

16th April 2026

Our Ref: 333100248/A3/NL

Development Management
Wokingham Borough Council
Civic Offices
Shute End
RG40 1BN

Dear Sir/Madam,

PRIOR APPROVAL APPLICATION FOR A FILM BACKLOT, SHINFIELD STUDIOS

On behalf of Shinfield Studios Ltd, we are pleased to submit this application seeking prior approval for temporary use of a film backlot for commercial film-making at land south of Oldhouse Farm, Shinfield.

The backlot currently has permission under a prior approval application for a filming period between July 2025 and April 2026 (ref. 243097) however our client has informed us that the use of this backlot is required until mid-summer.

The backlot will be used in connection with Shinfield Studios, with the land being used to erect and use film studio sets (which will form of timber and plaster). Filming will take place from May 2026 until July 2026 of which we currently anticipate minimal night filming (which will require the use of lighting within the redline boundary).

As per Class E of the Town and Country Planning (General Permitted Development) Order 2015, permitted development covers development consisting of the temporary use of any land or buildings for a period not exceeding 12 months in any 27 month period for the purpose of commercial film-making.

As the GDPO states that the temporary use of land for film-making purposes allows for up to 12 months (within any 27 month period), this prior approval application therefore seeks the further use of this backlot for film-making purposes for the period 1st May 2026 to the 31st July 2026.

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, which is *'particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'*

The UK Government's 2025 Modern Industrial Strategy 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.

This backlot forms part of Shinfield Studios, where the focus is on driving innovation through film production. This, in turn, enables the creation of a 'creative cluster' of knowledge and technology, thereby supporting the NPPF's emphasis on sustainable economic growth, as well as the University of Reading's wider growth ambitions at the Thames Valley Science Park.

Requirements as set out in the GDPO

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Registered in England No. 01188070

Part E.3 (2) states that this prior approval application must be accompanied by the following:

(a) a written description of the proposed development

The description of the proposed development is as follows: "Backlot for external filming including temporary film sets"

The backlot will be used in connection with Shinfield Studios, with the land being used to erect and use film studio sets (which will form of timber and plaster). Filming will take place from May 2026 until July 2026.

(b) a plan indicating the site and showing the proposed development

Please see the Site Boundary Plan (Ref: RG-M-01A) & Site Location Plan (Ref: RG-M-01-1A) which form part of this application.

(c) the developer's contact address

Shinfield Studios Limited c/o Stantec, The Blade, Abbey Square, Reading, RG1 3BE.

(d) the developer's email address if the developer is content to receive communications electronically

Please can all electronic communication be sent to the writer (Neve Lansdown- neve.lansdown@stantec.com) on behalf of Shinfield Studios Limited.

(e) a site-specific flood risk assessment

A Flood Risk Assessment and Drainage Statement (ref. A282-R050 Rev A), submitted under the previous prior approval application, is provided alongside this application.

The application is also supported by a Transport Technical Note (ref. A282-R049) which was submitted under the previous prior approval application.

We trust that you have sufficient information to determine this application. Should you wish to discuss the application further, please do not hesitate to contact the writer on 0118 943 000 or by email neve.lansdown@stantec.com.

Yours sincerely,



**Neve Lansdown
Graduate Planner
Stantec UK Limited**