

28 March 2025  
Our Ref: 25.1014/LAGE

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Planning Portal Reference: PP-13902708

Dear [REDACTED]

**Re: Application Under Section 73 of the Town and Country Planning Act 1990 (as amended) for a Minor Material Amendment to a Full Planning Application (Reference: 162881) in relation to the Former Hazebrouck Barracks, Princess Marina Drive and Langley Common Road, Arborfield Garrison, Wokingham.**

On behalf of our client, Crest Nicholson, we are pleased to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) for a minor material amendment relating to the Former Hazebrouck Barracks, now known as Arborfield Studios, in Wokingham. This application is submitted following the approval of the Full planning application (Reference: 162881) in February 2017.

## The Site

The site, known as Arborfield Studios, is located to the south east of Langley Common Road and comprises a number of former barracks buildings and hardstanding. The site currently benefits from Full planning permission for a temporary use as film studios.

The site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL). The site is located in the north west of the wider SDL.

The SDL was allocated to deliver 3,500 new homes, alongside associated facilities and infrastructure as part of Wokingham Borough's Core Strategy (2010).

## Planning History

Now known as Arborfield Green, the site forms the northern part of the Arborfield Garrison SDL and Outline planning permission (Ref: O/2014/2280) was granted in April 2015 for a phased development including up to 2,000 new dwellings, across several land parcels. The subject of this application comprises Parcels V1, W, Y, Z of the consented Arborfield Green site which are all secured for residential development.



At Outline stage the proposal secured a phasing plan that highlighted when development parcels are to be brought forward during the construction period. The phasing plan identified the temporary use for the Development Periods of 2019-2021 to 2028-2030.

On 02 February 2017, Full Planning Permission (Ref: 162881) was granted for a 9 year temporary use of Parcels V1, W, Y, Z as film studios, with the description of development as follows:

*“Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1 (Film Studio), and the use of the site and hard standing for parking and storage, with associated access.”*

### **Proposed Amendment**

The condition from the Full Planning Permission (Reference: 162881) which this application seeks to amend is Condition 2 which relates to a temporary use period.

The current application seeks to extend the temporary permission by a further 3 years due to updated timescales for the delivery of housing on the site. As a S73 application results in the granting of a new permission, it is necessary to amend the wording of the condition as follows:

#### Condition 2: Temporary use period

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

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

The proposals will not delay the delivery of the residential dwellings, rather it would ensure continued use of the site in the intervening years ahead of the development coming forward, which will have associated security, economic and employment benefits. There is no intention to make this use permanent, and the Applicant would be willing to accept a suitably worded condition to ensure this.

The proposal would also not alter the overall strategy for the land and the applicant remains committed to delivering housing on this site in accordance with the timeframes below:

| Action                                                                          | Anticipated Timescales                                           |
|---------------------------------------------------------------------------------|------------------------------------------------------------------|
| Undertake Technical Surveys (including Topographical and Ecology Surveys)       | Throughout 2025 – appropriate season windows for Ecology Surveys |
| Enter into Pre-Application Discussions with Officer's and undertake EIA Scoping | Q.4 of 2025                                                      |
| Prepare Outline Planning Application                                            | Q.1 of 2026                                                      |
| Submit Outline Planning Application                                             | Q.2 2026                                                         |
| Determination of Outline Planning Application                                   | Q.2 2027                                                         |

|                                                                                                       |                          |
|-------------------------------------------------------------------------------------------------------|--------------------------|
| S106 Agreement Preparation                                                                            | Q.4 2027                 |
| Reserved Matters Application Prepared and Submitted (inc. Pre-Application discussions with Officer's) | Q.1 2028                 |
| Reserved Matters Approval                                                                             | Q.4 2028                 |
| Expiry of Temporary Film Studio Permission (as proposed through this application)                     | Q.1 2029 (February 2029) |
| Commence on-site to construct the residential development                                             | Q.2 2029                 |

The Applicant is optimistic that the above timeframes could be improved through collaborative working with Officer's and Stakeholder's, in particular with support from the Council through pre-application engagement and timely decisions. This would be welcomed and would allow an earlier commencement (which if achieved would result in the temporary use being ceased earlier and construction commencing sooner), however the above timescales allow for appropriate flexibility and engagement with Officer's and key Stakeholders.

### Operation

The proposal relates to the use of the site only, no new structures are proposed and the existing buildings on site will continue to be utilised as offices, workshops, stages and management suites as currently approved under the existing temporary planning permission. The existing hardstanding, open areas and access will remain as approved and in situ. Existing security lighting and street lamps within the site will continue to be used as approved.

The proposals would retain the existing hours of operation for application (Ref: 162881) which are as follows:

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

As outlined within the Officers Report for the original temporary planning permission, these hours were sufficient to protect nearby residents from the greatest noise disturbance and remain similar to that of the permitted hours during the construction period in accordance with Wokingham Borough Core Strategy Policies.

In relation to the out of hours operations, whilst these were outside of the already approved hours for the site, these operations and times will remain limited in number and restricted to non-consecutive days to provide greater protection to neighbouring residents, as set out in the above condition.

As such, the proposed hours, which are identical to those previously agreed, are considered to be acceptable.

It should be noted that there have also been no complaints from local residents with regards to noise or disturbance from the use on site since its commencement.

It is acknowledged that some residential development within the adjoining parcels has been delivered since the previous consent, and therefore additional noise sensitive receptors have been introduced in close proximity to the site. However, the Officer Report for the previous application concluded that no significant harm would occur future occupiers of from noise or disturbance associated with the use.

Furthermore, as demonstrated on the accompanying drawing, there is a SuDS corridor and open space along much of the shared boundary between the film studios and the adjacent residential development, providing a buffer which will help to mitigate any potential noise disturbance. Along the small section of shared boundary where no such buffer exists, the buildings closest to the residential dwellings are offices which are likely to be quieter parts of the site.

## **Summary**

Overall, this Minor Material Amendment application does not alter the intent of any of the planning conditions previously imposed upon the Full Planning Permission. This application simply seeks to extend the timeframe of the current temporary use to allow a site that would otherwise be vacant until such time as the residential development comes forward.

No revised drawings are provided as a result of the amendment, with the buildings and access remaining as existing. The proposed amendments are therefore, very minor in nature, and are not material when considered against the operational planning permission as a whole.

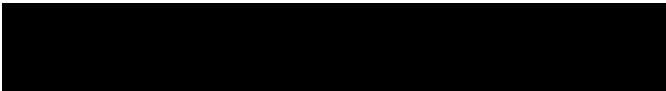
## **Application Fee**

The application fee of £293 has been paid separately via the Planning Portal.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

**Grace Edwards MRTPI**  
**Senior Planner**



**Boyer**