4th September 2026

savills

Mr. Nick Chancellor
Wokingham Borough Council
Planning Department
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Dear Mr Chancellor,

RE: HYBRID PLANNING APPLICATION ON LAND KNOWN AS PARCELS W, Y AND Z, ARBORFIELD GREEN (FORMER ARBORFIELD STUDIOS)

We are pleased to submit, on behalf of Crest Nicholson Operations Limited, a hybrid planning application for residential development on land known as Parcels W, Y and Z, Arborfield Green (Former Arborfield Studios).

The Site

The Site comprises brownfield land at the Former Arborfield Studios, located at the northern edge of the Arborfield Garrison Strategic Development Location (SDL). It is generally flat and contains a number of large industrial buildings alongside extensive areas of hardstanding.

The Site is a long, linear parcel of land bounded to the north-west by Langley Common Road and directly to the north by greenfield land. To the south and east lie existing residential neighbourhoods within the Arborfield Garrison SDL, as well as being bounded by Farley Hill Primary School.

The Site is allocated for residential development in Wokingham Borough Council's Core Strategy (2010) and this allocation is carried forward within the emerging Local Plan Update (LPU).

Scheme Proposals

The Applicant is seeking hybrid planning permission for 293 new dwellings in full, plus up to 2 dwellings in outline. The description of development is as follows:

Hybrid planning application comprising:

Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.

Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse

The scheme will deliver numerous benefits, including:

- Provision of much-needed housing to contribute towards meeting the Councils 5-year housing land supply;
- Provision of 40% affordable housing, in line with the Council's preferred tenure split;
- A mix of house sizes and tenures, including affordable housing to meet an identified local need;
- Regeneration of a brownfield site and penultimate phase of the Arborfield Garisson Strategic Development Location;
- High-quality accommodation, including dwellings that meet the Nationally Described Space Standards (NDSS), M4(2) and M4(3) requirements;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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- A commitment to securing a biodiversity net gain in excess of 10% on-site;
- New community allotments, high-quality play spaces and leisure routes to promote healthy active living and wellbeing;
- Provision of homes that include a range of measures to reduce energy demand, improve energy efficiency and reduce carbon are proposed in line with current building regulations in order to address the climate emergency and allow future residents to benefit from lower energy costs; and
- Creation of jobs and investment during the construction phase, together with the generation of investment in the locality and an increase in spending in local shops.

The accompanying reports evidence that there are no technical or environmental impacts that would significantly or demonstrably outweigh the substantial benefits of the proposal. As such, the development proposal clearly represents sustainable development in accordance with the NPPF and Section 38 (6) of the Planning and Compulsory Purchase Act 2004, it is respectfully requested that the planning application be approved without delay.

Submission Material

This planning application is supported by the following drawings, documents and reports for your consideration:

Forms	**Author**
Application Forms (Full and Outline)	Savills
CiL Form	Savills
Covering Letter	Savills

Environmental Statement and Non-Technical Summary	**Author**
Chapter 00- Cover and Contents	Savills
Chapter 1- Introduction	Savills
Chapter 2- Site and Local Context	Savills
Chapter 3- Proposed Development	Savills
Chapter 4- Consultation, Alternatives and Design Evolution	Savills
Chapter 5- Approach to Assessment	Savills
Chapter 6- Air Quality	Aether
Chapter 7- Climate Change and Greenhouse Gases	AES
Chapter 8- Ecology	ACD
Chapter 9- Ground Conditions and Contamination	Wilson Bailey
Chapter 10- Noise and Vibration	Noise.co.uk
Chapter 11- Transport and Access	i-Transport
Chapter 12- Hydrology (Including Flood Risk and Drainage)	JPP
Chapter 13- Summary of Mitigation, Residual and Interactive Effects	Savills
Non- Technical Summary	Savills

Appendices to the Environmental Statement	Author
Appendix 1.1 Assessor Information	Savills
Appendix 1.2 Glossary of Abbreviations/ Terms	Savills
Appendix 2.1 Policy SS11: Arborfield Green Strategic Development Location	Savills
Appendix 3.1 Energy and Sustainability Statement	AES
Appendix 3.2 Utilities Statement	Utility Consult
Appendix 5.1 Pre-application Covering Letter	Savills
Appendix 6.1 Air Quality Policy	Aether
Appendix 6.2 Dust Risk Assessment Methodology	Aether
Appendix 6.3 Dispersion Modelling Methodology	Aether
Appendix 7.1 Inter-Related Climate Change Effects	AES
Appendix 7.2 Climate Projections and Risk Assessment	AES
Appendix 8.1 Preliminary Ecological Appraisal	Ecosupport
Appendix 8.2 Preliminary Roost Assessment	Pioneer
Appendix 8.3 Shadow Habitat Regulations Assessment	ACD
Appendix 8.4 Ecological Impact Assessment	ACD
Appendix 9.1 Desk Study, Phase 1 and Phase 2 Ground Investigation Report	Wilson Bailey
Appendix 10.1 Noise Risk Assessment and Acoustic Design Statement	Noise.co.uk
Appendix 11.1 Transport Assessment	i-Transport
Appendix 11.2 Outline Construction Management Plan	i-Transport
Appendix 11.3 Wokingham Strategic Model Outputs	i-Transport
Appendix 12.1 Flood Risk Assessment and Drainage Strategy	JPP
Appendix 13.1 Summary of Effects	Savills
Appendix 13.2 Summary of Mitigation Measures	Savills

Figures to the Environmental Statement	Author
Figure 1.1 Location Plan – Outline and Full Application Boundaries	Thrive
Figure 1.2 Location Plan – Outline and Full Application Boundaries (LP.02 Rev A)	Thrive
Figure 3.1 Farmhouse Parameter Plan (Ref. FPP.01 Rev.A)	Thrive
Figure 3.2 Coloured Site Layout Plan (Ref. SL.01 Rev.A)	Thrive
Figure 3.4 Landscape Strategy (Ref. 8838 / ASP8 / LSP Rev. A)	Aspect Landscape
Figure 5.1 Cumulative Sites	Savills
Figure 6.1 The location of the Proposed Development site and construction phase receptors within 20m, 50m, 100m, 250m	Aether
Figure 6.2 Proposed Development operational phase receptor location	Aether

Figures to the Environmental Statement	Author
Figure 6.3 Air Quality Monitoring sites location	Aether
Figure 10.1 Predicted Construction Noise – Site Preparation	Noise.co.uk
Figure 10.2 Predicted Construction Noise – Foundation Works and Substructure	Noise.co.uk
Figure 10.3 Predicted Construction Noise – Building Erection Works and Superstructure	Noise.co.uk
Figure 10.4 Predicted Construction Noise – Road Works	Noise.co.uk
Figure 10.5 Predicted Construction Noise – Landscaping Works	Noise.co.uk
Figure 10.6 Predicted Road Traffic Noise – Baseline (2040)	Noise.co.uk
Figure 10.7 Predicted Road Traffic Noise – Baseline (2040) with AS and BS	Noise.co.uk
Figure 10.8 Predicted Increase in Road Traffic Noise due to Development	Noise.co.uk
Figure 11.1 Access Works on Langley Common Road	I-Transport

Application Drawings	Reference
Site Location Plan	LP.01 Rev.A
Location Plan – Outline and Full Application Boundaries	LP.02 Rev.A
Illustrative Masterplan	IMP.01 Rev.A
Site Layout (1:1000)	SL.01 Rev.A
Site Layout- sheet 1 of 2 (1:500)	SL.02 Rev.A
Site Layout- sheet 2 of 2 (1:500)	SL.03 Rev.A
Coloured Site Layout	CSL.01 Rev.A
Preliminary Framework Plan	FWP.01 Rev.A
Proposed House Pack (including Floorplans and Elevations)	260819 HT Pack
Proposed Apartment Pack (including Floorplans and Elevations)	260824 Apartment Pack
Bin / Bike Store Floor Plans & Elevations	BB.01 Rev.A
Garage – Single Floor Plans & Elevations	GAR.01 Rev.A
Garage – Twin Floor Plans & Elevations	GAR.02 Rev.A
Garage- Extended Double - Plans & Elevations	GAR.03 RevA
Materials Layout	ML.01 Rev.A
Affordable Housing Layout	AHL.01 Rev.A
Refuse Strategy Layout	RSL.01 Rev.A
Parking Allocation Layout	PAL.01 Rev.A
Streetscenes	SS.02 Rev.A
Site Sections	SS.03 Rev.A

Application Drawings	Reference
Comprehensive Masterplan - Expanded SDL	CM.01 Rev.A
Visualisation 01	VIS.01 Rev.A
Visualisation 02	VIS.02 Rev.A
Visualisation 03	VIS.03 Rev.A
Landscape Strategy Plan	8838 / ASP8 / LSP Rev.A
Allotment Hard & Soft Landscape Plan	8838.ALP.9.0
Planting Plan Overview	8838.PP.4.0 Rev B
Planting Plan 1 of 12	8838.PP.4.1 Rev B
Planting Plan 2 of 12	8838.PP.4.2 Rev B
Planting Plan 3 of 12	8838.PP.4.3 Rev B
Planting Plan 4 of 12	8838.PP.4.4 Rev B
Planting Plan 5 of 12	8838.PP.4.5 Rev B
Planting Plan 6 of 12	8838.PP.4.6 Rev B
Planting Plan 7 of 12	8838.PP.4.7 Rev B
Planting Plan 8 of 12	8838.PP.4.8 Rev B
Planting Plan 9 of 12	8838.PP.4.9 Rev B
Planting Plan 10 of 12	8838.PP.4.10 Rev B
Planting Plan 11 of 12	8838.PP.4.11 Rev B
Planting Plan 12 of 12	8838.PP.4.12 Rev B
Preliminary Public Open Spaces Plan	POSP.02 Rev.A
Proposed Highway Adoption Plan	ADP.01 Rev.1
Access Works on Langley Common Road	ITL210226-GA-007 RevA
Farmhouse Parameter Plan	FPP.01 Rev.A
Sketch Proposals for Farmhouse	SK02
Sketch Proposals for Farmhouse	SK04
Existing Building Pack	-
Proposed Levels Strategy (Sheet 1 of 2)	30304 201(1) Rev C
Proposed Levels Strategy (Sheet 2 of 2)	30304 201(2) Rev D
Proposed Drainage Strategy (Sheet 1 of 2)	30304 200(1) Rev D
Proposed Drainage Strategy (Sheet 2 of 2)	30304 200(2) Rev E
Arborfield Studios Utilities Routing Service Margin Plan	ARB-UR-001

Report Title	Author
Active Travel Strategy	i-Transport

Report Title	Author
Air Quality Assessment	Aether
Arboricultural Implications Report	SJA Trees
Archaeology Desk Based Assessment	RPS Tetratech
BNG Habitat Management and Monitoring Plan (including Metric)	Ecosupport
Built Heritage Statement	Iceni
Bat Roost Assessment	Pioneer Environment
Construction Traffic Management Plan	i-Transport
Design and Access Statement	Thrive Architects
Preliminarily Ecological Appraisal	Ecosupport
Energy and Sustainability Statement	AES
Ecological Impact Assessment (EcIA)	ACD
Flood Risk Assessment and Drainage Strategy	JPP
Historic Level 2 Building Record	Iceni
Desk Study, Phase 1 and Phase 2 Ground Investigation Report	Wilson Bailey
Landscaping and Visual Appraisal	Aspect Landscape
Landscape Strategy Document	Aspect Landscape
Noise Impact Assessment	Noise.co.uk
Shadow Habitats Regulations Assessment	ACD
Stage 1 Road Safety Audit	i-Transport
Statement of Community Involvement	Cratus
Planning Statement	Savills
Transport Assessment	i-Transport
Parking Calculator	-
Utilities Statement	Utility Consult

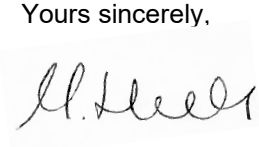
This development is EIA Development under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and as such, we would be grateful for appropriate consultation to be undertaken under these Regulations.

This planning application has been submitted directly to Wokingham Borough Council. A fee of £80,816 has been paid directly to the Council.

Conclusions

We trust the Council has sufficient information to register this application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me directly.

Yours sincerely,



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