

Date: 11 December 2024
Application: 243097



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

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:	Gordon Adam Development Control		
Service	SDL Highways	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:	Yes/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

1. Highways understands that this is a temporary extension to already approved backlot under planning permission 222906.
2. This application has been supported by a transport statement which is welcome.
3. Highways is content that any traffic generated by this temporary application would not have an adverse impact on the highway network and would be part of the traffic generated by the entire site.
4. Highways would have expected a construction management plan to have been submitted however, any construction and remediation would need to follow the principles of the approved Construction Environmental Management Plan (CEMP) (Abbey Letchford partnership Ltd, Reference A282-R015/D dated 15/09/21) that was submitted with the application for the full studio site. A condition will be recommended to secure this.
5. The site of the backlot is adjacent east of the existing backlot. Highways has no problem with the site location.
6. The route from the studio to the backlot would be via Cutbush Lane East and then Oldhouse Lane as there are no alternative routes.
7. It has been stated that mini buses will transfer staff and actors from the parking from the main studio sites to the backlot which is welcome.

Conditions & Reasons (if required)

Construction and Remediation Plan

The construction and remediation of this site will need to follow the principles set out in the full the approved Construction Environmental Management Plan (CEMP) (Abbey Letchford partnership Ltd, Reference A282-R015/D dated 15/09/21) that was submitted with the application for the main site (211841)

Date:	31 st Dec 2024	Signed:	Gordon Adam
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