see report below paragraphs 70-78.*

Impact of proposed 8ft fencing towards Cutbush Manor/ Barn - *Officer note: there are no plans to erect a fence on the boundary towards these dwellings according to the landscaping plans.*

Other representations:

University Collage of Estate Management

1 letter of comment from LDA design on behalf of the University Collage of Estate Management (UCEM) who own Shinfield Grange raising the following issues:

Coordinated approach to infrastructure, planning and development - *Officer note: The application is not considered to prejudice any future development given the safeguarding of land on Cutbush Lane for any potential future infrastructure upgrades as set out in the report below paragraphs 87. A significant proportion of infrastructure has been delivered as part of the Science Park and British Museum implementation which could facilitate other landowners in future years should land be identified as suitable for development. Discussions will continue with all landowners for the Local Plan update.*

Restriction of access to Cutbush Lane East – *Officer note: Access to Cutbush Lane East from the Science Park link road is now restricted by a physical restriction preventing access from the link road along Cutbush Lane to the west.*

Impact on landscape associated with building heights for the southern facility – *Officer note: There is a strong belt of existing landscaping on the western boundary of the site with mature trees located within the boundary of Shinfield Grange which provide filtered views to this element of the proposed development. Whilst it is acknowledged that the buildings would be evident within the Grange site, the level of screening and materials mitigates the impact of this. For the reasons discussed in paragraphs 59-67 below, the development is considered acceptable although condition 26 requires further details of landscaping which could include further planting if considered necessary.*

Noise impact – *Officer note: The activities within the stage buildings do not generate any external noise due to the nature of these. The workshops are well soundproofed and noise mitigation measures are secured by condition 24.*

Impact of lighting – *Officer note: The Biodiversity Officer has assessed the application with regards to the lighting strategy and raise no objections to this. For light spill to neighbouring properties, this will largely be filtered by the existing vegetation to neighbouring sites. Further details of the lighting strategy will be required by condition 30.*

Potential impact on any possible redevelopment of Shinfield Grange related to the use / building height etc. – *Officer note: As advised above, the relationship to the Shinfield Grange site is considered acceptable in terms of noise, light and the scale of the development. Any potential future application for Shinfield Grange would need to be considered on its own merits.*

Eleven letters of support from stakeholders have been received raising the following issues

Local Enterprise Partnership (LEP)

Support the inward investment that the facility could bring to the area and impact to the wider economy.

The studios will help generate opportunities for schools, colleges and higher education in the area together with vocational opportunities for young people to take up careers in the film industry together with transferable skills generated by the facility

The studios would make a positive impact to the recovery of the economy in light of the Covid pandemic

Further studio space would help retain the sector in the UK and reduce the potential for the loss of filming opportunities to overseas countries

Minister of Investment

Support the economic and employment benefits

Department for International Trade

Support the economic and employment benefits especially with regards to the links to the USA together with a need for delivery of studio space

Berkshire Film Office

Support the employment opportunities and potential skill enhancements together with clustering of skills

Resource productions

Support the employment and economic benefits both locally and for the wider economy together with creation of indirect jobs

Support the training opportunities and collaboration with the University of Reading

British Film Institute

Support the employment and economic benefits arising from the proposed studio space together with delivery of much needed facilities to support this form of infrastructure in the UK

St Mary's CE (VA) Junior School

Support the community benefits, educational opportunities – especially with regards to the curriculum on drama and film and employment that the facility will deliver

Activate Learning Education Trust

Support the career opportunities presented to the local area by the use of the facility and the economic impacts

The Arts Society Wokingham

Support the impact the studios could have on arts and culture in the area and support the economic benefits for the facility and to the wider area

Creative England

Support the economic benefits associated with the facility

Support the clustering of the industries in the wider region together with the transport links to these

Shinfield Infant and Nursery School

Support the educational opportunities presented by the development

Second round consultation

Revised plans for the application were received on the 7th and 8th of September. The amendments were reasonably limited and resulted in changes including the withdrawal of the post production element and an increase in height of the multistorey car park to compensate for some of the loss of the surface car park for the safeguarding of land. The application was a further round of re-consultation for neighbours and external consultees. Any additional issues other than those outlined above are summarised below.

Early Town Council – request an extension for them to comment – *Officer note we will report this in the members update as it is understood that the planning meeting for Early Council is on the 5/10/21.*

1 Further letter from the UCEM – mainly amplifying the issues above which in general are subject to conditions.

1 further letter of comment in respect to the road layout (Cutbush Lane East) with regards to cyclist provision. *Officer note, the road will remain open for pedestrians and cyclists when the works are complete to deliver measures to restrict vehicular entry at this point.*

Any further representations received will be reported on the Members Update.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Technical Guidance to the National Planning Policy Framework		
National Planning Policy Guidance	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	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
	CP16	Science Park
	CP17	Housing delivery
	CP19	South of the M4 Strategic Development Location
Appendix 7 – Additional Guidance for the Development		

of Strategic Development Locations		
Adopted Managing Development Delivery Local Plan 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
	TB12	Employment Skills Plan
	TB13	Science and Innovation Park
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	SAL05	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area
	SAL07	Sites within Development Limits allocated for employment/commercial development
Shinfield Parish Neighbourhood Development Plan		
	Policy 1	Location of Development
	Policy 2	General Design Principles
	Policy 3	Sustainable Development
	Policy 4	Accessibility and Highway Safety
	Policy 5	Parking
	Policy 6	Trees, Hedgerows and Woodlands
	Policy 7	Biodiversity
	Policy 8	Flooding

	Policy 9	Community Assets
	Policy 10	Community and Sports Facilities
	Policy 11	Commercial Development
	Policy 12	Broadband Provision
Replacement Minerals Local Plan for Berkshire	Policy 1	Husbanding resources
	Policy 2	Sterilisation and prevention of adjacent working of deposits
	Policy 2a	Prior extraction
Central and Eastern Berkshire Joint Minerals and Waste Plan 2021 (submission)	M2	Safeguarding sand and gravel resources
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide
	SDC	Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
	SoM4SPD	South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

PLANNING ISSUES

Site description

1. The application relates to land to the north and south of Cutbush Lane and broadly located to the north east of the centre of Shinfield village. The wider land for the northern facility is bound to the west by the Eastern Relief Road (ERR) and to the north by the M4 motorway. Beyond the M4 motorway to the north is the built-up area that comprises of Lower Earley. Much of the land within the application site is open fields which in general gently undulates to the south. A linear belt of trees broadly dissects the site towards the centre of the northern facility which is known as Pearmans Lane and there are a couple of landscape strips located towards the M4 motorway and Cutbush Lane. To the east of the northern facility is the existing buildings that have been delivered on the phase 1 of the Thames Valley Science Park (TVSP) land which includes the Gateway 1 building and Rutherford Cancer Treatment centre together with supporting infrastructure. Consent has recently been granted subject to a S106 for a studio space on the Science Park land under planning ref: 210210.
2. For the southern facility, this relates to land to the south of Cutbush Lane East. This land was until recently open fields although has now been developed for the temporary studios which is further discussed below. To the west of this is Shinfield Grange and to the east is the British Museum Archive facility. Footpath 3 runs along the eastern boundary between the site and Shinfield Grange. To the south is Oldhouse Farm and open countryside beyond.
3. Several listed buildings are located within the locality including Cutbush Manor, Badger Cottage and Cutbush Barn to the north of Cutbush Lane East, Lane End Farm to the east and Oldhouse Farm to the south of Cutbush Lane East.

4. More recent residential development is located to the west of the phase 1 Science Park campus which is the Littlebrook estate. There is also a small cluster of houses to the south of Cutbush Manor and a further bungalow located at Upperwood Farm towards the M4.

Site background / established principles:

5. In regard to the land classifications identified within the Core Strategy and MDD together with established planning permissions, as discussed in the summary section of this report, around half of the land that would serve the northern facility would be on the allocated and approved phase two TVSP campus (ref: 163609). This is adjacent to the phase one TVSP site which was approved in 2010.
6. The primary use of the Science Park for both phases was established via the Gateway Policy within the S106 pursuant to both the phase one and two outline planning consents. This restricted the use of the Science Park as an employment space that included research and development, laboratories and high tech uses together with ancillary uses. The ethos behind the Gateway Policy was further defined by Policy CP16 and Policies TB13 and SAL07 of the MDD. Both the phase 1 and 2 applications established the principle of development for the entire 55,000m² of floor space which was identified within the Core Strategy.
7. The land beyond the TVSP land is designated as countryside under policy CP11 and lies outside of settlement limits as identified by CC02 of the MDD and Shinfield Parish Neighbourhood Plan. This includes the parcel of land for the southern facility which has temporary planning consent for a studio related uses and buildings (210387). These have been delivered and the application seeks to retain the studio building and some of the supporting infrastructure although it would however replace the temporary workshops with permanent buildings.

Description of development

8. The application consists of around 85,000m² of floor space which is divided into five broad uses. The three main uses include eighteen sound stages used for the production of film making and television programmes, seven workshops to support set production for the filming activities and five offices again with a primary function to support the filming activities. A central hub building would provide welfare facilities for the future employees of the site.
9. The application also includes further ancillary structures and supporting infrastructure and landscaping. A decked area of car parking is proposed to for the northern facility adjacent to the M4 motorway / the existing Science Park surface car park. Further surface parking is located towards and adjacent to the main entrance of both the northern and southern facility and is also dispersed within these sites. A good landscape buffer is proposed towards Cutbush Lane and the M4 Motorway.
10. The site would be accessed from the Eastern Relief Road (ERR) / Science Park link road (South Avenue) for the northern facility. The southern facility would be accessed via the same route although this would intersect with a short stretch of Cutbush Lane East. The infrastructure to facilitate the access for both parcels has been previously delivered although further internal roads would need to be

delivered to serve the proposed buildings. An emergency access would serve the northern facility linking onto Cutbush Lane East.

Background to need for facility / Economic benefits

11. The applicant / directors for Shinfield Studios have previous experience in delivering successful studio space on sites such as at Pinewood Studios. The site selection for the current application has been driven in part due to its location in terms of ease of access to London and Heathrow, links to other regional studio hubs in the south east such as Shepperton and Pinewood Studios. The benefits associated with the delivery of such a facility in Shinfield would act to cluster studio space within the region. A further benefit in terms of the location of the site is the excellent road and rail links to London and the wider area together with good links to regional airports. In addition, the studios will foster collaboration as the operator has a good relationship with the University of Reading who have an established Department of Film, Theatre & Television.
12. In terms of the economic benefits of the proposed studio complex, the filming industry has been and continues to be a major contributor to the UK economy and has grown rapidly in recent years. This reflects global growth in the sector due in part to new digital platforms which have generated significant changes in how we watch television together with a more advanced gaming sector. These together with other innovations such as virtual reality has bolstered consumer demand and thereby demand for suitable studio space to support the production of media products.
13. The growth of this sector is clearly reflected by the economic returns with the Creative Industries contributing some £101.5bn to the UK economy in 2017 accounting for 5.5% of UK Gross Value Added (GVA)¹. Over a short period, the Creative Industry Sector, film, radio, TV and photography accounted for £16.7bn of GVA up by 8.9% between 2016 and 2017 which is around double the growth rate of the overall UK economy.
14. There has also been a significant increase in spend on High End Television production between 2018 and 2019 which grew by 29% to £1.7bn within a year. It is also noted that investment today is 51% higher than in 2018.
15. As the UK is at the forefront of the film industry, the growth in the media sector has however outpaced provision of studio space available. In 2018 analysis published by Price Waterhouse Coopers and Lambert Smith Hampton, showed that there will be the requirement of between around 140,000m² and 175,000m² of dedicated stage space by 2025. To support the filming activities, further workshop and ancillary space is also required. It can therefore be demonstrated that there is significant pent-up demand for studio space within the UK. There is high demand for sites that are within easy reach of London together with the other film studios located in the south east. The opportunity presented by the scale of the proposed studio space will make a significant contribution to the delivery of the current shortage of this form of facility in the UK.
16. In terms of the need of the studios as advised, there has been an exceptional increase in demand for high end television production over recent years

¹ Gross Value Added is the measure of the value of goods and services produced in an area, industry or sector of an economy

especially related to the on-demand streaming services. In recognition to this, the Governments Industrial Strategy: Building a Britain fit for the future White Paper (2017) makes specific reference to the Creative Industries (which includes the media sector and this is also referred to in footnote 41 of the NPPF. The White Paper outlines the contribution that the Creative Industries can make to the UK economy. The Creative Industries over the past five years have grown at the fastest rate of any other sector.

17. The NPPF also support clustering of industries and the application should be read in the context of the permitted studio at the Science Park and the temporary studio facility. The scale of the development will allow for significant collaboration within the campus. The Local Enterprise Partnership (LEP) are also fully supportive of the proposed studios which is further outlined below. Government support for such a facility is clearly evidenced by the numbers of letters of support from Ministry of Trade and Department for International Trade.
18. In respect to staff numbers, there would be around 1,500 direct jobs and 1,463 indirect jobs generated by the proposed use of the site as a film studio which would equate to a net Gross Value Added (GVA) figure of around £46.4m per annum at a local level and £113.3m nationally. In addition, there would be jobs generated through the construction phase creating 1,399 direct jobs and 1,355 indirect posts which would generate a GVA of £341.5m over an estimated 27-month construction phase. The economic benefits and associated employment generated by the use of the facility are therefore significant
19. Taking both the construction and post occupation employment potential, the proposed use of the site as a film studio would deliver significant vocational opportunities. The application is accompanied by a bespoke Employment Skills Plan which is further discussed in paragraph 137 below.

Principle of development within the countryside -Southern facility and land outside the TVSP

20. With regards to the southern facility and the development to the west of the allocated and consented Science Park campus, these elements would be located within designated countryside under policy CP11 of the Core Strategy. As such, around half of the site area is located outside development limits as defined by policy CP9 of the Core Strategy which was updated through CC02 and SAL07 of the MDD and these limits are reflected in Policy 1 of the more recent Shinfield Neighbourhood Plan.
21. The southern facility is located within the South of the M4 SDL boundary although it is acknowledged that it was not identified for development by the Spatial Framework Plan. For the land to the east, this lies just outside of the South of the M4 SDL boundary although is located immediately adjacent to the allocated Science Park site.
22. The general thrust of the policies and supplementary planning guidance is that development within these parcels of land is not normally permitted unless the criteria within policy CP11 are met. The proposal does not fall specifically into these categories and therefore is in principle not strictly in accordance with planning policy. As such, an assessment needs to be made as to whether special circumstances apply to the scheme.

23. Whilst Core Strategy policy CP11 has a presumption against development in the countryside which is echoed by CC02 of the MDD, these policies should not be read in isolation. Regard should also be made in respect to the objectives of the policies which are to maintain the separate identity of settlements through preventing urban sprawl and to protect the countryside. The proposal therefore needs to be considered on its merits and within the context of the development plan as a whole.

24. Policy 1 of Shinfield Neighbourhood Plan (which has been adopted since the Core Strategy and MDD) supports development within settlement limits and adjacent to these where the benefits of the development outweigh its adverse impacts. As part of this application the Parish have been consulted and they fully support the development. The Shinfield Neighbourhood Plan was adopted after the MDD and Core Strategy was adopted and essentially can be seen as the most up to date planning policy for the area. For the land to the east outside the Science Park, this is directly adjacent to the development limits. The southern facility is however not directly adjacent to the development limits although it should be read in conjunction with the allocation and extant permission for the TVSP. The built form that will be delivered on the Science Park will ultimately inform the edge of the settlement.

25. The application should also be read in conjunction with national planning policy. Section 2 of the NPPF outlines three interdependent objectives regarding sustainable development and promotes a presumption in favour of sustainable development. The objectives set out in paragraph 8 are:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

These principles are broadly echoed by policy CP1 of the Core Strategy.

26. The NPPF puts a high emphasis on the weight that should be applied to support business need together with the wider opportunities for development and innovation. Footnote 42 of the recently updated NPPF (2021) refers to the Industrial Strategy: Building a Britain fit for the future White Paper (2017) and this

identifies the Creative Industries (which includes film, video games and TV) as a sector that the Government are keen to develop given the significant GVA contribution that it makes. Whilst the White Paper is not adopted planning policy, it does set out the governments agenda for growth and the footnote in the NPPF provides a direct link to this.

27. The NPPG Housing and economic needs assessment also places a high emphasis on policy support for different forms of employment use. This recommends clustering certain industries which include digital and creative industries to support collaboration, innovation, productivity and sustainability. It also recommends that there may be the need for: *policy-making authorities will need to develop a clear understanding of such needs and how they might be addressed taking account of relevant evidence and policy within Local Industrial Strategies. For example, this might include the need for greater studio capacity, co-working spaces or research facilities.*

28. The NPPF and NPPG set a clear indication of the expectations we will need to consider at this stage. The application has been accompanied with a letter of support from the Thames Valley Berkshire LEP who endorse the long-term objectives for the provision of studio space on this site. The proposal has been incorporated within the locally agreed Berkshire Industrial Strategy Implementation Plan and Recovery and Renewal Plan and the studios will contribute towards an economic recovery through the provision of long-term jobs.

29. In addition to the above, Wokingham Borough Council recently updated the Community Vision for the borough is to be 'A great place to live, learn, work and grow and a great place to do business' and is underpinned by the Vision for Wokingham Borough as set out in the Core strategy. This therefore places a high emphasis on delivering employment within the borough.

Principle of development within the TVSP Campus

30. For the element of development within the TVSP land (part of the northern facility), the proposal needs to be assessed against the Gateway Policy of the Science Park as enshrined in the S106 planning approval for phase two of this site together with policy CP16 of the Core Strategy and policies TB13 and SAL07 of the MDD. These restrict uses on the Science Park to *inter alia* predominantly innovation and research and development. These also place a high emphasis on collaboration between industry sectors.

31. When examining the rationale behind locating a Science Park on the TVSP land, this appears to stem from the former regional spatial strategy and regional economic strategy and was identified in the 2009 South East Plan under policy WCBV2. This was carried forward in the Local Plan policies which allocated the site and identified the use. Policy CP16 envisaged that around 55,000m² of land could be identified at the TVSP site which has full outline permission for this space. Policy CP16 envisaged that the entire 55,000m² of floorspace would be delivered by the end of the plan period i.e., 2026. Uptake has however lagged well behind these predictions and to date, only around 10,000m² of space has been delivered solely on the phase 1 site. The result of the Covid pandemic is likely to drive the requirements for office space down further nationally as companies shift to more flexible working practices. This clearly would likely have impacts on the marketability and need for more office space at the Science Park.

32. Whilst it is acknowledged that the proposed studios and associated facilities were not envisaged by policies CP16, TB13 and SAL07 together with the Gateway Policy, the media and film industry, by the way in which it functions and end products / programmes that it produces has some aspects in common with innovation and research uses as there is a degree of uniqueness to each production.
33. The submitted planning statement identifies the technology that will be used to serve the function of the building and the latest technologies would be used for media production. Although it is acknowledged that the use of these products does not equate specifically to innovation, the application of the technology offers opportunities for further enhancement and further refinement of the products. The sector also fosters innovation for set props together with the production and post production aspects of filming. This encompasses a wide range of collaboration of different skill sets through the wide range of employment uses which was envisaged by the TVSP policies.
34. As advised, the studios will result in a degree of collaboration between the University of Reading and Shinfield Studios. The studios will also encourage collaboration between the various sectors that contribute towards film production including post production, sound engineering, art direction and production design.
35. It is therefore considered whilst the media sector was not specifically defined in the policies governing the site, the nature of the sector has a degree of synergy with the innovation and collaboration aims of the policies. In addition, it is acknowledged the aspirations and policies governing the site were written some time ago and the economic sector has moved on since this point in time, as recognised in the Industrial Strategy: Building a Britain fit for the future White Paper (2017) as outlined above.

Principle of development conclusion

36. Whilst the proposal does not strictly accord with aspects of the development plan, regard needs to be made to the development plan as a whole together with the NPPF, NPPG, and direction of travel of the LEP. A judgement therefore needs to be made as to whether material considerations which support the proposals are sufficient to outweigh development plan conflict. In regard to this and adopted policies, further analysis is outlined below and in particular, the Planning Balance section of the report in paragraphs 127-159 below.

Layout, Design and Landscaping

37. Core Strategy Policies CP1, *Sustainable Development* and CP3, *General Principles for Development* requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, *Green Infrastructure, Trees and Landscaping* and TB21, *Landscape Character* and South of the M4 SPD which requires development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.

38. Core Strategy policy CP19 sets out the concept rational for the design parameters for the South of the M4 SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

- a) *Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.*

39. Policy 2 of Shinfield Parish Plan sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with Trees, Hedgerows and Woodland in new development and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.

40. Further design guidance is provided by the South of the M4 SPD in section 4. Design principle 3 is concerned with character and states that there should be diversity and distinction in the SDL which should be enhanced through the application of character typologies. In addition, the Borough Design Guide sets out overarching principles for development and sets out guidance in section 7 regarding non-residential development.

41. As advised, the layout has two distinct parcels – the northern facility to the north of Cutbush Lane and the southern facility to the south. The main site is located within the northern facility. Three office blocks would be located within the main campus. A further office block with associated parking and ancillary structures would be located on land to the north of Cutbush lane to the east of the Science Park link road. The site layout is shown below in figure 2 although a layout is appended to the report for greater clarity.



Figure 2: Proposed site layout

42. The entrance of the main northern facility site is framed by one of office buildings which wraps around the entrance and includes an underpass to the workshops and studios beyond. A perimeter fence would ensure that the studio facilities would be secure although this is well set back within the complex to avoid vehicles stacking on South Avenue (the main road serving the Science Park). Beyond the main entrance and on land to the north of the access road there would be fourteen stage buildings which have a range of sizes and five workshops. Internal roads would serve the buildings with a main spin road running roughly through the centre of the site from the south west to north east and further roads linking to the facilities running off from this.

43. In terms of parking, a decked carpark is located to the north of the northern facility and further surface parking is provided at the main entrance and distributed within the site. The parking includes blue badge spaces together with cycle and motorcycle parking.

44. A building that would serve as welfare facilities and a space for collaboration is located adjacent to Pearmans Lane broadly central within the northern facility. There are further ancillary structures for water storage/ WCs etc distributed throughout the site and a vehicle compound located at the northern part of the site adjacent to the M4 motorway.

45. For the southern parcel, the layout remains broadly in a similar fashion that was proposed and being delivered for the temporary facility. This includes a central sound stage comprising of four studio spaces. The three temporary workshops would be removed and replaced by more permanent structures similar in

appearance to those proposed for the northern facility. The two to the rear would be sited broadly on the same footprint as the approved temporary structures and are similar in size and scale. The workshop proposed to the front of the site would be roughly half the size of the temporary structure it replaces. Further ancillary structures would be located within the site such as welfare facilities and a security hut. In the main, the infrastructure serving the facility such as car parking would be retained which is a logical approach.

46. For both elements, landscaping is proposed on the perimeter of the site and within the facilities. A good landscaping buffer is provided from the northern facility to Cutbush Lane East and the M4 motorway. The landscaping and impact of the facility on the wider countryside setting is discussed in further detail below.

Design and appearance

47. In terms of the detailed design of the buildings, the South of the M4 SPD recommends that the existing built form should be used to inform the design which is echoed by the Shinfield Parish Plan policy 2. Overarching principles are also provided by the Core Strategy, MDD DPD and Borough Design Guide.
48. As the design for the workshops and sound stages has a reasonably consistent design theme, these are taken in turn below.
49. For the sound stages, these have an internal area ranging from around 1,600m² to 3,700m². The height of these would range from 18.5m to 22.6m and these would sit on a 3m high concrete plinth which ensures that this element of the building is robust for when the sets are changed within them. Above this is dark grey aluminium panels with doors serving the entrances clad in the same material. The choice of materials for the cladding helps to minimise the impact of the stages on the landscape and it is a similar approach to the materials used for the British Museum Archive facility together with the sound stage that would be retained on the southern facility. A visualisation of a typical stage building is provided below in figure 3.



Figure 3: Visualisation of a stage building

50. In terms of the workshop buildings, these spaces would facilitate the function of the studios and provide areas for prop making, costumes etc to support the filming activities. There are eight of these one of which incorporates office space and five would be located on the northern element and three for the southern facility. The workshops range in terms of the internal floor areas from around 400m² to 2,200m² although the latter figure includes one of the workshops that has a mezzanine floor. The heights of these structures would range from 9.8m to 14m and they incorporate a pitched roof. In keeping with the studio design and to limit the impact on the landscape, the workshops would be clad in dark grey metal panels and an image of these is shown in figure 4 below.



Figure 4: Visualisation of a workshop building

51. For the other aspects of the proposed buildings these are taken in turn below in the approximate order of the size of these.

52. With regards to the office buildings, these have a reasonably uniform façade appearance although the applicant has carefully considered the layout of these. Three of the blocks would be wrapped around the stage buildings two of which frame the entrance of the site face out towards Cutbush Lane East. The third is located fronting onto Cutbush Lane East which combined with the offices at the entrance promotes natural surveillance to this space and is a positive design approach. As advised above, one of the workshops incorporates a degree of office use above. There is a further dedicated standalone block located outside of the main campus to the west of the Science Park / Cutbush Lane link road.

53. For the detailed design of these spaces, the height of these ranges from 16m to 22m in height (the majority are 16m in height with the exception of the office above the workshop). Two of the office blocks would be located at the entrance of the studios which frames this area, and successfully provides a sense of arrival to the facility. The offices with the exception of the one located above the workshop incorporate three stories of accommodation within them.

54. In respect to the detailed design of the office space, again dark grey cladding is proposed which unites with the design theme for the stages and the workshops. Glazed curtain walling is proposed for the main façade and to break up the massing, grey louvered panels are used which not only provides them with architectural merit but also helps provide solar shading reducing energy use and provides overlooking. An image is shown in figure 5 below which provides a good

impression of the design approach for the offices and the framing of the entrance to the studio facility



Figure 5: Visualisation of the office buildings wrapping around the stage buildings at the entrance of the site

55. As previously advised, the decked car park would be located to the north of the site adjacent to the phase 1 TVSP land and would be accessed through the phase 1 car park. This is cut into the landscape which helps to break up the massing particularly when viewed from the south. The building has maximum height of 19.5m for the elements that serve one of the stairwells although this is cut into the existing land by 3m which reduces the overall height on the landscape. Most of the façade is around 15m high but again some of the additional height is offset due to the cutting into the existing topography. The building has five and a half stories providing 11 levels within the car for some 612 spaces.
56. To break up the massing of the car park which is in part aided through working with the topography of the site to partially set this into the landscape, further consideration is made in terms of the design and appearance of it together with the materials. Vertical cladding is proposed externally which allows for views within the carpark area and the horizontal decking which helps to break up the bulk of the structure and lends a degree of architectural merit to a functional building.
57. A similar design approach is also taken for the Hub building in terms of cutting this into the landscape. As advised this building would provide welfare facilities for the staff including a canteen, a courtyard, an area for socialising and spaces for facilities such as showers to promote exercise within the campus of the facility and wider area. The building has a maximum height of 9.1m for a lift shaft although the building is mostly 8.1m in height. It would be located adjacent to Pearmans Lane which is an established and retained hedgerow / tree belt within the site. A visualisation of the Hub building is shown in figure 6.



Figure 6: Visualisation of the Hub building

58. The detailed design approach for this element is to make use of re-purposed shipping containers and the building has a reasonably plain appearance. Glazing has been used to break up the massing with glass overlooking Pearmans Lane and the space to the south. The building is located well within the site and the design approach is considered acceptable for its intended use.

Landscaping

59. In terms of the impact of the facility on the wider countryside and setting of the area, the applicant has provided a detailed Landscape and Visual Impact assessment which includes photomontages of the proposed development on the wider landscape including Shinfield and Lower Earley. The most sensitive receptor in the area is the Loddon Valley as recognised by the Wokingham Landscape Character Assessment and in recognition to this, the photomontages include key viewpoints from this location. The photomontages show how the development would appear in the wider landscape in both the winter and summer months i.e., with and without screening afforded by trees in full leaf. In addition to this the accompanying Environmental Impact Assessment (EIA) has submitted to assess the likely impacts on the landscape.

60. For the wider landscape in particular the Loddon Valley, whilst it is acknowledged that the built form would be evident to a degree, views to the facility are limited to mostly the upper parts of the building rather than the entire structure which helps limit the impact of these on valley. The existing landscape looking towards the site is characterised by strong hedgerows and established trees which together with the topography of the land and both the existing buildings at Oldhouse Farm and British Museum helps screen much of the proposed studio complex.

61. At a more local level views of the proposed development would be more apparent. The main receptors for this element would be from Shinfield village, and the ERR, Cutbush Lane East, M4 Motorway / Lower Earley Way. Taking these in turn, from the edge of Shinfield Village and the ERR, the buildings would be evident when you approach the site from the north, east and south of the site. From the north there is a more elevated view to the site due to the change in levels, the main complex would however be mostly screened by the TV Studio building on the TVSP campus approved under 210210 (subject to a S106). Development on the phase 2 land was always envisaged given its allocation and planning consent. The facility would therefore not have a detrimental impact on the landscape character of these receptors.
62. For Cutbush Lane East, the buildings would be at their most evident at this location given the siting of them and relationship to the road. Again, consideration has been made by the applicant with a good belt of landscaping proposed on the site frontage with structural tree planting and shrubs which would help soften the impact of the complex. Sleaving of three of the stage buildings with offices also helps break up the massing of these buildings. The use of planting on the site frontage will also help add a further layer of screening to the wider Loddon landscape although given the existing vegetation within the wider area as discussed above, this new planting is more important at a local level. As development was expected to come forward in part within this area for the phase 2 TVSP, together with the delivery of the British Museum, the character of the area would have evolved with more built form. The planting strategy and relationship of the facility on the landscape character of Cutbush Lane East and the pedestrian /cycle footbridge across the M4 motorway is acceptable.
63. For the M4 motorway / Lower Earley Way, the topography of the land as you move from east to west rises between the pedestrian / cycle bridge and the Black Boy M4 overbridge with a landscaped embankment on the south side of the M4 and a bank of landscaping on the south side of Lower Earley Way. From both these receptors, whilst it is acknowledged that the development would be visible the established vegetation helps to provide a degree of screening further dense landscaping on the south side of Lower Earley Way. Views of the facility from the M4 would be partly obscured by the change in topography and given the nature of this road would be at most times short term views. The level of separation of the studio space to Lower Earley Way (which given that it has pedestrian links could be considered more sensitive), afforded by the M4 motorway is significant and offsets the additional bulk of the buildings from this location. This in combination with the proposed landscaping strategy which will include planting towards the M4 motorway which will, once mature, add a further layer of screening to the buildings means that the impact on the landscape character from both these areas is acceptable.
64. Due to the topography of the site, a degree of cut and fill will be required to accommodate the northern facility. This is to provide similar levels across site and is necessary for the operation of the site as equipment and sets move across the site from the workshops to the studios. The existing landform rises from the east to west although falls are present on the northern and southern boundaries which forms a dome type feature. Site sections have been provided to show how the proposed development would be accommodated which have been assessed and are acceptable.

65. In regards the southern facility, the earthworks for this have been completed for the temporary facility and this is acceptable.
66. Soft landscaping and tree planting is also proposed within the site where possible and in large areas of hardstanding such as the surface car park and entrance serving the northern facility. This helps to break up these areas and would provide an avenue style approach when entering the site from the main entrance. Landscaping is also proposed (or would be retained) for the southern facility. Further planting is proposed in the existing areas of greenspace such as Pearmans Lane which will enhance these areas.
67. The landscape strategy and impacts of the wider landscape together with the EIA has been assessed by the Landscape Officer who supports the design approach.

Design conclusion

68. The applicant has carefully considered the impact of the development on the character of area and wider landscape through factors such as the use of offices to sleeve the most prominent stage buildings from the public realm which provides architectural interest to an otherwise blank façade is a design approach which is endorsed. The use of offices towards to sleeve the studio space towards the entrance of the northern facility provides a sense of arrival and the layout of this area has been strongly thought out to provide a secure line which is set within the site. The proposed materials would also lessen the impact of the additional built form on the wider landscape. Given the scale of the buildings it is important to try and reduce their overall visual bulk. Existing and proposed landscaping has been well considered for the design evolution and this together with further planting will break up the massing of the buildings from key receptors around the site.
69. In summary, the design approach is well articulated for all the elements of the facility and is in accordance advice provided by the NPPF, policies CP1 and CP3, Policy 2 of the Shinfield Parish Neighbourhood Plan together with the South of the M4 SPD and Supplementary Planning Guidance and is therefore acceptable.

Residential amenity: the impact upon existing neighbouring properties

70. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
71. For the northern facility, given the location of this together with the level of separation from the dwellings located at Lower Earley, no significant issues are envisaged in respect to overlooking, loss of light or overbearing.
72. The main other potential impact would be to the sporadic dwellings located on Cutbush Lane East and the Littlebrook estate to the west of the ERR. With regards to Upperwood Farm, there would be a good degree of separation from workshop D of over 100m. This together with a good existing landscape buffer

between Upperwood Farm and the workshop means that there are no significant amenity impacts envisaged.

73. For Cutbush Barn, Cutbush Manor and Badger Cottage, these are a cluster of cottages which are located to the west of Office A which is the closest element of the proposed development. There is also a good degree of separation from the office building to the dwellings with around 70m from the rear boundary of the houses to the flank elevation of the proposed building. This exceeds any threshold set out in the Borough Design Guide for this form of relationship and is sufficient to overcome any significant impact with regards to overlooking, overbearing or loss of light associated with the use of office A.

74. Further to this, the applicant has proposed a greater landscape buffer towards these existing dwellings with a 2m high bund located towards the common boundary to the main dwellings which includes new planting. This when established will help further soften the building and to a degree, filter views to the office building which is acceptable.

75. For the other dwellings along Cutbush Lane, there is a greater degree of separation to these houses than Cutbush Manor and given the issues discussed above, no significant amenity issues are envisaged to the occupants of these houses.

76. With regards to Littlebrook, there is a good level of separation to the new facility to overcome any significant amenity concerns. Some reinforcement tree planting will be included if required to help screen the dwellings from cars exiting the site and the ERR roundabout.

77. It should be acknowledged that there are houses being built to the south of Cutbush Lane at Long Acre (app ref: 181499) although none of these are yet to be occupied. The level of separation is however greater to these new houses than those occupied at Littlebrook.

78. For the southern facility, the nearest residential dwelling to the application site is south of the studio site and is located on Old House Farm. This is sited some 100m from the boundary of the application site and given the level of separation this is sufficient to overcome any overbearing, loss of light or overlooking concerns.

Residential amenity – noise

79. With regards to noise associated with the construction of the studio site, construction activities would be temporary and can be controlled by hours restrictions together with a Construction Environmental Management Plan (CEMP) subject to condition 21. Construction traffic would be required to enter the site from the ERR along South Avenue which is an established route and avoids Cutbush Lane East. This will also be further enforced by the severing of Cutbush Lane East where it intersects the link road.

80. It is not anticipated that the end use of the site as studio facilities and associated ancillary uses would lead to a high degree of noise and disruption to neighbouring sites. The nature of the activities on site means that most of the activities for filming would be contained within the studios themselves. The

workshop buildings would contain any significant noise associated with set construction to a good degree. Whilst it is acknowledged that there would be noise associated with vehicular access to and within the site, this would be sporadic and would be heard in the context of the existing background noise. Access would also be from South Avenue which avoids vehicles passing directly past any residential dwelling which is not already impacted by a strategic route.

81. Overall, the application has been assessed with regards to this aspect by the Environmental Health Officer who supports the approach. On this basis and given the relationships outlined above, it is considered that during the construction phase and operational use of the site as a studio facility would not result in any significant harm to the amenity of the existing residents. This is in accordance with policies CP1 and CP3 and supplementary planning guidance.

Security

82. As advised above, the site takes security into account. The main entrance to the facility includes a security area which is set back into the complex to allow for checks to be made without traffic backing out of the site onto South Avenue. Perimeter fencing is proposed for the main northern and southern campus which would be expected for a facility of this type. For office A, this area is unfenced, but this is similar to the Gateway building and this relationship is acceptable. The parking area for this office would have a barrier to control any potential antisocial use of these spaces when the building is not in use which is secured by condition 15. Cutbush Lane is also overlooked by offices to help provide a safer environment for users of the lane.

Sustainable Design and Construction

83. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this. Policy 3 of the Shinfield Parish Neighbourhood Plan also echoes these principles.
84. The applicant is accompanied by an energy statement which is amplified by a further report for the site. Following discussions, the applicant has agreed to raise the level of renewable energy production to 20%. It should be noted this is double that required under existing policy CC05. The buildings will be built to BREEAM Excellent standards through methods such as the use of a fabric first approach and air source heat pumps for heating. This is above the standards that were expected for the extant Science Park approval. The ambition to reach these standards means that as with the temporary facility, the development for the wider site should not be reliant on natural gas. The approach shows a strong commitment to sustainability, is a significant achievement, above policy requirements in this respect. The measures will be controlled by conditions 37-38.

Access and movement

85. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that development should mitigate any adverse effects on the existing highway network. The applications

are accompanied by a Transport Assessment (TA) which assesses the impact of development in respect to the site itself and wider highway network including the South of the M4 SDL.

86. Policy 4 of the Shinfield Parish Neighbourhood Plan requires development to provide good accessibility by car, cycle and foot and ensure highway safety. Encouragement of use of public transport is also promoted. Policy 5 of the Shinfield Parish Neighbourhood Plan sets out parking standards. These should be in line with WBC standards and well set out with good surveillance to parking courts.
87. As the studio site on the land outside of the phase 2 TVSP campus has come forward ahead of any formal Local Plan allocation and in the absence of a detailed masterplan, given the timing, careful assessment has been made of the main access road to ensure the route is safeguarded to allow for widening of the road if necessary in the future. As such should land in the wider area to the south of Cutbush Lane come forward in a planned approach, the applicant has submitted a plan showing that there is a protected corridor along Cutbush Lane East. This identifies land that can be safeguarded by the development that is sufficiently wide enough to accommodate pedestrians / cycles, suitable carriageway widths and a good strip for landscaping in accordance with the standards identified in Local Transport Note 1/20. The provision of this safeguarding area means that the proposed studios would not prejudice the allocation of further land should be this identified.
88. In addition to this, the application is accompanied by a Transport Assessment (TA) and a dedicated chapter within the EIA. This has been assessed by the Highways Officer and further details in respect to highway impacts associated with the studio complex are outlined below.

Access and movement - impact on wider highway network

89. In terms of background of the site, much of the transport principles and associated infrastructure were established and mostly delivered for the phase 1 and phase 2 planning consents for the Science Park. These have however been revisited in respect to the intended use of the site and the wider nature of the proposed development. Important infrastructure to support the original intended TVSP use has already been delivered which includes the ERR and M4 overbridge linking to the Black Boy Roundabout, the Science Park / ERR roundabout, South Avenue which links the Science Park to the ERR together with the delivered widening of the former emergency access onto Cutbush Lane East. This provides a link to the southern facility together with the British Museum and wider area. This is a significant benefit which helps address the potential impacts from the development.
90. In addition to the highway upgrades and notwithstanding the larger area of land that the studios would occupy above that of the consented Science Park, given the nature of use of the site, this would attract less trip movements as employment density associated with the use of the space would be lower. Furthermore, given that studio space does not operate in the traditional 9-5 working patterns associated with office space, vehicle movements associated with the proposed use would be more spread throughout the day. As such, the

studio use would have less of an impact on the wider highway network than the consented phases of the Science Park.

91. To make the assumptions outlined above, the applicant has undertaken analysis of trip data from five other studio sites within the UK which had comparable access to public transport as the current application. Two of the sites of a comparable size to the current application which are based on Pinewood and Shepperton.

92. In addition to this, existing trip rates were also analysed under the Travel Plan for the existing Science Park buildings which identified that rates were typically 10-15% lower than envisaged for the Transport Assessments supporting the outline planning consents. This identifies that the analysis for the Science Park was robust and provided a worst-case scenario.

93. When comparing the extant permission for the phase 2 Science Park use and Studios the morning and evening peak movements would be significantly lower. These are set out in table 1 below:

Table 1: Comparison of the Thames Valley Science Park phase 1 and 2 trip rates to those generated by the Studio use and the consented / delivered phase 1 element

Vehicular trips	AM Peak Hour (08:00-09:00)			PM Peak Hour (17:00-18:00)		
	In	Out	Two Way	In	Out	Two Way
Shinfield Studios and TVSP phase 1 combined	626	100	727	97	513	610
TVSP Phase 1 and 2 combined	923	61	984	68	764	833
Net difference for Shinfield Studios	-297	+39	-257	+29	-251	-233

94. As set out above, the trip generation for the entire Science Park land would be significantly higher than the Studio use. Much of this is due to the working patterns meaning trips are more distributed throughout the day as shown in figure 7 below.

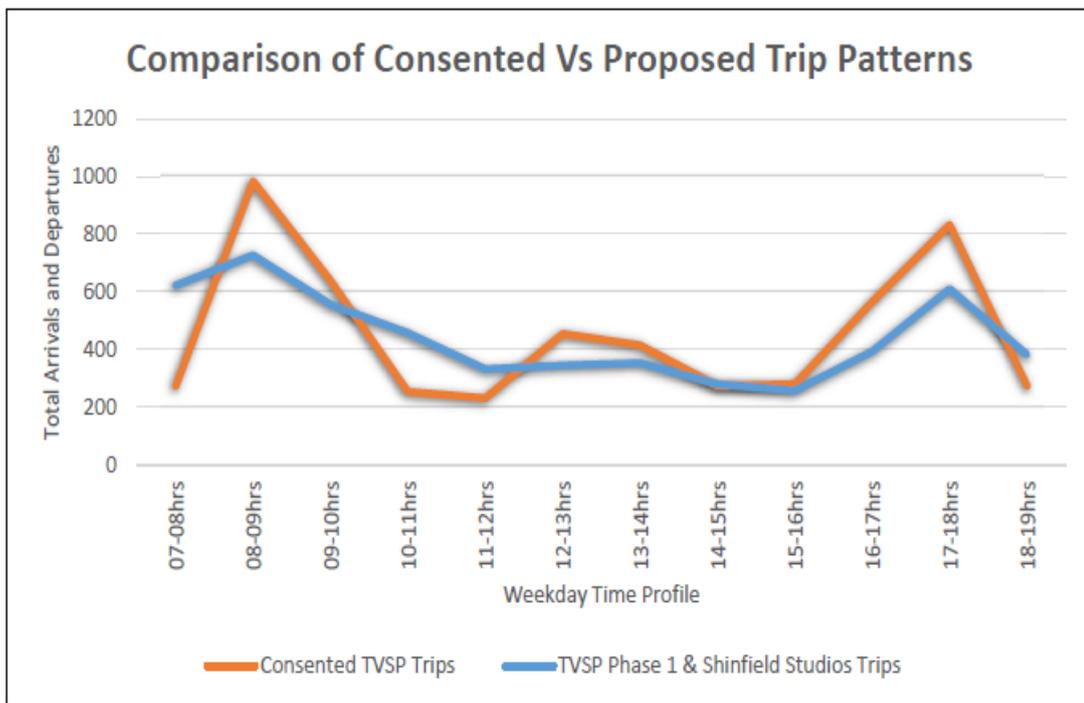


Figure 7: Graph comparing the consented trip rates for phase 1 and 2 of the Science Park to those generated by Shinfield Studios and phase 1 of the Science Park

95. The trip rates would therefore be accommodated within the delivered infrastructure and would not have a significant adverse impact on highway safety. This has been further demonstrated through analysis of the proposed trip rates and other committed developments in the area through the Wokingham Strategic Transport Model. This did not identify any further upgrades and as such, this element of the transport strategy is acceptable

Access and movement – site access and layout

96. The site would be accessed from the Eastern Relief Road at the Science Park Roundabout intersection. Both sites would be served by South Avenue although the southern facility would be accessed in part via Cutbush Lane. Works to close part of Cutbush Lane East to vehicular traffic are underway and expected to be completed within the coming weeks (subject to a Road Safety Audit Stage 3). This would prevent vehicular access to the sites via the western section of this road which runs past existing residential development located towards the ERR. It is however important to note that the route would remain open to pedestrian and cyclists and therefore they will retain full access of Cutbush Lane East when the works are complete.

97. For the northern facility, the site would be linked to South Avenue by the upgraded Science Park link road leading to Cutbush Lane East. A segregated in / out access road is proposed from this link with two dedicated lanes serving the inbound vehicle movements to the main studio campus. Provision is also made here for a lorry layby meaning that HGV access can be managed. The security line is set well back into the campus by around 80m which together with the HGV layby, provides a significant amount of space to stack vehicles while security checks are undertaken. Beyond the site entrance, a series of access roads leads to the stage and workshop areas with access to the surface and decked parking.

98. For the southern facility, a secure line is also provided with good setback to Cutbush Lane east. A spine road along the eastern boundary serves the studio and workshop spaces together with the surface parking.

99. All the roads including main access points have been tracked which are acceptable. The internal roads are of an acceptable width for their intended use and the site access strategy is well considered for the end use.

Access and movement – parking

100. The parking strategy has based the parking provision on other comparable studio sites. For Shepperton Studios, parking is based on 1 space per 80m² and for Pinewood, the provision is for 1 space per 70m². The proposal based on these figures and Trip Rate Information Computer System (TRICS) for Shepperton Studios, the level of parking generated would be 1,063 spaces. The proposed development does however take a precautionary approach and provides for a total of 1,375 spaces 79 of which are blue badge spaces which has been assessed by the Highways Officer who is satisfied with this approach.

101. The parking has been laid out in a combination of surface parking and multi-storey car parking which is acceptable. This includes electric charging points totalling 154 spaces which is above the highway standard of 138 for this form of development.

102. Whilst it is acknowledged that the parking spaces for the multi-story car park are 20cm below the 2.5m width standards outlined in WBC parking standards, the level of space turnover for this space is not as rapid as it would be for a town centre car park or supermarket. Moreover this is a private car park and the width remains usable and in accordance with national standards for similar car parks. In response to landscape comments, the applicant has rationalised the number of surface spaces (which are planned to standards) and increasing the size of the spaces would generate additional demand for either more surface parking or additional height of the multistorey car park. Taking these factors into account, in this case the very marginal reduction in the width size for the multistorey is acceptable. It should also be noted that the surface parking spaces are wider and in line with WBC standards and therefore offers a choice to those attending the site.

103. Further cycle and motorcycle parking is also well distributed throughout the site and there are a total of 160 cycle spaces and 64 motorcycle spaces (which is above standards). The cycle parking is considered acceptable by the Highways Officer and further cycle parking can be provided through the Travel Plan which will be reviewed when the site becomes operational and more covered areas can be secured if required.

Access and movement - sustainable transport

104. The proposed development includes several measures to improve pedestrian and cycle connectivity. Local upgrades would be made to pavements to widen these to footpath / cycleways at key access points serving the development. In addition, streetlighting is proposed from the British Museum across the Cutbush Lane East pedestrian and cycleway over the M4 to the Lower Earley Way which will improve safety for both employees and other users of this key link to Lower Earley / Shinfield and would encourage people to use this route over the year.

105. The development is also well served by public transport with direct services provided by the South of the M4 bus route. A further bus stop with real time service information will be provided within the Studio site to increase accessibility which is facilitated by the provision of a turning circle. The proximity of this to the southern facility will also increase accessibility to public transport. There are further bus services located on Lower Earley Way which whilst these are a short walk away and outside the typical 400m catchment, do offer alternative services. The bus services also allow for direct connections to the rail services at Reading Station.

Flooding and Drainage

106. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by the South of the M4 SPD Design Principle 1c(ii) which 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. Policy 8 of the Shinfield Parish Neighbourhood Plan echoes these principles and looks to retain existing watercourses in new development.

107. The site is entirely in Flood Zone 1 where the risk of flooding is low and all uses, including less vulnerable uses which the building is classified as for the purposes of the sequential test are appropriate.

108. The application is supported by a Flood Risk Assessments which assess the impact of flooding on the application site. This identified flood risks across the whole site and propose measures to manage surface water runoff including the 1 in 30 year and 1 in 100-year storm events (+40% for climate change).

109. To ensure that the increase in surface water runoff associated with the additional built form is managed, a strategic approach to drainage is proposed. A new ditch is proposed under a separate application (ref: 212936) which will control surface water runoff for the site and wider area, and this would divert water flows down towards the River Loddon. The works will be secured by the S106 agreement pursuant to the current application.

110. The Flood Risk Assessment and Drainage strategy propose measures on site have been assessed by the council's Drainage Officer and Environment Agency. They have raised no objection to the proposed package of measures in terms of the impact to existing neighbouring residents and future occupiers of the site. On this basis the proposals are considered acceptable subject to condition 33.

Ecology

111. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Policy 7 of the Shinfield Parish Neighbourhood Plan seeks mitigation and measures to enhance biodiversity. Design Principle 1b of the South of the M4 SPD (i-ii) is

concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. A detailed Ecological Impact Assessment and addendum to this has been submitted and demonstrates that the site layout has considered impacts on ecological permeability.

112. In terms of existing vegetation, the applicant has demonstrated that there would be an adequate buffer zone from the proposed development to these features.
113. There are a package of ecology mitigation measures and on and off-site enhancements and the Biodiversity Officer has assessed the application and supports the approach. The delivery of the enhancements will be controlled by the Ecology conditions and S106 and this will ultimately deliver a biodiversity net gain of 10%.

Heritage

114. Policy TB24 of MDD LP policy seeks to ensure that development conserves and, where possible enhances the important character and special architectural or historic interest of listed buildings. The nearest listed buildings to the development site the cluster of dwellings at Cutbush Manor, Cutbush Barn and Badger cottage. The curtilage of these dwellings is located over 55m from the nearest aspect of the development (Office A) and this would be sited over 80m to the nearest dwelling.
115. There is no objection in respect to the impact on these buildings as there is approximately 80m between the nearest building and 55m to the curtilage of these heritage assets. In addition, there is an existing tree buffer and a new bund and further tree planting will be installed to help screen the development from the cluster of listed buildings.
116. To the south of the site is Oldhouse Farm and barn is also a Grade II listed building, this is located some 100m from the southern facility. This will incur a low level of harm to the setting partly mitigated by planting, building design and materials together with the level of separation.
117. Shinfield Grange is located to the west of the southern facility and is a non designated heritage asset. The immediate parkland estate setting is preserved although there will be some minor setting issue harm from the main site due to the scale of the development which is identified as low level. This will however be weighed against the public benefits as outlined above and further set out below and are therefore in the balance the relationship is acceptable.
118. The Heritage Officer has assessed the application and concurs with the applicants view within their submitted EIA that the overall harm to all aspects would be less than substantial. For the reasons set out in the planning balance section of the report, any harm is considered to be outweighed by the benefits that the proposal would deliver. It is therefore in accordance with the heritage considerations of the NPPF including paragraph 202 and Managing Development Delivery Document (Local Plan) 2014 Policy TB24 Designated Heritage Assets.
119. Although it is noted that the Heritage Officer has made some comments in respect to the position of Office A suggesting that it would be more to align this with the link road, this is not considered to be necessary or result in any

significant benefits in the context of the above considerations. The building siting has been designed with the site constraints in mind. There are two veteran trees to the front of the site which would push the building back from the road frontage. In addition, the location of the building provides good natural surveillance towards Cutbush Lane East which is the main pedestrian and cycle link through the area. Furthermore, it is considered rotating it would provide more of an impact and sense of overlooking to the cluster of Grade II listed residential dwellings as the office space would face towards these. For these reasons, the suggested amendment is not considered to be necessary.

Archaeology

120. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. The application includes an archaeological assessment which has been reviewed by the Archaeology Officer. Trial trenching was undertaken which this identified that the extent of the significant archaeological potential is reasonably limited in scope when the site is taken as a whole and is mainly restricted to the area around Pearmans Lane. The Archaeology Officer has assessed the report submitted in respect to this and raises no objections subject to condition 42.

Community engagement

121. The application has been accompanied by a Statement of Community Involvement (SGI) which sets out the engagement process and feedback from the events undertaken. This included two online presentations for the public and stakeholders and a newsletter sent out to 7,000 households in the area. In addition, the SGI sets out engagement with the Parish Council and Arborfield Parish Council. Considering the restrictions at the time that the application was submitted, the engagement strategy is acceptable.

EIA

122. The application was accompanied with an Environmental Impact Assessment (EIA) to assess the impact of the development on aspects which include the impact on:
- Heritage
 - Biodiversity
 - Landscape and visual impacts
 - Climate change
 - Transport and access
 - Water resources and flood risk
 - Noise and vibration
 - Air quality
123. The revised plans also included a letter of conformity outlining that the submitted amendments did not alter the scope and validity of the submitted EIA. Given the limited scale of the changes which included the removal post production facility and conjoining some of the stage buildings together, these lessen the impact of the proposal. The additional height of the multistorey car park remains lower than stage 1 and the landscape impacts associated with this are not significantly affected. It is therefore considered that the EIA submitted is valid and the amendments do not materially affect the conclusions of the EIA.

Public Rights of Way

124. As advised, the applicant has committed to upgrade the surface of footpath 4 and provide land at the more narrow and constrained section towards Cutbush Lane East for a permissive path to allow its use for cyclists and pedestrians. This will be secured through the S106 and will enhance connectivity to the wider area. The Public Rights of Way Officer supports this approach and ultimately this will feed into the Greenways objectives of the council.

Minerals

125. The application is accompanied by a Mineral Resource Assessment due to the scale of the development; parts of the site being located within a minerals safeguarding area and the potential for prior extraction of mineral resources in this location. Whilst this identifies that there are resources underneath the sub soil, due to groundwater conditions and necessary buffer zones to existing infrastructure, prior extraction of the resources is unlikely to be commercially viable. The Minerals Resource Assessment identifies that the sand and gravel deposits in the area contain a significant volume of silt and clay with a thin layer of good quality deposits.

126. In addition, it should be noted that the level of post extraction mitigation for supporting development would be significant and would include importation of materials to fill the site with associated vehicle movements to bring in this material. The restoration of the site would be required for flood risk purposes for any future development and could render any future building on the site as unviable. On this basis, it is not considered that prior extraction would be viable or generate significant volumes of sand and gravel.

Planning balance

127. In terms of the planning balance, the decision maker needs to take in to account the extent that development plan policies are material to an application for planning permission and the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. As advised above, there will be considerable benefits that will be delivered through the granting of the planning permission as well as several adverse impacts. These are identified below and the degree of weight that should be applied is identified.

Benefits

128. Around half of the site is located within the allocated Science Park and the Southern Facility is situated within the South of M4 SDL boundary. The land to the east of the site is located adjacent to the allocated Science Park and whilst outside of the SDL boundary, makes for a logical extension to the Science Park land given this is contained by the M4 motorway to the north and Cutbush Lane East to the South. Built form is also located to the south of the site at the British Museum which will in part, form a backdrop to this element of the proposed development. Significant improvements in the area have been delivered through the ERR, South of the M4 Public Transport Strategy and the internal access roads serving the existing Science Park. This means that the facility can be delivered with minimal disruption to the local road network and therefore existing residents. These together with connections to a variety of transport modes to the wider region and Heathrow Airport means that the site is well served in terms of access and therefore is a sustainable location. The sustainable nature of the site

and existing transport infrastructure facilitating access should afford modest weight for supporting the proposal.

129. Significant employment opportunities will be generated through the construction and delivery of the facility. The employment numbers are outlined in paragraphs 11-19 above and the proposed development would provide considerable job opportunities for the local community and wider area. Delivery of the facility will enable job creation which will be sustained in the long term. Substantial weight should be applied to the benefits that the studio could deliver both through job creation and the wider economic benefits which are outlined above.
130. The thrust of government guidance is to encourage studio space provision (Paragraph: 032 Reference ID: 2a-032-20190722) given the level of economic output these spaces provide as outlined in paragraphs 11-19 above. This section of the NPPG applies to policy making rather than decision taking and only limited weight should be afforded to it for determining a planning application. Given however the proposals would provide greater studio capacity, which is broadly supported within national guidance, combined with support from the Local Enterprise Partnership and other stakeholders which provides further evidence of the significant economic benefits both locally and regionally that would be realised through this development, there is justification for further weight to be applied to this provision. Under these circumstances, the weight that should be applied is moderate given that it will deliver a significant amount of studio space in line with the Government's objectives.
131. The application will deliver significant public rights of way improvements on footpath 4 that will link onto the Old Hall Farm network of public rights of way. The existing footpaths around Old Hall Farm have good surfaces and the application will deliver a surfaced greenway which is just under a mile that can link into footpath 1 which has a bounded surface linking Shinfield to Arborfield via Church Lane for pedestrians and cyclists. The footpaths around Hall Farm also serve a wider area and the enhancement of the section of footpath 4 will feed into other routes including footpath 2 which is partially surfaced to Sindlesham. In addition, there will be good pedestrian and cycle permeability created between these settlements and Three Mile Cross and Spencers Wood when these facilities are all delivered. The delivery of the upgrades will provide significant accessibility enhancements to local residents and other users. Significant weight can therefore be applied to the social benefits that the upgrades will deliver.
132. Related to footpath / cycleway upgrades, the application will also deliver streetlighting to the east of the British Museum. This will illuminate the section between the British Museum and Lower Early Way and will serve users from Shinfield and Lower Early together with the wider area. The streetlighting would complete the link from the Lower Early Way to the centre of Shinfield and the wider village via the Science Park / Littlebrook estate. This will enhance the perception of safety on this route and make it more attractive for users. For the planning balance, moderate weight can be afforded to this aspect of the development.
133. With respect to biodiversity, whilst the implementation of the planning permission would result in a loss of onsite habitats, the applicant has agreed to a series of measures to provide an overall 10% biodiversity net gain. It should be noted that

the Environment Bill seeks to achieve this threshold although this is yet to receive full Royal Assent therefore on this basis the applicant could justify a lower provision. Since they are meeting the ambition of the forthcoming Environment Bill at this stage and there is no other minimum net gain percentage identified in other adopted local or national policy, moderate weight can be applied to the biodiversity net gains secured.

134. In terms of sustainable energy, as outlined above in paragraphs 83-84, the applicant is meeting the council's standards through a fabric first approach to the structures and the applicant is aiming for a BREEAM accreditation of 'Excellent'. In addition to this, through discussions with officers the applicant has agreed to increase the renewable energy to 20% of the energy demand for the site through renewable energy sources such as solar panels. This exceeds the 10% policy requirement by some margin and the approach should allow moderate to significant weight to be applied to this aspect of the development.

135. There is a strong relationship building between the Shinfield Studios and the University of Reading and the university has a dedicated department of Film, Theatre and Television. Through locating the studios close to Whiteknights campus, the collaboration between the University and Shinfield Studios should grow stronger and the facility could foster innovation within a joint venture for these organisations together with an outlet for their students and graduates to gain practical knowledge. Locating the studios in this location will also offer significant benefits to local schools.

136. In addition to this, Shinfield Studios have outlined their intent for community engagement within a Community Engagement Statement. Within this they set out to offer the following to the community:

- An ongoing outreach programme of talks and engagement in educational institutions locally and in Wokingham.
- Delivery of a sustainable and collaborative service to schools, teachers and community groups, including bookable group visits.
- Facilitating the growth of apprenticeships and other opportunities.
- Give members of the local community and the public, further and higher education students, and academics access by appointment through arranged site tour.
- Enhance existing local schools' programmes by co-designing programmes and resources with teachers and partners.

They are currently engaging with Bulmershe School who believe it will *'really boost our students to understand the opportunities available to them and inspire their aspirations to progress into the creative industries'*. The strategy will be secured by condition 36 which allows for ongoing review and given the ambition to engage with local schools the University of Reading and stakeholders, moderate to significant weight can be applied.

137. The application is accompanied with a bespoke Employment Skills Plan for the site which covers both the construction phase and post occupation. The plan makes a commitment to sourcing where possible local labour, apprenticeships, partnership working with relevant stakeholders including Screen Skills and the British Film Institute together with local education institutions. The Employment

Skills Plan will be secured by the S106 which will include monitoring. Given that an Employment Skills Plan is a requirement of policy TB12 the level of weight afforded to this had the applicant contributed to the borough wide ESP would be limited. Since however the plan is bespoke to the operations of the facility and for the construction phase the level of weigh can be increased to limited to moderate.

138. The applicant has made a commitment in the S106 to submit an application for a post screening facility which is a quasi-cinema for editing and post production activity. This includes a commitment for community use of the facility outside of operation hours. The application did originally include this facility planned into the development but due to constraints and timescales involved in delivering the studios, this was removed from the plans for consideration at a later date. The applicant has however demonstrated that they are committed to the delivery of this facility – most likely to be sited on the Gateway four plot of the TVSP which will be subject to a separate planning application to be considered on its own merits. Since this facility has been withdrawn from the plans the level of weight should be downgraded from moderate (had it been included) to limited however there is commitment to deliver this through the S106 which is reflected for the purposes of this planning balance.
139. A concurrent application for drainage enhancements has been submitted for a new ditch to drain surface water from the application site and adjoining facilities. This is essentially an enabling application although it will serve the wider area and help control surface runoff which has at times been an issue on Cutbush Lane East towards the M4. As this element is required to facilitate the proposal, limited weight should be afforded to it although it is recognised that there are wider benefits associated with it.

Impacts of the proposal

140. It is acknowledged that around half of the development would be within land designated as countryside although the residual development would be within an allocated site and one that benefits from outline planning permission for employment space. For the land to the south of Cutbush Lane, this part of the site is within the SDL boundary but is not allocated specifically for development. The parcel to the east of the allocated Science Park this is immediately adjacent to the employment space although lies outside the SDL boundary. For the land that would accommodate Office A and associated infrastructure, this is within the allocated Science Park site although it was identified as an ecological buffer for the outline planning permission.
141. Given that the Science Park has outline planning consent, the principle of development on this land is established and therefore there is no significant harm. For the other aspects outside of the allocated site and Office A, considerations with respect to these are set out below with regards to the impact on the countryside.
142. For the southern facility, this benefited from temporary permission under 210387 and the facility is significantly advanced. The merits of this were discussed in the report for the temporary consent and justification was outlined within this document. The temporary consent does however not establish the principle of

development and the permanent element of this facility needs to be considered on its own merits for the current planning application.

143. A permanent permission for this facility would result in the loss of countryside potentially in perpetuity. The land however in its undeveloped condition was not of high significance in terms of landscape designations nor did it have any particular distinguishing features that may otherwise be sought to be retained. This element of the facility would sit between the British Museum and Shinfield Grange which provide a degree of existing built-up frontage on this section of Cutbush Lane East. Whilst it is acknowledged that the scale of the stage building is significantly higher than the existing built form, the views to this would be mostly localised as demonstrated through the Landscape and Visual Impact Assessment due to the existing landscape features and existing buildings at Oldhouse Farm. The relationship of the building on the landscape and workshops is now apparent on the landscape given that they are currently being delivered which affords greater weight to the submitted Landscape and Visual Impact Assessment conclusions. The extant permission for the Science Park land to the north of the site also establishes parameters for up to five storey office buildings on this land. These relationships provide a degree of mitigation for the impact of the southern facility on the countryside.
144. For the eastern part of the site, this element lies to the north of the British Museum Archive which for phase 1 is almost complete externally. To the north of the parcel is the M4 motorway with Lower Earley beyond. Whilst this parcel of land was not allocated for the Science Park within the Core Strategy, the relationships with it to phase two of the Science Park and surrounding built form makes for a logical extension to the employment land. The British Museum will provide a level of screening for long distance views although it should be acknowledged that the archive is barely visible from the main viewpoints on footpath 4. Again, there will be a localised view of this element of the facility.
145. For Office A, this lies within the allocated Science Park site which establishes the principle of development for this element. Whilst this area was identified for an Ecological buffer on the outline planning consent for Science Park site, the application was made at a point in time and the outline consent does not fix the location of buildings and supporting infrastructure. Offsite ecological enhancements will be secured for the current application via the S106.
146. Taken as a whole, whilst it is acknowledged that the proposed scale of the development will result in the loss of countryside and introduce built form and associated infrastructure on the landscape, the mitigating factors outlined above together with the proposed landscaping strategy will reduce the impact on the landscape to mostly localised views. Given that employment land was identified for part of the site, together with the relationship to the British Museum and wider infrastructure, the level of harm is moderate to significant. However as stated the benefits are considered to outweigh any harm being caused.
147. With regards to the existing Science Park policies, as discussed above, these seek to restrict the use of the land for part of the northern facility to innovation and collaboration. The proposed studios have some synergy with this however strictly the development would not be in accordance with these policies. A significant amount of time has however passed since the inception of the Science

Park in the South East Plan and as advised; the Governments objective is to support the Creative Industries. The overarching objectives of the Science Park policies was to provide employment space with collaboration which would be secured by the studio use. In addition, the use would result in clustering of industries both within the complex and at the sub regional level. A degree of innovation is also likely to be generated through the media use and whilst this may not occur directly on the site as envisaged by the Science Park use, this could ultimately deliver some wider social and economic benefits. The level of weight afforded to the non-strict compliance of the Science Park policies when taking these factors into account, the development plan as a whole and the thrust of current Government advice is therefore considered to be moderate.

148. The proposal will result in the loss of productive agricultural land although this is classified as part sub 3a and 3b. It is acknowledged that soil classified as 3a is considered in the NPPF as being the best and most versatile, however the extent of the loss of this is not significant and the economic benefits that the studio space deliver greatly exceed that of cultivation of the land. On this basis, the level of harm associated with this is slight and therefore limited weight should be applied in association with the loss of agricultural land.
149. For minerals, as identified above, the potential for prior extraction of the site is low and unlikely to be viable both from an extraction point of view and post extraction restoration and delivery of employment space on the site. As such, very limited weight is afforded to this aspect of the development.
150. In respect to trees and hedgerows, the main areas that have defined vegetation features is Pearmans Lane at the centre of the site and along the edges of the northern and southern facility. The proposed layout responds well to these features and these are retained in the site layout with adequate buffers to the root protection areas. Further planting is also proposed both on and off site for biodiversity net gain purposes. Given this strategy, only limited weight should be given to the impact of the development on vegetation.
151. The implications for the impact of the development on the highway network have been outlined above. As outlined, the level of vehicle movements is expected to be less than that for the approved Science Park use with trip distribution being more dispersed which is an added benefit. Considering the extant permission together with the suite of highway improvements that have already been delivered and the safeguarding land for any potential future development in the area, limited weight should be given to the post occupation highway implications.
152. Similarly for construction traffic and noise associated with onsite delivery, the activities associated with this would be temporary and can be managed by the CEMP (condition 21). Whilst lorries would route past existing residential development at Littlebrook, this is on the ERR which is an established primary road and the dwellings here have a good buffer to the road. Once within the Science Park campus disturbance would be limited to Cutbush Manor and the small cluster of dwellings on the south side of Cutbush Lane. These are however well set back from the Science Park link road and the noise associated with vehicle movements would be heard in the backdrop of the noise associated with the M4 motorway. There is also good separation to the onsite activities which will provide a good level of mitigation for noise generated with the erection of the

buildings. For the purposes of the planning balance, given the onsite and existing access arrangements, there would be limited harm arising from the construction process.

153. For the impact on Listed Buildings, as identified, the main impact would be to Cutbush Manor, Cutbush Barn, Badger Cottage and Old House Farm together with the non-designated Shinfield Grange. As discussed above, the harm to these would be less than substantial and in the context of the NPPF and policy TB24, the public benefits are considered to outweigh any harm. On this basis limited weight is afforded to this aspect of the development.
154. Finally in terms of biodiversity, the application would deliver a 10% biodiversity net gain as identified above. On this basis whilst there would be the loss of limited on site habitats, this would be offset and enhanced offsite and very limited weight can be afforded to this aspect of the development.

Benefits / Impacts summary

155. Overall, as outlined above, in the planning balance there are benefits and impacts that are associated with the development. It is however considered that the benefits associated with the development would outweigh the harm to the countryside / settlement separation and policies related to the Science Park use. The package of mitigation measures will deliver social and environmental enhancements and the facility itself will deliver economic benefits both through construction and upon occupation.

Having regard for the main thrust of policies CP9, CP11, CP19 and CC02 which seek to:

- a. maintain the separate identity of settlements - which *in this case is not considered to be significantly impacted* and
 - b. to maintain the quality of the environment - *which as outlined above, the proposed development seeks to minimise and measures have been included to enhance this*
 - c. Ensure fair share of infrastructure – *Supporting infrastructure for the development that could feed into the wider landholding has been secured. The development would contribute towards the Public Transport Subsidy.*
 - d. Do not prejudice the comprehensive delivery and implementation of the wider SDL. *The applicant has submitted a highway land safeguarding plan which is secured through the S106. This retains suitable land should future development be brought forward for further growth. The existing SDL is not impacted by the proposed development given that the delivery of the existing infrastructure has enabled this.*
156. Whilst it is acknowledged that the use of the land and structures is not strictly compliant with the policy, it could fall under a form of development which that can be seen as an exception given that the text of policy CP11 includes the words 'normally permitted'. The special circumstances associated with the planning benefits and sustainable form of development as required by CP1 and NPPF weigh heavily in this conclusion as does its location partially within the SDL and the allocated Science Park land together with the relationship of the eastern

parcel of the northern facility being located immediately adjacent to the allocated Science Park campus.

157. For policy 1 of the Shinfield Neighbourhood Plan, whilst the proposal is recognised to be outside developments limits which reflect those defined by policy CCO2 of the MDD, policy 1 does support development where the proposal's benefits is considered to outweigh its adverse impacts and the site is located adjacent to the phase 2 planning approval. In this case the Parish fully support the studios.

158. In regard to the Science Park policies, as outlined above, whilst the Studio use would not strictly be compliant with these, there is a degree of synergy in respect to them. The use would secure long term direct and indirect employment which would benefit the local area and wider region together with delivering the social and environmental benefits. It is also noted that the existing polices are some years old now and the market employment requirements and needs have changed since their formation.

159. For the reasons discussed above, on balance, it is considered in this case that material considerations outweigh the policy conflict and proposals would represent sustainable development in the context of the NPPF and the development plan as a whole.

CONCLUSION

When weighing up the overall impact of the use of the facility and associated structures, it is considered that the proposal will bring substantial economic and social benefits. In addition, the sustainability measures and ecological enhancements will assist in reducing the environmental impact of the development. These together with a sound design approach will outweigh any significant harm to the countryside and thereby the objectives of Policy 1 of Shinfield Parish Neighbourhood Plan, policies CP9 and CP11 of the Core Strategy and policy CC02 of the MDD DPD together with the supplementary planning guidance. The use whilst not strictly compliant with the relevant Science Park policies does secure long term employment for the area and there is a degree of synergy as set out in the report.

The special circumstances that have been demonstrated by the applicant and will be secured through the S106 / conditions, together with an end user identified and ability to restrict the use of the building weighs heavily in favour of supporting the application.

The application can therefore be recommended for approval subject to the conditions outlined above and securing the planning obligations outlined in Recommendation A use by way of a legal agreement.