



TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Ms Grace Edwards
Boyer
Crowthorne House
Nine Mile Ride
Wokingham
RG40 3GZ

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 251004
Applicant Name: Crest Nicholson Chiltern
Site Address: Arborfield Studios, Langley Common Road, Barkham, Wokingham, RG40 4TS
Proposal: Application to vary condition 2 of planning consent 162881 dated 02/02/2017 (Temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access). Condition 2 refers to the temporary use period and the proposed variation seeks to extend the temporary period.
Date of Decision: 30 July 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. [Intentionally Blank]

Temporary Use

2. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 1st February 2028.

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

Approved details

3. The development hereby permitted shall be carried out in accordance with the following approved plans:
- Resubmission Cover Letter – Savills (21/12/16)
 - Site Location Plan PL 01-IDP
 - Site Layout Plan PL 02 Rev D – IDP
 - Building Plans PL03-PL21
 - MV01 Arborfield Film Studio Master Plan 3D Massing Model View
 - First Occupations – Indicative Phasing, Land Use with Temporary Income Generating Zone Plan LUGZ01 – IDP
 - Land Use with Temporary Income Generation Zone Plan – Overlay Version LUGZ02 – IDP
 - Typical 9-month production schedule – Crest
 - Arboricultural Method Statement, dated December 2016 – SJA Trees
 - ITL 12223-001B R Transport Statement
 - Transport Statement Addendum, 21 December 2016 - iTransport

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.

Hours of operation

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

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

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

Protection of trees

5. The operation of the site must continue in accordance with the submitted Arboricultural Method Statement (December 2016) and the Tree Protection Plan SJA TPP 16331-01 and relevant associated plans unless otherwise agreed with the Local Planning Authority.

Reason: To ensure the protection of trees, shrubs or hedged growing within or adjacency to 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

Site Access

6. The visibility displays constructed in accordance with the layout on Drawing ITL12223-SK-001 REV A shall be kept free of all obstructions to visibility above a height of 0.6 meters for the duration of the temporary use.

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

Pedestrian and Cycle Access

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

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

Off-site works

8. The off-site works comprising:
- Cutting back of the hedgerow adjacent to the footway on the north side of Langley Common Road between the site access and Biggs Lane; and
 - Clearing vegetation and repairing the footway surface where necessary

have been completed to the satisfaction of the Local Planning Authority as agreed under planning application ref. 170906 approved on 09/05/2017. These works shall be retained and maintained in a safe and usable condition for the lifetime of the temporary use period hereby permitted.

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

Lighting Strategy

9. Any external lighting installed on the site shall comply with the details set out in the approved lighting scheme under discharge of condition ref.170906 approved on 09/05/2017.

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

Travel Plan

10. The development must be carried out in accordance with the Travel Plan submitted and approved by the Local Planning Authority under planning application ref. 172317 on 09/04/2018.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

Informatives

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

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

2. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

Signed



Brian Conlon
Head of Development Management - Place & Growth
Date: 30 July 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



**WOKINGHAM
BOROUGH COUNCIL**

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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
 - ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
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