

FORMER ARBORFIELD STUDIOS (PARCELS W, Y AND Z), ARBORFIELD GREEN

Non-Technical Summary

August 2026

PREPARED FOR:



The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow square.

Contents



Document Title	Non-Technical Summary
Project:	Former Arborfield Studios (Parcels W,Y and Z), Arborfield Green
Client:	Crest Nicholson Operations Ltd.
Job Number:	729681
File Location:	Planning Central South - 729681 - Arborfield Studios
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01

Introduction

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Crest Nicholson Operations Ltd (“Crest Nicholson / Crest / the Applicant”) has submitted a Hybrid planning application to Wokingham Borough Council (the Council) seeking planning consent for the development of the Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green (the ‘Site’).

The Proposed Development forms a 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) for retention and conversion of existing Langley Common Farmhouse to new homes.”

A full description of development is set out within Section 3.

The Site is brownfield land comprising multiple large industrial buildings and hardstanding, approximately 4.3km southwest of Wokingham Town Centre and 8.8km southeast of Reading Town Centre. The location and extent of the Site is identified by the red line shown opposite. In total, the Site covers an area of approximately 13.119 hectares (ha). The Site falls within the administrative boundary of Wokingham Borough Council.

Planning Context - The Wider Strategic Development Location – Arborfield Garrison Strategic Development

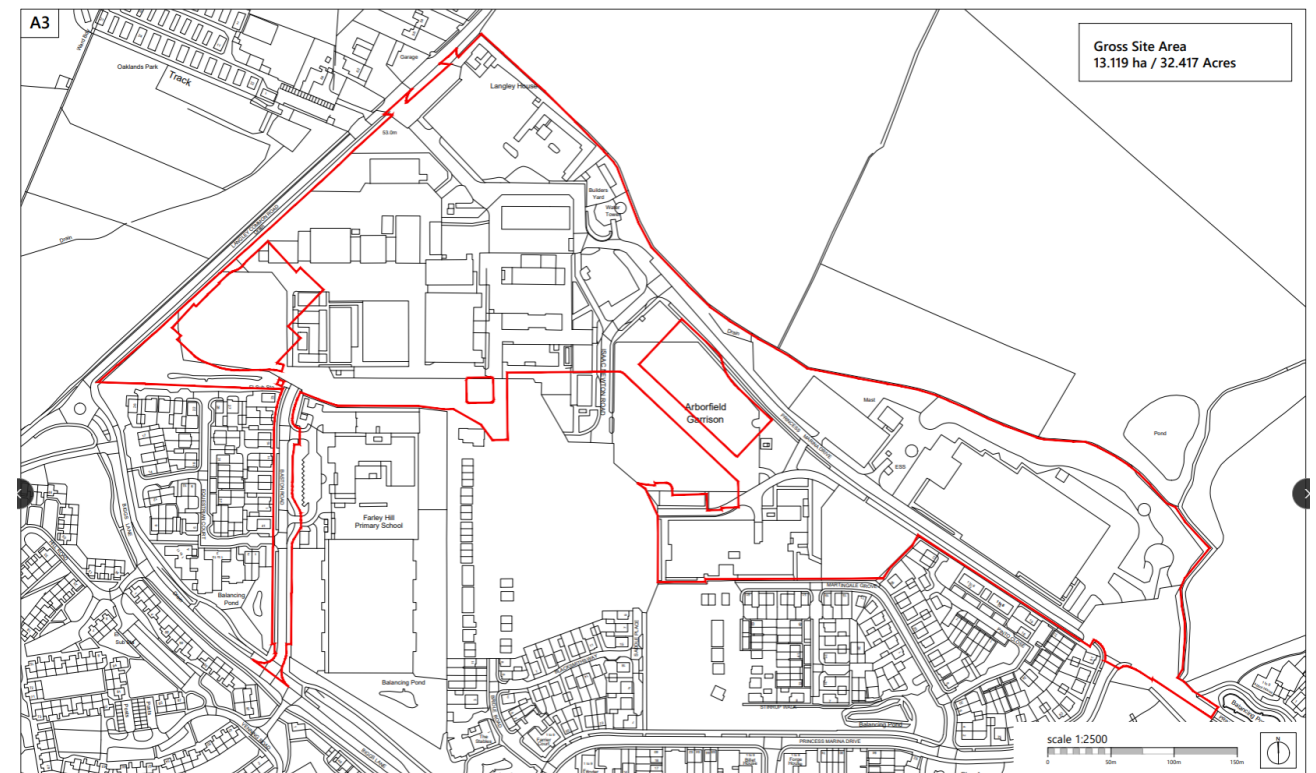
The Site is bordered by the existing Arborfield Garrison development on its southern boundary. Langley Common Road (B3349) borders the Site to the northwest with pastureland to the northeast, which is currently designated as ‘Countryside’.

The Site falls within the adopted Arborfield Garrison Strategic Development Location (SDL), as designated by *Policy CP18 – Arborfield Garrison Strategic Development Location* of the Wokingham Borough Local Development Framework: Adopted Core Strategy Development Plan Document (2010), which sought to deliver 3,500 dwellings and associated infrastructure.

Arborfield Studios has operated under a temporary change of use permission for filming since 2017, ceasing on 1st February 2028. By submitting this ES, the existing planning permission will not restrict residential development on this site.

The emerging Wokingham Local Plan 2023 - 2040 allocates the wider site for a total of 3,047 dwellings, with an additional 321 at Arborfield Studios (this Site).

Site Location Plan (top); Google Earth screenshot with indicative red line (below)



Environmental Impact Assessment (EIA) is a process that formally considers the construction and operational aspects of a proposal that may have significant effects on the environment.

Screening

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations') set out the types of development that must always be subject to an EIA (defined as Schedule 1 development) and other development that will only require assessment if it is likely to give rise to significant environmental effects (defined as Schedule 2 development). The process to establish whether an EIA is required is known as Screening.

Given the nature and scale of the Proposed Development, the Applicant concluded that significant environmental effects could arise. Therefore, it was considered that the Proposed Development qualifies as EIA development as defined within the EIA Regulations. As such, a formal Screening Opinion was not requested prior to beginning the EIA process.

Scoping and EIA Consultation

In August 2025, a pre-application request, including the proposed scope for the Environmental Statement, was submitted on behalf of Crest Nicholson to Wokingham Borough Council (WBC). Further to this, on 10 September 2025, a pre-application meeting was held between the Project Team and WBC, which agreed the scope of the Environmental Statement.

As such, the EIA has been undertaken considering the following environmental topics:

- Air Quality
- Climate Change & Greenhouse Gases
- Ecology
- Ground Conditions and Contamination
- Noise & Vibration
- Transport & Access
- Hydrology (including Flood Risk & Drainage)

These topics have been assessed through the EIA process, and the outcome of the assessments have been presented in the Environmental Statement (ES) and are also summarised in this Non-Technical Summary (NTS).

Environmental Statement

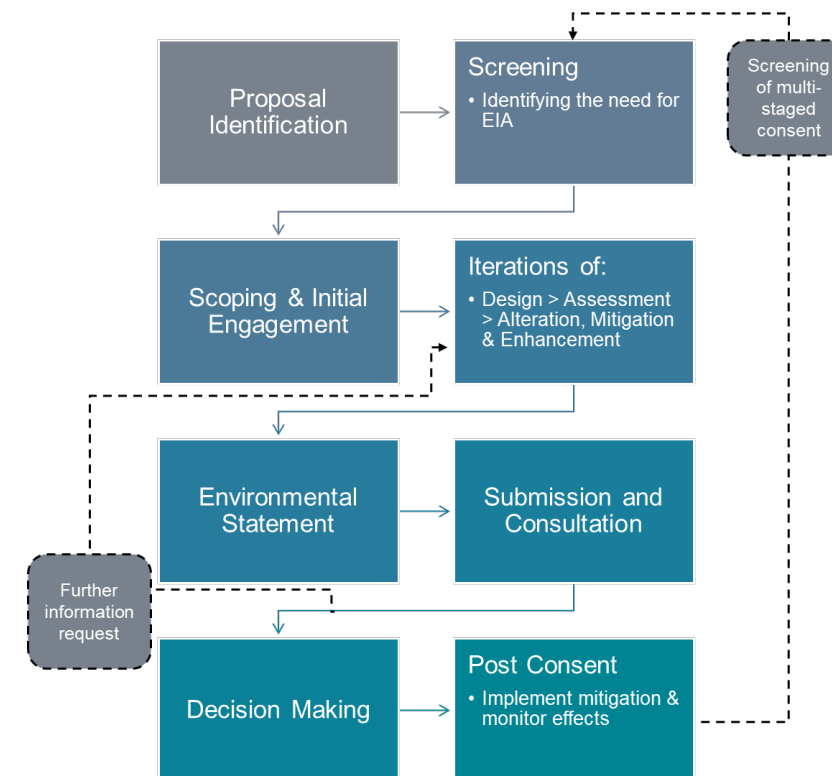
The findings of an EIA are described in a written report known as an Environmental Statement (ES). An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects, and the measures proposed to mitigate adverse effects. This information is taken into account in the planning decision issued by the Local Planning Authority. The ES has been prepared in accordance with the EIA Regulations.

This document is the Non-Technical Summary (NTS), which provides a summary of the main findings of the ES, including the significant environmental effects, mitigation and residual effects predicted to result from the Proposed Development. Subsequently, when the Council is deciding whether to grant planning permission, it can do so in the full knowledge of any significant effects predicted and take this into account in the decision-making process.

The Applicant has commissioned Savills to co-ordinate a formal Environmental Impact Assessment (EIA), including the preparation of an Environmental Statement (ES) and Non-Technical Summary (NTS) (this document) to support the planning application for the Proposed Development.

The NTS sets out the key issues and findings of the ES in a manner that is widely accessible to the general public and stakeholders.

The ES and this NTS accompany a suite of documents that together support the planning application submitted to the Local Planning Authority (LPA).



02

Site and Local Context

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The Site is brownfield / previously developed land (PDL) comprising multiple large industrial type buildings and hardstanding which extends circa 13.119ha and is currently in operation as a film & television studio. The Site is located approximately 4.3 km southwest of Wokingham Town Centre and 8.8 km southeast of Reading Town Centre.

The Site is bordered by the existing Arborfield Green development on its southern boundary. Langley Common Road (B3349) borders the Site to the northwest with pastureland to the northeast, an area which is currently designated as 'Countryside'.

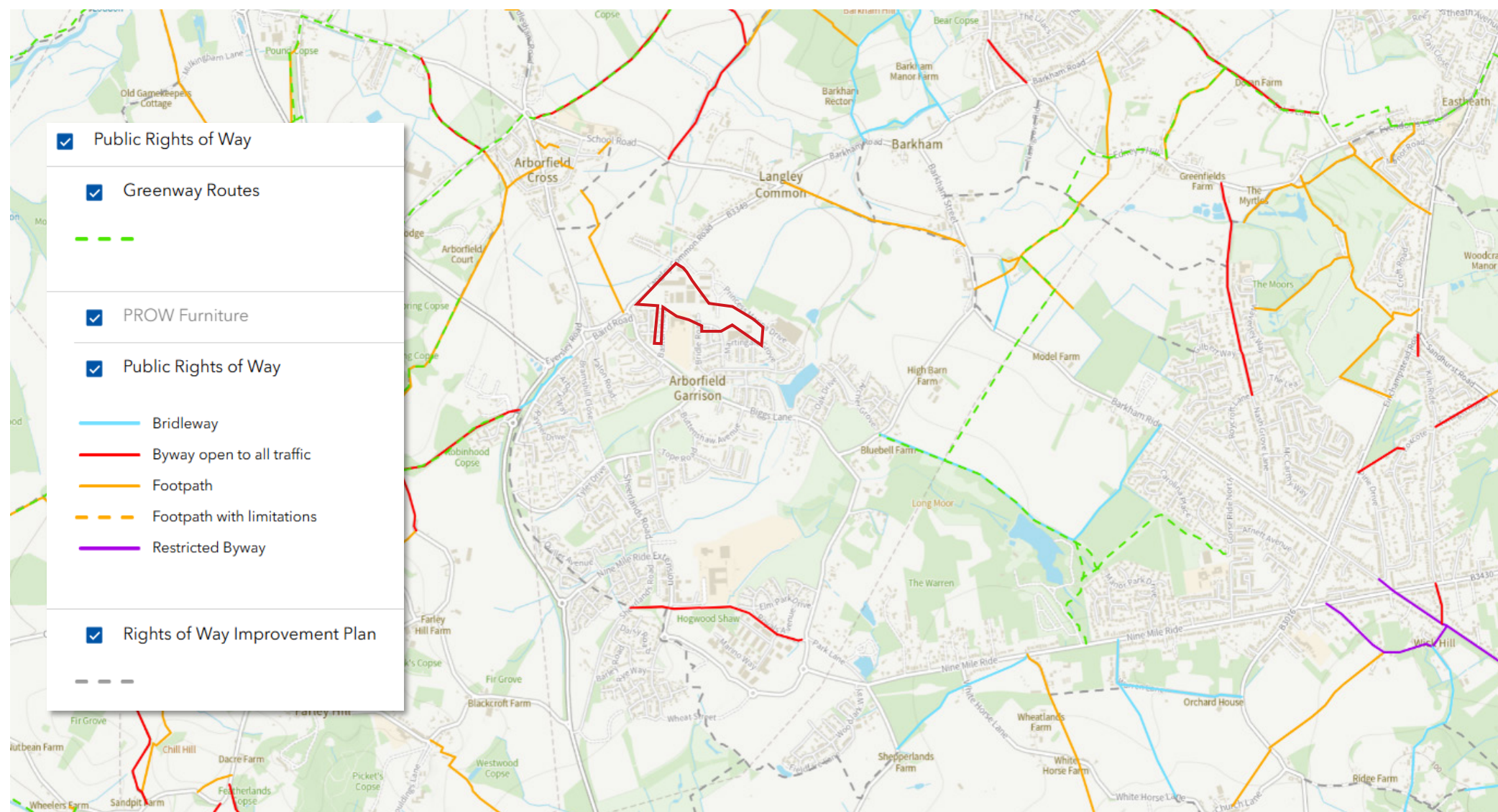
Site Access and Public Rights of Way

The Site benefits from strong transport connections, including nearby access to the M4 motorway, multiple bus routes, and railway lines including Wokingham and Reading. It also offers good pedestrian and cycle connectivity.

The Site has three access points, with main access off Langley Common Road (B3349) to the northwest, and further accesses off Baston Road, in the southeast, and Princess Marina Drive, in the southeast.

The Site contains no Public Rights of Way, although twelve are located in close proximity.

Existing Public Rights of Way with Indicative Site Boundary in Red



Archaeology and Built Heritage

No archaeological assets are located within the Site. The closest archaeological assets are the Mounted Site North of the Moat House Scheduled Monument, located approximately 0.5km to the south of the Site, and the Infirmary Stables, located approximately 1.0km south of the Site.

No World Heritage Sites, Registered Battlefields, or Protected Wrecks are located within 1 km of the Site.

Three non-designated heritage assets are present onsite, all of which were approved for demolition under the 2014 outline planning permission. The non-designated heritage assets are listed as follows:

1. Langley Common Farmhouse (to be retained);
2. The Stables (to be demolished);
3. The Water Tower (to be demolished).



Langley Common Farmhouse (1)



The Water Tower (3)





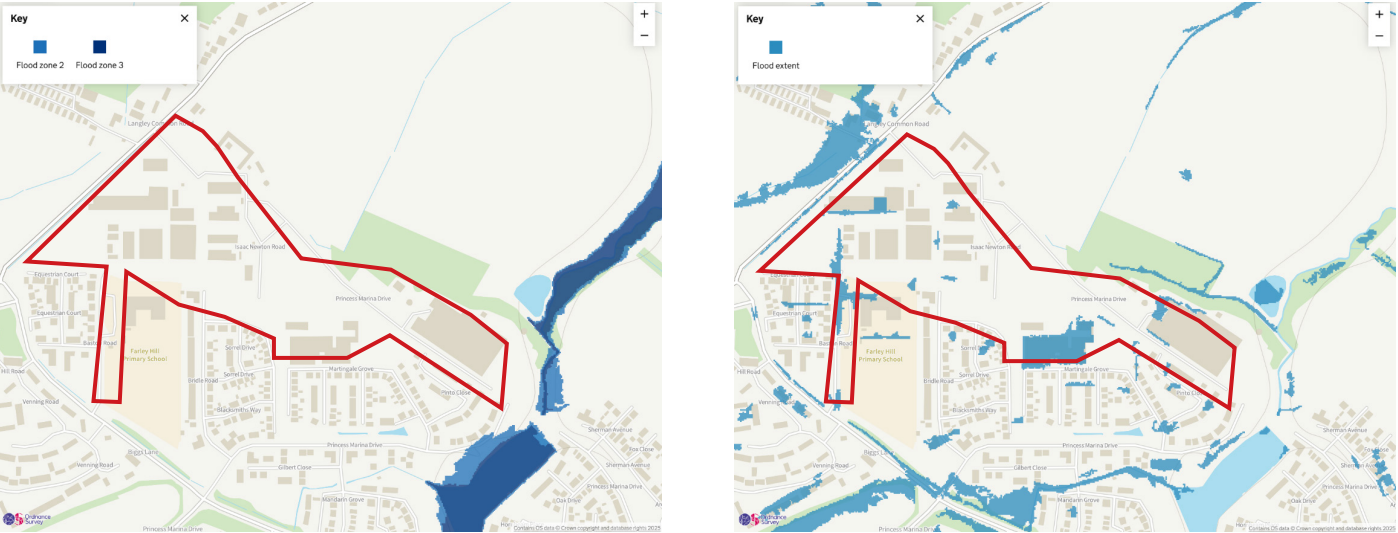
Flood Risk and Drainage

The Site is supported by existing drainage infrastructure associated with the wider Arborfield Garrison development.

The Site is within fluvial Flood Zone 1, which has a very low probability of flooding (less than a 1 in 1,000 annual probability of river or sea flooding) even with an allowance for climate change (2070 to 2125) (see image left below). There is a very low risk of flooding from rivers and sea, groundwater, and reservoirs.

There are pockets at risk of surface water flooding across the Site (see image right below).

Flood Risk Mapping with Indicative Site Boundary in Red

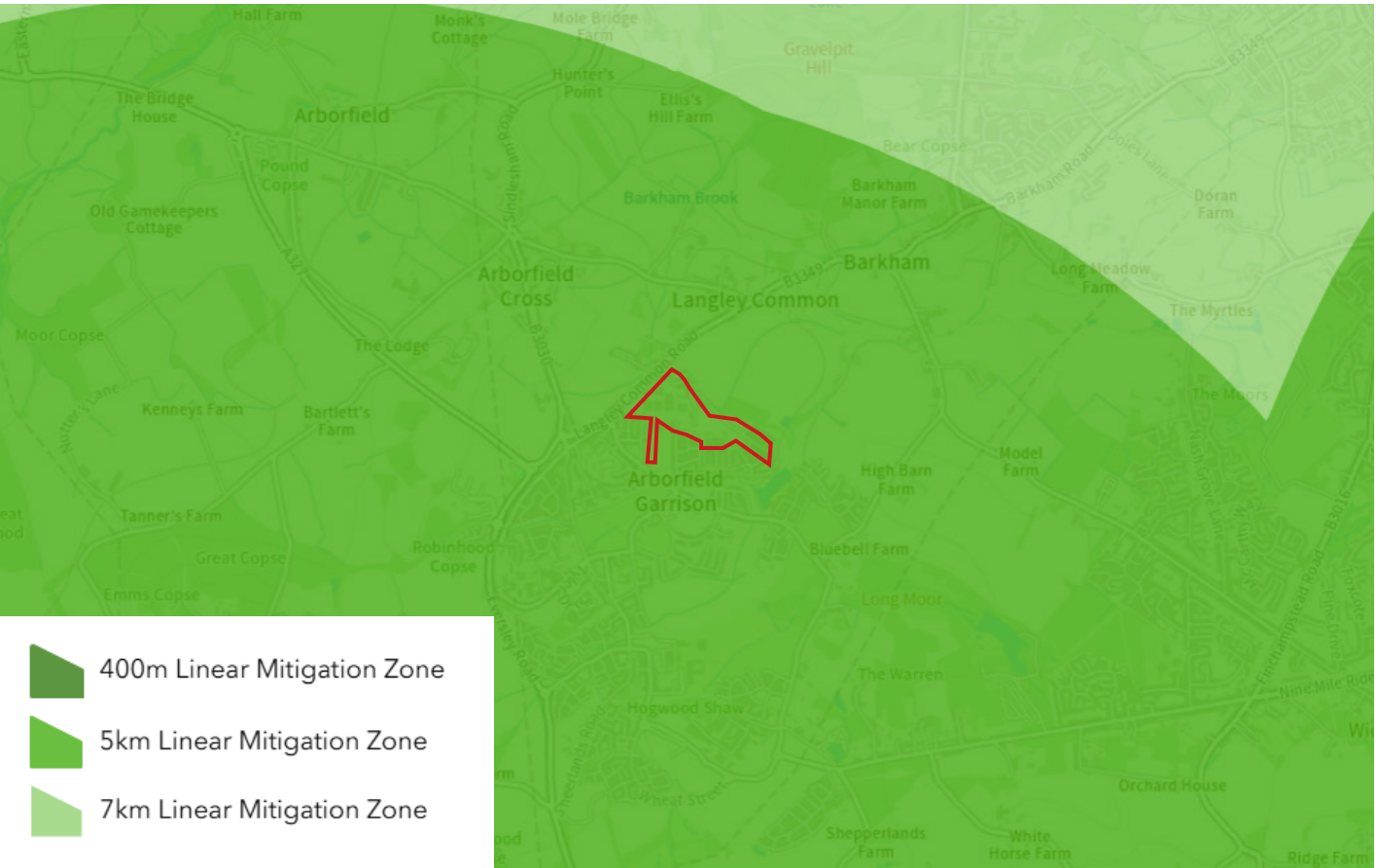


Ecology and Nature Conservation

There are no environmental designations on the Site. There are no National Landscapes (formerly AONB), National Parks, Special Areas of Conservation (SAC), or Ramsar Sites within 5km of the Site boundary.

As the Site is within the 5-7km buffer to the Thames Basin Heaths Special Protection Area (SPA), Suitable Alternative Natural Greenspace (SANG) will be required to mitigate any impact of development on the nearby Thames Basin Heath. A SANG strategy has been submitted with this application, to include some additional ‘off-site’ land.

Thames Basin Heath SPA Buffer Zones and Indicative Site Boundary in Red



Air Quality

WBC has one Air Quality Management Area (AQMA) within Wokingham Town Centre, due to high levels of nitrogen dioxide (NO₂) pollution from road traffic. The AQMA was declared on 9 December 2015; however, the Site is not within this designated AQMA.

Ground Conditions

The wider Site was historically used as a horse remount division for the Army prior to WW1, with existing farm buildings in the northwest of the site (now converted to offices) used for housing military horses. This is not considered a potentially significant contaminated land use.

Following this, the Site was repurposed as an Army school of Electrical and Mechanical Engineering (EME) with a number of under- and over-ground fuel and oil tanks. The Site presents a significant potential risk of historical contamination as a result of these previous activities.

Six localised areas of potential contamination concern have been identified with respect to a proposed residential end use. This is assessed in ES Chapter 9.

The underlying ground formation consists of London Clay soils (confirmed by a comprehensive ground investigation (see ES Appendix 9.1)). Publicly available information indicates that the Site is underlain by unproductive strata with respect to groundwater and that there are no abstraction wells located nearby.

Arboriculture

The Site contains a number of mature and semi-mature trees and hedgerows belonging to native species both within or immediately adjacent to the Site, with the most commonly-found species being English Oak and common lime. A significant belt of trees can be found along the Site's northern boundary, with remaining vegetation scattered throughout the Site.

There are a number of Tree Preservation Orders (TPOs) present on Site covering oak, lime, alder and ash trees. Two areas of ancient woodland adjoin the Site to the northeast, forming part of the wooded area once known as Kigdem Copse. However, no trees that can be classified as ancient or veteran are present within the Site.

Noise

Due to the urban fringe location of the Site, there are likely to be a number of existing noise sources within the vicinity of the Site due to existing road traffic at Langley Common Road and construction activities taking place at Arborfield Green. However, these sources are likely to be significantly reduced due to construction activity progressing southwards through the allocation area.

Utilities

The existing water network located within the Site is a wholly private network, which is not adopted by Thames Water.

SGN asset records show an existing medium pressure gas network entering the Site from Langley Common Road, which supplies several buildings within the Site boundary only.

Scottish & Southern Electricity (SSE) Network's asset record shows an existing high voltage electricity network entering the Site from Baston Road to feed an 'intake' substation. This substation then supplies a private network across the Site.

Asset records provided by Openreach show existing network is located entering the Site from the southern, eastern and western boundaries. Asset records provided by Virgin Media show existing network crosses into the Site from the south between Saddle Place & Martingale Grove.

03

Proposed Development

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Proposed Development

The Proposals

As noted above, the Proposed Development which has been assessed within the EIA comprises:

“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) for retention and conversion of existing Langley Common Farmhouse to new homes”

The EIA has therefore assessed the Proposed Development for:

- Delivery of ‘up to’ 295 high quality new homes (293 dwellings in full plus two dwellings in Outline at Langley Common Farmhouse), including 40% affordable homes;
- Buildings up to 3 storeys in height;
- Integration within the Arborfield Green development, extending strategic green infrastructure network;
- Vehicular access from Baston Road to Princess Marina Drive within the Garrison SDL; and,
- A 10% Biodiversity Net Gain in line with legislative requirements.

The Proposed Site Layout Plan for the Proposed Development can be found on the next page. The EIA has assessed the proposed development alongside the parameters set out within the Proposed Site Layout Plan (ES Volume 1b – Main Statement Figures and Drawings) which establishes the maximum extent of development, including land use, building heights, green and blue infrastructure, and access and movement.

It is worth noting here that the Proposed Site Layout also contains areas of proposed development outside of the red line boundary. These areas are part of Parcel V1 under the original Outline consent and will be applied for as part of a separate Reserved Matters application for c.93 dwellings. This Reserved Matters application does not form part of the assessment within the Environmental Statement, although the cumulative impacts of this development and the Proposed Development have been taken into account in this ES. These areas are provided for additional context only and should not be taken into account as part of the assessment of the Proposed Development.





Coloured Site Layout (Ref. CSL.01 A)



The primary land use on Site is residential with areas of landscaping to the boundaries of the Site. An area of public open space is located to the west of the Site containing play areas and a natural amphitheatre space. Additionally, an orchard and allotment are also present in this area.

Additional public open space routes are available across the Site with an additional play space within the east of the Site. Additional landscaping and Sustainable Drainage Systems (SuDS) features can be found within the eastern and western corners of the Site. Building heights will be limited to 3 storeys across the Site.

The Proposed Site Layout Plan for the Proposed Development is shown on the next page. The plan sets out the proposed layout for the development of the Site within the red line boundary.

The Masterplan has been iteratively refined following consultation with Wokingham Borough Council. It provides the full and detailed way in which the development will come forward and therefore, the EIA has assessed this Masterplan.

Land Use

The Site measures approximately 13.119 ha overall. The Proposed Site Layout plan sets out areas across the Site, within which the major components include:

- Developable area: 7.405 ha
- Parks and gardens: 0.773 ha
- Natural/semi-natural green space: 2.066 ha
- Amenity greenspace 0.691 ha
- Play space: 0.190 ha
- Allotments 0.297 ha

Housing mix and tenure has been sought to reflect the Local Housing Needs Assessment (LHNA) which sets the level of need for housing across Wokingham Borough. The tables to the right reflect this.

Local Housing Needs Assessment

Number of Bedrooms	Affordable Housing (AH) requirement based on 108 AH dwellings [% requirement]		Total Market Housing (MH) requirement based on 185 MH dwellings [% requirement]	
1-bed	20	[17%]	9	[5%]
2-bed	45	[38%]	23	[13%]
3-bed	38	[33%]	83	[47%]
4+ bed	14	[12%]	61	[35%]
Totals	117	[100%]	176	[100%]

Proposed Housing Mix

Number of Bedrooms	Affordable Housing (AH) requirement based on 108 AH dwellings [% requirement]		Total Market Housing (MH) requirement based on 185 MH dwellings [% requirement]	
1-bed	24	[21%]	0	[0%]
2-bed	51	[43%]	2	[1%]
3-bed	35	[30%]	116	[66%]
4+ bed	7	[6%]	58	[33%]
Totals	117	[40%]	176	[60%]

Proposed Development

Other Considerations

Access

Primary vehicular access to the Site is proposed from Baston Road, in the southwest, and Princess Marina Drive, in the southeast. This access will be wide enough to accommodate the proposed bus route through the allocation. Access for pedestrian and cycles will also be made available from the south of the Site. Secondary and tertiary routes are used across the Site providing access to dwellings.

The access off Langley Common Road will be closed for vehicles but retained for pedestrians and cyclists.

Public Transport Connectivity

With the widened road width running through the centre of the Proposed Development, there is ample room to accommodate the proposed future bus route(s), through Arborfield Green, as aspired to in the allocation.

Servicing and Refuse

Safe delivery, collection, servicing, and refuse and recycling arrangements will be provided across the Site. The servicing and refuse management will be monitored and reviewed regularly to ensure it is as efficient as possible.

Baston Road



Princess Marina Drive



Drainage

A Drainage Strategy has been developed so as to not exacerbate any existing flood risk and to foresee the provision of a comprehensive Sustainable Urban Drainage System (SuDS). Run off rates will be restricted to greenfield equivalent rates, improving the existing scenario on the Site.

Surface Water Drainage Strategy

Surface water discharge rates will be restricted to greenfield equivalent run-off rates, as approved as part of the outline application at Arborfield Garrison, which will provide a betterment on the existing scenario.

The proposed drainage strategy will comprise piped networks with attenuation provided in detention basins and cellular storage. Tanked permeable paving will be used for private drives to provide a level surface of water treatment. Filter drains will also be incorporated across the Site to provide interception and further treatment of surface water.

Foul Water Drainage Strategy

There is an existing Thames Water public foul sewer which crosses the southeastern corner of the Site, close to Princess Marina Drive. Part of the foul drainage strategy is to connect into this existing foul sewer in this location.

Foul water will also be disposed of into the mains sewer following the paths of highways through the Site to meet the existing foul sewer to the northwest of the public highway on Langley Common Road.

All drainage has been guided by the AECOM Foul Water Strategy "60312043/CIV/003", which was previously approved under the Outline consent for Arborfield Garrison.

Ecological Mitigation and Enhancement

Proposed habitat mitigation through design measures includes: retained/enhanced/new grassland including a wildflower area managed for biodiversity; retention and enhancement of the woodland scrub/tall ruderal habitat; new scattered tree planting; large areas of new gardens, orchards and enhanced hedgerows (species-poor sections enhanced through additional/in-fill planting to become species-rich); and drainage features with suitable wildflower and wetland planting.

Landscape

The Site itself does not contain any landscape designations and contains few internal landscape features of note, limited to some mature trees, many of which were likely planted as part of previous landscaping measures. The Site is relatively flat with no drastic level changes.

The Site is considered to be of Low landscape value due to its location within the wider site and surrounding vegetation providing containment. It was therefore concluded that the sensitivity of the Site to the proposed change is Low, with high capacity to accommodate the nature of the change.

The existing industrial use of the Site is considered a detracting feature, and therefore the proposals including a high-quality, sensitively designed landscaping scheme will contribute to a beneficial change within the Site and its surrounding landscape.

Energy and Sustainability

A strategy has been developed that prioritises improvements to the fabric of the dwellings to avoid unnecessary energy demand and create a CO₂ reduction. Improvements in insulation and other design measures have been implemented to meet relevant standards and provide low energy design measures including future climate resilience.

Air Source Heat Pumps will be installed to all dwellings to serve water and heating demands.

Utilities

A Utility Statement has been produced by Utility Consult Limited. See Appendix 3.2.

Thames Water have confirmed that there is sufficient capacity to serve the first 49 residential properties on the site. Capacity to serve the full development is therefore not yet confirmed. Thames Water have confirmed that they will carry out the modelling study, at their own cost, to determine whether any upstream reinforcement is required. They have advised that the study will not be commenced until planning permission has been granted.

It is not proposed that mains Gas will be utilised across any of the proposed development Site.

Scottish & Southern Electricity Networks, the Distribution Network Operator, have an existing high voltage electricity network located within Baston Road. It is currently anticipated that a connection will be taken from this network to provide service to two new onsite substations. These in turn will supply a new low voltage network to service the proposed development demands.

Openreach currently provide all new residential developments in excess of 19 dwellings with a full 'Fibre to the Premise' telecommunications network. Given the size of the proposed development this site will qualify to receive a full fibre network in accordance with Part R of the current building regulations. The likely connection point will be from Baston Road.

Lighting

The Proposed Development is located in the countryside. The lighting strategy ensures a safe level of illumination to all areas of the Proposed Development. It is anticipated that a detailed lighting strategy will be secured by a planning condition attached to the planning permission. Due to the scale and nature of the proposals, it is unlikely that significant effects will arise.

Construction and Implementation

The approximate duration of the construction phase is outlined below:

- Demolition and Construction to commence in Autumn 2027;
- Build out-rate of 65 dwellings p.a. (assuming 1 sales outlet is operational);
- First occupation in Summer 2028;
- Completion of the development in Summer 2033.

Details of measures to protect the environment during the construction of the Proposed Development will be formalised and secured in a Construction Environmental Management Plan (CEMP). Measures will address hours of working, noise, vibration, dust, light spill, wheel washing and control of runoff. It is anticipated that the submission and implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.

Once finalised and approved by the Local Planning Authority, the CEMP would be held on-Site. All Site personnel would be made aware of its existence and undertake to adhere to the guidance.

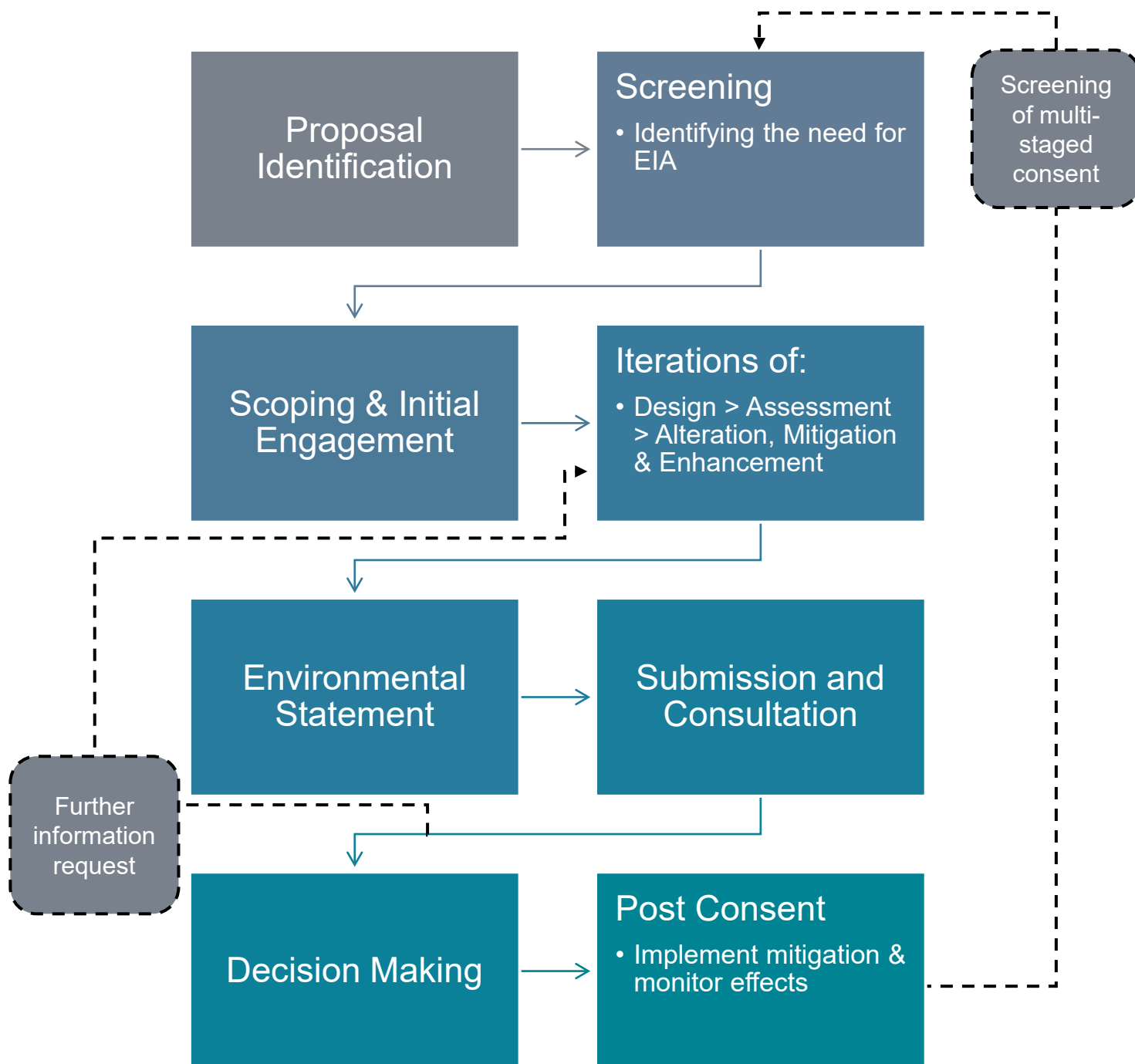
The access off Langley Common Road will be closed for vehicular access but retained for pedestrians and cyclists.

04

Approach to Assessment

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The EIA Process



What is EIA?

Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the purpose of an Environmental Impact Assessment (EIA) is 'to protect the environment by ensuring that a local planning authority, when deciding whether to grant permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision process'.

The Environmental Statement is the main document produced as part of the EIA process. This consists of:

- Volume 1a: Main Statement - where potential significant effects are reported and the main assessment completed;
- Volume 1b: Figures - where technical figures are located;
- Volume 2: Appendices - where technical appendices are located.

This is supported by a Non-Technical Summary (this document), which intends to give a lay-persons guide to the Site, the approach to the assessment and the findings of each chapter.

Approach to Assessment

In order for the significant environmental effects of the Proposed Development to be identified and assessed, it is necessary to clearly identify all the components of the Proposed Development.

As the planning application is being made mostly in Full (detailed design) and with two dwellings in Outline, the EIA assesses the construction and operation effects of the Proposed Development through the Site layout plan.

The Site layout plan defines the maximum extent of development in order to assess the worst-case development scenario.

Where there is no topic specific guidance available, a generic framework of assessment criteria and terminology has been developed to enable the prediction of potential effects and their subsequent presentation.

The development of this framework has drawn upon the experience of Savills and project team of undertaking EIA.

05

Project Team

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When undertaking an EIA, it is important that the assessments are carried out by competent experts. The Applicant is responsible for the preparation of the Environmental Statement¹. In order to ensure the completeness and quality of the Environmental Statement, the developer must ensure that it is prepared by these competent experts. The Environmental Statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts. This is included within the main Environmental Statement at Appendix 1.1.

For brevity, a list of organisations involved in the preparation of this Environmental Statement is provided below.

The EIA Project Team is led by consultants, Savills, with input from other specialists internal and external to the company. The Project Team comprises:

EIA Project Team

Main Environmental Statement Chapter(s)	Topic	Responsibility
00	Cover and Contents	Savills
01	Introduction	
02	Site and Local Context	
03	Proposed Development	
04	Consultation, Alternatives and Design Evolution	
05	Approach to Assessment	
06	Air Quality	Aether
07	Climate Change & Greenhouse Gases	AES Sustainability Services
08	Ecology	ACD Environmental Ltd
09	Ground Conditions and Contamination	Wilson Bailey Partnership
10	Noise and Vibration	Noise.co.uk
11	Transport and Access	i-Transport LLP
12	Hydrology	JPP
13	Summary of Mitigation, Residual and Interaction Effects	Savills

¹ Gov.uk (2026) Planning Practice Guidance: Environmental Impact Assessment [Online] Available at: <https://www.gov.uk/guidance/environmental-impact-assessment#Preparing-an-Environmental-Statement1>

06

Findings of the EIA

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The potential impacts and likely effects of the Proposed Development on air quality and the suitability of the Site for the Proposed Development have been assessed. Potential sources of emissions have been identified and assessed in the context of existing air quality and the nature and location of receptors.

The main air pollutants of concern are dust and particulate matter with an aerodynamic diameter of less than 10 µm (PM10), typically generated during demolition and construction activities and from industrial sources, and nitrogen dioxide (NO₂), PM10 and particulate matter with an aerodynamic diameter of less than 2.5 µm (PM2.5), typically generated by road traffic and combustion engine emissions.

The local air pollution sources are mainly related to road traffic associated with vehicles travelling along the local road network (Langley Common Road) close to the Site. The nearest Air Quality Management Area, designated for Nitrogen Dioxide (NO₂) levels is at Wokingham approximately 4.5km northeast of the Site. Air quality monitoring data was obtained from Wokingham Borough Council monitoring Sites to establish the status of existing air quality. The data was used as the basis for air quality modelling and predictions.



Measured NO₂ concentrations at the closest monitoring locations positioned along Barkham Road approximately 4km east of the Site, have been well below the objectives between 2019-2024. Furthermore, since 2022 there has been a decreasing trend across the monitoring locations, which further suggests overtime there is unlikely to be exceedances of NO₂ concentrations within the study area. As concentrations fall-off rapidly on moving away from an emissions source, such as a main road, some variation in NO₂, PM10 and PM2.5 concentrations across the Site is expected. Concentrations at the Site are likely to be highest closest to Langley Common Road reducing gradually to levels similar to background values as distance from the main road increases.

During construction of the Proposed Development, the key potential impacts likely to result in significant effects would be dust annoyance and locally elevated PM10 concentrations from construction activities. These impacts have the potential to occur when dust generating activities coincide with dry, windy conditions and where sensitive receptors are located downwind of the dust source. The overall maximum dust risk from the Proposed Development's construction activities is predicted to be high. However, through the effective implementation of the Construction Environmental Management Plan (CEMP), which will include the Institute of Air Quality Management's (IAQM) mitigation measures for high dust risk sites recommended in this Chapter, the dust risk will result in temporary **negligible adverse (not significant)** effects.

The number of heavy-duty vehicles and the light duty vehicles generated during the construction works has been assessed. It is considered that emissions from this number of vehicles would result in temporary negligible effects on local air quality. However, additional mitigation would be provided through measures set out the CEMP in order to reduce these effects further.

During construction of the Proposed Development in combination with Barkham Square and other committed developments, the effects will be similar to those predicted for the Proposed Development on its own as combined they will remain to be of high magnitude dust risk. However, with the effective implementation of the development specific CEMPs (or equivalent), dust risk will result in temporary **negligible adverse (not significant)** cumulative effects.

During operation of the Proposed Development in combination with Barkham Square and other committed developments, the predicted NO₂, PM10 and PM2.5 concentrations at the assessed receptors within the operational study area will be well below the relevant Air Quality Objectives (AQOs) with or without the Proposed Development in place. The changes in NO₂, PM10 and PM2.5 annual mean concentrations will result in permanent **negligible adverse (not significant)** cumulative effects.

At the new residential receptors introduced by the Proposed Development air quality are predicted to meet all relevant air quality objectives and therefore the Proposed Development would not introduce new receptors into an area of poor air quality.

This chapter assesses the potential effects of the Proposed Development at Arborfield Studios on climate change, through greenhouse gas emissions, and the vulnerability of the development to future climate conditions over its lifetime.

The site currently generates negligible greenhouse gas emissions. The Proposed Development of 295 dwellings (of which 293 are applied for in full detail, with up to 2 further dwellings in outline) will give rise to emissions during both construction and operation, which have been assessed against national and local carbon budgets and relevant policy benchmarks.

Construction

Embodied carbon from building materials and construction processes is estimated at approximately 14,200–16,600 tCO₂e, reflecting the commitment to timber frame construction which substantially reduces emissions compared to conventional masonry approaches. This represents approximately 1.3–1.5% of the recommended carbon budget for Wokingham during the construction period. Construction phase emissions are assessed as Minor Adverse and not significant.

Operational Energy

All dwellings will be heated by air source heat pumps, eliminating direct emissions from building operation. Roof-mounted solar panels are expected to generate electricity roughly equivalent to total regulated energy demand. Residual emissions from grid electricity will diminish rapidly as the national grid decarbonises, with near-zero operational emissions anticipated by the mid-2030s. Operational energy emissions are assessed as Minor Adverse, transitioning toward Negligible, and not significant.

Transport

Residents will generate vehicle trips giving rise to greenhouse gas emissions. Transport represents the largest ongoing source of operational emissions. However, these will reduce substantially as the vehicle fleet electrifies through the 2030s. Provision of electric vehicle charging, pedestrian and cycle connections, and implementation of a Travel Plan will support the transition to lower-carbon travel. Transport emissions are assessed as Minor Adverse and not significant.

Climate Resilience

The development has been designed to remain safe and functional under projected future climate conditions, including higher temperatures, increased winter rainfall intensity, and more frequent extreme weather events. Measures include compliance with overheating requirements under Approved Document O, water efficiency measures achieving 105 litres per person per day internal consumption, and sustainable drainage systems designed with climate change allowances. Before these measures are taken into account, overheating and surface water flooding would be significant; with them in place, all residual climate risks during construction and operation are not significant.

Cumulative Effects

The combined effect of the Proposed Development with the adjacent Barkham Square scheme of up to 600 dwellings, and with the wider committed development in the Arborfield Green area, does not alter the significance conclusions. Both schemes will adopt comparable low-carbon design approaches driven by national legislation.

Over the whole 60-year assessment period, total emissions are estimated at approximately 36,000–38,500 tCO₂e, assessed as Minor Adverse and not significant.

Overall, with the implementation of embedded mitigation measures, the Proposed Development is compatible with the UK's trajectory toward net zero and is not anticipated to give rise to significant adverse climate change effects.



The Ecology chapter has been prepared by ACD Environmental Ltd and assesses the likely significant effects regarding ecology. A likely significant effect is a positive or negative ecological effect that should be taken into account in judging whether to authorise a project. It is relevant to whether permission is given or refused and, if given, whether the effect is important enough to warrant conditions, restrictions or further requirements such as monitoring.

The Site is located adjacent to the Arborfield Garrison SDL and includes three large filming stages, office buildings, workshops, and backlots; additional buildings, hardstanding, and areas of greenspaces are also present across the Site. Two parcels of Ancient & Semi-natural Woodland were identified adjacent to the Site; additionally, a large section of the woodland on-site was identified as a 'deciduous woodland' Habitat of Principal Importance.

Taking into consideration the results of the baseline ecology surveys, the following ecological receptors are scoped into the assessment:

Statutory Designated Sites

- Thames Basin Heaths Special Protection Area SPA.
- Longmoor Bog SSSI

Habitats

- Woodland broadleaved.
- Woodland mixed deciduous.
- Ponds.
- Invasive species.

Protected Species

- Bats.
- Badger.
- Great crested newt.
- Reptiles.
- Birds.

Based on the assessment, prior to additional mitigation, likely significant effects range from Major adverse (significant) to Minor Adverse (not significant).

In terms of habitats, a range of construction phase additional mitigation measures are proposed (e.g. pollution prevention and fencing and signage). Retention and enhancement of the woodland. This includes the woodland listed on the Priority Habitat Inventory as deciduous woodland. Enhancement of the woodland itself is a significant opportunity that will be achieved through litter picking; removal of invasive species; and measures to control access (e.g. fencing and defensive planting, which is planting to prevent access from people and domestic cats/dogs). Defensive planting must be native species such as bramble, blackthorn and native rose species (e.g. dog rose and field rose *Rosa arvensis*). Additional native ground flora/understorey planting in areas of the woodland will also be considered.

Grassland will be retained and enhanced where possible and new grassland areas within the open space provision. There are grassland areas that will be used for amenity purposes and managed with a short sward. However, there are opportunities for areas sown/overseeded with wildflower seed mixes and managed with a longer and more diverse sward, particularly to edge areas and around trees.

In terms of protected species, a range of construction phase measures are proposed (e.g. managing excavations and nesting bird checks). Habitats on site such as the woodland will be retained and enhanced to provide opportunities for protected species in the operation phase. A suite of enhancements are also recommended (e.g. bat/bird boxes).

As a result, residual effects reduce to between **Negligible (not significant)** and **Moderate Beneficial (significant)**.

Ground Conditions and Contamination

The ground investigation works have identified the presence of apparently localised pockets of low level and relic ground contamination associated with the potentially contaminated historical use of the Site as a Military Garrison undertaking military training and mechanical and electrical engineering.

Remediation works have been identified as part of the Inherent Mitigation requirements and are required to render the site suitable for the proposed residential end use and these works will ensure that there are no residual effects.

The presence of low to negligible clay soils of the London Clay will effectively mitigate the potential for any contamination migration beyond the locations.



Noise and Vibration

This development is proposed in a predominantly residential area with existing residential receivers surrounding the site. The residential receivers are considered to be medium sensitivity and this has been taken into account in the assessment. There are no known ecological receivers in the area. The existing noise climate is dominated by road traffic noise from the existing roads and there are no known specific sources of vibration in the area.

The construction phase of the development will generate noise and vibration through the use of plant equipment during construction operations. A construction environment management plan (CEMP) and good practice (liaising with the local residents, avoiding operations during sensitive hours etc) will reduce the impact on existing receivers. The noise impact has been predicted using indicative operations based on previous experience of construction sites. The predictions and reliance on a CEMP and good practice indicate that the construction noise and vibration will have a negligible impact on existing sensitive receivers and no specific mitigation is predicted to be required.

The operational phase of the development will generate noise due to additional traffic movements to and from the new residential dwellings. The traffic flows have been provided and included in a 3D noise model to predict the increase in sound pressure levels at existing receivers. The predicted effects range from negligible to minor which are not considered significant and no specific noise mitigation is required. Vibration from road traffic is not considered significant and an increase in road traffic is expected to result in a negligible effect and no specific vibration mitigation is required.

For Barkham Square, noise impacts could occur concurrently during construction however, given the intervening distances between the developments and that both sites will employ best practicable means, the cumulative effect of noise is considered likely to be not significant. Similarly, during operation, noise impacts are unlikely to be significant. Similarly, other developments in the area are a sufficient distance from the Site, such that impacts will be not significant.

Overall, the noise and vibration effects of this site are not predicted to be significant and are not expected to require specific noise and vibration mitigation measures to reduce the effects of the development beyond the use of the CEMP during construction.

This chapter assesses the transport and access effects of redeveloping the former Arborfield Studios site to provide a residential development. The assessment considers how traffic and movement associated with the scheme could affect local roads, pedestrians, cyclists, public transport users, and road safety during both the construction phase and once the development is fully operational.

The assessment has been carried out in line with the Institute of Sustainability and Environmental Professionals (ISEP) Guidelines (2023) and is supported by traffic surveys, accident data, site observations, and detailed traffic modelling using Wokingham Borough Council's strategic highway model.

Existing Transport Conditions

The site is located within the wider Arborfield Green Strategic Development Location, which benefits from good existing transport infrastructure. The surrounding area includes modern distributor roads, high-quality footways, cycle routes, and a developing Greenway network.

Public transport accessibility is good, with regular bus services (including the Leopard 3) providing connections to Arborfield Green, Wokingham, Reading, and local schools. Rail stations at Wokingham and Reading provide onward connections to London and the wider region.

Traffic levels on most surrounding roads are modest, particularly on Baston Road and Princess Marina Drive, although some sensitive locations exist, such as Farley Hill Primary School and community facilities close to Princess Marina Drive.

Construction Phase

Construction traffic is expected to be temporary and carefully managed. At peak times, construction activity would generate around 244 vehicle trips per weekday, including a limited number of heavy goods vehicles (HGVs). All construction traffic would use the existing access on Langley Common Road, with no construction traffic routed through local residential streets.

A Construction Traffic Management Plan will be secured by planning condition. This will control vehicle routing, delivery

times, driver behaviour, and on-site parking, and will include measures such as avoiding peak periods, wheel washing, and liaison with local stakeholders.

The assessment shows that:

- Changes to traffic volumes are generally very small.
- Short term increases in HGV traffic on Langley Common Road would be limited in extent and duration.
- There would be no significant effects on community severance, driver delay, pedestrian delay, amenity, fear and intimidation, or road safety

Overall, construction impacts would be **temporary, minor, and not significant**.

Operational Phase (Completed Development)

Once occupied, the development would result in permanent increases in traffic. However, most nearby roads would experience traffic growth of less than 10%, which is considered negligible in environmental terms.

Two roads were examined in more detail:

- Baston Road, which could see a higher percentage increase but would still carry low absolute traffic volumes; and
- Princess Marina Drive (south), which includes more sensitive community receptors.

The assessment demonstrates that:

- Traffic levels would remain well below thresholds at which pedestrian delay or community severance would be noticeable.
- Junction modelling shows that roads and junctions would continue to operate within capacity, with only short lived and minor increases in delay.
- Levels of pedestrian amenity, fear and intimidation, and road safety would not materially change from future baseline conditions.

As a result, no significant transport related environmental effects are predicted during operation.

Sustainable Travel and Mitigation

The development includes extensive built in mitigation, including:

- New vehicular, pedestrian and cycle connections to the surrounding road network.
- Closure of the existing Langley Common Road vehicular access and replacement with an active travel route.
- A bus corridor through the site with new bus stops ensuring all homes are within walking distance of public transport.
- Integration with the wider Greenway network.
- Travel planning measures to encourage walking, cycling, and public transport use.

Because no significant adverse effects have been identified, no additional mitigation is required.

Conclusion

In conclusion the Proposed Development can be delivered without giving rise to significant environmental effects during either construction or operation. With high-quality sustainable transport infrastructure, effective traffic management, and strong public transport integration, the development would function safely and efficiently within the existing and planned transport network.

Findings of the EIA

Hydrology (Flood Risk & Drainage)

This chapter explains how the proposed Arborfield Studios development may affect local watercourses, drainage, and flood risk. The following summary has been provided, commenting on the existing conditions, the likely impacts during construction and operation, and the measures in place to ensure the development remains safe and does not increase flood risk elsewhere.

Existing Environment

The Site is located within the catchment of Barkham Brook, a small watercourse that flows into the River Loddon. Most of the Site is currently at low risk of flooding from rivers, but some areas are prone to surface water pooling during heavy rainfall. The ground conditions (mainly London Clay) mean that water does not drain very easily into the soil.

Construction Effects

As inherent mitigation, a Construction Environmental Management Plan (CEMP) will be implemented. This will include measures such as silt fencing, sediment traps, controlled refuelling areas, spill kits, and temporary drainage controls. These measures will ensure that any construction impacts are local, temporary, and well-managed.

Water quality in Barkham Brook is already under pressure from pollution entering the watercourse during storm events, and from wider catchment sources. This means the brook is sensitive to increases in polluted runoff or disturbance during construction. The impacts on the low sensitivity WFD receptors are considered to be negligible which results in a negligible adverse and not significant effect.

During construction, potential effects on water quality, surface water drainage, groundwater and sewers could arise from earthworks, temporary hardstanding, drainage installation, in-channel works, dewatering, plant use, accidental spills, sediment mobilisation, blockage of temporary drainage or damage to existing services. With the inherent mitigation measures, on the low sensitivity surface water receptor, impacts range from negligible to low and therefore, effects are assessed as negligible adverse to minor adverse and not significant.

Construction activities such as groundworks, excavation, new drainage installation and movement of materials could temporarily increase the risk of muddy water or pollutants being washed into nearby ditches or watercourses. As groundwater is considered to be a low sensitivity receptor, the impacts from these activities have been assessed to be between negligible and low. Therefore, effects range from negligible adverse to minor adverse which are not significant.

For the low sensitivity receptor of sewers, during construction, foul water from welfare facilities will be contained and removed from the Site, with no discharge to nearby watercourses. This will reduce the risk of flows or contamination reaching sensitive receptors, resulting in a negligible magnitude of impact and a negligible adverse and not significant effect.

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reduce the risk of flows or contamination reaching sensitive receptors, resulting in a negligible magnitude of impact and a negligible adverse and not significant effect.

Additionally, before permanent drainage controls are fully operational, construction activities could temporarily increase runoff rates and local flood risk, with potential indirect effects on biodiversity. However, temporary SuDS measures, attenuation and CEMP controls will be implemented to manage runoff and reduce the risk of flows entering existing sewers, resulting in a low magnitude of impact and a minor adverse and not significant effect.

Additional mitigation in the form of a Flood Emergency Response Plan, local flood alerts and halting in channel works near the ditch network during heavy rainfall or flood conditions will enhance operations during construction. As such, residual effects during construction remain as described above.

Operational Effects

During operation, the Proposed Development could generate surface water runoff containing typical urban pollutants. There is the potential for effects on the low sensitivity Water Framework Directive receptor.

However, the drainage strategy has been designed in accordance with SuDS principles, incorporating filtration and treatment measures to protect water quality. The magnitude of impact is therefore negligible, resulting in a negligible adverse and not significant effect.

During operation, potential effects may arise from increased impermeable areas, surface water runoff, diffuse urban pollutants, highway runoff, SuDS or drainage blockage, new outfalls, maintenance activities, increased foul flows and potable water demand. However, the Proposed Development will incorporate SuDS drainage, attenuation, filtration and treatment measures, together with appropriate maintenance requirements and further liaison with Thames Water regarding sewer and wastewater treatment capacity. The magnitude of impact ranges from negligible to medium and operational effects are therefore assessed as ranging from negligible adverse to minor adverse and are not significant.

For the low sensitivity groundwater receptor, only minor operational works are expected, principally associated with maintenance activities. No additional groundwater contamination effects are anticipated during the operational phase. The magnitude of impact is negligible, resulting in a negligible adverse and not significant effect.

For the low sensitivity sewer receptor, increased foul flows will be directed to Arborfield Sewage Treatment Works, and increased demand could affect local sewer capacity. Additionally, increased potable water demand will be met by Thames Water, therefore, increased demands may affect capacity of sewers locally. Subject to liaison with Thames Water and confirmation of available capacity, the magnitude of impact is low, resulting in a minor adverse and not significant effect.

Cumulative Effects

As Barkham Square shares elements of the wider local drainage and watercourse network, there is the potential for cumulative interaction during construction and operation however, both developments incorporate policy-compliant drainage strategies and SuDS measures. As such, the cumulative magnitude of impact is low and the level of effect is therefore, minor adverse and not significant.

Existing cumulative pressures are principally associated with catchment conditions, wastewater infrastructure constraints and climate change. The Proposed Development will restrict surface water runoff to greenfield rates. As a result, the Proposed Development would not materially increase cumulative hydrological pressures. The cumulative magnitude of impact is Low and the level of effect is therefore, minor adverse and not significant.

Overall Conclusion

Overall, effects are not expected to be more than minor adverse which is not significant in EIA terms.

07 Conclusion

The ES has considered how the environment and the local community would be affected by the Proposed Development.

A range of likely effects have been predicted to occur as a result of the Proposed Development, both beneficial and adverse, and mitigation measures have been identified either within the scheme design or additionally to minimise or offset identified adverse effects where possible.

Next Steps

The ES has been submitted alongside other documents in a planning application to Wokingham Borough Council. Prior to making a decision, the Council will consult with relevant statutory and non-statutory bodies for advice on the proposals. Members of the general public are also welcome to make comments on the application during this time. The feedback from these consultations will be taken into account by the Council in reaching their decision.

The Environmental Statement and other planning application documents can be viewed on the Council's planning applications website:

<https://www.wokingham.gov.uk/planning/existing-planning-applications>

A copy of the Environmental Statement on USB flash drive is available at a charge of £25.00. Enquiries in respect of these or printed copies of the ES and Appendices should be made to Savills: UK_SouthamptonPlanning@savills.com, or alternatively, telephone 02380 713 900.

Should interested parties wish to make representations on the content of this ES, they should be made in writing by post or by email at:

planning.enquiries@wokingham.gov.uk

Wokingham Borough Council

Shute End

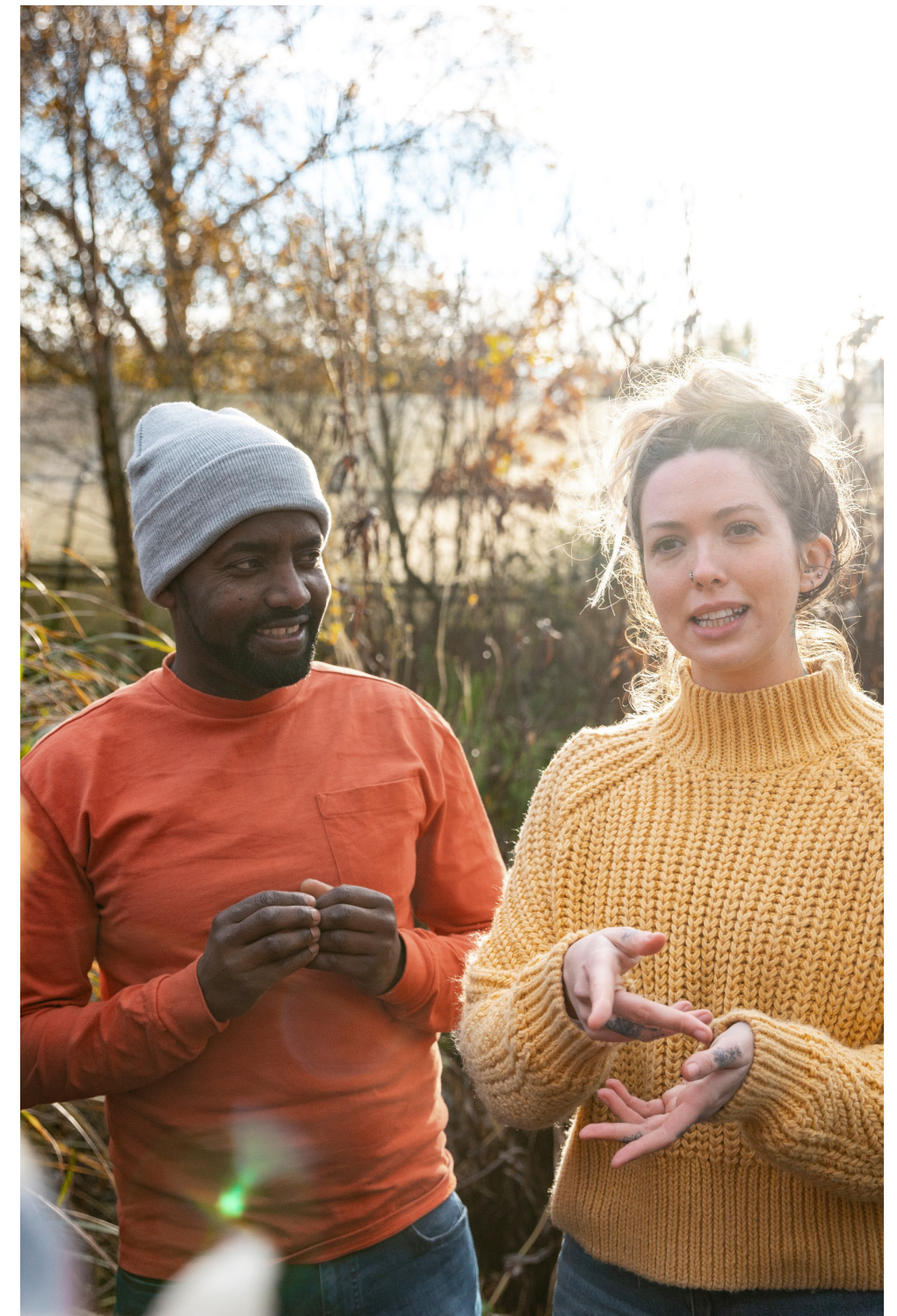
Wokingham, Berkshire

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Alternatively, representations can be made online by following instructions at:

<https://www.wokingham.gov.uk/planning/existing-planning-applications/comment-planning-application>



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