

2nd June 2026

Our Ref: 333100248/A3/260602/NL

Development Management
Wokingham Borough Council
Civic Offices
Shute End
RG40 1BN

Dear Sir/Madam,

TEMPORARY (FOR A PERIOD OF 5 YEARS) FILM STUDIO BACKLOT APPLICATION, SHINFIELD STUDIOS

On behalf of Shinfield Studios Ltd, we are pleased to submit this application for temporary permission (for a period of 5 years) for a backlot for external filming, including temporary film sets on land to the south of Oldhouse Farm barn, Shinfield. The description of development is as follows:

“Temporary (for a period of 5 years) Film Studio Backlot”

A backlot is an area behind or adjoining a movie studio containing exterior buildings for outdoor filming or space for temporary set construction.

This backlot will be associated with the wider Shinfield Studios proposals which have planning permission (Ref. 210387 and 211841), with studios and workshops on land located south of Cutbush Lane already built out and in use. The land abutting the site to the east was granted temporary permission for film backlot in February 2024 (ref. 222906). This proposed backlot is required to support the operations of global film production companies who use the space at Shinfield Studios.

This application is supported by the following plans and documents:

Plans

Drawing Title	Drawing Number
Existing Site Plan Shinfield Studios-Backlot 3	0983-S-BL3-10_P5
Proposed Land Use Site Plan Shinfield Studios-Backlot 3	0983-S-BL3-11_P3

Documents

- Application forms (including completed Certificate of Ownership);
- Planning Statement, prepared by Stantec;
- Landscape and Visual Note, prepared by Stantec;

Office Address:
Stantec UK Limited
The Blade
Abbey Square
Reading
RG1 3BE

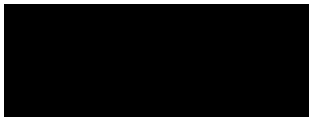
Registered Office:
Stantec UK Ltd
Stantec House
Kelburn Court
Birchwood
Warrington WA3 6UT
Registered in England No. 01188070

- Flood Risk Assessment and Drainage Statement, prepared by Abley Letchford;
- Transport Statement, prepared by Abley Letchford;
- Arboricultural Impact Assessment, prepared by FLAC;
- Ecology Statement & proposed BNG metric, prepared by EPR;
- Heritage Statement, prepared by Alan Baxter;
- Noise Assessment, prepared by Sharps Redmore.

The planning application fee of £2676 (inc. VAT) has been paid by the applicant.

We trust that you have sufficient information to determine this application. Should you wish to discuss the application further, please do not hesitate to contact the writer on 0118 943000 or by email at neve.lansdown@stantec.com.

Yours sincerely,



**Neve Lansdown
Graduate Planner
Stantec UK Limited**