



Temporary (for a period of 5 years) Film Studio Backlot Planning Statement

Shinfield Studios, Reading

June 2026

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1 Introduction

- 1.1.1 Stantec has been instructed on behalf of Shinfield Studios Limited ('the Applicant') to submit a temporary planning application for an external filming backlot (hereafter known as 'Backlot 3') at Shinfield Studios ('the Site').
- 1.1.2 The Site description for the development for which temporary planning permission is sought is as follows:

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

- 1.1.3 Prior approval consent to use the area for external filming purposes including the construction of temporary film sets was granted by Wokingham Borough Council on 14 February 2025 (WBC application number 243097). The prior approval consent expired in April 2026 however a further prior approval application has been submitted to the Local Planning Authority to extend the use of the land for an external backlot for a further 3 months (until July 2026).
- 1.1.4 This planning application is submitted to secure the continued use of Backlot 3 as an external film studio backlot for a further temporary period of five years, supporting the ongoing needs of production companies using space at Shinfield Studios. This Backlot 3 will lie adjacent to (to the west of) an existing external backlot area which has planning permission (Ref: 222906) for a temporary period of five years.
- 1.1.5 Shinfield Studios - a Creative Media Hub of film studios stages, workshops and production offices which has previous planning permissions (Ref: 210387 and 211841) – is one of the largest contemporary film studios within the UK attracting global film production companies. Films and TV productions that have been filmed at Shinfield Studios include “Last One Laughing” “Ghostbusters: Frozen Empire”, “The Magic Faraway Tree” and “Squid Game: The Challenge”. The Studios were also recently shortlisted for the ‘Studio of the Year’ award at the Screen International 2026 Global Production Awards.
- 1.1.6 The provision of this external backlot space will further support the operations at Shinfield Studios in attracting global production companies. In turn this will support the economic influence of Shinfield Studios at a national and local level, helping to cement the creation of a ‘creative cluster’ of knowledge, innovation and technology located at the Thames Valley Science Park (TVSP), therefore supporting the NPPF’s emphasis of sustainable economic growth and the identification of the Creative Industries as a growth sector within the Government’s Modern Industrial Strategy (2025).
- 1.1.7 This Planning Statement has therefore been prepared in support of this planning application and provides an assessment of the proposal in consideration of relevant



national and local planning policy. The following documents have also been submitted in support of this application and should be read in conjunction with this Planning Statement:

- Landscape and Visual Note, prepared by Stantec.
- Flood Risk Assessment and Drainage Statement, prepared by Abley Letchford.
- Transport Statement, prepared by Abley Letchford.
- Heritage Statement, prepared by Alan Baxter.
- Noise Assessment, prepared by Sharps Redmore.
- Arboricultural Impact Assessment, prepared by FLAC.

Planning Statement Structure

1.1.8 The structure of this statement is as follows:

1.1.9 **Chapter 2** of this Statement (The Application Site and its Surroundings) details the characteristics of the Application Site and its immediate surroundings.

1.1.10 **Chapter 3** (Planning History) provides an overview of the planning applications made on or surrounding the Site.

1.1.11 **Chapter 4** (The Proposed Development) provides details of the development.

1.1.12 **Chapter 5** (Planning Policy Context) provides an overview of the relevant national and local planning policies and guidance against which the proposal will be assessed.

1.1.13 **Chapter 6** (Planning Considerations) assesses the proposal against national, regional, and local planning policies and demonstrates that the development accords with the development plan and has regard to other material planning considerations. The numerous benefits of the proposal are identified which support the grant of permission.

1.1.14 **Chapter 7** (Summary and Conclusions) draws together all of the issues and considerations outlined in the preceding chapters and sets out a rationale as to why planning permission should be granted for the Development.



2 The Application Site and its Surroundings

- 2.1.1 The Site is located approximately 5 kilometres (km) to the south-east of Reading town centre and approximately 1km to the northeast of the village of Shinfield. Junction 11 of the M4 lies approximately 2km to the east of the Site and provides access to the A33 Basingstoke Road, which runs north into Reading and south towards Basingstoke. The application Site is located entirely within the administrative boundary of Wokingham Borough Council (WBC).
- 2.1.2 The application Site extends 1.05ha and is located to the south of Oldhouse Farm, which itself is accessed via Oldhouse Lane.
- 2.1.3 Immediately to the north of the Site lies a collection of farm and light industrial buildings, compounds, and areas of hardstanding forming 'Oldhouse Farm', which includes two Grade II Listed buildings known as Oldhouse Farmhouse and Oldhouse Farm Barn.
- 2.1.4 Further to the north lies the existing Shinfield Studios film stages and associated workshops and office space, granted under the planning permission reference 211841, and the British Museum Archaeological Research Collection (ARC) building. Further beyond this is the M4 motorway which separates Shinfield from Earley, and Whitley Wood.
- 2.1.5 The land directly to the east of the Site comprises the other external backlot granted under planning permission reference 222906. Further east is open countryside, although this land is allocated in the draft Local Plan for residential development forming part of the Loddon Valley Garden Village.
- 2.1.6 The land to the west is characterised by low-density development, comprising individual dwellings interspersed with open fields. The main settlement of Shinfield is located approximately 500 metres to the west.
- 2.1.7 The EA's Flood Map shows the Site to be located predominantly within Flood Zones 1 and 2 – this is discussed further below within Chapter 6 and the supporting Flood Risk Assessment.



3 Planning History

- 3.1.1 Relevant planning history is set out below:
- 3.1.2 On 6 May 2021, Wokingham Borough Council approved an application for a Certificate of Existing Lawful Development (CLUED) confirming the continuous use of Units 8, 11, 12 and Site 5 of Oldhouse Farm, Cutbush Lane, Shinfield for light industrial processes with ancillary offices (previously Use Class B1(b) and B1(c), now forming part of Use Class E(g)) and car parking (ref: 211563).
- 3.1.3 Temporary planning permission (ref: 210387) for the erection of Film studio stages and workshops (for a temporary period of 5 years) to include access to the Site via Old House Lane / Cutbush Lane, car parking, ancillary buildings to support the use of the Site and landscaping, with a workshop to be included on Gateway 4 plot at Thames Valley Science Park granted on 25 March 2021.
- 3.1.4 Full planning permission (ref: 211841) for the erection of film stages and associated workshops and office space; and ancillary uses including equipment stores, café. Formation of associated access, decked and surface parking, and landscaping at the Thames Valley Science Park (TVSP) was granted on 13th December 2021. This application included the Phase 1 Site.
- 3.1.5 Prior approval (ref: 221645) given for use of a backlot (on land to the east of the application site) for external filming including temporary film sets (PN Class E) Oct 2022 until April 2023 at Land to the south east of Oldhouse Farm, Shinfield on 12th July 2022.
- 3.1.6 Prior approval was granted for a farm track (Ref: 222223) on land directly to the south and south east of the Site.
- 3.1.7 Full planning permission was granted for the erection of a temporary Film Studio Backlot on the land to the east of the application site for a period of 5 years in February 2024 (ref: 222906).
- 3.1.8 Prior approval was given for the use of the application site as a backlot for external filming including temporary film sets (PN Class E) from July 2025 until April 2026 (ref: 243097).
- 3.1.9 A second prior approval application was submitted to the Local Planning Authority in April 2026 for the application site to extend the prior approval by 3 months (until July 2026).



4 The Proposed Development

4.1.1 Stantec has been instructed by Shinfield Studios Ltd to submit a detailed application for:

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

4.1.2 A backlot is an area behind or adjoining a film studio containing temporary exterior buildings for outdoor scenes using temporary set construction in filmmaking or productions. Permission is therefore sought for an area measuring 1.05 ha which is to be used as part of Shinfield Studios, and the erection and use of temporary external film sets.

Appearance

4.1.3 As part of the works permitted under prior approval application 243097, topsoil was removed from the Site to allow a ‘sub-base’ to be constructed, forming an initial layer of a geosynthetic material, followed by crushed aggregate, compacted in layers. A further stabilisation/geotex membrane was added with a final layer of aggregate to a depth of 150mm. Therefore, no further groundworks are required as part of this application.

4.1.4 As indicated above, the backlot will be used for the erection and use of temporary film studio sets.

4.1.5 As indicated on the Land Use Site Plan (Ref: 0983-S-BL3-11_P3), the height of any temporary film structures will be a maximum of 20m which reflects heights permitted under Schedule 2, Part 4, Class E (GDPO 2015) permitted development.

4.1.6 Access

4.1.7 Vehicular access to the Film Backlot is to be provided in the same manner as vehicles currently accessing the commercial operations at Oldhouse Farm and the Backlot area which is currently in operation. This is achieved via the South Avenue roundabout onto the Eastern Relief Road, then the Thames Valley Science Park internal link road, which in turn leads to Cutbush Lane and Old House Lane.

4.1.8 The Site layout allows for emergency vehicles, such as fire tenders, to access the Site from Cutbush Lane. The configuration of the layout ensures that a fire tender can gain access to the backlot in accordance with current standards.

4.1.9 The proposed development will have a high level of pedestrian and cycle connectivity, in part because of the significant investment in infrastructure due to the South of the M4 SDL. Cutbush Lane is a very lightly trafficked road that offers a direct connection link to the existing M4 overbridge for pedestrians and cyclists that can be used to reach Earley.



- 4.1.10 The pedestrian footway along the northern edge of Cutbush Lane forms part of a continuous route between the TVSP/Shinfield Studios and the M4 overbridge which the proposed backlot Site adjacent to Oldhouse Farm will benefit from.

Landscaping

- 4.1.11 There is no landscaping proposed for this application however existing vegetation located along the southern and western boundaries of the Site will assist in screening the proposed development.



5 Planning Policy Context

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise.
- 5.1.2 The Wokingham Borough Council Development Plan, in terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, comprises of:
- Central and Eastern Berkshire Joint Minerals and Waste Plan (2023)
 - Regional Strategy Policy NRM6 (Thames Basin Heaths Special Protection Area) of the South East Plan Regional Strategy (2009)
 - Wokingham Borough Core Strategy (January 2010)
 - Managing Development Delivery Development Plan Document (MDD DPD) (February 2014)
 - Shinfield Neighbourhood Plan (2017)
- 5.1.3 This chapter of the Planning Statement identifies the relevant national, regional and local planning policies considered to be of relevance to the determination of the application. The Applicant has sought to ensure that the development proposal accords with all the relevant planning policy guidance relating to the Application Site.
- 5.1.4 The Applicant has also had regard to Supplementary Planning Guidance, and Supplementary Planning Documents prepared by Wokingham Borough Council.

5.2 National Planning Policy

- 5.2.1 On the 16th December 2025, the Government published a consultation on proposed updates to the National Planning Policy Framework. This consultation period runs until the 10th March 2026. As the document is only at a draft consultation stage, the current adopted NPPF (December 2024) remains the materially relevant national policy document.

National Planning Policy Framework (2024)

- 5.2.2 The National Planning Policy Framework (NPPF) was originally published on 27th March 2012, however, has since been updated in 2018, 2019, 2023 and 2024. The NPPF establishes that while planning decisions should be taken in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, they should also be made in the context of a presumption in favour of sustainable development.



5.2.3 Chapter 2 (Achieving sustainable development) states that in order to achieve sustainable development, the three overarching objectives need to be pursued mutually in supportive ways, these are:

- Economic Objectives
- Social Objectives
- Environmental Objectives

Paragraph 11(a) states the following:

“all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;”

5.2.4 Paragraph 11 states that with regard to decision-making, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

“c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

5.2.5 Chapter 6 (Building a strong, competitive economy) states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. It states (paragraph 85) that *“significant weight should be placed on the need to support economic*



growth and productivity, taking into account both local business needs and wider opportunities for development”.

5.2.6 This is particularly important where Britain can be a global leader in driving innovation, with reference made (footnote 43) to the Government's Industrial Strategy which sets out a vision to drive productivity improvements across the UK (Invest 2035: The UK's Modern Industrial Strategy identifies eight priority sectors for growth including the Creative Industries. The Creative Industries Sector Plan (section 2.1) sets out the Government's commitment to “ensure the resilience of domestic production,” recognising it as the foundation for future growth. This is particularly important for emerging production clusters outside London and the South East, as well as for sustaining the sector's wider cultural impact. The Plan identifies film and television as a vital and expanding industry within the UK, with national policy focused on its continued protection and support. Paragraph 87 of the NPPF sets out the importance of addressing the specific locational requirements of different sectors. It calls for planning policies and decisions to make provision for:

- a. Clusters or networks of knowledge-based, data-driven, creative, or high-technology industries, and for new, expanded or upgraded facilities and infrastructure needed to support their growth (including data centres and grid connections);**
- b. Storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this supports supply chain resilience, transport innovations, and decarbonisation; and**
- c. The expansion or modernisation of other industries of local, regional, or national importance to bolster economic growth and resilience.**

5.2.7 Chapter 9 of the Framework is focused on promoting sustainable transport, including ensuring that appropriate opportunities exist to promote sustainable transport modes and ensuring that any significant impacts from the development on the transport network, can be effectively mitigated to an acceptable degree.

5.2.8 Chapter 12 of the Framework is focused on achieving well-designed places which is a key aspect of sustainable development, creating better places in which to live and work.

5.2.9 Chapter 14 is focused on meeting the challenge of climate change, flooding and coastal change. Paragraph 161 states that new development should help increase the use and supply of renewable and low carbon energy and heat. Paragraph 164 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.



- 5.2.10 Paragraph 172 of the 2024 NPPF states that all plans should apply a sequential, risk-based approach to the location of development in areas at risk of flooding, taking into account all sources of flood risk to avoid, where possible, risk to people and property. Paragraph 174 reinforces the purpose of the sequential test, which is to steer new development toward areas with the lowest probability of flooding. Paragraph 175 further clarifies that a sequential test is not required where a Site-specific Flood Risk Assessment demonstrates that all new development including buildings, land raising and access/egress routes is located outside areas at risk from any source of flooding. An exception may also apply where no built development is proposed within the flood-affected portion of the redline boundary.
- 5.2.11 Chapter 15 of the Framework is focused on conserving and enhancing the natural environment and states at paragraph 187 that planning decisions should contribute to and enhance the natural and local environment, including providing net gains for biodiversity. Planning decisions should also take account of the intrinsic character and beauty of the countryside. Paragraph 193 states that any significant harm to biodiversity arising from a development must be fully mitigated or, if this is not possible, compensated for as a last resort. Where neither mitigation nor compensation can be achieved, planning permission should be refused
- 5.2.12 Chapter 16 (Conserving and enhancing the historic environment) is focused upon the protection and enhancement of heritage assets. Paragraph 207 states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 215 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

National Planning Practice Guidance (NPPG)

- 5.2.13 The National Planning Practice Guidance (NPPG) was published online on 6th March 2014 and, alongside the Framework, provides guidance notes on various matters including Air Quality; Design; Noise; Open Space; Sports and Recreation Facilities; Public Rights of Way and Green Space; and Climate Change.



- 5.2.14 In the “Housing and economic needs assessment” guidance at Paragraph 032 Ref ID. 2a-032-20190722 (revision date 22 07 2019) states that clustering of certain industries (such as some high tech, engineering, digital, creative and logistics activities) can play an important role in supporting collaboration, innovation, productivity, and sustainability, as well as in driving the economic prospects of the areas in which they locate. Strategic policy-making authorities will need to develop a clear understanding of such needs and how they might be addressed taking account of relevant evidence and policy within Local Industrial Strategies. For example, this might include the need for greater studio capacity, co-working spaces or research facilities.

5.3 Local Planning Policy

Wokingham Core Strategy (2010)

- 5.3.1 Wokingham’s Core Strategy was adopted in January 2010 and sets out the spatial vision for development across the borough up until 2026. Wokingham’s Core Strategy has a strong emphasis on promoting the health, wellbeing and quality of life of its residents.
- 5.3.2 Policy CP1 (Sustainable Development) sets out the key principles for all development, stating that planning permission will be granted for sustainable development. Policy CP1 emphasises high quality, energy efficient design, the reduction of carbon emissions, and the creation of healthy, inclusive communities. Policy CP1 ensures that development contributes positively to the long term wellbeing of residents and the environment.
- 5.3.3 Policy CP3 (General Principles for Development) states that planning permission will be granted for proposals that have no detrimental impact upon ecological, heritage, landscape, geological features or watercourses, and maintain or enhance the ability of the Site to support fauna and flora including protected species. Development proposals will be required to demonstrate how they have responded to the criteria of this policy through the submission of Design and Access Statements; clear and informative plans, elevations and street scenes; and, where required, Masterplans, Development Briefs, Concept Statements and Design Code.
- 5.3.4 Policy CP4 (Infrastructure Requirements) ensures all new development within Wokingham is supported by the essential infrastructure, this includes the provision of services, community and other facilities required by the development. This shall be secured by planning obligations or a condition on the application if appropriate.
- 5.3.5 Policy CP6 (Managing Travel Demand) states that planning permission will be granted for schemes that provide sustainable forms of transport to allow choice for users.
- 5.3.6 Policy CP7 (Biodiversity) states that sites designated as important for nature conservation at an international or national level, will be conserved and enhanced, and inappropriate



development will be resisted. Policy CP7 also requires all development proposals to consider biodiversity from the outset, aiming not only to protect but also enhance ecological networks and habitats.

5.3.7 Policy CP9 (Scale and location of development proposals) sets out that development should be appropriately scaled and located in relation to the existing or planned levels of infrastructure, services, and facilities in the area.

5.3.8 With regard to development proposals outside of development limits, Policy CP11 states:

“In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in , and enjoyment of, the countryside; and**
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and**
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or**
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;**
- 5) In the case of replacement dwellings the proposal must:**
 - i. Bring about environmental improvements; or**
 - ii. Not result in inappropriate increases in the scale, form or footprint of the original building.**
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;**
- 7) Affordable housing on rural exception sites in line with CP9.”**

Wokingham Borough’s Managing Development Delivery DPD (2014)

5.3.9 Wokingham Borough’s Managing Development Delivery DPD (MDD DPD), adopted in February 2014, provides detailed policies and Site-specific guidance to support the



strategic objectives set out in the Core Strategy. Together, the Core Strategy and MDD DPD form a comprehensive planning framework that shapes how the borough will grow and evolve up to 2026, making Wokingham an excellent place to live, work and play, while protecting its valued environment and character.

- 5.3.10 The document begins by setting out ten cross-cutting policies. The first of these policies is Policy CC01 (Presumption in Favour of Sustainable Development) which states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
- 5.3.11 Policy CC03 (Green Infrastructure, Trees and Landscaping) notes that development proposals should provide new or protect and enhance the Borough's green infrastructure networks; promote accessibility, linkages and permeability between existing green corridors, including public rights of way; protect and retain existing trees, hedges and other landscape features; and incorporate high quality, ideally, native planting and landscaping.
- 5.3.12 Policy CC06 (Noise) deals specifically with the subject of 'noise'. This policy states that proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed).
- 5.3.13 Policy CC09 (Development and Flood Risk [from all sources]) establishes that development must be directed to areas at lowest flood risk and fully consider all sources of flooding at every stage, mitigating risk where necessary.
- 5.3.14 In relation to drainage, Policy CC10 (Sustainable Drainage) states that all developments must reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels.
- 5.3.15 Policy TB20 (Service Arrangements and Deliveries for Employment and Retail Use) states that planning permission will only be granted for commercial proposals throughout the borough that demonstrate there is no harmful impact on the amenity of adjoining land uses in terms of noise, fumes and disturbance; there is no significant impact on highway safety; there is no significant adverse visual impact; and there is no significant adverse environmental impact.
- 5.3.16 In terms of protecting the characteristics of the landscape, Policy TB21 (Landscape Character) states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment and must retain or enhance the conditions, character and features that contribute to their landscape.
- 5.3.17 Policy TB23 (Biodiversity and Development) states that planning permission for development proposals will only be granted where they demonstrate how they provide



opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing.

- 5.3.18 Policy TB24 (Designated Heritage Assets [Listed Buildings, Historic Parks and Gardens, Schedules Monuments and Conservation Areas]) states that Wokingham Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings.

Shinfield Neighbourhood Plan 2016-2026 (2017)

- 5.3.19 The Shinfield Neighbourhood Plan was adopted in February 2017 and covers the period from 2016 through to 2026.
- 5.3.20 Policy 1 (Location of development) states that development within the development limits will be supported; development adjacent to the development limits will only be supported where the benefits of the development outweigh its adverse impacts.
- 5.3.21 Policy 3 (Sustainable development) states how all proposals should be of the highest standards of sustainability and must meet the strategic sustainability priorities set out by Wokingham Borough Council, encouraging the inclusion of renewable and low/zero carbon technologies, choice of materials, orientation and layout, sustainable transport modes and recycling in designs.
- 5.3.22 Policy 4 (Accessibility and highway safety) notes how all developments should demonstrate the ability to provide appropriate levels of accessibility and highway safety. This includes the use of traffic calming measures, provision of pedestrian and cycle routes to public transport, workplaces and local amenities.
- 5.3.23 Policy 6 (Trees, hedgerows and woodland) states that development will, where appropriate, retain hedgerows. The policy also states that Ancient Woodland, Local Wildlife sites and ponds which are appropriate for retention, will have a buffer zone (minimum 15m) of sufficient width to preserve the ecological value of that feature. All buffer zones should consist of appropriate native species.
- 5.3.24 Policy 7 (Biodiversity) states that where a scheme can provide biodiversity enhancements, it will be supported by Shinfield Parish Council.
- 5.3.25 Policy 8 (Flooding) notes how new developments that preserve and incorporate open watercourses, ponds and ditches will be supported. Sustainable Urban Drainage Systems (SuDS) should be used wherever practicable and done so appropriately for the Site. No development will be permitted which reduces the ability of the Site to alleviate flooding, or which results in increases in surface water run-off rates that would have a detrimental effect off-Site, unless suitable mitigation is put in place.



5.3.26 Policy 11 (Commercial development) states that planning permission for development proposals that provide employment uses will be supported (where they do not conflict with other policies) where they demonstrate that:

- a) **The scheme will not result in any net loss of dwellings**
- b) **The scale of the development would complement the local area**
- c) **The proposals will not result in an unacceptable loss of amenity for neighbouring land uses**
- d) **The proposal will not cause an adverse impact on highway safety**
- e) **The scheme will contribute to the development of local employment and innovation (e.g. through the creation of live-work units)**
- f) **The scheme will retain and enhance green routes and green route enhancement areas (existing and proposed) where relevant.**

5.4 Emerging Policy

Wokingham Local Plan Update 2023-2040

- 5.4.1 The Council is developing a new Local Plan up to 2040, which will guide where and how growth will take place in the borough. The new Local Plan will plan for new housing, employment schools, roads, parks, shops and community facilities necessary to create places where people want to live, work and do business. Once adopted, it will replace the current Core Strategy and Managing Development Delivery Local Plans.
- 5.4.2 The Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted to the Secretary of State for examination by an independent Planning Inspector on 28th February 2025, and is currently in the 2nd stage of Examination Hearings.
- 5.4.3 While the plan is not yet adopted, its emerging policies may be considered material in planning decisions. Listed below are the relevant emerging policies to this application, although these policies are not considered to have full weight, as the Plan is still emerging.
- 5.4.4 Of specific reference, draft Policy SS13 (Loddon Valley Garden Village) of the emerging Local Plan sets out the strategic framework for the development of Loddon Valley Garden Village, which includes the phased expansion of the Thames Valley Science and Innovation Park and. The policy supports the delivery up to 3,900 homes, alongside significant employment, education, and community infrastructure. SS13 envisions around 100,000sqm of new employment floorspace, reinforcing the area's role as a hub for



innovation and research. The application site lies within the proposed Loddon Valley Garden Village allocation.

- 5.4.5 Draft Policy SS1 (Sustainable development principles) sets out the overarching principles that guide all development across the borough, ensuring that proposals contribute to the creation of sustainable, inclusive and resilient communities. It requires development to support the transition to a low-carbon economy, promote high-quality and locally distinctive design, enhance biodiversity and green infrastructure, and ensure timely delivery of infrastructure and access to sustainable transport and services.
- 5.4.6 Draft Policy SS2 (Spatial strategy and spatial hierarchy) sets out the spatial framework for how growth will be distributed across Wokingham Borough up to 2040. It identifies a hierarchy of settlements and strategic locations where development is to be focused, prioritising areas that can support sustainable patterns of growth.
- 5.4.7 Draft policy SS5 (Development in the countryside) states:
- “Development proposals in the countryside will in general only be supported for the types of development set out below:**
- a) The construction of new dwellings which accord with Policy H4: Exceptions sites, Policy H5: Rural workers’ dwellings and Policy H10: Traveller sites;**
 - b) Development proposals for which land is allocated;**
 - c) Development which supports the rural economy and equestrian uses in accordance with Policy ER3: Supporting the rural economy and Policy DH7: Equestrian development;**
 - d) Low carbon and renewable energy generation schemes in accordance with Policy CE7: Low carbon and renewable energy generation;**
 - e) The re-use or conversion of existing buildings of permanent and substantial construction which would not require extensive reconstruction;**
 - f) The replacement, extension or alteration (including sub-division) of existing buildings of permanent and substantial construction, and which do not lead to disproportionate increases in scale, form or footprint beyond the original building;**



- g) Redevelopment or infilling of previously developed land that does not unacceptably harm the character and appearance of the surrounding countryside or the rural setting of the village;**
- h) Agricultural and forestry development that is demonstrated to be reasonable and proportionate to the need;**
- i) Outdoor sports, recreation, leisure and nature conservation development that is demonstrated to be necessary, reasonable and proportionate for the use;**
- j) The provision of essential community facilities which cannot be located within settlement boundaries and are demonstrated to be necessary, reasonable and proportionate to the use;**
- k) The provision of essential utilities and infrastructure (including development for strategic transport infrastructure which can demonstrate a requirement for a countryside location), and cemeteries and burial grounds; or**
- l) Minerals and waste development in accordance with relevant policies in the minerals and waste local plan.”**

5.4.8 Part 3 of the draft policy SS5 states that all development within the countryside must take a landscape-led approach to development.

5.4.9 Other draft policies relevant to the proposals are listed below:

- Draft Policy SS8 (Meeting employment needs)
- Draft Policy CE1 (Design principles for efficient buildings)
- Draft Policy CE2 (Environmental standards for non-residential development)
- Draft Policy CE4 (Supporting a circular economy)
- Draft Policy FD1 (Development and flood risk (from all sources))
- Draft Policy FD2 (Sustainable drainage)
- Draft Policy NE1 (Biodiversity and geodiversity)
- Draft Policy NE2 (Biodiversity Net Gain)
- Draft Policy NE4 (Trees, woodland, hedges and hedgerows)
- Draft Policy NE5 (Landscape and design)



- Draft Policy DH6 (Archaeology)



6 Planning Considerations

- 6.1.1 In developing the proposal, the Applicant has sought to ensure that the proposed development complies with all relevant national and local planning policies and has regard to relevant guidance.
- 6.1.2 This Chapter of the Statement considers the main objectives identified in the relevant planning policies relating to the Application Site and demonstrates that the proposed development is consistent with the aims, objectives and requirements of these policies.

6.2 Principle of Development

- 6.2.1 National planning and economic policy provide strong support for the growth of the UK's creative industries, recognising their role in driving innovation, productivity, and regional development. Paragraph 85 of the NPPF states that *“significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”*. It goes on to state that this should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. In relation to innovation, the NPPF refers to the Government's Modern Industrial Strategy (footnote 43) as discussed further below.
- 6.2.2 The NPPG for housing and economic needs assessment (Para. 032 Reference ID: 2a-032-20190722, Revision date: 22 07 2019) states *“clustering of certain industries (such as some high tech, engineering, digital, creative and logistics activities) can play an important role in supporting collaboration, innovation, productivity, and sustainability, as well as in driving the economic prospects of the areas in which they locate”*. The NPPG goes on to state that:
- “Strategic policy-making authorities will need to develop a clear understanding of such needs and how they might be addressed taking account of relevant evidence and policy within Local Industrial Strategies. For example, this might include the need for greater studio capacity, co-working spaces or research facilities.”**
- 6.2.3 National policy therefore makes explicit reference to ‘greater studio capacity’ as a means to support clustering of industries which can play an important role in supporting collaboration, innovation, productivity, and sustainability, as well as in driving the economic prospects of the areas in which they locate.
- 6.2.4 According to the British Film Institute (BFI), the UK's film and high-end television (HETV) production spend in 2023 reached £4.23 billion, despite a 32% drop from 2022 due to the Global writers strikes. Notably, £3.31 billion of this came from inward investment and co-productions, reaffirming the UK's global reputation as a world-leading centre for



international film and TV production. This reputation is now further supported by the UK Government's 2025 Modern Industrial Strategy, which identifies the creative industries, including film and television as one of the eight "growth-driving" sectors. The strategy commits to long-term investment, infrastructure development, and skills enhancement to support regional creative clusters. Shinfield Studios, as a major film & TV production hub within the Thames Valley, is well-positioned to benefit from this national policy emphasis, reinforcing its role in attracting inward investment and delivering high-value employment. The strategy also promotes the development of regional clusters, recognising that creative hubs such as Shinfield Studios play a vital role in driving local economic growth, productivity, and global competitiveness. This proposal directly aligns with the strategy's objectives by expanding studio capacity, supporting collaboration with academic institutions, and reinforcing the UK's position as a premier destination for screen production.

- 6.2.5 The Creative Industries Sector Plan also highlights the UK's ambition to remain the number one global destination for creative investment, with a focus on talent development, IP generation, and cluster-based innovation. This aligns directly with the growth of Shinfield Studios and similar hubs, which are helping to anchor international productions and stimulate local economies.
- 6.2.6 This proposal for a temporary backlot will therefore continue to provide an area for external filming, complementing the film-making and related activities taking place at Shinfield Studios. As previously established, this backlot will further support the operations at Shinfield Studios by providing additional space, attracting global production companies and Shinfield Studios economic influence.
- 6.2.7 This proposal also aligns with ethos of the wider Thames Valley Science Park in supporting the growth innovative, knowledge and technology-based organisations.
- 6.2.8 Policy CP11 of Wokingham Borough's Core Strategy states that to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of Development Limits will not normally be permitted, except in certain circumstances (e.g. contributes to diverse and sustainable rural enterprises). It should be stated that the western part of this application site lies within the Development Limits of the 'South of the M4 Strategic Development Location' (policy CP19 of the Core Strategy), therefore only part of the site lies outside Development Limits therefore considered 'countryside'.
- 6.2.9 As indicated above, planning permission has previously been granted for the development of film studios under refs: 211841 and 201387 respectively. The studios are largely built out, with the exception of some office space. Furthermore, the land directly adjacent to the site which lies entirely outside of defined Development Limits, already benefits from



temporary planning permission (ref. 222906) for an external film backlot, establishing a clear precedent for filmmaking use in this location.

- 6.2.10 The objectives of Policy CP11 state *that “In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except”* (our emphasis). The policy then lists a series of development proposals which are considered acceptable within the countryside: the proposed development is not included in this list.
- 6.2.11 However, the policy does not set out an absolute prohibition for all development and the word not ‘normally’ therefore indicates that development outside of Development Limits may still be considered acceptable even if such development does not meet the criteria of policy CP11 if there are other material considerations which outweigh the general restraint on development outside of settlement boundaries.
- 6.2.12 Moreover, it is important to consider such proposals against the objectives of the policy, the protection of separate settlement identity and to maintain the quality of the environment. It should be emphasised that the backlot will be used for film sets and therefore any structures will only be present for temporary periods while filming takes place.
- 6.2.13 As indicated on the Land Use Site Plan, the heights of any structures will be limited to 20m, which reflects the height limit required under permitted development for temporary filmmaking activities.
- 6.2.14 In addition, the established planting under application 222906 and existing trees will assist in screening the backlot from nearby viewpoints (as considered further within the Landscape and Visual Note submitted with this planning application).
- 6.2.15 We therefore consider that this proposal does maintain the separate identity of settlements and quality of environment, therefore the proposal does not conflict with the stated objectives of policy CP11 set out in the first paragraph. Furthermore, the importance of the backlot in supporting Shinfield Studios as a globally recognised filmmaking facility should be afforded substantial weight in decision-making.
- 6.2.16 It should also be emphasised that within Wokingham’s emerging Local Plan, the land subject to this planning application lies within the Hall Farm/Loddon Valley Strategic Development Location, and adjacent to an area that is identified for ‘employment’ development which includes Shinfield Studios.
- 6.2.17 With regard to policy 1 of the Shinfield Neighbourhood Plan, it states that *“development within the Development Limits... will be supported; development adjacent to the Development Limits will only be supported where the benefits of the development outweigh*



its adverse impacts.” As previously established in this section, there is clear evidence of the benefits of existing and proposed development within the Shinfield Studios site.

- 6.2.18 Overall, the proposal is strongly supported by national policy, promoting economic growth, innovation, and the expansion of creative industry clusters. The backlot would play a key role in supporting the continued success and expansion of Shinfield Studios, a significant film and television hub, by enhancing its operational capacity and attractiveness to global productions. This supports the Government’s support towards the creative industries. Previous permissions (the prior approval (Ref: 243097) and temporary application for the backlot to the east (Ref: 222906) set a clear precedent and demonstrate that this proposal should be considered an appropriate form of development at this location.

6.3 Landscape & Visual

- 6.3.1 A Landscape & Visual Technical Note has been prepared by Stantec which supports this planning application and should be read in conjunction with this sub-section of the planning statement.
- 6.3.2 The addition of the proposed Backlot 3 to the south of the existing Shinfield Studios will increase the footprint of the built form (although any structures on site will be present for a short period of time which reflects the very nature of an external film backlot) in this locality but will retain existing boundary features and will be seen in the context of the built form at Oldhouse Farm, where it is visible in views north and east from PRoW SHIN3 and SHIN4, as shown in Site Photographs 1 to 9.
- 6.3.3 The Proposed Development will not extend the amount of the view occupied by built form seen in filtered views through existing vegetation that occupies the Loddon Valley.
- 6.3.4 Therefore, it is considered that the Site, to the south of the existing Shinfield Studios and Oldhouse Farm, has the capacity to absorb the Proposed Development without introducing elements that are uncharacteristic of the area or extending the visibility of built form beyond the local footpath routes of PRoW SHIN3 and SHIN4, where existing built form at Oldhouse Farm is partially visible in views often filtered through vegetation.
- 6.3.5 The proposed Backlot 3 will not cause the loss or alteration of boundary features that are characteristic of the Loddon River Valley Landscape Character Area, with mitigation planting (associated with the Backlot area to the east) along the southern edge of the Site, creating a strong landscape buffer that will mature to provide further visual screening, enabling the temporary proposed Backlot 3 to assimilate into the local area.
- 6.3.6 The Proposed Development is therefore considered to accord with the following relevant provisions of the NPPF and local planning policy:



- NPPF (2024) Chapter 15: Conserving and enhancing the natural environment
- Wokingham Core Strategy (2010) Policies CP1, CP3, CP9, CP11
- Wokingham Managing Development Delivery (2014) Policies CC02, CC03 and TB21

6.4 Transport & Access

- 6.4.1 A Transport Statement has been prepared by Abley Letchford which supports this planning application and should be read in conjunction with this sub-section of the statement.
- 6.4.2 Vehicular access to the Film Backlot is to be provided in the same manner as vehicles currently access the commercial operations at Oldhouse Farm and the Backlot area, which is currently in operation. This is achieved via the South Avenue roundabout onto the Eastern Relief Road, before continuing along the Thames Valley Science Park internal link road to Cutbush Lane and Old House Lane.
- 6.4.3 As identified in the approved Shinfield Studios Full Application (ref. 211841) Transport Assessment (ref. A282-R008/A), it is concluded that sustainable patterns of travel are readily achievable for employees at the Shinfield Studios Site and users of the Film Backlot, with a high level of pedestrian and cycle connectivity and an established and frequent bus service that operates to and from key destinations within Reading. It is also concluded that there are not any specific issues with highway safety in the area that would be exacerbated by the traffic attributable to the development proposal.
- 6.4.4 The promotion of a temporary Film Backlot at the Shinfield Studios development would not result in any additional trips that were not already accounted for within the May 2021 Transport Assessment. Accordingly, the findings of the May 2021 Transport Assessment Report, which concluded that the traffic attributable to the proposed development would not result in any significant impacts to the operation of the wider highway network, therefore remain valid.
- 6.4.5 Accordingly, it is concluded that the use of land to the south of Oldhouse Farm for Film Backlot accords with the following relevant provisions of the NPPF and local planning policy:
- NPPF (2024) Chapters 2 and 9
 - Wokingham Core Strategy (2010) Policies CP1, CP3, CP4, CP6, CP15 and CP19



6.5 Flood Risk and Drainage

6.5.1 A Flood Risk Assessment and Drainage Statement has been prepared by Abley Letchford which supports this application and should be read in conjunction with this sub-section of the statement.

Flood Risk

6.5.2 The Environment Agency (EA) Flood Risk mapping has been reviewed alongside the Wokingham Borough Council (WBC) Preliminary Flood Risk Assessment (PFRA) and Wokingham Borough Council (WBC) Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA).

6.5.3 This Flood Risk Assessment (FRA) states that:

- The EA mapping shows that the Site lies within areas of Flood Zone 1, 2 and 3. The central area and the majority of the Site is at a 'Low' risk of flooding from fluvial sources. NaFRA mapping shows the majority of the Site lies within Flood Zone 1. Stantec modelling, which has informed the SFRA, shows the entirety of the Site to lie within Flood Zone 1. Therefore, the Site is considered to be entirely Flood Zone 1 and at 'low' risk.
- The EA mapping shows the majority of the site lies within an area of no risk of flooding from pluvial sources. There are two areas within the northeastern and northwestern corners of the Site that have 'low' risk of flooding from surface water. Overall, the flood risk from the surface water is deemed to be 'low'.
- The WBC groundwater emergence map has no data for the site area. The groundwater susceptibility mapping shows the Site lies within a 1km grid cell area that is $\geq 50\%$ $< 75\%$ susceptible to groundwater. This can be categorised as being at a 'medium' risk of flooding from groundwater.
- There are no Thames Water assets located within the site boundary. Therefore, the risk of flooding from sewers is deemed to be 'low'.
- The EA mapping showing flood risk to the Site from reservoirs, specifically in a wet day scenario is high. The entirety of the Site is at high risk of flooding during a reservoir breach. However, due to reservoirs being highly monitored the potential of flooding from reservoirs is considered to be 'low'.

6.5.4 Flood mitigation measures are not needed due to the temporary nature and use of the Site. For the temporary application for the backlot to the east (ref. 222906), a similar position was taken, which was accepted by the drainage officer and Environmental Agency.



Sequential Test and Exception Test

- 6.5.5 The Site is in Flood Zone 1, as defined by the Stantec 2021 River Loddon modelling. The EA surface water mapping shows that almost the entirety of the Site lies outside of areas shown to be at risk from surface water flooding. There are two small, localised areas of surface water flooding, categorised as 'low' risk. Therefore, the risk from surface water flooding is 'low'. Based on criteria set out by WBC, the Sequential Test and Exception Test are not required for this Site.

Surface Water Drainage Strategy

- 6.5.6 The underlying soils are mainly clay and therefore a poor infiltrating capacity in their natural state. Under the prior approval consent for the backlot, a layer of topsoil was removed and replaced with a layer of gravel/scalping. Since this is considered to be less impermeable than the existing soils, there would be no need to attenuate the surface water runoff.
- 6.5.7 Therefore, no formal drainage strategy is required. The Site will continue to drain as it currently does.

Summary

- 6.5.8 The FRA demonstrates that the proposed development complies with national and local planning policy with respect to flood risk and drainage. The risk of flooding is adequately managed and the offsite flood risk is not increased.
- 6.5.9 Accordingly, it is concluded that the use of land to the south of Oldhouse Farm for Film Backlot accords with the following relevant provisions of the NPPF and local planning policy:
- NPPF (2024) Chapter 14
 - Wokingham Core Strategy (2010) Policies CP1 and CP3
 - Wokingham Managing Development Delivery (2014) Policies CC09, CC10

6.6 Ecology

- 6.6.1 An Ecology Statement has been prepared by EPR which supports this application and should be read in conjunction with this sub-section of the statement.
- 6.6.2 No new significant ecological impacts on important ecological features are predicted from the proposed 5-year temporary application for continued use of the Site as a filming backlot, as the Site already serves this purpose, has already been subject to clearance under



existing Prior Approval consents, and the nature of the activities undertaken is not proposed to vary from that which already occurs.

- 6.6.3 Notwithstanding the above, whereas the previous Prior Approval consent was not subject to legally mandatory Biodiversity Net Gain, the proposed 5-year temporary planning application for continued use of the Site as a Backlot is now believed to be subject to BNG and the biodiversity gain condition introduced into legislation under the Environment Act 2021.
- 6.6.4 As previous clearance to facilitate the Prior Approval consent is likely to constitute 'degradation' of the pre-existing biodiversity value of the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended) and Government Guidance on Biodiversity Net Gain, the date at which the pre-development biodiversity value of the Site is proposed to be taken is 9th October 2023.
- 6.6.5 As a result of the loss of the habitats present on the Site at this date, it is anticipated that the discharge of the post-consent biodiversity gain condition will involve the applicant securing a total of 3,498 habitat units in a Biodiversity Gain Site that is registered on Natural England's public register.
- 6.6.6 Accordingly, it is concluded that the use of land to the south of Oldhouse Farm for Film Backlot accords with the following relevant provisions of the NPPF and local planning policy:
- NPPF (2024) Chapters 2 and 15
 - Wokingham Core Strategy (2010) Policies CP1, CP3 and CP7
 - Wokingham Managing Development Delivery (2014) Policies CC03 and TB23

6.7 Built Heritage

- 6.7.1 A Heritage Statement has been prepared by Alan Baxter which supports this application and should be read in conjunction with this sub-section of the statement.
- 6.7.2 Backlot 3 is southwest of the Grade II listed barn at Oldhouse Farm. The farmhouse to the north is also listed at Grade II (please refer to Figure 1 of the Heritage Statement for further context).
- 6.7.3 Oldhouse Farm has not been a functioning farm for many decades, and the setting of the barn and farmhouse is no longer that of a historic farmstead. The character of this site is now that of light industry, not farming.



- 6.7.4 The proposal itself will have no direct impacts on the listed barn and farmhouse. When considered in the context of the constructed Shinfield Studios and other nearby sites, such as the British Museum storage site, the proposal will not result in a significant increase to the development already permitted and built within the setting of the identified heritage assets.
- 6.7.5 The development would be experienced in views towards the farmstead from the footpaths to the south and west. However, existing buildings and landscaping provide screening of the proposal.
- 6.7.6 The level of harm to the significance of the listed buildings is limited to some aspects of setting and is assessed as the low end of 'less than substantial harm'. This would enact paragraph 215 of the NPPF which requires less than substantial harm to be weighed against the public benefits of proposals.
- 6.7.7 As set out within this Planning Statement, these benefits are closely linked to the wider Shinfield Studios site, of which this proposal forms an integral component. The key public benefits can be summarised as follows:
- Significant economic benefits at local, regional, and national levels through support for a key growth sector;
 - The creation of a broad range of employment opportunities;
 - Support for the University of Reading through links to its Film and Television department, including student placements, enhanced learning opportunities, and strengthened pathways into the industry for graduates; and
 - Contribution to the growth of the creative industries, including the development of a sustainable creative cluster.
- 6.7.8 Accordingly, it is concluded that the use of land to the south of Oldhouse Farm for Film Backlot accords with the following relevant provisions of the NPPF and local planning policy:
- NPPF (2024) Chapters 2 and 16
 - Wokingham Core Strategy (2010) Policies CP1 and CP3
 - Wokingham Managing Development Delivery (2014) Policy TB24



6.8 Arboriculture

- 6.8.1 An Arboricultural Impact Assessment has been prepared by FLAC which supports this application and should be read in conjunction with this sub-section of the statement.
- 6.8.2 As per the Backlot 3 Land Use Plan, all trees and hedgerows are proposed to be retained. Please refer to the Arboriculture Impact Assessment, which sets out tree protection measures for existing trees.
- 6.8.3 Accordingly, it is concluded that the use of land to the south of Oldhouse Farm for Film Backlot accords with the following relevant provisions of the NPPF and local planning policy:
- NPPF (2024) Chapter 14
 - Wokingham Core Strategy (2010) Policies CP1, CP3 and CP7
 - Wokingham Managing Development Delivery (2014) Policy CC03

6.9 Acoustic

- 6.9.1 A Noise Assessment has been prepared by Sharps Redmore which supports this application and should be read in conjunction with this sub-section of the statement.
- 6.9.2 Existing noise levels are dictated by road traffic noise, including noise from the M4 which is to the north of the Site.
- 6.9.3 A detailed assessment of typical set activity, including set building, has been carried out and concluded that noise will not cause adverse impacts to local residents in line with national and local policy aims.
- 6.9.4 Other noise sources associated with filming activity, including the use of pyrotechnics have been considered. Operational mitigation measures will be used based on good industry practice to reduce any potential impact. Considering the infrequent nature of such events, it is concluded that noise will not cause significant adverse impact in accordance with the policy aims of the NPPF.
- 6.9.5 Accordingly, it is concluded that the use of land to the south of Oldhouse Farm for Film Backlot accords with the following relevant provisions of the NPPF and local planning policy:
- NPPF (2024) Chapters 2 and 15
 - Wokingham Core Strategy (2010) Policy CP1 and CP3



- Wokingham Managing Development Delivery (2014) Policies CC06



7 Summary and Conclusions

- 7.1.1 This Planning Statement has been prepared to support an application for a temporary (for a period of 5 years) film studio backlot on land to the south of Oldhouse Farm, Shinfield.
- 7.1.2 This backlot will be associated with the wider Shinfield Studios proposals which has planning permission (Ref: 210387 and 211841), with studios and workshops on land located south of Cutbush Lane already built out and in use. Shinfield Studios is already providing a unique and exciting opportunity for Wokingham Borough, supporting an already strong creative sector within the UK but also supporting the University of Reading's wider ambitions for expanding TVSP including a focus on film and media.
- 7.1.3 The Government's published Modern Industrial Strategy, with its strong prioritisation of the creative industries as one of the eight growth sectors, clearly reinforces the need for, and supports the delivery of, facilities such as those at Shinfield Studios. This proposed backlot will support the wider Shinfield Studios development, as the additional space further supports the influence of Shinfield Studios in attracting production companies, and, in turn, assists in meeting the current pressing demand for film studio space. In addition, this proposed backlot will lie adjacent to an existing external backlot area which currently has planning permission for a period of 5 years.
- 7.1.4 It should be emphasised that the proposed backlot will be used for film sets and therefore any structures will only be present for temporary periods while filming takes place. As indicated on the Site Plan, the heights of any structures will be limited to 20m, which is equivalent to the height that can be achieved under permitted development for temporary film activities.
- 7.1.5 As indicated within this planning statement, it is considered that this proposal is acceptable in line with national and local planning policy, especially as forming part of the wider Shinfield Studios which will offer substantial benefits including meeting a pressing demand for film studio space which significantly outweighs any policy concerns regarding the location of the backlot being partly located outside of defined Development Limits.
- 7.1.6 Furthermore, the technical evidence submitted in support of the application confirms that the proposal is acceptable with regard to landscape and visual effects, transport and access, flood risk and drainage, ecology, heritage, arboriculture and noise. Accordingly, it is concluded that the use of land to the south of Oldhouse Farm for a temporary backlot is acceptable from a planning perspective.
- 7.1.7 We therefore respectfully request that planning permission is granted within the statutory timescales.

