

Date: 16 June 2026
Application: 261358



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Environmental Health,

Full Planning Approval Consultation

Application Number: 261358

Applicant: The Owner and/or Occupier

Site Address: Land South Of Oldhouse Farm, Shinfield, RG2 9AE

Parish: Shinfield

Grid Reference: Easting - 474380, Northing - 168610

Type of Development: Major All other developments

Proposal: Full application for use as a film studio backlot for a temporary period of 5 years.

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 261358. 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 requested from the case officer.

Your observations are required in respect of this application by **14 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	SDL Environmental Health	App No:	261358
Address:	Land South Of Oldhouse Farm, Shinfield, RG2 9AE.		
Proposal:	Full application for use as a film studio backlot for a temporary period of 5 years.		
Type of Development:	Major All other developments		
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

Noise

The submitted Noise Assessment identifies the nearest noise sensitive receptors as residential properties approximately 450–500 metres from the application site and includes baseline noise monitoring representative of the surrounding area. The assessment concludes that routine activities associated with the backlot, primarily set construction, erection of structures, use of cranes, forklifts, telehandlers and associated vehicle movements, would not result in significant adverse noise impacts at nearby residential properties. Predicted operational noise levels are assessed to be comparable to, or below, existing background noise levels at the nearest receptors.

Environmental Health notes that the site has previously benefitted from a temporary prior approval for backlot use and that a separate temporary film backlot is already operating on adjacent land to the east. The substantial separation distances between the proposed backlot and residential receptors are considered to significantly reduce the likelihood of unacceptable disturbance arising from normal backlot operations.

The Noise Assessment also acknowledges that occasional filming-related activities may include special effects and pyrotechnics. Whilst it is recognised that such

activities are inherently project specific and difficult to quantify in advance, the assessment indicates that these events would be infrequent and managed through operational controls and industry good practice.

The submitted assessment demonstrates that routine operational activities associated with the use of the backlot are unlikely to give rise to unacceptable disturbance at nearby dwellings.

Environmental Health therefore raises no objection.

Conditions & Reasons (if required)			
n/a			
Date:	03.07.2026	Signed:	<i>K.Pates</i>