

Wokingham Borough Council -
Development Control
WOKINGHAM, RG40 1WR

Reference: PA-0006380/01
Customer reference: 261358
30 June 2026

Full application for use as a film studio backlot for a temporary period of 5 years.

Land South Of Oldhouse Farm Shinfield RG2 9AE

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 261358. We have reviewed the following document:

- FRA by Abley Letchford dated 12 May 2026, reference A282 – R060 REV A.

Environment Agency position

We have no objections to the application as currently submitted.

Informative - Flood warning and emergency response - advice to LPA

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

This does not mean we consider that the access is safe, or the proposal is acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuations.

Closing comments

If you have any questions regarding our response, please contact planning_thm@environment-agency.gov.uk.

Yours sincerely,

Nathan Davis,

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