

Date: 5th March 2025
Application: 243097



**WOKINGHAM
BOROUGH COUNCIL**

Ms. Molly Huck
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Development Management &
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Dear Ms. Molly Huck,

PRIOR NOTIFICATION RESPONSE

Application Number: 243097

Site Address: Land south of Oldhouse Farm Barn, Shinfield

Proposal: Prior approval submission for use of a backlot for external filming including temporary film sets (PN Class E) July 2025 until April 2026.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. Any structure, works, plant or machinery provided under the permission must, as soon as practicable after the end of each filming period, be removed from the land.

Reason: To ensure the land within the application site returns to it's prior state, condition and use following 12 month filming period as stipulated within Class E (Part 4) of the GPDO as amended.

2. The land on which any development permitted by Class E has been carried out must, as soon as reasonably practicable after the end of the filming period, be reinstated to its condition before that development was carried out.

Reason: To ensure the land within the application site returns to it's prior state, condition and use following 12 month filming period as stipulated within Class E (Part 4) of the GPDO as amended.

3. Construction and Remediation Plan - The construction and remediation of this site must follow the principles set out in the approved Construction Environmental Management Plan (CEMP) (Document Ref: Abley Letchford partnership Ltd, Reference A282-R015/F dated 23/01/2023) that was submitted with the application for the existing backlot (222906).

Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3.

4. Within 1 month of the proposed operations at the site commencing, the applicant shall submit a statement to the Local Planning Authority confirming that the operations are being conducted in accordance with the principles set out in the Flood Risk Assessment (Document Ref: A282-R050 Rev A, dated 21st November 2024), including confirmation that ground levels have not been raised.

Reason: Reason: To ensure the drainage system remains effective and does not increase flood risk during the temporary use of the site. This is in accordance with the National Planning Policy Framework (NPPF) and Wokingham Borough Council's Core Strategy Policy CP1.

5. The developer shall ensure that no built development or changes to ground levels occur within the 5% annual exceedance probability flood extent or the 1% annual exceedance probability flood extent plus 14% climate change allowance, as detailed in the approved Flood Risk Assessment (FRA). Any deviations from this condition must be approved in writing by the Local Planning Authority.

Reason: Reason: This condition is critical to ensure that the development does not exacerbate flood risk, either on-site or elsewhere, by adhering to the approved flood risk mitigation measures. It directly addresses the requirements of NPPF Paragraph 167 and Wokingham Borough Council's Core Strategy Policy CP1, which focus on reducing flood risk and ensuring that development does not increase the risk of flooding.

Informatives

1. The applicant / operator is advised that they should be mindful of neighbours for the use of the site and to keep noise to a minimum between 18:30 to 07:30. The applicant shall provide details of the site manager for the construction phase and the main point of contact for the use/operation of the site including their contact details.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](#) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth