

Date: 11 December 2024
Application: 243097



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Flood Risk Officer,

PN Class E Temp Film Consultation

Application Number: 243097

Applicant: C/O Agent

Site Address: Land south of Oldhouse Farm Barn, Shinfield

Parish: Shinfield

Grid Reference: Easting - 474388, Northing - 168609

Type of Development:

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

Case Officer: Suraj Phandey

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 243097. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	SDL Flood Risk Officer	App No:	243097
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.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

LLFA received this Prior approval submission for use of a backlot for external filming including temporary film sets (PN Class E) July 2025 until April 2026 on 11th december 2024. LLFA requires the following as location is in flood zone 2 and 3.

Flood Risk Management

1. Flood Risk Assessment / Drainage strategy:

- A comprehensive FRA / Drainage strategy is essential to demonstrate that the temporary use will not increase flood risk on or off-site.
- Address impacts on floodplain storage and flow paths and provide compensatory storage if necessary.

2. Flood-Resilient Design:

- Elevate critical infrastructure above predicted flood levels and use flood-resistant materials and Secure movable equipment to prevent displacement during flooding.

3. Safe Access and Egress:

- Maintain clear, flood-resilient access and evacuation routes aligned with local flood warning systems.
- Subscribe to the EA flood warning service for real-time updates.

Surface Water and Drainage

1. Temporary Drainage Systems:

- Implement Sustainable Drainage Systems (SuDS) to manage surface water runoff, such as modular tanks, infiltration systems, or temporary attenuation.
- Ensure all temporary works preserve natural flow paths and do not increase runoff onto adjacent properties.
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2. Groundwater Management

- Monitor and address groundwater risks, especially during wetter months, with temporary pumps or drainage channels if necessary.

Post-Use Restoration

- Fully remove temporary structures and drainage measures after use to restore the floodplain to its original state.
- Inspect and clear local drainage infrastructure to prevent blockages from debris.

1. Emergency Preparedness:

- Develop a flood contingency plan and secure adequate flood risk insurance for the site.

2. Climate Change Allowance:

- Account for increased rainfall and flood levels in the drainage and flood management strategy.

By implementing robust flood resilience and drainage measures and engaging with stakeholders, the temporary use can proceed safely and sustainably while mitigating environmental and operational risks.

Conditions & Reasons (if required)

Date:	12/12/2024	Signed:	NT
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