

Frasers/ Winnersh Midco S.A.R.L

Building 810, Eskdale Road, Winnersh Triangle Business Park

Demolition of existing buildings and erection of a replacement building for flexible use within Class E(g) Class B2, B8 together with access, parking and landscaping and associated works

On 31 January 2024 planning permission (Reference 23/1602) was granted for “the proposed erection of a sound stage building for commercial filming with access, parking, landscaping and associated works, following demolition of the existing buildings”. This followed the initial resolution to grant planning permission (subject to a 106 Legal Agreement) at planning committee in October 2023.

As confirmed at paragraph 1.4 of the planning statement the previous scheme was subject of two rounds of pre-application advice. Whilst the new proposals seek a broader commercial use, the impacts and planning considerations remain very comparable. The form of the development comprising a commercial building sitting centrally between a parking and servicing area is akin to the previous approval. The proposed new building has a similar footprint and floor area as the previously approved sound stage and the principal issues relating to the new Tech Building remain as previously assessed.

As such, it has been agreed with the LPA that further pre-application engagement is not required prior to submission of this application.