

Project Title: Shinfield Studios

Project No/ Document Reference: A282-R049

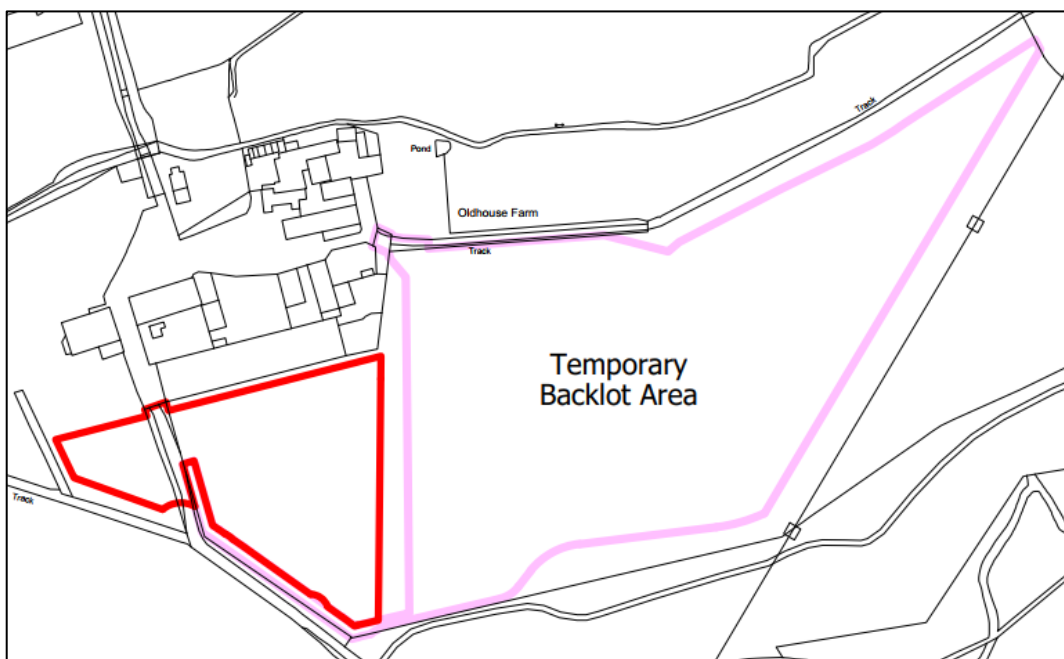
Date: 06 November 2024

Transport Statement – Prior Approval Application for Film Backlot

1. Introduction

- 1.1. This Transport Statement has been prepared by Abley Letchford Partnership Ltd, on behalf of Shinfield Studios, in relation to development proposals which comprise the promotion of a Film Backlot on land to the south of Oldhouse Farm in Shinfield.
- 1.2. The Prior Approval application comprises proposals for the creation of a Backlot for external filming, including the erection of temporary film sets. Filming will take place at the proposed backlot which will complement the existing backlot also located east of Oldhouse Farm which was approved for temporary use over a 5 year period, commencing in February 2024 (WBC Ref : 222906).
- 1.3. Operations at the proposed backlot will be intrinsically linked to the main Studios development which is located on adjacent land to the north and south of Cutbush Lane as approved through planning consent (WBC Ref: 211841).
- 1.4. The Site location in the context of the existing Shinfield Studio development is depicted on Drawing No. RG-M-01/A included within **Annex A**. For additional context, **Figure 1** below identifies the proposed backlot area (land edged red) in the context of the adjacent temporary backlot (land edged pink) which is connected for operation until February 2029.

Figure 1 : Location of Proposed Backlot

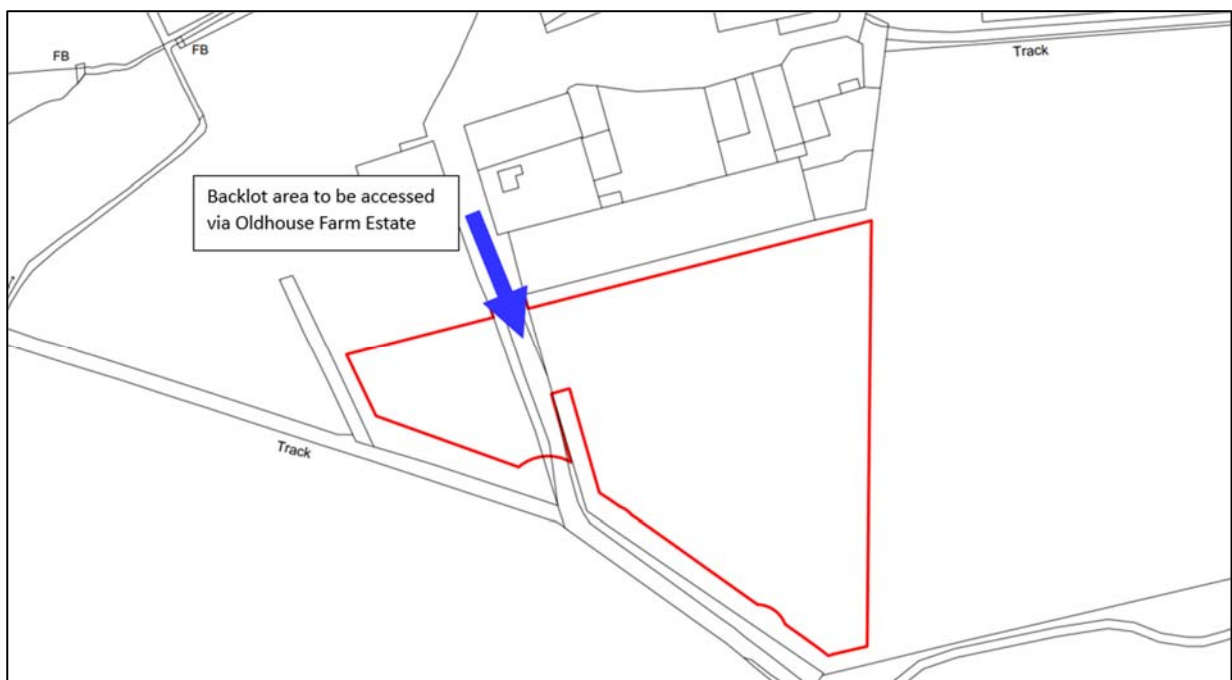


2. Transport Implications

Activities at the Proposed Film Backlot

- 2.1. The Film Backlot comprises an area of 1.04 hectares which will be used to accommodate the temporary film sets and filming activities. The proposed works will comprise some groundwork activities at the commencement in order to create a level and useable site. The construction activities would be undertaken following the principles set out in the approved Construction Environmental Management Plan which governs construction activities across the Shinfield Studios development (ALP Ref:A282-R015/F dated January 2023).
- 2.2. Vehicular access would be achieved into the north-western area of the Backlot in a straightforward manner via the existing route through the Oldhouse Farm Estate which serves existing field accesses into the eastern and western parcels, close to the northern boundary of the site.

Figure 2 : Access Arrangements



- 2.3. There will be traffic movements arising from the process of erecting the film sets which will be formed predominantly from timber and plaster. Further vehicle movements would occur during the subsequent filming activities which are likely to comprise a mix of vans, production vehicles and minibuses to transfer personnel between the Film Backlot area and the studio buildings and parking provision located on the main Shinfield Studios site.
- 2.4. Vehicles attending the Film Backlot areas would do so via Cutbush Lane and then Oldhouse Lane in the same manner as traffic associated with the commercial operations at the Oldhouse Farm Estate. Vehicles would then continue south through the farm estate utilising the existing track which provides access at the north-west of the proposed Backlot area.

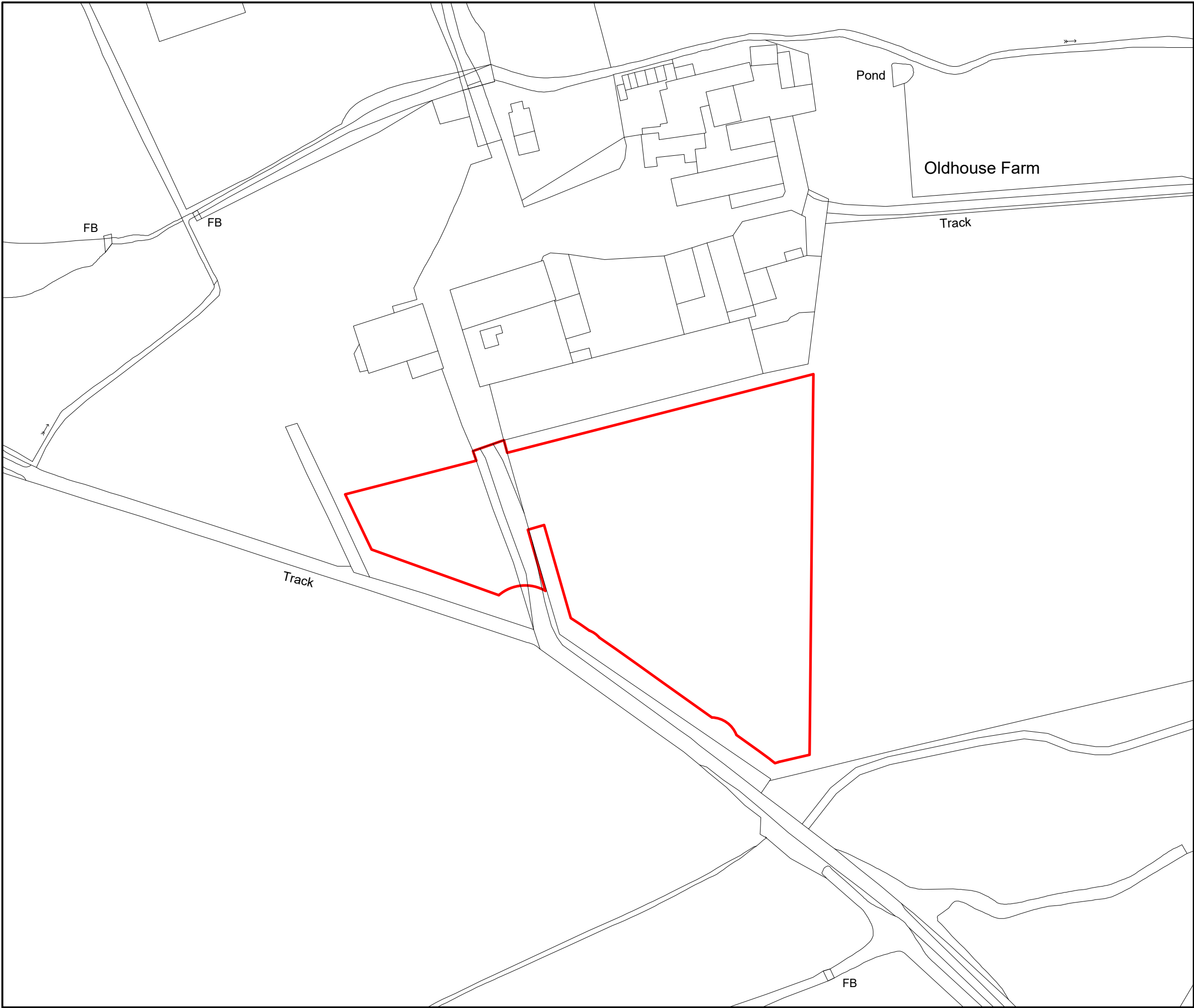


Trip Generation / Traffic Impact

- 2.5. The trip generation and traffic impact of the 84,5400 sqm GFA of film studio use at Shinfield Studios was appraised in detail within the May 2021 Transport Assessment Report which accompanied the planning application which was subsequently consented in October 2021. The appraisal of traffic impact was informed using the Wokingham Borough Council Strategic Traffic Model (WSTM) which, incidentally, allowed for a higher development quantum of 95,000 sqm GFA based on an earlier iteration of the layout and hence ensured the resultant analyses and resultant findings were robust.
- 2.6. The trip rates used within the Transport Assessment were based on the GFAs of studio and workshop buildings at a number of film studios operating in the UK, including Shepperton Studios in Surrey and Pinewood Studios in Buckinghamshire. Of note however is that these facilities also have Backlot areas which are used for external filming. The day to day trip characterises of the film Backlots at these sites, which are incidental to the main activities, were therefore inherent within the trip rates which were derived to assess the Shinfield Studios proposals.
- 2.7. Accordingly, the promotion of the 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 given that such movements were already implicitly allowed for within the trip rates which informed the analysis undertaken to date. 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.



Annex A – Film Backlot Location Plan



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
A	28.10.24	ALC	MO

 Boundary
(1.04ha / 2.57ac)



Project
SHINFIELD STUDIOS

Drawing Title
Boundary Plan

Date	Scale	Drawn by	Check by
14.10.24	1:1,250 @A3	ALC	MO
Project No	Drawing No	Revision	
333100248	RG-M-01	A	



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