

19th December 2024

Our Ref: 34926/A3/MH

C. Howard, Esq.
Delivery Manager - Development Delivery
Development & Regeneration
Wokingham Borough Council
Shute End
WOKINGHAM
RG40 1BN

VIA PLANNING PORTAL: PP-13621412

Dear Mr. Howard,

DISCHARGE OF CONDITIONS 16 AND 17- FULL PLANNING APPLICATION FOR THE PROPOSED ERECTION OF A TEMPORARY FILM STUDIO BACKLOT (FOR A PERIOD OF 5 YEARS) (REF: 222906) ON LAND SOUTH OF OLDHOUSE FARM, SHINFIELD, RG2 9AF

We are pleased to submit, on behalf of Shinfield Studios Limited, a discharge of condition application with regards to the approved planning application (Ref: 222906) for the proposed erection of a temporary Film Studio Backlot on Land south of Oldhouse Farm, Shinfield, RG2 9AF.

Condition 16 states: *Prior to occupation, a 'lighting design strategy for biodiversity' for the backlot shall be submitted to and approved in writing by the local planning authority. The strategy shall:*

- a) identify those areas/features on site that are particularly sensitive for bats and badgers and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) A strategy that displays the maximum level of external lighting that will be installed on site which may affect the sensitive areas of the site as identified within part (a) of this condition so that it can be clearly demonstrated that areas to be lit will not significantly disturb or prevent the above species using their territory or having access to their breeding sites and resting places. the use of external lighting of the site shall thereafter be in accordance with the strategy unless otherwise subsequently agreed in writing with the Local Planning Authority.*

Condition 17 states: *Prior to the use hereby permitted commencing, details of all boundary treatment(s), including detail of protected species measures as outlined within the submitted 'EPR Shinfield Studios: Backlot for External Filming and Temporary Film Sets (Temporary Permission) Ecology Statement (revision pending)', shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.*

This submission is accompanied by the following reports and documents:

Condition	File Name	Reference
Condition 16	Shinfield Studios Temporary Backlot Lighting Strategy Report	1485-LB-XX-XX-RP-E-7080-02
Condition 17	Boundary Treatment Plan	RG-LD-52

This application and its associated documentation have been submitted via the Planning Portal, however, if you require hard copies then please do inform us.

We trust that you have sufficient information to register and validate this application and will therefore be able to determine the application favourably. Should you wish to discuss the application further, please do not hesitate to contact the writer on 0118 943 000 or via email at: molly.huck@stantec.com

Yours sincerely,

MOLLY HUCK
SENIOR PLANNER

STANTEC UK LIMITED

