

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 12 October 2026

Application Number: 261358

Location: Land south of Oldhouse Farm, Shinfield Studios,
Wokingham, Berkshire, RG2 9AF

Proposal: Full planning application for the proposed erection of a
temporary Film Studio Backlot (for a period of 5 years).

Recommendation: Approve

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the
expiration of three years from the date of this permission.

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as
amended by s.51 of the Planning and Compulsory Purchase Act 2004)*

2. This permission is in respect of the following submitted application plans,
documents and drawings received by the Local Planning Authority:

- Existing Site Plan - 0983-S-BL3-10_Rev P5
- Proposed Land Use Site Plan – 9083-S-BL3-11_P3
- Planning Statement
- Landscape and Visual Technical Note
- Transport Statement - A282 – R059/B
- Flood Risk Assessment Part 1
- Flood Risk Assessment Part 2
- Arboricultural Impact Assessment
- Landscaping Note
- Heritage Statement
- Noise Assessment – Project No 2221357

- Maximum Height Plan - 0983-S-BL3-11_P4

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

3. The application site as outlined in the approved plans, shall be used only for activities in connection to the production of media and filming activities.

There shall be no live audiences for media and filming activities without the prior approval in writing of the Local Planning Authority and requests for such events shall be made 10 working days prior to the event.

Reason: Significant weight has been applied to the economic benefits of the merits of the proposed development, and another form of use may not be acceptable in the countryside and to ensure that there are no adverse impacts on highways. Relevant policy: NPPF, Core Strategy policies CP1, CP3 and CP6.

4. Temporary Use - The temporary backlot hereby approved is to cease operation no later than 5 years from the date of the permission issued with the land reverting back to its existing agricultural use immediately after this period.

Reason: To protect the Borough's existing provision of agricultural land and to accord with the temporary permission hereby approved. Relevant Policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Structure Heights - The temporary buildings associated with the use detailed in condition 3 shall not exceed 15 metres as defined in the approved '██████████ Proposed Land Use Site Plan Shinfield Studios – Backlot 3 (Ref: 0983-S-BL3-11 Rev P4)'

forming a part of condition 2, 'Approved Plans' unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the setting of the Grade II Listed Oldhouse Farmhouse and Barn and limit impacts on the landscape character of the Loddon Valley. Relevant Policy Managing Development Delivery Local Plan policy TB21 and TB24.

6. Land Remediation - Upon the 5-year temporary period hereby approved lapsing, the land forming the temporary backlot is to be cleared and remediated to the previous condition and use prior to the approved change of use.

Reason: To protect the Borough's existing provision of agricultural land, ensure sufficient remediation measures are undertaken and to accord with the temporary permission hereby approved. Relevant Policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Hours of Construction Work - No construction work or set creation and erection relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 07:30 and 18:30 Monday to Friday and 08:00 to 15:00 Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. Working Hours - No working/operations shall take place including loading and unloading between the hours of 01:00 and 06:00 Monday to Sunday inclusive. Within these hours, no plant or machinery shall be operated within the site area hereby approved.

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

9. Tree Protection -

- a) No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement (AMS) by FLAC dated May 2026 and associated Tree Protection Plans (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all external works including set production have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: In the interests of visual amenity and tree protection. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. Environmental Health - Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the

LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. Relevant policy CP1 and CP3.

11. Noise - All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] above the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

12. Flooding and Drainage - The development shall be carried out in accordance with the submitted flood risk assessment (Temporary (for a period of 5 years) Film Studio Backlot, Land South of Oldhouse Farm, Shinfield, Flood Risk Assessment, Shinfield Studios, 12th May 2026, Abley Letchford, report ref A282-R060 Rev A) and the following mitigation measures detailed in that document:

- i) No built development or changes to ground levels within the 0.1% annual exceedance probability (1 in 1000) flood extent as detailed in Figure 4.3 of the Flood Risk Assessment
- ii) No built development or changes to ground levels within the 1% annual exceedance probability flood extent plus 14% Climate Change Allowance as detailed

in Figure 4.4 of the Flood Risk Assessment

iii) The duration of the development is for 5 years only. If at any point in the future an extension is sought, then the Flood Risk Assessment must be fully revised and updated to take into account the latest guidance, including the relevant climate change allowances. The applicant should be prepared to submit in full any data which is used to underpin the Flood Risk Assessment.

Reason: In accordance with paragraph 167 of the National Planning Policy Framework and Policy CP1 (point 9) of the Wokingham Borough Local Development Framework (January 2010), this condition seeks to reduce the risk of flooding to the proposed development and ensure that flood risk is not increased elsewhere.

13. Ecology - Prior to the use of any external lighting, 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.

Reason: To ensure that the development is not detrimental to protected species and retain ecological permeability as per MDD policy TB23.

Informatives

1. Adequate precautions shall be taken during the construction/set up period to ensure no damage is done to the underground pipes in the vicinity.

Recommendation and conditions/reasons agreed:



Date: 12 October 2026

REMEMBER - The earliest date for a decision on this application is: