

PLANNING REF : 252498
PROPERTY ADDRESS : Shinfield Studios Ltd
: High Street, Ba South Avenue, Shinfield, Berkshire
: RG2 9LH
SUBMITTED BY : Mr Darrin Morris
DATE SUBMITTED : 22/12/2025

COMMENTS:

I am writing this representation letter on behalf of Shadowbox Studios Ltd who own and operate Shinfield Studios. As the Council will be aware, Shinfield Studios forms part of the Thames Valley Science Park and, after receiving planning permission in December 2021, consists of 18 purpose-built sound stages, workshops and contemporary offices all designed to service the largest blockbuster film and television productions in the world. In February 2024 the studios secured temporary planning permission (covering a period of five years) for an external backlot on land to the southeast of Oldhouse Farm. The intention would be to seek planning permission to make the backlot area permanent in the near future.

We would firstly like to note our general support for the proposal but wish to consider safeguarding our position.

In review of the material submitted under application reference 252498, the Studios note that the land directly adjacent to the existing temporary backlot area will form part of the proposed 'Eco Valley'. Due to the nature of the activities on site, security, privacy and noise control is an important aspect for the Studios which is particularly relevant for the backlot area where external filming takes place. The plans submitted with the application depicts footpath links across the Eco Valley, including a hoggin path (which is currently a farm track) directly south of the existing backlot, however it would seem that people using the Eco Valley could have the ability to walk beyond those footpath links, including within close proximity to the studios site.

Although we are aware that the Eco Valley forms part of the outline element of the proposals, therefore further details will come forward at a reserved matters stage, the Studios would like to request clarity as to what measures (whether this is additional planting and/or boundary treatments) have been considered to avoid people from getting within close proximity of the studios site, specifically the backlot area, in light of ensuring privacy and security for the Studios. Similarly, we would wish to see what measures are proposed to control lighting adjacent to the backlot.

In addition, although it is noted that the residential area is located at some distance (beyond the River Loddon) from the studios, some activities which take place on site, especially on the backlot area, may create higher levels of noise. Likewise, dependent on the nature of what is being filmed, it may be important to limit background noise which reaffirms the Studios position of having measures in place to prohibit people from getting within close proximity of the site.

We hope the above comments can be considered by the Applicant's (the University of Reading) consultant team, and for additional

information to be provided in support of this application which provides clarity on the proposed measures to prohibit people who use the proposed Eco Valley from getting within proximity of the studios site. We will reserve any further comments until additional information has been provided.