

PINEWOOD STUDIOS SCREEN HUB
The case for a grant of planning permission

July 2022

DOCUMENT

Leading Recovery and Growth 07



Glossary of terms

AF	Alderbourne Farm
AIA	Arboricultural Impact Assessment
AVR	Alderbourne Valley Nature Reserve
BBF	Buckinghamshire Business First
BGB	Buckinghamshire Growth Board
Bucks LEP	Buckinghamshire Local Enterprise Partnership
CEMP	Construction Environmental Management Plan
CS	Centre Stage
CVRP	Colne Valley Regional Park
EIA	Environmental Impact Assessment
ES	Environmental Statement
HETV	High end television
HIA	Heritage Impact Assessment
MSCP	Multi-storey car park
NFTS	National Film and Television School
OMC	Other material considerations
The Framework	National Planning Policy Framework
PGL	Pinewood Group Ltd
Screen Hub	Pinewood Studios Screen Hub
PSDF	Pinewood Studios Development Framework
SHUK	Screen Hub UK
SHUK OR	SHUK Officers' Report to Committee

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on behalf of Pinewood Studios

July 2022

Note: The term 'film' is used
throughout the document and
should be taken to include high-end
television (HETV) and other screen-
based content production

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Synopsis



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Setting the scene

Pinewood Studios is an iconic film studio of global significance. The screen-based creative sector is of strategic importance to the UK economy. The growth of the industry is a key element of economic and arts policy across all levels of Government.

Pinewood Studios, Buckinghamshire, is the prime and favoured location for new production facilities – by Government, by Buckinghamshire Council and by production companies/ customers.

The site (with Shepperton) anchors the West London Cluster of studios and production facilities which is critical to the continuing health and anticipated growth in studio space in the UK – addressing an international market.

The international demand for studio space has never been higher and industry bodies and customers confirm that there is a pressing shortage of studio space.

Pinewood Studios is the prime location for growth as proposed in the various Buckinghamshire LEP and Growth Board strategies. The expansion of the existing studios by c. 131,450 sq m (1.4m sq ft) and creation of a global screen hub (Pinewood Studios Screen Hub) is the core of the proposed development. The scheme will directly address the shortage of space and is the most appropriate place to do so – with assured delivery.

All of this is set within the context of a critical need to recover from the shock effects of COVID and global instability.



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The production

The proposed development is an £800m investment in a major expansion of studio facilities comprising sound stages, workshops, offices and backlot(s).

The majority of the development is planned for land to the south of the existing Pinewood Studios together with a backlot on part of Alderbourne Farm. The majority of Alderbourne Farm is proposed as a nature reserve.

The development proposed is to deliver an education and training hub and a business growth hub to serve the industry – collectively known as Centre Stage.



Figure 1 : Pinewood Studios illustrative masterplan



Figure 2 : Alderbourne Farm illustrative masterplan

Effects

Economic

The scheme is of national significance with substantial regional and local benefits.

The development is projected to create over 8,000 full time jobs when fully operational and 3,000 over construction. An increase in local productivity (GVA) of £640 million pa is anticipated.

The Centre Stage development is planned to train/reskill around 500 people over the first five years and support the development of 50 new enterprises.

The economic effects are core to the planning decision to be taken.

Environmental

The environmental benefits include a major increase in biodiversity, a public nature reserve, habitat and wildlife protection land enhancement and improvements to local green space.

Wellbeing

The spin offs from the investment and development creates opportunity for gains in social and health wellbeing.

Improvements to local active travel provision and measures to reduce private car traffic will bring benefits.

Sustainable

The scheme has been conceived and designed to meet all of the tests for a sustainable development – economic, environmental and social.

Planning

The site is within the Green Belt which is a strong constraint on built development unless there are 'very special circumstances' which justify a grant of planning permission.

The application documents test and assess the application against policy, environmental impacts, technical issues of transport, flood risk, ground suitability and demonstrate all of these to be acceptable.

The strength of the case for the development – particular the economic benefits – is sufficient to be the very special circumstances necessary to justify a grant of planning permission.

Screen Hub UK

This scheme comprised a studio expansion and a film-inspired visitor attraction. Planning permission was granted in April 2022 on the basis of very special circumstances outweighing Green Belt constraint. That planning permission sets a fall back relevant to the decision on the current application.

The visitor attraction has been replaced with studios to respond to the international demand set out above and discussions with the local community.

The new scheme has better benefits and reduced impacts (including fewer car trips).

The economic impacts are significantly higher as are the proposed community benefits.

The very special circumstances are more compelling with the current application and are the foundation of the case for a grant of planning permission.

Conclusion

A grant of planning permission for the proposed scheme is of strategic significance and will work to lead economic recovery and growth. The benefits outweigh the Green Belt status of the site and a grant of planning permission is justified.

01 INTRODUCTION



This application is for the development of the Pinewood Studios Screen Hub and the Alderbourne Valley Nature Reserve. It is an alternative to the permitted Screen Hub UK with better benefits and reduced impacts.

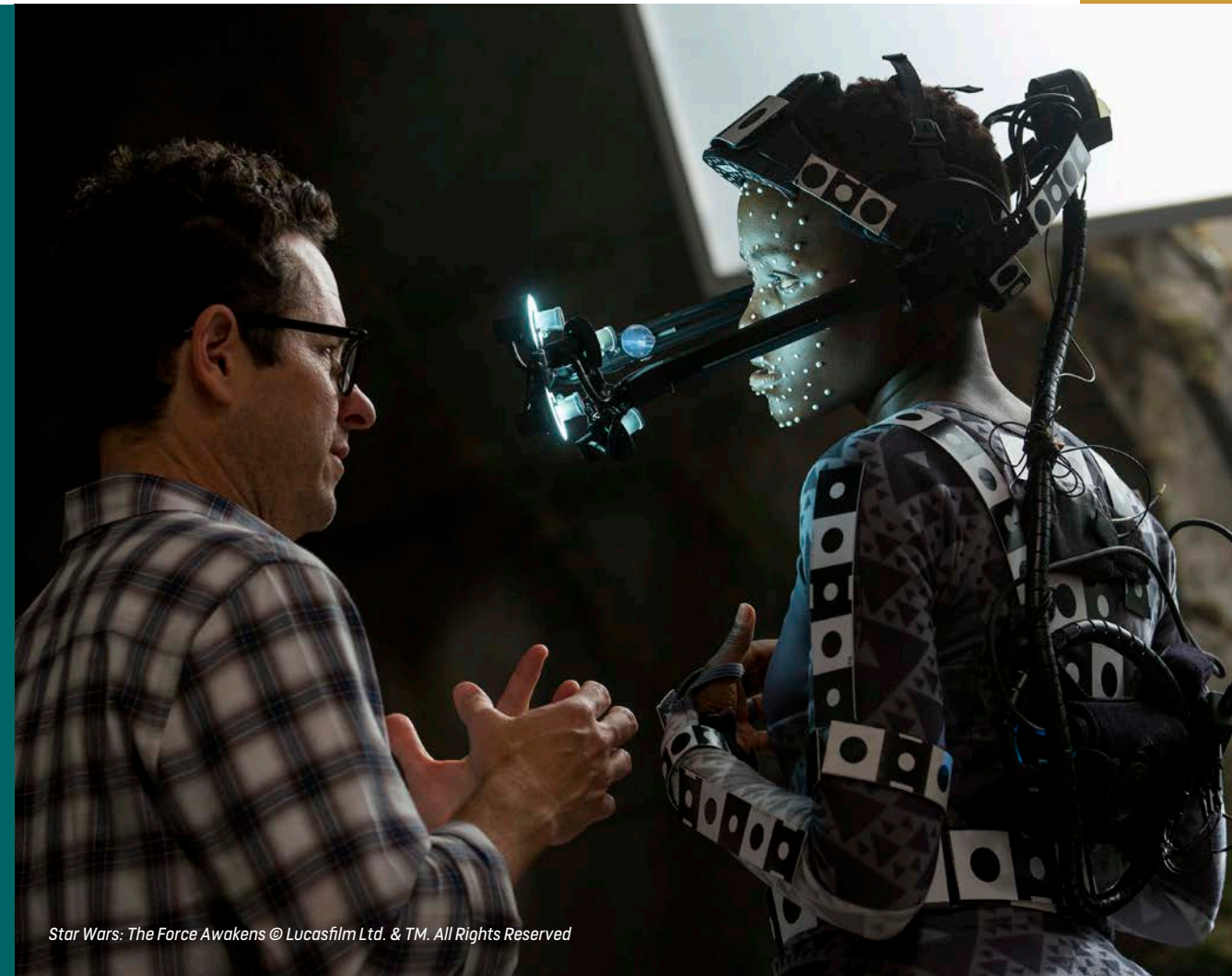
Black Widow © 2021 Marvel Studios. All Rights Reserved.

- 1.1** This document describes the proposed Pinewood Studios Screen Hub (the 'Screen Hub') and Alderbourne Valley Nature Reserve (AVR) and sets out a reasoned case for the grant of planning permission.
- 1.2** The proposed development is an evolution of the Screen Hub UK (SHUK) scheme which was granted planning permission in April 2022. The majority of elements are common with the exception of the proposed visitor attraction (which is not within this proposal but remains an option) and the introduction of a backlot with nature reserve at Alderbourne Farm (AF).
- 1.3** The Screen Hub UK planning permission provides a key starting point for assessment of the revised scheme in that the majority of the planning and technical issues are the same and were resolved satisfactorily over the course of the earlier application.
- 1.4** The new application provides enhanced benefits and reduced impacts.
- 1.5** The case for very special circumstances justifying a grant of planning permission in the Green Belt is therefore stronger than for the earlier scheme and lies at the heart of determination of the new application.
- 1.6** The Screen Hub UK planning permission is a key legal fall back which is a significant and influential material planning consideration.

- 1.7** The rest of this document:
- reintroduces Pinewood Studios
 - describes and explains the proposed developments
 - identifies the drivers of the schemes
 - summarises the applicable planning policy context
 - carries out a planning assessment of the application against the development plan and other material considerations
 - reports on the local community dimension and on what industry bodies have submitted
 - draws a planning balance and conclusion on determination
 - commits to delivery
- 1.8** This document makes cross reference to the application suite of documents, the full list of which is as following:

01	Application and associated certificates
02	Community Infrastructure Levy Forms
03	Site Location Plan
04	Site Plan
05	Parameter Plans
06	Illustrative masterplans
07	Leading Recovery and Growth: the case for a grant of planning permission
08	Development Framework and Design & Access Statement
09	Transportation Assessment (and Framework Travel Plan)
10a	Landscape and Biodiversity Strategy – Pinewood South
10b	Landscape and Biodiversity Strategy – Alderbourne Farm
11	Arboricultural Report
12	Environmental Statement (Volumes 1, 2 and 3) to include: <ul style="list-style-type: none"> • Socio-economics and human health • Landscape and Visual • Biodiversity • Transport • Climate Change • Air Quality • Noise and Vibration
13	Economic and Social Benefits Assessment
14a	Flood Risk Assessment & Drainage Strategy – Pinewood South
14b	Flood Risk Assessment & Drainage Strategy – Alderbourne Farm
15	Heritage Statement
16	Sustainability Statement
17	Centre Stage Prospectus
18	Energy
19	Statement of Community Engagement
20	Biodiversity Net Gain

02 PINWOOD STUDIOS



Pinewood Studios at Iver is one of the world's most iconic and largest film studios. It is the first choice location for growth of the UK film industry.

Star Wars: The Force Awakens © Lucasfilm Ltd. & TM. All Rights Reserved

- 2.1 Pinewood Studios at Iver is one of the leading film studios in the world with a rich and illustrious history dating back over 80 years. It is an icon of screen entertainment with a global reputation.
- 2.2 Pinewood Studios Group has a total of over 60 stages globally and a track record for hosting some of the biggest international blockbusters in recent years, including the Star Wars and James Bond franchises. Pinewood operates across three territories offering international sales, marketing, studio development and consultancy, as well as providing stages and water facilities, post production facilities and services in the UK.
- 2.3 For filmmakers world-wide, working at Pinewood Studios, London, England is an ambition and achievement. The studio facility is world class and the experience is inspired by the productions of the past.
- 2.4 For movie fans everywhere Pinewood Studios is an icon of the screen with an impressive filmography.
- 2.5 Pinewood Group also provides dedicated studio facilities for high end TV providers including Netflix, Disney and Amazon.
- 2.6 A short summary of the history and significance of Pinewood Studios and its filmography is set out at Appendix 1.

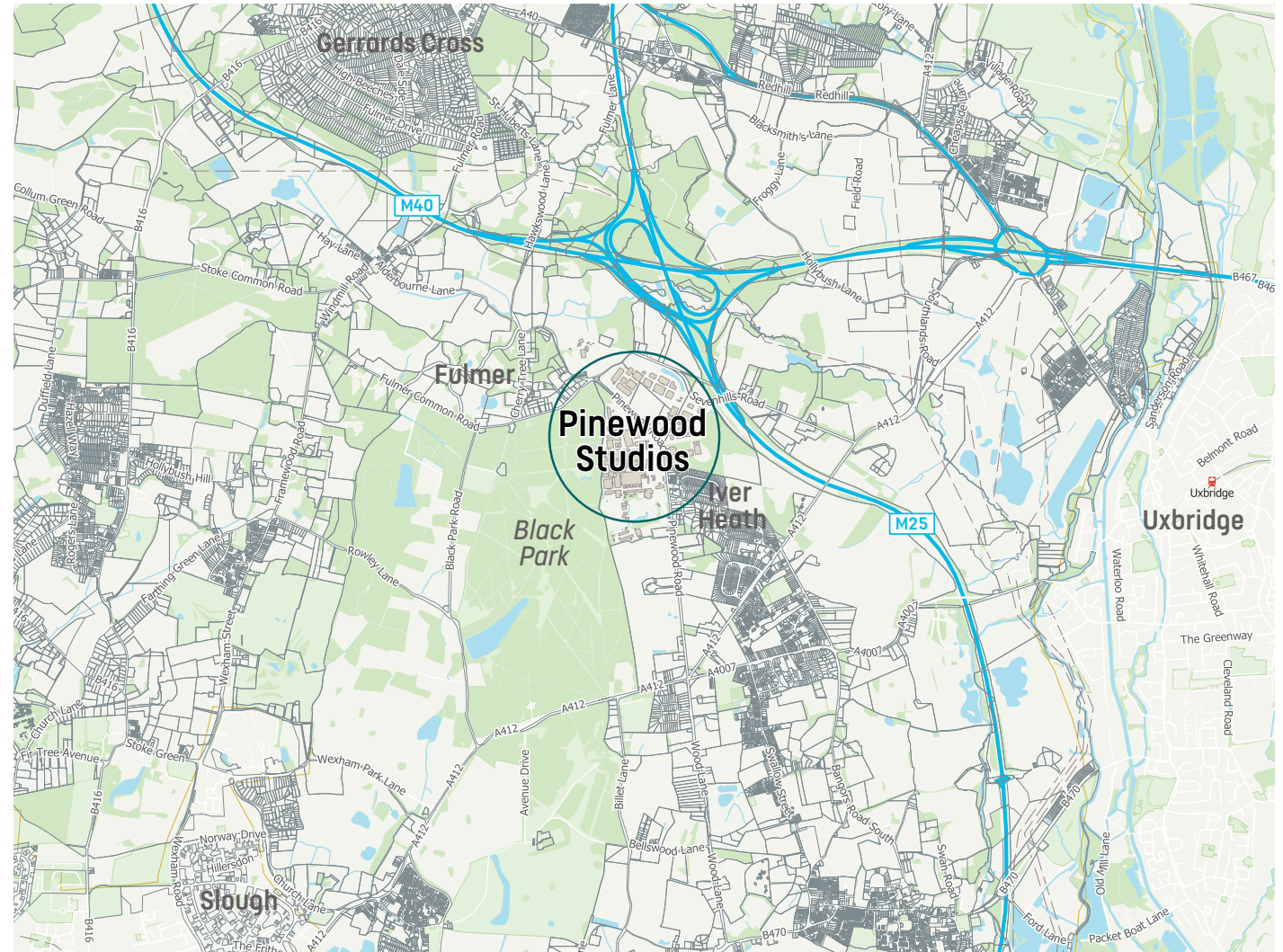


Figure 2.1 : Site location plan

03 PINWOOD STUDIOS SCREEN HUB

The proposed developments



Cinderella © 2021 Amazon Studios. All Rights Reserved.

The proposed development comprises: a major new film studio complex on Pinewood South 131,450 sq m (1.415m sq ft); education and business growth hubs – 'Centre Stage'; a new backlot at Alderbourne Farm; and a nature reserve at Alderbourne Farm.

Defining the Hub

- 3.1 The Screen Hub is an evolution of the permitted Screen Hub UK with many of the same drivers and characteristics. Fundamentally it takes the existing strategic economic asset of Pinewood Studios as a foundation and proposes an expansion of its role and scale to deliver an integrated screen/film-inspired growth hub at the heart of the Buckinghamshire and West London creative clusters. A nature reserve at Alderbourne Farm is also proposed within the scheme.
- 3.2 The proposed Screen Hub is a cluster of film-related uses at Pinewood Studios with links to other screen based uses in Buckinghamshire and beyond.
- 3.3 The Screen Hub is intended to provide links between content producers/providers and the wider business, education/skills and cultural networks in support of growth of the creative and digital sector.

3.4 There are four principal elements of the proposed development across two sites: Pinewood South and Alderbourne Farm.

- (1) A studio scheme of c. 131,450 sq m (1.4m sq ft) (GEA) as a southerly expansion of the existing Pinewood site.
- (2) Centre Stage which comprises an education and training hub and a business growth hub of c. 4,645 sq m (50,000 sq ft) in total.
- (3) A new external backlot site comprising two backlots of 6a and 1.2a with services and workshops/storage at Alderbourne Farm.
- (4) A nature reserve of c. 25.6ha at Alderbourne Farm.

Pinewood South comprises 32.6ha of recently restored land following minerals extraction and is broadly flat. It lies to the west of Pinewood Road, north of the A412 and east of Black Park. To the north is the existing permissive "Peace Path" and some workshop units within the existing Pinewood West site. The boundaries of the site comprise hedgerows, trees and vegetation.

Alderbourne Farm lies to the north of the existing Pinewood Studios site. It comprises 35.4ha of land mainly within agricultural use and includes a number of buildings associated with agricultural and equestrian uses. It lies to the north of Seven Hills Road, south of the M40 motorway, west of the M25 and east of Alderbourne Lane. The land falls from the existing buildings to the River Alder, then rises on the northern side of the water body.

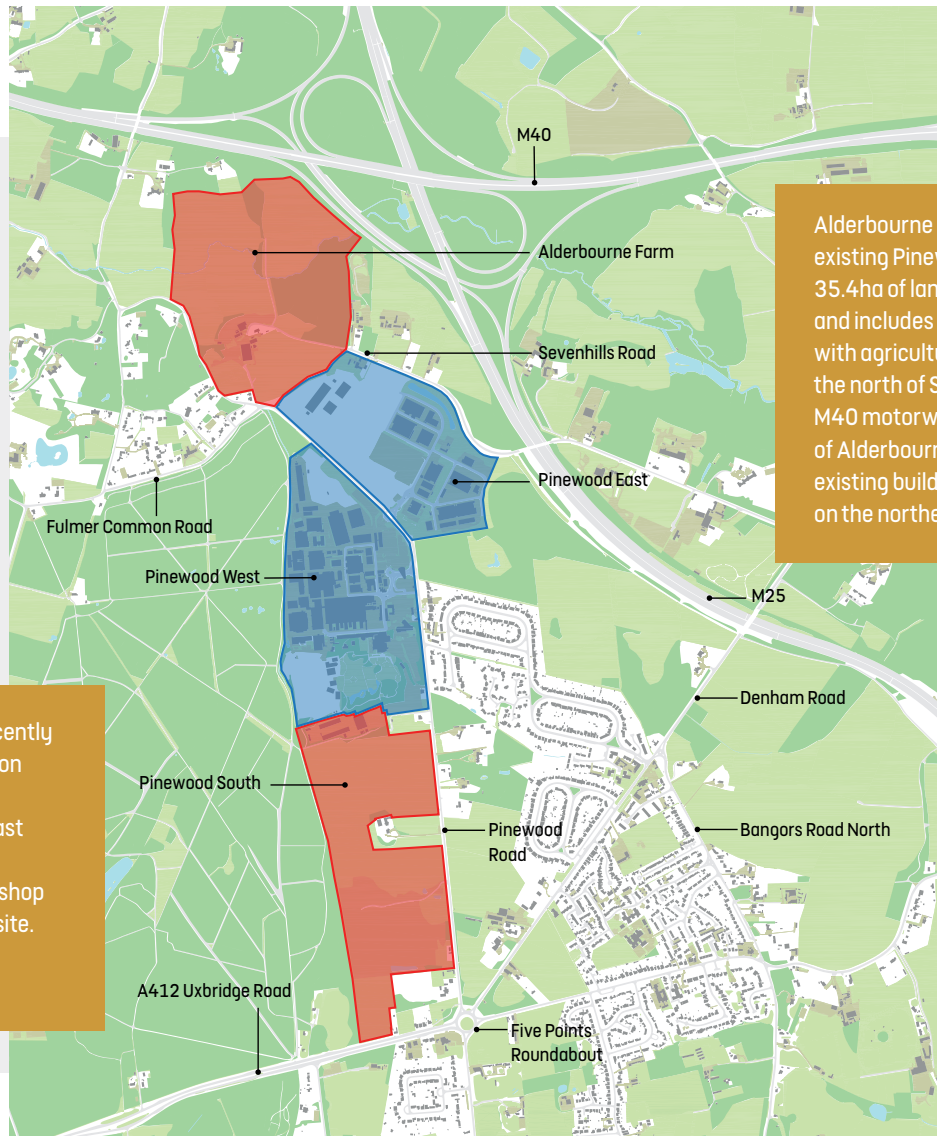


Figure 3.1 : Pinewood South and Alderbourne Farm site plan

3.5 The full description of development is:

Part a: A full planning application for the change of use of 25.6ha of land at Alderbourne Farm to a nature reserve, to include new footpaths and trails, biodiversity enhancements, including the potential improvements to existing habitats and the creation of new habitats with associated parking and infrastructure.

Part b: An outline application with all matters reserved (except for principal points of access) for land at Alderbourne Farm for backlots, associated film production buildings (workshops), access road and parking alongside a nature reserve and for land at Pinewood South for film production buildings (including sound stages, workshops, offices and ancillary uses), backlots and an education and business hub with associated ancillary structures, parking (including multi-storey car parks), highways accesses, servicing and green and blue infrastructure.

Form of application

3.6 The application is made in hybrid form with principal points of access and controlling parameter plans for approval.

3.7 Illustrative masterplans for the Pinewood South site and Alderbourne Farm site are included as shown.



Figure 3.2 : Pinewood South illustrative masterplan

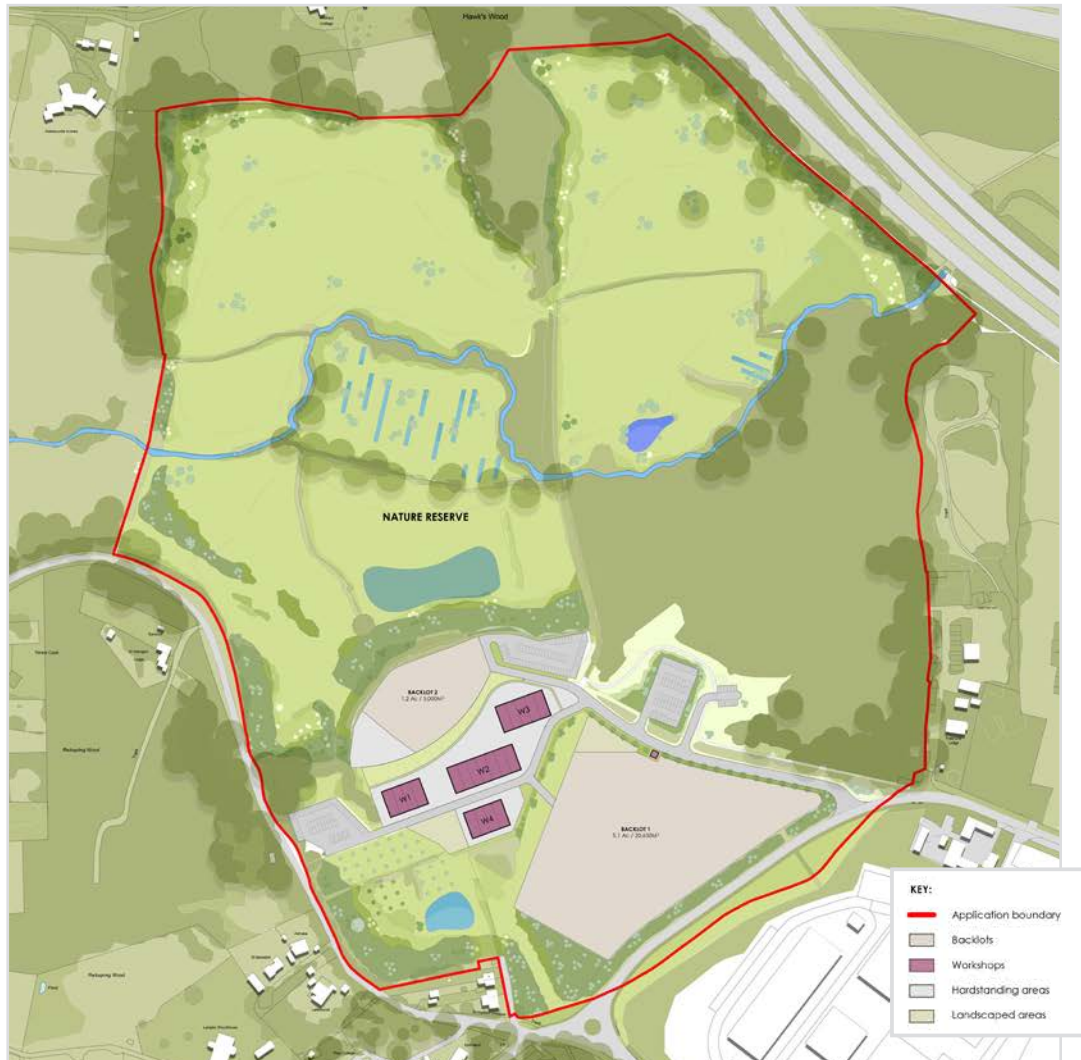


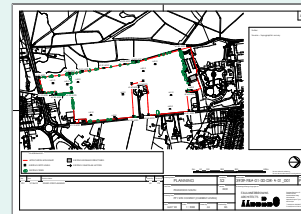
Figure 3.3 : Alderbourn Farm illustrative masterplan

Parameter plans

3.8 Parameter plans for the sites are submitted for approval. A full presentation of parameters is included in 'Development Framework and DAS' (Doc 08). The parameters cover the following principles of development:

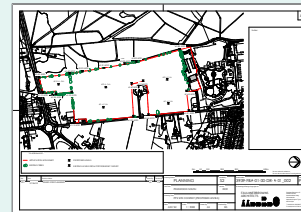
- Site definition
- Development zones
- Land use
- Green Infrastructure
- Access and movement
- Heights
- Development numbers and yield

Pinewood South



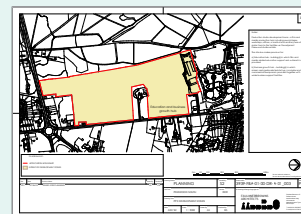
PP1

Existing site with boundaries, features and levels



PP2

Proposed site with boundaries, features and future levels



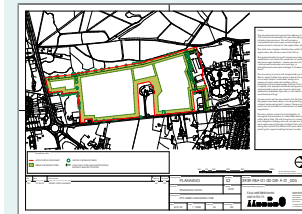
PP3

Development zones



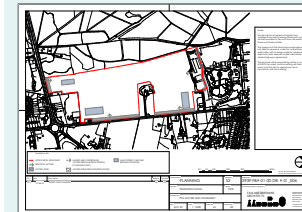
PP4

Land uses across the site : studios, Centre Stage



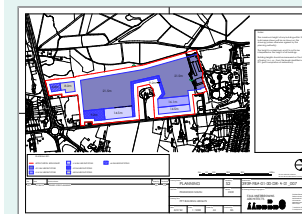
PP5

Green infrastructure including landscaping, water, planting, ecological connections / corridors



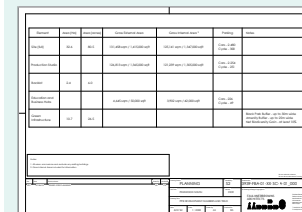
PP6

Access, movement and parking



PP7

Building heights (max)

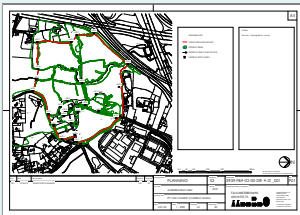


PP8

Floorspace and parking yield (max)

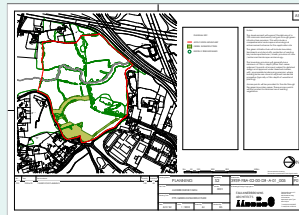
Figure 3.4: Summary of development parameters

Aldbourn Farm



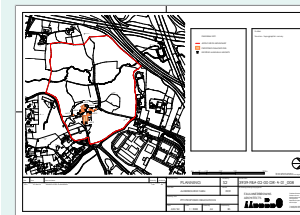
PP1

Existing site with boundaries, features and levels



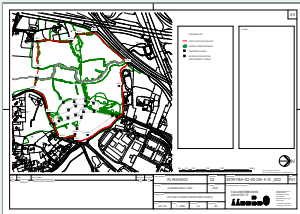
PP5

Green infrastructure including landscaping, water, planting, ecological connections / corridors and nature reserve



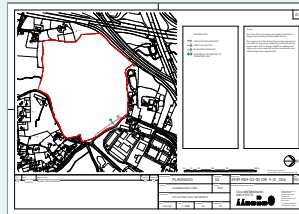
PP9

Proposed demolitions



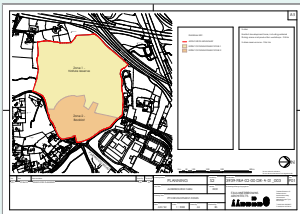
PP2

Proposed site with boundaries, features and future levels



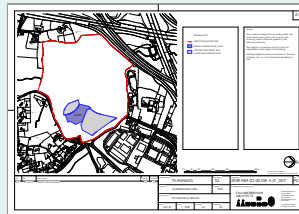
PP6

Access, movement and parking



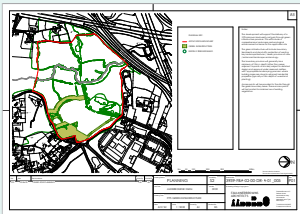
PP3

Development zones



PP7

Building heights (max)



PP4

Land uses across the site : backlot, nature reserve

Category	Area	Floorspace (sqm)	Parking (spaces)	Notes
Office	10,000	10,000	100	
Residential	20,000	20,000	200	
Commercial	5,000	5,000	50	
Public Space	5,000	5,000	50	
Green Space	5,000	5,000	50	
Other	5,000	5,000	50	
Total	50,000	50,000	500	

PP8

Floorspace and parking yield (max)

Pinewood South

- 3.9** The land use parameters (PP4) identify building zones, green infrastructure and the education and business growth hubs¹. The production studio will be a series of buildings of different forms as required by the needs of film production.
- 3.10** The extent of the green infrastructure (PP5) within the parameters extends to circa 10.3ha, albeit some of this area will accommodate access routes, both as shown on the access and movement parameter (PP6) and for internal access routes. This represents circa 30% of the total Pinewood South site. The intent is that a minimum of 9.5ha of this area will comprise GI that supports the key design principle of delivering a net biodiversity gain.
- 3.11** The GI parameter plan defines the proposed areas of existing landscaping to be retained, as well new areas to be created including boundary treatments, stand offs and a strengthened landscape frontage to Pinewood Road. The existing tree belts in the north and south are retained and safeguarded from development through their identification within GI corridors. Boundary landscaping will be between 10m and 30m in depth (subject to detailed design) and reserved matters approvals.
- 3.12** PP6 demonstrates that three primary vehicular and pedestrian access points are proposed to be taken; one from the A412 Uxbridge Road and two from Pinewood Road. The application seeks detailed approval of the proposed means of vehicular access into the application site from the public highway. Internal movement arrangements within the application site are reserved for subsequent approval.

- 3.13** PP7 defines the maximum height of built form on each proposed development zone, taking into account both potential orientations of the building zones. Six height zones are proposed at +4.0m, +8.0m, +9.2m, +14.5m, +16.1m and +21.5m.

Aldbourn Farm

- 3.14** Parameter Plan PP3 identifies the development zones including the studio production (backlot) and nature reserve. The land use parameters (PP4) comprise built form (including access, parking and servicing), backlot, parking, green infrastructure and nature reserve/ recreation. The production studio will be a series of buildings of different forms as required by the needs of film production.
- 3.15** The development will support the delivery of a 10% minimum biodiversity net gain through green infrastructure provision. This will include a comprehensive landscape and ecological enhancement scheme for the application site.
- 3.16** The green infrastructure (shown on PP5) will include boundary treatments and stand offs; protection of existing key landscape features/assets; provision of new/enhanced landscape and ecology.
- 3.17** The boundary provision will generally be a minimum of 10m in depth (other than areas adjacent to points of access) subject to detailed design and approval under reserved matters, with appropriate landscaping provision where building zones are close to adjacent residential properties (typically a 25m depth of woodland planting). Access points will be provided to the site through the green boundary areas. These access points will be located to minimise loss of existing vegetation.
- 3.18** PP6 shows that a single vehicular and pedestrian access point is proposed to be taken from the re-aligned Seven Hills Road. The application seeks detailed approval of the proposed means of vehicular access into the application site from the public highway. Internal access arrangements within the application site are reserved for subsequent approval.
- 3.19** PP7 defines the maximum height of built form on each proposed development zone, taking into account both potential orientations of the building zones. For the production area at Aldbourn Farm a single height zone of +6.0m is proposed.
- 3.20** PP9 demonstrates the existing buildings at Aldbourn Farm which may be demolished to facilitate the proposed development.

1. Centre Stage might be located elsewhere on the Pinewood estate as an alternative but is included in the application

Detailing the development

Pinewood South Studios – film production



Figure 3.5 : Illustrative masterplan

Buildings

The Studios scheme includes a range of buildings required to service film production including:

Sound stages	<p>Typical size 1,500 – 4,000 sq m (16,146 – 43,056 sq ft)</p> <p>Function a large internal space to film scenes on sets constructed for the production.</p>
Workshops	<p>Typical size 100 – 1,000 sq m (1,076 – 10,764 sq ft)</p> <p>Function working facilities for constructing props, sets, costumes and other material needed as part of the production.</p>
Offices	<p>Typical size footprint 1,000 – 2,000 sq m (10,764 – 12,528 sq ft)</p> <p>Function flexible working accommodation for the directorial and production team associated with the production while based at the studios.</p>
Ancillary	Other related facilities such as arrivals, security buildings, canteen/restaurants and storage.

3.21 The total proposed floorspace across all of these uses is 131,450 sq m (1.415 sq ft) (GEA).

Pinewood South Backlot

- 3.22 Essential to the film-making process is the adjacent availability of external open land on which to build sets and film larger scenes not possible within sound stages.
- 3.23 The requirements for backlot are:
- Typically circa 6 acres
 - Generally flat and open
 - Adjacent to related storage and workshop buildings
 - Easy access for HGVs
 - Privacy for productions
- 3.24 Land use provision for a backlot is made at Pinewood South in the description of development subject to space availability and meeting siting requirements of production privacy and local amenity.
- 3.25 The backlot would be subject to controlled use through a backlot management plan.

Pinewood South Centre Stage

- 3.26** Centre Stage is intended to provide space for two distinct supporting uses: an education and training hub and a business growth hub. See 'Centre Stage Prospectus' at application Doc 17. The same development was part of SHUK and granted planning permission
- 3.27** The development could be accommodated at Pinewood South as part of the new studios or elsewhere on the Pinewood estate.



Figure 3.6: Centre Stage

Education and training hub

- 3.28** The education hub content has three principal elements:

1. a tertiary, vocational education role focused on film and screen media role
2. an adult education role
3. a schools' outreach role

1. a tertiary, vocational education role focused on film and screen media role

- 3.29** The principal role of the hub is as a tertiary/vocational education provider via the National Film and Television School (NFTS).
- 3.30** The NFTS is one of the world's leading film and moving image schools. It is recognised as a model of excellence in specialist higher education and is consistently the only UK film school to be listed in the 'Hollywood Reporter's' top international film schools list. The 'School' has been operating for nearly 50 years developing some of Britain's top creative talent and was honoured by a BAFTA award in 2018 for its 'Outstanding Contribution to British cinema'.
- 3.31** The NFTS runs over 30 MA, Diploma and certificate courses as well as numerous short courses across a range of film, television and games disciplines. Pinewood Studios provides bursaries for local people to attend the NFTS voluntarily and as part of S106 agreement with the Council.

- 3.32** PGL has signed a 'Letter of Intent' with the NTFS to provide an educational, training, skills/ reskilling facility as an extension of their curricular offer. (See 'Centre Stage Prospectus' application Doc 17).
- 3.33** The focus of the NFTS offer is on practical training associated with film production for career starters and/or career changers. The offer would be additional to the courses offered at the NFTS Beaconsfield campus. The offer is anticipated to include training/retraining provision from specialist providers. An important recent example is the nationally supported 'Aviation to Film' reskilling programme focussed upon creating opportunities for those losing employment at Heathrow to join the creative cluster centred at Pinewood Studios.
- 3.34** The NFTS is a strategic Buckinghamshire asset which is at the heart of the Buckinghamshire LEP Industrial Strategy and the Buckinghamshire LEP Economic Recovery Plan.
- 3.35** The growth of film-making in the UK has created an unprecedented demand for skilled crew and support work for which there is a current shortage. In the recent report of the BFI² it is concluded that:
- "the rapid growth in production, coupled with retention issues have exacerbated a shortage of skilled crew. The Review reiterates what has been reported for some time, that crew shortages are negatively impacting productions ... the sector needs to invest at least 1% of production budgets in training the future of our workforce."*

3.36 The National Film and Television School comments in relation to the education hub are:

"We are keen to continue our partnership with Pinewood to make the proposed education facility, "Centre Stage", a truly world class offering. Addressing skills gaps and shortages in areas often neglected such as Carpentry, Lighting and Costume. This is something we have talked about for a long time and the proposal will enable it to happen. The early delivery of "Centre Stage" will play a key role in addressing the skills shortage identified by the British Film Institute.

The proposed new education facilities proximity to the existing and proposed new sound stages at Pinewood will enable us to offer a globally unique training proposition."

The letters are attached at Appendix 3.

3.37 Pinewood Studios are committed to making the land available for the hub and delivering the building(s) to shell level to assist with delivery. This provision will be included in the proposed S106 agreement.

3.38 A summary of the intended content is:

- Craft skills training (120 student pa)
(eg. carpentry, lighting, costume, hair, makeup, grip)
- Production training (200 students pa)
(potential joint provision with Disney)
- BFI Film Academy (150 students pa)
(residential short term skills courses for BFI)
- Short courses (200 professionals pa)
(CPD courses for industry professionals)

- Virtual production training studio (150 professionals pa)
(an equipped studio for training)
- Satellite and overspill space
(general additional space to NFTS)

3.39 A precise size for the facility is not yet determined but it is anticipated to be in the order of 2,322 sq m (25,000 sq ft) (within the CS parameter of 4,645 sq m (50,000 sq ft)).

3.40 The building would comprise workshops, teaching rooms, offices and access to a full height production studio.

3.41 The NFTS would staff and operate the facility.

2. an adult education role

3.42 The adult education role is conceived as an opportunity for non-industry training/non-professional interest based courses and involvement focused primarily upon the local community.

3.43 The nature of the short courses would be introductory and social provided under contract by a specialist provider.

3.44 This use would share the facilities and be financially self supporting.

3. a schools' outreach role

3.45 The school's role is intended as an organised programme of educational outreach with local schools and colleges.

3.46 Pinewood Group Limited (PGL) propose to work with Buckinghamshire Council Education Service, Buckinghamshire Skills Hub and the Buckinghamshire LEP Buckinghamshire Skills Advisory Panel to create a framework for visits and short courses at an introductory level and to be woven into the National Curriculum.

3.47 This work is supportive of that already taking place on an ad hoc basis sponsored by Pinewood Studios which includes:

- careers briefing and networking
- short BFI Academy courses for young people
- student tours
- support of Bucks Careers Hub
- joint working with bodies such as ScreenSkills, Creative Industries Sector Action Group, Resource Productions etc to promote creative careers and training in schools and colleges

3.48 PGL will provide a schools/colleges co-ordinator to establish and manage this provision which already takes place.

Business growth hub

3.49 The business growth hub is a facility that would provide support for business growth related to the creative industries and film/TV in particular.

3.50 The hub is proposed to be part of the wider Buckinghamshire Growth Hub network (Buckinghamshire Business First (BBF)) who are supporters of SHUK alongside Buckinghamshire LEP.

3.51 PGL propose to establish a creative partnership (Pinewood Business Growth Hub) between itself, Buckinghamshire Business First and Creative UK to deliver the Growth Hub. Discussions are taking place with each body with the encouragement and support of the Secretary of State for Digital, Culture, Media & Sport.

3.52 The range of services could include:

Pre start up and start up	<ul style="list-style-type: none"> • accommodation and services for working/co-working • monitoring and expert advice and guidance • pre-start up support: testing a business proposition • start up: developing/growing a business proposition • on-site and virtual/on-line
Incubation	<ul style="list-style-type: none"> • as above but with a more focused and complex support providing entrepreneurial training and accommodation with specialist expertise/facilities (studio and production) • 'spin out' from other education and training institutions are likely to move into an incubation phase • admittance by application of individual businesses
Accelerators	<ul style="list-style-type: none"> • as above although typically including a cohort selection and provider of seed investment funding • highly growth and value driven
Film/media related business space	<ul style="list-style-type: none"> • commercial letting of business space to qualifying users

3.53 The proposal is supported by Creative UK and Buckinghamshire Business First and was granted planning permission as part of SHUK (see letters at Appendix 3).

"I am delighted that the growth hub component "Centre Stage" remains a key feature of your revised planning application to further expand Pinewood, which Buckinghamshire Business First ("BBF") previously supported. The demand for additional stage space is noted by the British Film Commission and Disney who have made a long-term commitment to Pinewood and Buckinghamshire."

BBF

"In addition to the proposed expansion the screen industries growth hub also has the potential to make a significant contribution to skilling/reskilling at a time of major employment change and in assisting related business start-ups, incubation and growth."

You will be aware of course that the UK has received substantial inward investment from film and high-end TV productions, but our facilities need to keep up with that demand as there will always be attractive offers elsewhere, which is why the proposed expansion is timely."

Creative UK

Pinewood Studios infrastructure

3.54 The infrastructure to service the Pinewood South development includes:

- access points from Slough Road and Pinewood Road (x3)
- MSCPs (x4)
- internal roads and servicing
- car parking provision of 2,000 spaces in a combination of MSCP and surface
- 300 space cycle park
- a green/blue infrastructure to include:
 - a comprehensive boundary treatment
 - tree and shrub planting
 - a comprehensive green network
 - water habitat features, including sustainable urban drainage (SUDs)
- access from Pinewood Road and Uxbridge Road with entrance features
- off-site highway improvements, principally to Five Points Roundabout and Seven Hills Road

3.55 This provision is, where appropriate, controlled by parameter although detailed layout would be a matter for reserved matters approval.

Aldbourn Farm Backlot

3.56 A backlot is proposed on c. 3.2 ha of land at Aldbourn Farm.

3.57 The backlot is an open land use for external filming.

3.58 The backlot would be serviced and supported by a modest set of buildings for use as workshops, storage and site offices totalling 3,252 sq m (35,000 sq ft). The total floorspace of the proposed buildings and their height would be no greater than the existing farmstead.

3.59 Access would be provided from the new and realigned section of Seven Hills Road. Parking is proposed for c. 200 cars and 20 cycles

3.60 A pedestrian access from Pinewood East to the backlot is proposed.

3.61 The parameter plans for the backlot show extensive green infrastructure provision to the boundaries and within the site.

3.62 A landscape buffer from the Springfield Cottages has been provided in consultation with the owners to provide screening/softening and distance from the backlot operation.

3.63 The majority of existing vegetation including trees are retained with substantial new provision in support of appearance and biodiversity (para 1.2.2. of the Doc 10b – Landscape and Biodiversity Strategy – Aldbourn Farm).



Figure 3.6: Aldbourn Farm backlot

Aldbourn Farm Nature Reserve

3.64 A nature conservation reserve of c. 25.6ha is proposed on the northern part for Aldbourn Farm through which runs the river Alder.

3.65 The reserve is proposed as part of the overall application developments to provide for:

- BNG enhancements
- supporting the objectives of the Colne Valley Regional Park (CVRP)
- Improvements to local accessibility and informal recreation

3.66 The application seeks approval for the use, principal access and parameters. The detailed proposals for establishing the reserve are illustrated on the masterplan but are for later detailed approval.



Figure 3.7: Aldbourn Valley Nature Reserve

Designing the Screen Hub

3.67 The detailed design of the Screen Hub will be guided by the approved parameters and a set of development principles included within the Development Framework and DAS (Doc 08).

Development principles

Pinewood South

3.68 The scheme will be designed in accordance with a set of development principles. Although not design prescriptive the principles will set a high level framework which are reflected in the parameters and will be a point of reference in developing the detailed design. The design process and final product will be expected to show how the principles have been respected and applied.

1. A bespoke development proposition
2. Delivering a substantial beneficial economic impact
3. Comprehensive studio facilities to meet the needs of a growth industry
4. Integration with the existing Pinewood Studios
5. An enhanced green/blue infrastructure with a biodiversity net gain (BNG)
6. A well connected development with sustainable transport strategy
7. A sustainable development
8. A visually contained development

1. A bespoke development proposition

- 3.69 The Pinewood South site of c. 32ha is located in the Buckinghamshire Green Belt and although it has been subject to quarrying and landfill it is not an allocated development site. The development is proposed to have a bespoke and special content and character which justifies its development on Green Belt land in this location. The proposed development is geographically fixed to Pinewood and not footloose.

2. Delivering a substantial beneficial economic impact

- 3.70 A major benefit of the proposed scheme is the estimated economic benefits that it will bring directly and indirectly which is a core part of the Green Belt very special circumstances justification. The benefits will need to be demonstrated to be capable of reasonable delivery.

3. Comprehensive studio facilities to meet the needs of a growth industry

- 3.71 The demand for additional studio facilities continues to increase, with an acknowledged shortfall in provision within the UK. This demand falls most acutely to locations such as Pinewood, where world class facilities exist and some of the most iconic movies are filmed. The industry demands more from Pinewood and the expansion of facilities would be taken up immediately.

4. Integration with the existing Pinewood Studios

- 3.72 The proposed Screen Hub is intended to comprise the whole of Pinewood Studios to provide the best potential for cross-fertilisation of all the various uses. The objective will be to physically and functionally integrate the new scheme with the existing Studios (subject to operational security requirements) and retaining ecological connectivity along the Peace Path route.

5. An enhanced green/blue infrastructure with a biodiversity net gain (BNG)

- 3.73 The proposed development is targeted to deliver a BNG making a significant cumulative enhancement for the estate as a whole (minimum 10%).

BNG can be achieved by:

- retention and enhancement of existing features wherever possible
- provision of new natural ecology by planting, habitat creation, water bodies and good management regimes
- creation of green/blue corridors and linkages within and beyond the site, including to adjacent sites such as Black Park, Alderbourne Farm, highway verges and footpaths/bridleways

6. A well connected development with sustainable transport strategy

- 3.74 The Pinewood estate is in a semi-rural location and with good linkages to main transport interchanges. To improve the connectivity and sustainable transport performance of the estate, travel plans are operational for the existing studios and would need to be extended to the proposed new development. The proposed studios should develop a multi modal strategy with significant use of buses and regular shuttle services to rail stations.

7. A sustainable development

- 3.75 The sustainability performance of the new development should explore and adopt best appropriate practice with regard to energy generation and use, water conservation, minimising carbon and waste management. A sustainability strategy will be developed as part of the planning control work.

8. A visually contained development

- 3.76 The existing site is naturally visually contained and this character should be reinforced in the design of the scheme. This is to be achieved by massing and siting of buildings and attention to the reinforcement/enhancement of boundary treatments.

The objective should be to filter and soften views but not screen out entirely. Particular attention to be paid to most sensitive visual receptors.

The development should not be hidden but given a suitable setting. A key element will be the strengthening of the site frontages to highways and the creation of clear, expressed entrance features appropriate for the film-related use and in common with the Studios' characteristic of feature entrances.

Alderbourne Farm

- 3.77 The same development principles (as appropriate) will apply to Alderbourne Farm

04 THE STARTING POINT



The starting point for the assessment of the proposed studio at Pinewood South is a site with a major development planning permission (SHUK). This is a legal fall back and is a powerful material consideration in the determination of the current application. Alderbourne Farm is a part developed site in the Green Belt with existing buildings.

- 4.1 Much of the content and assessment of the proposed Pinewood South scheme repeats that of SHUK for which planning permission was granted after extensive deliberation and reference to Secretary of State. The application is not therefore all new in content and there are a wide range of settled issues. The SHUK planning permission is significant to the determination of this application.

Common

4.2 The common elements that are agreed via the SHUK planning permission include:

- (1) The form and use type of development at Pinewood South
 - film studio production facilities
 - film studio type buildings including backlot
- (2) Centre Stage development
- (3) Access and movement principles
- (4) Scale of car parking (although in a different form – from surface to MSCP)
- (5) Green infrastructure for site appearance, visual impact and BNG
- (6) Ecological impacts (although with some variation given no visitor attraction link to Black Park and retention of existing Peace Path)
- (7) Ground condition including potential contamination
- (8) Residential amenity to adjacent and nearby residential property
- (9) Heritage impact
- (10) Air quality impact with a lower level of traffic movements

Changed/new

4.3 The changed elements at Pinewood South include:

- (1) Use of buildings for film production replacing visitor attraction
- (2) Replacement of the majority of surface car parking by MSCP
- (3) Revised development zone and building height parameters with a different visual impact assessment
- (4) Retention of existing Peace Path with no new connection into Black Park
- (5) Increase in total building area from 69,677 sq m (750,000 sq ft) to 131,450 sq m (1.415m sq ft) GEA (max)

4.4 All of the elements at Alderbourne Farm are new comprising a backlot and a nature reserve as part of the single new application.

4.5 The AF backlot is part of the new Screen Hub and is required to make up a general shortfall of backlot space across the whole studio site. The shortage of backlot space is forcing productions to seek sub optimal sites on more distant greenfield and temporary sites.

4.6 The nature reserve is a significant environmental benefit which will provide some 'balance' for the development of the restored quarry Pinewood South land and is consistent with planning policy in all its forms in any event (see Section 7).

Planning issues

4.7 The planning issues central to the determination of the application are the same as for SHUK, primarily:

- (1) Are there very special circumstances for the application as a whole which clearly outweigh the Green Belt presumption against development of Pinewood Studios and Alderbourne Farm backlot?
- (2) Are the environmental impacts, including biodiversity and visual impact, acceptable with relevant mitigation?
- (3) Is a biodiversity net gain of 10% achieved? Can more be achieved?
- (4) Can the highway network as proposed to be improved satisfactorily serve the development without severe impact?
- (5) Are there any technical issues related to ground condition or drainage that are not capable of resolution such that planning permission should be granted?
- (6) What are the appropriate and necessary conditions?
- (7) What S106 obligations are appropriate, necessary and reasonably related to the development?

4.8 These matters are assessed in later sections of this report.

Legal fall back as a material consideration

4.9 Given the similarity between SHUK and the Screen Hub current application, it is significant and relevant to consider the effect of a legal fall back as a material consideration in the determination.

Legal provision

4.10 It is established and obvious law that a fallback position is capable of comprising a material consideration in the determination of a planning application. The Council is obliged to have regard to the fallback position in order to determine what the applicant is lawfully able to do without planning permission being granted for the proposed development.

4.11 The Courts have held that:

- (1) it is necessary to consider whether there is a real prospect of the fallback development (in this case, SHUK) being implemented;
- (2) in doing so, the Court must resist a prescriptive or formulaic approach and must keep in mind the scope for a lawful exercise of judgement by a decision-maker; and
- (3) for a prospect to be a real prospect it does not have to be probable or likely, but a possibility will suffice.

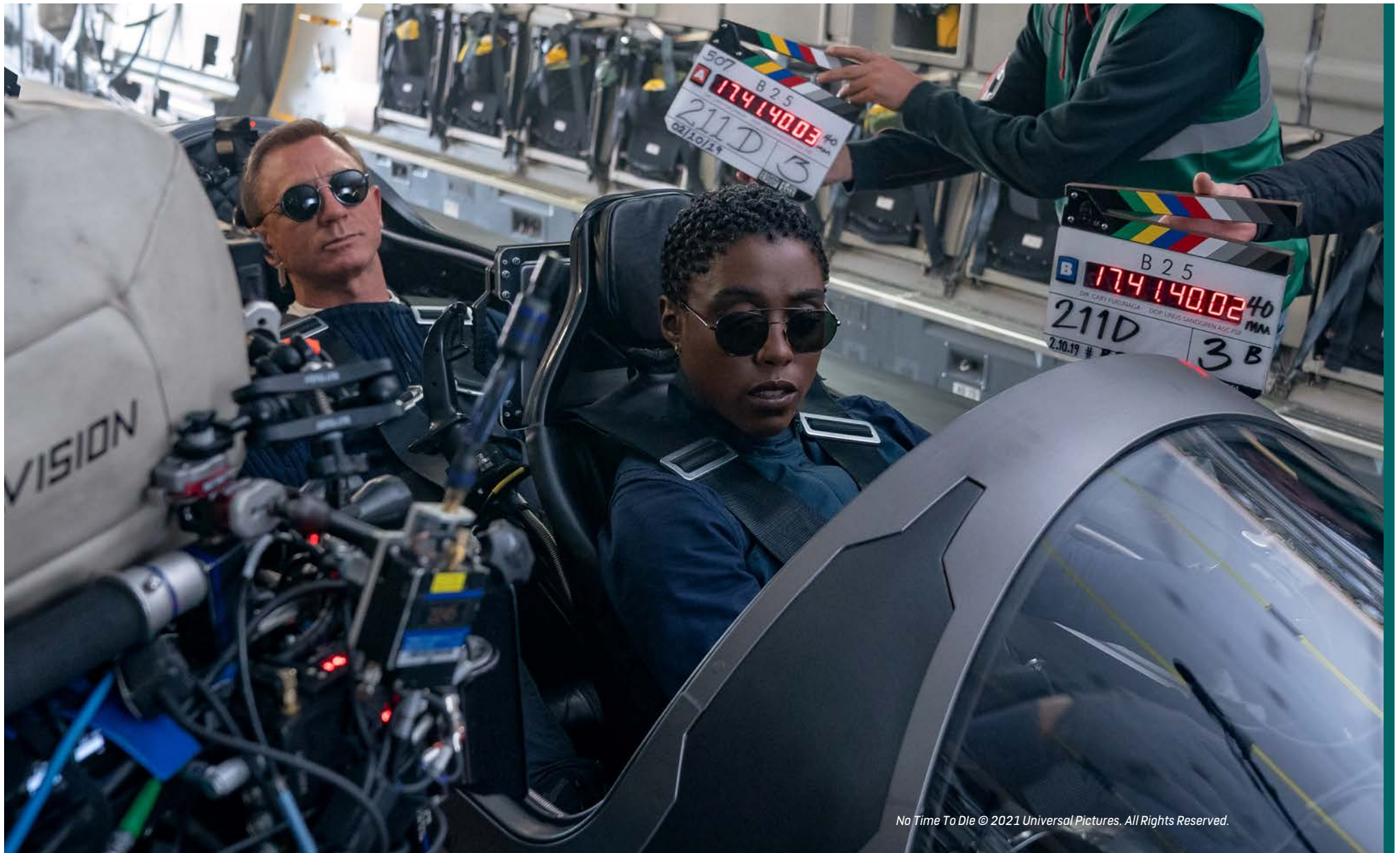
4.12 When considered in this way, as a matter of reasonable judgement, it is evident that SHUK is a material consideration, to which weight should be attached, in the determination of this planning application (see further below).

Applying the fall back

4.13 The fall back in this case applies in two significant ways.

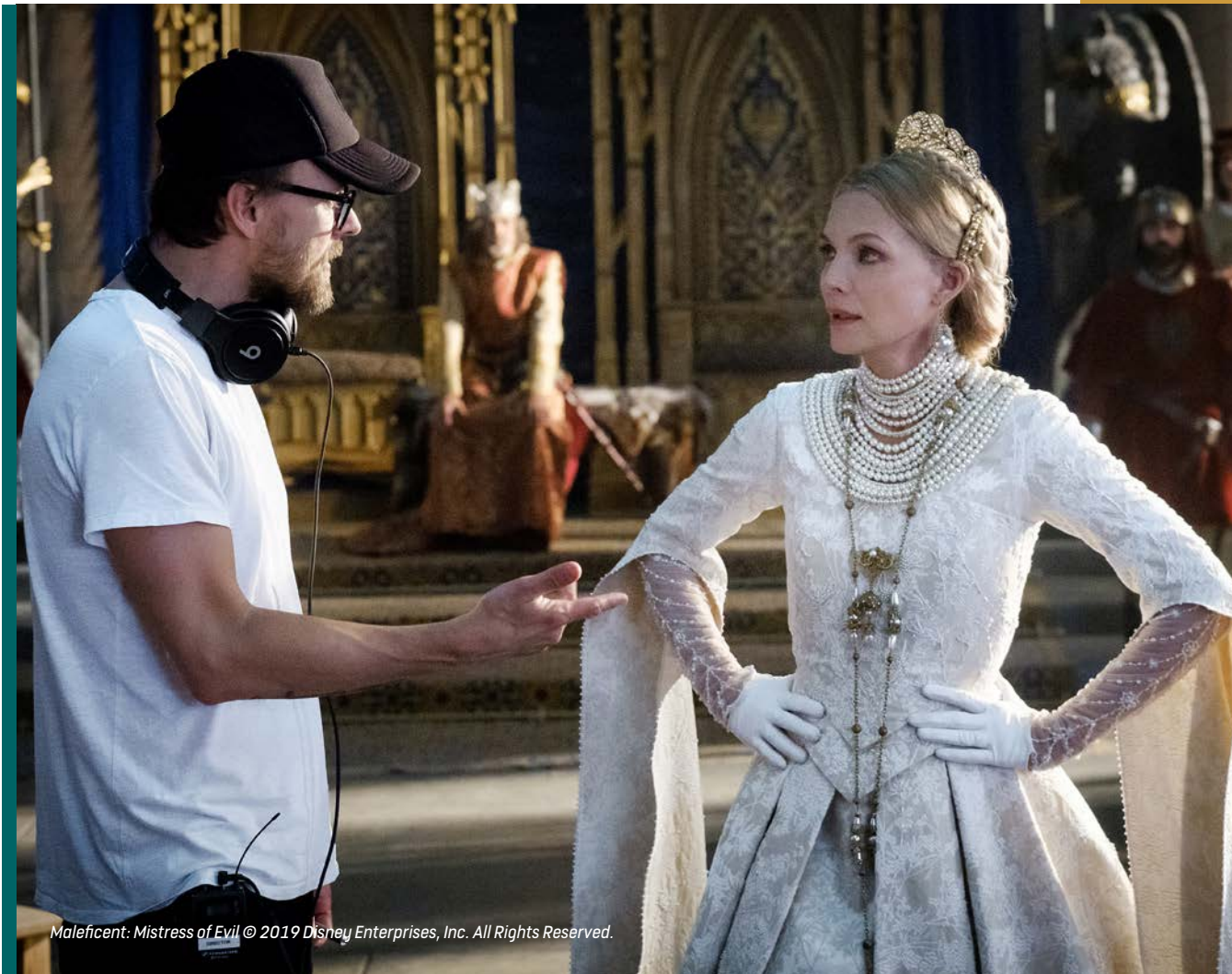
- (1) The principle of future development of the Pinewood South site has to be accepted as part of the base-line. The starting point is not that in the absence of the proposed development the site would remain undeveloped and greenfield. A fall back of a physical development of the whole site in accordance with the extant SHUK planning permission is the correct base-line.
- (2) The proposed building uses are consistent with the majority of SHUK development as it relates to film studios, backlot and Centre Stage.

4.14 These are important and weighty material considerations in the planning balance and determination of the applications.



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05 DRIVERS : RECOVERY AND GROWTH



Maleficent: Mistress of Evil © 2019 Disney Enterprises, Inc. All Rights Reserved.

The proposed development has significance at the national, regional and local level as a driver of post pandemic economic recovery and growth. The location is strategic and supported by the policies of Government and economic development bodies (including Buckinghamshire Local Enterprise Partnership).

- 5.1 The fundamental driver for the proposed scheme is sustainable economic recovery and growth – at a national, regional and local level.
- 5.2 This chapter identifies drivers arising from:
 - A. National and local economic indicators
 - B. Government policy
 - C. Creative Industries Sector
 - D. Geography of West London Cluster and Buckinghamshire
 - E. Economic impact
 - F. Customer support
 - G. Delivery

A. National and local economic indicators

A national and local picture

5.3 The UK economy as a whole and in every region has suffered economic stress from the effects of the COVID pandemic, exit from the EU single market and most recently geo-political instability led by the Russian invasion of Ukraine. Inflation is rising and there is a cost of living crisis. A particularly difficult effect on business (and the population) is the substantial increase in the price of energy.

The urgent need for investment which creates jobs

5.4 The need for investment in projects which create new jobs is apparent with reference to leading economic indicators, including employment and unemployment. The latest Claimant Count data provides an up-to-date record of the number of people currently claiming benefits principally for the reason of being unemployed. This reveals that as of April 2022 across the UK as a whole, there are 1.6 million claimants, accounting for 4% of the working age population.

5.5 Total claimant figures in the UK remain 36% higher than in January 2020, highlighting the severity of unemployment challenge that the country continues to face. This challenge is affecting all areas of the country including businesses and people in regions which have historically been relatively strong and resilient to economic shocks.

5.6 To illustrate this point of escalating social and economic need, consideration of Claimant Count data for the relatively prosperous regions of London and the South East highlights that that unemployment had increased by 65% to c. 483,700 people between January 2020 and April 2022.

5.7 More locally to Pinewood, there were c. 9,300 people claiming out-of-work benefits in Buckinghamshire, accounting for 2.8% of the working-age population, in April 2022. This figure remains 65% higher than it was in January 2020, highlighting the intensification of economic needs brought about by the pandemic and other more recent economic factors.

5.8 Analysis of Jobseeker's Allowance (JSA) claimants highlights that circa 315 people were recorded as specifically seeking employment in construction-related trades in Buckinghamshire in April 2022. This rises to 10,100 claimants across the South East and London. This highlights the scale of people in the labour force seeking employment in construction at all spatial scales.

5.9 Buckinghamshire Local Enterprise Partnership is closely monitoring the impacts of Covid-19 on the local economy in developing its recovery strategy³. The evidence base that informs this strategy⁴ highlights that there are challenges that predate Covid-19 and that have resulted in "the economy losing ground to other areas over the last decade". For example, other areas are evidently outpacing Buckinghamshire in terms of productivity growth.

5.10 The evidence base for the recovery plan anticipates a slow-down in economic growth rates. It emphasises the need for immediate focus on "limiting scarring" or in other words the persistent negative effects associated with long term unemployment and profitable and innovative businesses ceasing trading. The evidence base also points to the importance of "upskilling and innovation" in delivering recovery.

³ Buckinghamshire LEP (2020) - "Buckinghamshire Economic Recovery Strategy: Framework Document for Consultation August 2020"

⁴ Buckinghamshire LEP (2020) - "Buckinghamshire Economic Recovery Plan: Evidence Base July 2020"

B. Government

5.11 HM Government is placing substantial weight upon identifying and funding routes to recovery. This includes:

- investment in infrastructure (public and private sector)
- encouragement and support for construction and development (Build, build, build)⁵
- £900m for 'shovel-ready' projects over the UK (much delivered through the LEPs)
- an update of the planning system to make the grant of planning permission for development simpler and faster in support of growth⁶

5.12 The priority that is being placed upon economic recovery (in part) through new developments and uses will change the nature of planning decision-making, particularly in relation to drawing the planning balances necessary between harms and benefits. This will have strong application for Green Belt decisions in particular the identification of very special circumstances and weight to be attached to economic and social benefits.

5.13 The drivers for the proposed development are therefore focussed strongly upon support for the creative industries, in Buckinghamshire and the wider UK consistent with economic policy. It is therefore sectoral and geographic.

⁵ PM announcement 30 June 2020 <https://www.gov.uk/government/news/build-build-build-prime-minister-announces-new-deal-for-britain>

⁶ Levelling-up and regeneration bill (2022)

C. Creative Industries Sector

- 5.14** The creative industries sector is a key contributor to the UK economy and a policy target for growth.
- 5.15** The sector is worth c. £92bn to the UK economy (as at 2018) and includes activities of:
- increasing exports: delivering a 50 per cent increase in reported creative industries exports by 2023. Sustaining growth: forecast GVA of £150bn by 2023. Boosting jobs: continued strong growth implies 600,000 new creative jobs by 2023
 - narrowing the gap in creative business activity between the South East of England and the rest of the UK
 - being more representative of UK society: opening careers to a wider range of people
- 5.16** The film/TV element is substantial and worth c. £2bn to the UK and growing. Recent research by the British Film Institute has shown that there were record levels of production of £4.7bn (2021) and a return on investment to the UK economy including tax reliefs of £13.48bn (GVA) creating 219,000 jobs.
- 5.17** The film industry is however under significant constraints from:
- shortage of studio and backlot space
 - shortage of film production skilled workforce

Studio shortage

- 5.18** The studio business sector has been transformed over the last 10 years driven by continuing traditional box office film production but more directly the booming high-end television market (HETV) driven by on-demand streaming services. The major streamers include Netflix, Prime Video, Disney+ and HBO Max, all of whom are seeking production space.
- 5.19** The leading geographies are Los Angeles, New York, Atlanta, Toronto, Vancouver and UK (in particular London). On an international ranking the UK is in the top three supported by breadth of facilities, on and off screen talent/workspace, accessibility exchange rates, and the tax credit regime.
- 5.20** The British Film Institute/British Film Commission has identified the shortage of studio space to meet the demand arising from inward investment to the UK and home production. This has been the case for the last ten years or so and has been part of the rationale for the expansion of Pinewood and Shepperton studios (amongst others) supported by industrial bodies, customers and Government.
- 5.21** The British Film Institute's assessment is that there remains significant demand for sound stages and film production space. Creative UK note that the UK's film making facilities need to keep up with that demand as there will always be attractive offers elsewhere.
- 5.22** Studio expansions and developments in the South East are shown in Table 5.1.

Studio	Size/detail	Status
Warner Bros, Leavesden	308,000 sq ft (11 stages)	Planning application submitted
Sky Studio, Elstree (Universal, Comcast, L&G)	260,000 sq ft (12 stages)	Under construction
Shinfield Studios, Reading (Blackhall Global Partners)	420,000 sq ft (16 stages)	Under construction – temporary stages in use
Herstwood Studios, Hertsmere (Hudson Pacific Properties)	490,000 sq ft (21 stages)	Planning application in preparation
Eastbrook Studios, Dagenham (Hackman Capital Partners)	270,000 sq ft (12 stages)	Planning permission granted
Sunset Studios, Waltham Cross	315,000 sq ft (21 stages)	Planning application submitted
Marlow, Bucks (Dido Properties)	445,000 sq ft (16 stages)	Planning application submitted
House of Production, Bedfordshire	560,000 sq ft (22 stages)	Planning application in preparation

Table 5.1: Studio expansion and developments in South East

- 5.23 In addition to the above there are smaller schemes for re-use of industrial buildings and the temporary used land for demountable buildings and backlots. These schemes are not a sustainable future for the film industry.
- 5.24 Not all of the proposed schemes have planning permission and there is no guarantee that they will be approved and developed – at all or in a timely way.
- 5.25 There is a particular focus on London and the South East as the favoured location for international productions because of its accessibility (especially to Central London and Heathrow) and access to the availability of skilled crews and production support staff (albeit competitive given the shortage).
- 5.26 Other studios are coming forward outside London in regional cities to serve different elements of the market and at a more modest scale.
- 5.27 The Pinewood Studios Screen Hub development, and SHUK and PSDf before it, have all been brought forward to serve the demonstrable shortage of space in this sector. This is precisely the case for the proposed developments in this application. It is not speculative and would be developed.
- 5.28 There is clear support from Pinewood's existing customers.

"Pinewood is one of the best places in the world to make such content. The studio offers the scale and flexibility to successfully deliver these complex projects. There is a wide variety of sound stages; access to highly specialised facilities such as the underwater stage, exterior tank and post-production theatres; multiple backlots and workshops for creating sets, props and costumes. We have had a great experience making many productions at Pinewood including in recent years: Dumbo, Mary Poppins Returns, Cinderella, Maleficent: Mistress of Evil, and the upcoming reimagining of Snow White.

However, quality studios facilities in the UK -at Pinewood and elsewhere -are at capacity, even following recent expansion. This has led Disney (and many of our industry colleagues) to base productions in other countries although would have preferred to keep these productions in the UK. We therefore fully support the development you are planning at Pinewood South as a route to addressing this challenge and more feature film and TV production being able to be made in the UK."

Walt Disney Studios

"I am delighted by your plans to expand Pinewood Studios with the proposed Pinewood South campus and am writing to express Lucasfilm's strong support for this initiative.

We have had a great experience making our productions at Pinewood Studios over the years, including Star Wars episodes VII to IX, Rogue One, Solo and more recently episodic television. As you know our productions are large scale with a huge amount of complex 'world building' to create the sets, costumes, props and action in a galaxy far, far away. These productions need a big studio footprint – multiple sound stages, backlot and a significant footprint of workshops and support facilities - to create these worlds and be home to our crew. This footprint is best co-located at one studio to make it easier for our teams and creatives to collaborate, and minimise cost. Pinewood Studios is one of the few places in the world to offer the scale, quality of facilities and range of services to make our content.

We plan to produce further feature films and episodic television in the UK. The production of large feature films brings significant benefits to the UK economy. For example the total production costs for Star Wars: The Rise of Skywalker, produced at Pinewood Studios, exceeded \$200m. However this will depend on there being sufficient availability of large scale sound stages and studio facilities. Today there is a shortage of such capacity in the UK. This is preventing productions from coming to the UK and being made in other countries. The plans for Pinewood South would help alleviate this shortage and enable more content to be made in the UK."

Lucasfilm

(See letters at Appendix 4)

Skills shortage

5.29 The Department for Digital, Culture, Media and Sport (DCMS) commissioned the BFI to undertake a skills review of the film and HETV sector⁸. The report, issued on 29 June 2022 concluded that:

"continued film and HETV production growth will require between 15,130 and 20,770 additional full-time equivalent employees (FTEs) by 2025." (para 3.19)

5.30 The key findings of the report were that the film and HETV sectors should take action to deliver the following:

- an industry led and localised approach to investment in training
- a more formalised approach to hiring, workplace management and professional development
- stronger bridge into industry from education and other sectors
- more comprehensive careers information, profiles and pathways
- better data to support policy and action

5.31 To deliver on these actions the report, at Section 3, sets out what is needed from the industry, the BFI, the Government and education providers. These include additional spend on skills and training, new pathways into production (including apprenticeships and paid trainee opportunities) and providing information on careers within the sector.

5.32 The Centre Stage proposal in this application will be part of the industry's response.

D. Geography – West London and Buckinghamshire

West London Cluster

5.33 The role of 'London' based studios in the provision of screen content production facilities is well established and global. London is consistently the base for more major film productions than any other cluster in the world with the closest being Los Angeles, US; Atlanta, US; Australia and Vancouver, Canada⁹.

5.34 In terms of production space, London lies third behind Los Angeles and Vancouver¹⁰.

Location

5.35 This locational advantage is driven by London as a leading world city.

5.36 London is attractive to leading producers, directors and actors as a base while filming. The accessibility of Central London to the studio sites is critical. English speaking is important.

5.37 London is highly accessible in transport terms particularly by air to the US from London Heathrow Airport which is critical.

5.38 There is a variety of 'on-location' filming landscapes available in close proximity with Buckinghamshire being the second most used county for filming in the UK.

5.39 A leading factor in film production worldwide is the availability of tax relief, Government support and ease of engagement and cross party political support for the film industry.

5.40 The UK film, TV and media industry is geographically concentrated in and around West London with emerging regionally based complexes.

5.41 The range and type of facilities in the West London cluster can be broadly classified as:

- major purpose-built studios providing a base and facilities for multiple large international productions
- other complementary studios
- National Film and Television School

5.42 The popularity of and demand for the West London cluster is driven by the attributes of an economic cluster: infrastructure and skills, location, financial and political context.

8 BFI Skills Review 2022

9. Source: PwC, LA Film Report, Studio websites

10. Source: PwC, The-Numbers.com, IMDb, Press, Management Information



Figure 5.1: Studio facilities within West London cluster

Infrastructure and skills

5.43 The West London cluster and its three world class studios (Pinewood, Shepperton and Leavesden) all have a long heritage and have built up a substantial technical infrastructure of facilities and technologies together with a highly skilled crew and talent base. This scale, depth and quality of resource makes film production at the studios efficient and cost effective. Such a complete resource is not available to the same degree at other global studios and producers' feedback confirms that crews and facilities in the West London cluster are the most accomplished in the world. In interviews with leading producers the UK infrastructure and skills base (mainly London/West London) is acknowledged as a major attractor.

5.44 Located within the cluster is the National Film and Television School¹¹ which is recognised internationally as a model of higher education for film and the moving image. The school runs over 30 MA, Diploma and Certificate courses across a range of film, television and games disciplines. NFTS has received support from Buckinghamshire Local Enterprise Partnership in support of their creative and digital facilities including a £1.5m investment for a new digital content production training studio and Dolby Atmos® certification. The NFTS is complementary to the work of Pinewood Studios.

Brand

5.45 Combining these factors there is a distinct brand advantage at Pinewood which has an established and respected track record, assured quality of production, which minimises uncertainty and lowers risk (in a risky industry).

Choice

5.46 Attracting international inward investment in film is predominantly about drawing productions to the West London cluster with the scale and quality of facilities that the market understands will be available. The choice for large scale productions is clear cut: West London or another global destination. In this highly competitive environment for footloose investment, failing to supply what the market demands is a risk to the UK's inward investment performance in film.

5.47 At Pinewood Studios there are all the advantages of expertise, knowledge and development potential readily available in one location. The Studios is therefore the most appropriate location for the proposed UK growth hub.

11. <https://nfts.co.uk>

Buckinghamshire

5.48 Buckinghamshire in particular has an established presence in the creative industries sector. Recent research¹² has shown that there are c. 5,000 companies in the creative sector in Buckinghamshire. Film, TV and video is the largest sub sector.

5.49 Events since early 2020 have impacted the implementation of economic strategies. The LEP has prepared an Economic Recovery Strategy (ERS) at the request of HM Government with a focus on short term interventions to help with the recovery of local economies and employment.

5.50 The Buckinghamshire LEP ERS has brought a new focus upon economic investment and schemes that can be delivered in the reasonable near term and proposes:

"Creative and digital

- Screen Based Global Growth Hub, mirrored on the BBF Growth Hub but sector specific at Pinewood Studios
- Buckinghamshire Film Offer – establish a Buckinghamshire Film Office to maximise production spend within the County
- Building on the Government's Tourism Sector Deal, develop a film inspired 'experience' similar to the Warner Brothers studio Tour/The Making of Harry Potter
- Look to identify and support new studio development – Pinewood, Marlow and Halton"

(Buckinghamshire LEP Economic Recovery Strategy)

Buckinghamshire Growth Board (BGB)

5.51 BGB is a recently created alliance of key local public institutions formed to prepare and implement a growth strategy for Buckinghamshire with the support of Government. The members are: Buckinghamshire Council, Buckinghamshire LEP, The University of Buckingham, Bucks New University, Buckinghamshire College Group, Buckinghamshire Healthcare NHS Trust, Buckinghamshire Business First, Buckinghamshire NHS Clinical Commissioning Group. The ambition of the Board is to promote and facilitate economic growth To add £10bn to the UK economy by 2050. Support for Pinewood and its expansion is a policy objective¹³.

5.52 In his preface to the Growth Board's ambition document its Chairman, Cllr Martin Tett (Leader, Buckinghamshire Council), stated:

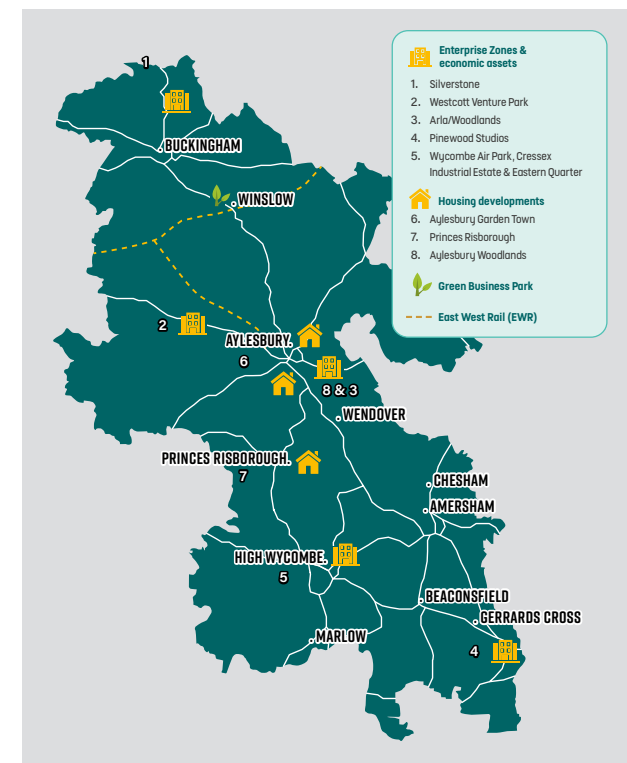
"We are, as a county, the 'entrepreneurial heart of Britain' containing both global brands and large numbers of entrepreneurial small and medium sized businesses. We are home to world renowned economic clusters such as the Creative and Digital cluster, shaped around Pinewood Studios in the south, the space sector based around Westcott in the west and High-Tech engineering driven by the Silverstone Park and Tech Cluster in the north." (page 5)

Creative & Digital

"Pinewood is an internationally renowned centre for film production, hosting Star Wars and James Bond productions. There are 150 businesses on site with a major extension underway. The National Film and Television School (NFTS), the number one film school globally, is based in Beaconsfield, and the county is also home to the International eGames Committee. Pinewood and the NFTS lead in immersive content, pioneering the development and use of augmented reality, virtual reality and other technologies." (page 14)

Key Growth and Development Opportunities

(page 23)



High-tech sectors

"Pinewood Studios Global Growth Hub – supporting recovery in the creative sector and investing in screen and film, including the application and development of virtual and augmented reality technologies." (page 29)

12. Creative Industries Federation 2021

13. Succeeding as a place, Succeeding as a country : A scalable Buckinghamshire proposition to moderate UK recovery. BGB 2021

Summary

5.53 The economic strategy context for the proposed Hub as set out above is clearly supportive of the sector and the Pinewood location. This was the case for SHUK and is the case for the Hub now proposed. It is a significant material planning consideration.



E. Economic impact

5.54 The economic and social benefits of the proposed scheme are substantial and will have effect from local to national level. They are a key material consideration.

5.55 The impacts are set out in detail in 'Economic and Social Benefits Assessment' (Doc 13) and include:

- (1) a private sector financial investment of c. £800m
- (2) the creation of c. 3,730 new 'direct' jobs (FTE) (on site)
- (3) the creation of c. 4,460 new 'indirect' jobs (FTE) (off site)
- (4) combining (2) and (3) above the total jobs created is c. 8,200
- (5) support for c. 3,000 jobs over the construction period

- (6) a contribution to local productivity (GVA) of c. 640m pa (permanent)
- (7) a construction productivity (GVA) of c. 680m pa over the construction period
- (8) a social value¹⁴ of a £13m over construction and £60m over the first five years of operations

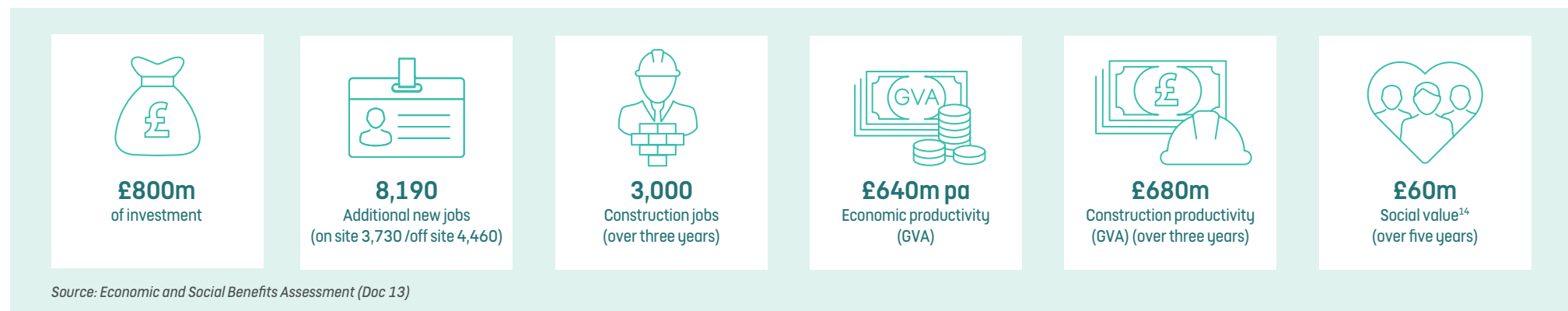
5.56 At a strategic level the Screen Hub will contribute to economic resilience and recovery by:

- (1) Creating opportunities for people in the short term – an investment of £800 million in the UK's construction industry creating over 2,900 jobs for people who need them in the near term and boosting productivity by over £680 million.

- (2) Creating sustainable and well-paid jobs - creating almost 8,200 permanent jobs in a wide range of industries once the development is complete and creating a productivity boost of £641 million annually. Pinewood Studios Screen Hub will provide a range of well-paid jobs and opportunities for training and development to help people sustain employment over their careers.

- (3) Inward investment- providing film production facilities to ensure that the UK remains globally competitive for inward investment in film productions.
- (4) Social value – providing skills and training, apprenticeships and providing an environment in which business support and learning can be delivered.

Figure 5.2: Economic benefits



14. Defined as value of returning to work, skills and training, health and wellbeing

Education hub

- 5.57 The education hub is intended to provide for all ages although with a short-term focus upon reskilling of the local workforce following the permanent impact on some sectors (eg. aviation). A minimum target of reskilling of 500 people pa is proposed in the first three to five years from set up.

Business growth hub

- 5.58 The business growth hub is targeted to support the set-up and growth of 50 new businesses in the first three to five years from set up.

Overview

- 5.59 The scale of economic impact/benefit is substantial and is higher than that for SHUK which itself was assessed by BC in the following way.

"This sizeable proposal represents a substantial private investment from one of Buckinghamshire's anchor institutions. It will help to realise the potential of this economic asset to make a further significant contribution to the national drive to raise productivity, enable economic growth and further place Buckinghamshire as the focus and heart of the UK creative industries sector. It aligns with the aims and objectives of the Local Industrial Strategy for Buckinghamshire as well as the Economic Recovery Plan and proposed Growth and Recovery Deal proposition to Government.

The proposal is of national significance and will be of significant benefit to the national, regional and local economies and which is especially valuable at this time of economic uncertainty. The investment is a strong commitment and validation towards economic recovery in this key sector and will have both direct and indirect benefits, retaining and creating thousands of jobs, attracting visitors and spend to the area, and contributing to GVA. It will build on existing educational and business networks in the region, opening up opportunities to train, work and grow businesses in this sector. This investment will cement Pinewood at the heart of the UK film industry and build on the wider reputation of the UK as a world-class visitor destination and of which Economic Development Officers are in full support."

BC Economic Development consultation 14.12.20

"7.22 The economic benefits of the proposed development are considered to be very substantial and weigh positively in favour of the proposals in the planning balance. Whilst there is conflict with the Core and local plan policies, the proposal is consistent with the industrial and recovery strategies and economic priorities of Government and Buckinghamshire LEP, and is consistent with the NPPF. A development of the scale and type proposed has the potential to bring significant economic benefits directly and indirectly and locally to nationally. The level of job creation and wider suite of economic benefits is a significant and substantial material consideration. Because of the national significance of Pinewood and the national benefits to the film industry and visitor economy as well as the regional and local economy, the economic benefits are attributed very significant weight. Positive impacts on social wellbeing derive from the economic benefits and these are benefits that can be attributed very significant weight."

BC Strategic Sites Committee Report December 2022

- 5.60 The economic benefit should carry significant and substantial weight in the planning determination.

F. Customer support

- 5.61** Pinewood Studios is an internationally recognised brand and UK location. The facility and its ability to offer film-making conditions of excellence is internationally acknowledged.
- 5.62** The majority of the existing Pinewood facility is now on a lease to Disney Pictures, Lucasfilm, Marvel and Fox and at Shepperton to Netflix and Prime Video. This model reflects the change away from ad hoc stage hire to greater certainty of control by production companies.
- 5.63** The proposed new studios which would be part of the Screen Hub (existing and proposed studios) and is supported by Pinewood's customers and industry bodies (see letters at Appendix 4).

G. Delivery

- 5.64** In contrast to some of the film studio schemes being promoted in the South East, Pinewood has the clear advantage of being:
- a. located at the heart of film-making in the UK with all the benefits of critical mass/co-location, international recognition and heritage
 - b. carrying an assured delivery arising from an experienced studio developer/operator and express customer/industry support and requirements

Overall Summary

- 5.65** The scale of the proposed development and its economic benefits is such that it will make a significant contribution to national and local economic resilience and longer-term recovery, with a specific contribution to the growth of the creative industries sector.
- 5.66** It will deliver a significant number of jobs, within a geographically important location for the Screen Industries and at a time when the UK needs to sustain and create new, well-paid employment. This will contribute directly to the Government's Plan for Recovery and Plan for Jobs and help to tackle the cost of living crisis.
- 5.67** The inclusion of the education hub will ensure that the skills shortage identified within the Sector (BFI Skills Report 2022) can be addressed.
- 5.68** There is strong support for the scheme from end users and assured delivery from being part of the Pinewood Studios portfolio. This provides increased certainty and priority for this proposed development over others.



Aerial view of Pinewood

06 POLICY CONTEXT



Jurassic World Dominion © 2022 Universal Pictures. All Rights Reserved.

The planning application must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed built development is not in accordance with Green Belt policy but is supported by a raft of economic policies. There are a series of other development plan policies against which the proposed scheme needs to be tested as identified in this section. The assessment shows that the scheme is technically acceptable and very special circumstances exist to support the grant of planning permission.

- 6.1 The planning application must be determined in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990. These require that applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 The policy context relevant to the determination of the application is summarised in this section. The policy suite is drawn from the development plan and other material considerations including economic strategy, the National Planning Policy Framework 2021, Government and other interest bodies.

6.3 The sources of policy are:

- A. The Development Plan (extracts at Appendix 5)
- B. Other material considerations including the National Planning Policy Framework (July 2021), Government Policy (non-planning), Local Economic Partnership Policies and Strategies and emerging development plan documents.

A. The Development Plan

6.4 The Development Plan for Buckinghamshire Council (South Bucks Area) comprises:

- South Bucks LDF Core Strategy DPD (Adopted February 2011)
- Saved Policies from the South Bucks District Local Plan (Adopted 1999)
- Buckinghamshire Minerals and Waste Local Plan 2016-2036 (Adopted 25 July 2019)

6.5 These documents are adopted and carry significant weight save for any particular policies being time expired or out of date when read in the context of the NPPF.

Adopted Proposals Map

6.6 The proposals map was adopted in February 2011 alongside the Core Strategy DPD but is a consolidated plan showing all designations within the Saved Local Plan.

6.7 The relevant designations for the application site are:

- Green Belt
- Employment Land (comprising Pinewood Studios to the north of the Application Site)
- Biodiversity Opportunity Area and Colne Valley Park

Core Strategy DPD

6.8 The Core Strategy DPD (CS), adopted in 2011, includes a suite of strategic and detailed development management policies used in the determination of planning applications including matters in relation to:

- Community Needs
- Living Environment
- Maintaining Local Economic Prosperity
- Climate Change and Environmental Management

6.9 Of particular relevance to the determination of this planning application are:

- Core Policy 6 – Local Infrastructure Needs
- Core Policy 7 – Accessibility and Transport
- Core Policy 8 – Built and Historic Environment
- Core Policy 9 – Natural Environment
- Core Policy 10 – Employment
- Core Policy 12 – Sustainable Energy
- Core Policy 13 – Environmental and Resource Management
- Core Policy 17 – Other Development Sites

Saved Policies from the South Bucks District Local Plan

6.10 The South Bucks District Local Plan was adopted on 22 March 1999; a number of policies were 'saved' in 2007, and therefore remain part of the Development Plan.

6.11 Of particular relevance to the determination of this planning application are:

- Policy GB1¹⁵ – Green Belt Boundaries and the Control over Development in the Green Belt
- Policy GB4 – Employment Generating and Commercial Development in the Green Belt (excluding Green Belt Settlements)
- Policy L10 – Trees
- Policy EP3 – The Use, Design and Layout of Development
- Policy EP4 – Landscaping
- Policy T4 – New Built Development to Provide Tourist Facilities
- Policy E2 – Pinewood Studios
- Policy TR4 – Provision for those with Special Needs
- Policy TR5 – Accesses, Highway Works and Traffic Generation
- Policy TR7 – Parking Provision

Buckinghamshire Minerals and Waste Plan 2036

6.12 The Buckinghamshire Minerals and Waste Local Plan 2016-2036 was adopted on 25 July 2019.

6.13 Of relevance to the determination of this planning application is:

- Policy 25 - Delivering High Quality Restoration and Aftercare

Policy extracts are included at Appendix 5.

15. The wording of Policy GB1 is not consistent with the Framework and the latter takes precedence in determining the application.

B. Other material considerations (policy)¹⁶

National Planning Policy Framework (The Framework)

6.14 The Framework is a key part of the Government's Plan for Growth and the associated reform of the planning system. Its publication, in July 2021, post-dates the Government's economic growth policies and industrial strategy and accordingly its objective is clear, to assist in the recovery of the UK economy and to foster sustainable economic growth with a clear strategy and Government support. Significant weight should be attached to it.

6.15 The Framework sets out the purpose of the planning system as one of contributing to the achievement of sustainable development (paragraph 7), which is to be assessed on three dimensions: economic, social and environmental (paragraph 8), taking local circumstances into account (paragraph 9). There is a presumption in favour of sustainable development (para 11).

6.16 The economic policy guidance in the Framework places significant weight on the need to support economic growth through the planning system. Paragraph 81 is clear 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This 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."

6.17 The Framework references the Government's Industrial Strategy in this regard, where the priority of growing the Creative Industries is key.

6.18 Paragraph 82 places emphasis on the need for a clear economic vision and strategy which positively and proactively encourages sustainable growth, with regard given to Local Industrial Strategies. The Buckinghamshire Local Enterprise Partnership Local Industrial Strategy is discussed further below but places substantial emphasis and support for the creative industries.

6.19 Paragraph 83 goes on to recognise that there are specific locational requirements for different sectors and that planning policies and decisions should make provision for clusters of, amongst other things, creative industries.

6.20 The Framework reiterates previous national policy relating to the Green Belt and confirms (at paragraph 137) that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 147 confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

6.21 Paragraph 148 confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

6.22 The Framework contains guidance on a number of other themes. Those relevant to this application are:

- Promoting sustainable transport
- Requiring good design
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Planning Practice Guidance

6.23 A set of guidance documents published alongside the Framework to provide guidance on specific matters. Of relevance to these proposals are sections on:

- Community Infrastructure Levy
- Use of planning conditions
- Planning obligations

6.24 Community Infrastructure Levy – Buckinghamshire Council has adopted CIL charging schedules for each of the formal borough councils. The development will be subject to the relevant charges.

6.25 Paragraph 003 Reference ID: 21a-003-20190723 sets out that planning conditions should be kept to a minimum and only used where they meet the 6 tests.

6.26 002 Reference ID: 23b-002-2019090 is clear that whilst planning obligations can assist in mitigating the impact of unacceptable development to make it acceptable, they must meet the tests set out in regulation 122 of the CIL regulations.

¹⁶. A full list of other material considerations is detailed at Section 8.

Economic Recovery Strategy : Buckinghamshire LEP

6.27 The Buckinghamshire LEP Economic Recovery Strategy includes growth in the Creative and Digital Sector including new studio development at Pinewood. (See above paragraphs 5.49 and 5.50 for detail).

Buckinghamshire Growth Board (BGB)

6.28 BGB is a new alliance of key public institutions formed to implement a recovery and growth strategy which includes a screen industries growth hub at Pinewood Studios. (See paragraphs 5.51 and 5.52 for detail).

Economic Policy Summary

6.29 There is strong and consistent policy and strategy support for the development of the UK creative industry sector at all levels and particularly surrounding Pinewood Studios, which itself is acknowledged as a key economic asset in furthering growth.

Other policies and emerging plans

Chiltern and South Bucks Local Plan 2036

6.30 The Council has withdrawn the plan and it is now not relevant.

Iver Heath Neighbourhood Plan

6.31 The Parish of Iver is a designated Neighbourhood Plan Area. The entire parish is included within the Neighbourhood Plan Area, which includes the application site. The Iver Neighbourhood Plan has not progressed beyond initial community engagement undertaken in 2017 and can therefore have no weight in the determination of this application.

Burnham Beeches Special Area of Conservation – mitigation strategy

6.32 The strategy is intended to address both the requirement to avoid, or mitigate, adverse impacts on the integrity of Burnham Beeches SAC from local plan led development as set out in the Chiltern and South Bucks Local Plan and the requirement to prevent further deterioration of the SAC features as a result of public access and disturbance.

6.33 Detailed consideration to Burnham Beeches is set out within the ecological assessments which support the planning application.

Colne Valley Regional Park

6.34 The Colne Valley Regional Park (CVP) is a mosaic of farmland, woodland and water (rivers, canals and lakes) covering 43 square miles on the (urban) fringe of west London. The landscape is a mix of towns green spaces and waterways.

6.35 The Park was established in 1965 and its operation is now managed through The Colne Valley Community Interest Company.

6.36 The 'vision' for the park area is

"a sustainable network of high quality countryside, villages, green spaces and other amenities that provide a regionally significant destination for recreational and cultural pursuits. The Colne Valley Park will be a pleasant environment in which people live, work and play...."

6.37 The objectives of the park are:

- (1) maintenance and enhancement of the landscape, historic environment and waterscape of the Park
- (2) safeguarding of the Park from inappropriate development and encouraging good design
- (3) conservation and enhancement of biodiversity
- (4) opportunities for countryside recreation
- (5) a vibrant and sustainable rural economy
- (6) community participation and environmental education with the promotion of social well-being through access to high quality green space

Overall Summary

6.38 The policy provisions of most relevance to the determination of this application are:

- Green Belt
- Economic Development
- Environmental Considerations
- Sustainability
- Transportation

07 PLANNING ASSESSMENT



A comprehensive assessment of the proposed scheme is carried out in this section. The most significant issue is compliance with Green Belt policy. Other minor constraints/harms arise from visual impact and landscape character. All other matters are in compliance with the development plan and acceptable.

Avengers: Age of Ultron © 2015 Marvel Studios. All Rights Reserved.

Approach

- 7.1** The application is to be determined in compliance with the development plan (as a whole) unless material considerations indicate otherwise (see Section 6).
- 7.2** It follows that there is a hierarchy/cascade of decisions necessary which address the questions below.
- A. Whether the proposals accord with the development plan when read as a whole¹⁷.
 - B. What are the other considerations that need to be weighed in the balance¹⁸.
 - C. What is the planning balance conclusion of development plan compliance and other material considerations¹⁹.
- 7.3** The questions are considered in the following sections drawing upon the material submitted in the application documents.

A. Whether the proposals accord with the development plan when read as a whole

- 7.4** The relevant development plan matters are set out in the same order as the SHUK application Officers' Report to Committee ('SHUK OR') for ease of comparison, comment and conclusion. The list is:
- (1) Green Belt and the principle of development
 - (2) Economic development
 - (3) Design (place-making)
 - (4) Landscape, visual appearance and trees
 - (5) Residential amenity
 - (6) Heritage
 - (7) Highways, transport and access
 - (8) Air quality
 - (9) Ecology and biodiversity
 - (10) Climate change and building sustainability
 - (11) Flood risk and drainage
 - (12) Ground conditions and mineral safeguarding
 - (13) Environmental assessment matters (not covered above)
 - (14) Infrastructure and developer contributions

- 7.5** Each item is considered briefly below with reference to the relevant development plan policy (extracts at Appendix 5) and a conclusion on compliance drawn. Selected references to the Framework are included where they assist the assessment albeit not part of the development plan.

(1) Green Belt and the principle of development

- 7.6** The relevant Green Belt policies are GB1 and GB4 of the Adopted Local Plan. The Local Plan policies for Green Belt are out-of-date in that they do not include any reference to exception by very special circumstances and are therefore unacceptably inconsistent with the Framework. The Framework is a substantial material consideration and its Green Belt policies attract greater weight than GB1 and GB4 in the determination of this application. This approach is accepted as correct by Buckinghamshire Council and was followed in the SHUK OR. It is not contentious.

Pinewood Studios and Alderbourne Farm backlot

- 7.7** The proposed studio and backlot developments are accepted by the applicant as being inappropriate development in the Green Belt. They are, therefore, harmful to the Green Belt by definition and should not be approved except in very special circumstances.
- 7.8** The nature of this assessment can first be elaborated by reference to the aim of Green Belt and purposes to provide a conclusion on weight.

¹⁷ This section

¹⁸ Sections 8 and 11

¹⁹ Section 11

Aim of Green Belt

- 7.9 The fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open (paragraph 137 of the Framework). This is principally achieved by protecting its intrinsic openness (the absence of built development) rather than visual amenity (experience or aspect), or the visual quality of land or a landscape.
- 7.10 Visual aspects may be a consideration in the context of the appearance of openness. Green Belt is not a policy that relates to the quality of the landscape, or any role in public green space/open space or its protection. These matters are well established and set out in the Framework.
- 7.11 The Framework guidance on beneficial use of land in the Green Belt (para 145) is not a test of development applications under very special circumstances.
- 7.12 The built development proposals constitute inappropriate development for the purposes of paragraphs 147 and 149 of the Framework and are 'by definition' harmful. This is a policy harm to be given substantial weight.
- 7.13 The non built development proposals, principally the change of use to a nature reserve, are not inappropriate development in the Green Belt. This also applies to facilities associated with the nature reserve provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Purposes

- 7.14 The well known purposes of Green Belt are:
- to check the unrestricted sprawl of large built-up areas
 - to prevent neighbouring towns merging into one another
 - to assist in safeguarding the countryside from encroachment
 - to preserve the setting and special character of historic towns
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- (para 138 of the Framework)
- 7.15 The impact of the built development is assessed below with a comparison to conclusions of Buckinghamshire Council officers in the SHUK OR²⁰.

To check unrestricted sprawl of large built up areas

- 7.16 The proposed development will result in an extension of the built-up area.
- 7.17 The scale of this expansion on to Green Belt land is circa 68ha within a substantially larger swathe of Green Belt extending across 87% of the former South Bucks administrative area. Of the total site area, 25.6ha (38%) will comprise the nature reserve, which does not represent inappropriate development.
- 7.18 The application site does not sit adjacent to, or between 'large built up areas'.

- 7.19 Identified and significant features, such as Black Park and Uxbridge Road, provide clear and firm development boundaries.
- 7.20 As the proposal is justified by exception (very special circumstances) it will not represent 'unrestricted' sprawl.
- 7.21 Consequently, there is no conflict with this purpose.
- 7.22 The SHUK OR agreed with this form of analysis and concluded that:

"The proposal would clearly result in a sprawl of development which would fill in what is effectively a gap between the existing extent of the Pinewood studios site and the Uxbridge Road to the south, but as the site does not about 'large built up areas', there is no clear conflict with this purpose."(para 6.19)

To prevent neighbouring towns from merging into one another

- 7.23 The proposed development is situated to the west of Iver Heath, forming part of the wider gap between Gerrards Cross and Iver Heath and between Slough and Iver Heath. It also forms part of the gaps between Iver Heath and the Green Belt settlements of Fulmer, Wexham and Stoke Poges.
- 7.24 The Pinewood South site is contained by Black Park to the west and by the existing Pinewood Studios to the north. The Alderbourne Farm site is contained by the existing studios, and fixed features of local roads and the M25. This containment limits the erosion of the gap between settlements and demonstrates that the site makes a limited contribution to preventing coalescence with other settlements.

²⁰ Note: the SHUK site was Pinewood South and did not include Alderbourne Farm

7.25 The proposed development will not result in the merging of towns in any physical sense as set out in the Framework. The existing distances and retained breadth of separation between settlements will ensure that the merging of neighbouring towns (or settlements) will not take place as a consequence of the proposed development and the Green Belt will not be fragmented.

7.26 There is limited harm to this Green Belt purpose.

7.27 The SHUK OR agreed with this and concluded:

"It is considered that there is some conflict but the proposal will result in only limited harm to this Green Belt purpose" (para 6.23)

Safeguarding the countryside from encroachment

7.28 The proposed development will result in the physical encroachment onto land which can be regarded as countryside (post restoration for Pinewood South).

7.29 This purpose relates principally to openness.

7.30 There is some existing development adjacent to the site, at Royal Lodge and Park Lodge. These are large scale, modern residential properties with substantive outbuildings.

7.31 Given the extent of development proposed, there is harm to this purpose and whilst the presence of Black Park and roads provides firm and enduring boundaries, the development will develop the existing fields between Pinewood Road and the woodland edge, mitigated by the green boundary treatments and part of Alderbourne Farm.

7.32 The SHUK OR concluded that:

"The harm to this purpose is therefore apparent. Given the open character of the site and the contrasting setting this provides to the adjacent densely wooded Black Park, the harm is considered very significant." (para 6.24)

7.33 The proposed development of greenfield land at Pinewood Studios and Alderbourne Farm will as a matter of fact represent encroachment on to land that is countryside. The harm to this principle will therefore be significant.

To preserve the setting and special character of historic towns

7.34 This purpose is not relevant to the assessment and therefore not compromised. The sites are not within proximity to a historic town.

7.35 There is no conflict with this purpose.

7.36 The conclusion is agreed in the SHUK OR.

"As the site is not within proximity to a historic town there is no conflict with this purpose." (para 6.25)

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

7.37 This purpose will not be compromised because the proposed development is geographically fixed at Pinewood. There is no alternative and it cannot be disaggregated.

7.38 There are no non-Green Belt sites that could be used as a preference and so support urban regeneration and recycling of derelict and urban land.

7.39 There is no conflict with this policy purpose.

7.40 The SHUK OR agrees with this conclusion as it related to the film facilities and visitor attraction. However, a reservation was expressed in relation to business and education hubs on the basis that they are not required to be located at the studio site but the harm to the Green Belt purpose is "very limited" (para 6.31).

7.41 The Centre Stage scheme is intended to operate in tandem with the operational studio and the same fixed location characteristic applies²¹. The applicant therefore disagrees with the Officers' Report as above and maintains the conclusion of no conflict or harm to this purpose. Even if Buckinghamshire Council's SHUK assessment is repeated it is of very limited (minor) harm and of no material weight in the overall planning balance.

Alderbourne Farm nature reserve

7.42 The proposed nature reserve is supported by Local Plan policies GB1, CP9, CP13 and paragraph 150d) of the Framework.

7.43 The proposed development is not inappropriate development under the terms of Green Belt and Framework paras 149 and 150 and which seeks to enhance the beneficial use of land within the Green Belt including biodiversity and outdoor recreation. This element of the proposed development accords with Green Belt policies in the Framework.

21. See "Centre Stage Prospectus" Doc 11 Farm

Conclusion on Green Belt compliance

- 7.44 The Pinewood South and Alderbourne Farm backlot developments would constitute inappropriate development and give rise to substantial harm arising from a loss of openness and encroachment into countryside and limited harm in relation to the merging of neighbouring towns.
- 7.45 The Alderbourne Farm nature reserve is in compliance with the development plan and the Framework.

(2) Economic development

- 7.46 The relevant development plan policies are:
- CP10 Core Strategy
E2 Local Plan (saved)
- 7.47 CP10 seeks to retain the existing employment building/land stock only to be released on review. New development is directed to centres and Opportunity Sites.
- 7.48 E2 allocates the existing Pinewood Studios site for film studio use (not including the proposed new development sites at Pinewood South and Alderbourne Farm).
- 7.49 The application proposals are accepted by the SHUK planning permission as geographically fixed and not footloose. In a practical and realistic assessment the current proposals would be impossible to accommodate within centres or Opportunity Sites as CP10 seeks. It is not therefore possible to rationally apply policy CP10 and only a technical non-compliance arises.
- 7.50 Policy E2 applies only to part of the existing Pinewood Studios sites and is not relevant or applicable.

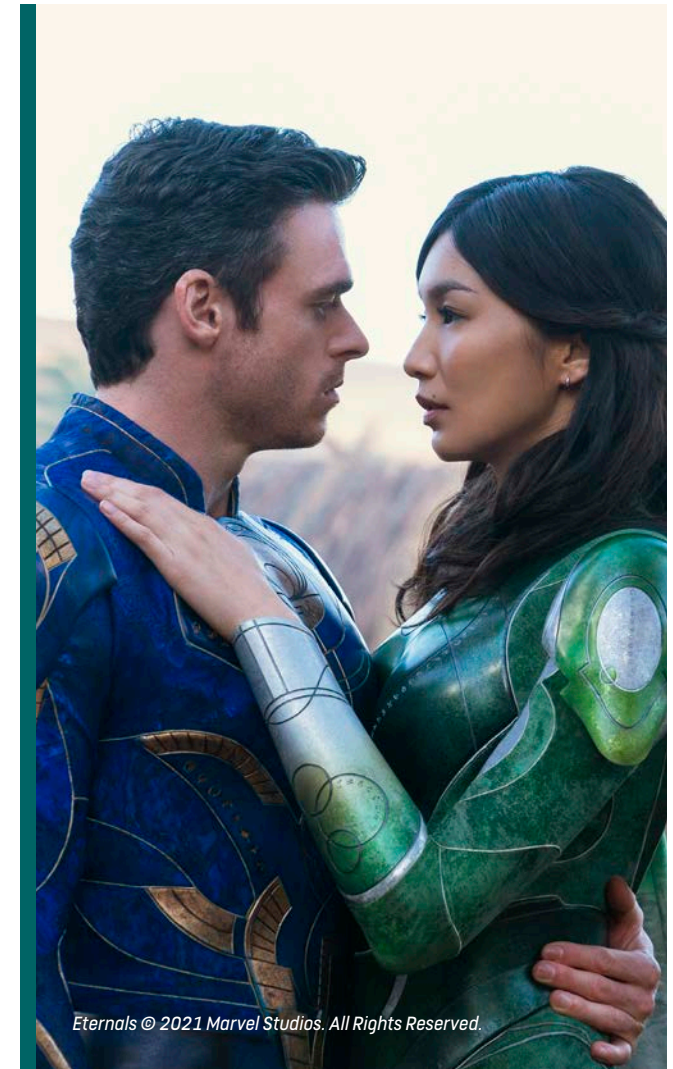
7.51 Conflict with these development plan policies does not arise.

7.52 The economic credentials of the proposed development, its substantial benefits and the non development plan economic strategy provisions of influence are strong material considerations of high significance that are to be set against any development plan conflict as is set out in later sections of this report.

7.53 It is worth noting at this point that the SHUK OR concluded that:

"The economic benefits of the proposed development are considered to be very substantial and weigh positively in favour of the proposals in the planning balance. Whilst there is conflict with the Core and local plan policies, the proposal is consistent with the industrial and recovery strategies and economic priorities of Government and Buckinghamshire LEP, and is consistent with the NPPF. A development of the scale and type proposed has the potential to bring significant economic benefits directly and indirectly and locally to nationally. The level of job creation and wider suite of economic benefits is a significant and substantial material consideration. Because of the national significance of Pinewood and the national benefits to the film industry and visitor economy as well as the regional and local economy, the economic benefits are attributed very significant weight. Positive impacts on social wellbeing derive from the economic benefits and these are benefits that can be attributed very significant weight."

(para 7.22)



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(3) Design (place-making)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

- 7.54 The application is made in hybrid with all matters of design detail to be the subject of approval through a future reserved matters process.
- 7.55 The application includes and seeks approval to a series of development parameters within which detailed design proposals will be subsequently developed.
- 7.56 An illustrative masterplan for each part of the development is submitted as an indication of one way in which a scheme could come forward in accordance with the parameters.
- 7.57 The detailed application of the development management policies listed above cannot therefore be applied now and no conclusion of compliance drawn.
- 7.58 The requirement of the Framework seeks the creation of high quality places (paras 126, 130) is a material consideration.
- 7.59 The test for determination of the application is whether the parameters are satisfactory to inform delivery of a high quality scheme capable of meeting development plan policy and the provisions of the Framework.
- 7.60 The proposed parameters for Pinewood Studios are similar to those approved for the SHUK scheme which were agreed in the Officers' Report as providing a sound basis for future good design.

"The Parameter Plans establish the framework for future design development when sensitivities in relation to design, visual appearance and the amenity of adjoining users can be addressed. The proposed Parameter Plans and Development Framework and Design and Access Statement including design guidance should serve to support good design outcomes at Reserved Matters stage. Good design should include mitigating adverse impacts particularly in relation to Black Park and its setting, and also creating attractive groupings of buildings and spaces between buildings as well as breaking up the expansive surface parking effectively with trees and landscape. Approval would be subject to appropriate conditions to agree the design and specific details of materials, boundary treatments, landscaping, and lighting etc. It is considered that the proposed development therefore accords with planning policy and the principles of good design set out within the NPPF."
(para 8.20)

- 7.61 The proposed parameters for Alderbourne Farm backlot are new although follow the same (and accepted) approach as for Pinewood South and the ability to produce good design.

Design guidance

- 7.62 The Pinewood Development Framework and DAS (Doc 08) includes advisory guidance on how the design of the schemes could be developed. The applicant would be content to support a condition that seeks design development to be carried out in broad accordance with this document.

(4) Landscape, visual appearance and trees

Core Strategy Policies:

CP9 (Natural environment)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

- 7.63 The suite of development plan policies identified above combine to seek:
 - high standard design
 - protection and enhancement of landscape character and conservation interests
 - supporting ecological corridors
 - Improving rural/urban fringe areas
 - protecting amenity
 - providing quality site landscaping
 - retaining existing trees and new planting (although none in the application are subject of TPOs)
- 7.64 These matters are reinforced by the Framework which provides for development to enhance the natural and local environment (para 174) with trees making an important contribution (para 131).
- 7.65 The application documents include a consideration of all of the above in:
 - Landscape and Biodiversity Strategy (Docs 10a and 10b)
 - Environmental Statement, chapter 12 (Doc 12)
 - Development Framework and DAS (Doc 08)

Landscape character

7.66 The Pinewood Studios and Alderbourne Farm sites are greenfield (including restored mineral workings) with views over low quality grazing or arable fields, water courses, fragmented hedgerow network, in-field and boundary trees interspersed with significant built development resulting in a discordant overall landscape. Conservation and enhancement is an acknowledged objective of the CVRP.

7.67 The ES reports that the built development sites will have an unavoidable impact on this landscape character but concludes that the impacts are local in scale and importance.

7.68 The proposed development will impact on two Landscape Character Areas - Iver Heath Mixed Use Terrace (LCA O4) and Alder Bourne (LCA P1). Both of these LCAs contain landscape that has some value attached to it although neither are considered to be a 'valued landscape' in the context of paragraph 174a of the Framework.

7.69 The impact on the Iver Heath and Mixed Use Terrace is significant both in year 1 and year 15 (with a moderate adverse effect). This relates to Pinewood South and reflects that the site is currently undeveloped agricultural land which will be replaced by physical development. This change is permanent and as a consequence, its loss is a material planning consideration to be taken forward into the planning balance.

7.70 This loss has been assessed previously in respect of the SHUK scheme, where the benefits of the proposed development were considered sufficient to outweigh the harm that resulted from the loss.

Effect	Receptor	Residual Effect
Changes to the landscape character of the Iver Heath and Mixed Use Terrace LCA	The landscape character of the Iver Heath Mixed Use Terrace LCA	Year 1: Moderate adverse
		Year 15: Moderate adverse
Changes to the landscape character of the Alder Bourne River Valley LCA	The landscape character of the Alder Bourne River Valley LCA	Year 1: Moderate adverse
		Year 1: Minor -moderate beneficial
		Year 15: Moderate adverse
		Year 15: Moderate beneficial

Table 7.1: Effect on landscape character

7.71 The impact on the Alder Bourne River Valley LCA is considered in terms of the two elements of the development on Alderbourne Farm. A different conclusion is reached in respect of each.

7.72 The impact of the backlot and supporting buildings will be significant on that part of the landscape character area. It will be a physical loss of the farmstead and the buildings that sit around it. This impact is assessed as moderate adverse in year 1 and year 15.

7.73 The impact of the nature reserve however recognises that whilst there will be change in the landscape character, once established this will be positive. The ES concludes that there will be a moderate adverse impact in year 1, but this will shift to a minor moderate benefit in year 15 as the nature reserve becomes established ie. the adverse impact is temporary. This represents a benefit of the proposed development that extends across a substantive part of the application site.

7.74 The proposed scale of green infrastructure comprising retained landscape features, new planting and other natural features play an important role in mitigating the landscape character impacts. This is recognised by the beneficial impact associated with the nature reserve.

7.75 The character of the sites will inevitably change which is assessed as a permanent moderate adverse impact. This is the same conclusion drawn in the SHUK which was agreed as acceptable.

7.76 There is consequently partial non-compliance with the development plan policy CP9 in respect of the built development sites which is carried into the planning balance.

7.77 The Alderbourne Farm nature reserve accords with the development plan (and CVRP) policy.

Visual impact

- 7.78** The ES (Doc 12) presents a comprehensive visual impact assessment.
- 7.79** The ES assesses the visual impacts of the proposed development on visual receptors within the local and wider area. By the nature of EIA, the assessment distinguishes between significant and not significant impacts. The potential significant impacts are reported below for consideration in the planning balance.
- 7.80** For several visual impacts, the extent of adverse effect is substantially mitigated through the provision of strategic landscaping (identified and secured through the parameter plan green infrastructure). This diminishes the level of harm from significant in year 1 to not significant in year 15. This suggests a temporary impact whilst this landscaping becomes established. This includes views from the users of Pinewood Road, the property of Orchard Cottage (which sits to the north of the Alderbourne Farm site), properties east of Pinewood Road and most properties west of Pinewood Road (except for Fir Cottage).

Effect	Receptor	Residual Effect	Is the Effect Significant?
Changes to the character and amenity of views as experienced by recreational users of the footpaths in Black Park Country Park	Recreational users on the bridleway that runs along the eastern edge of Black Park Country Park	Year 1: Moderate-major adverse	YES
		Year 15: Moderate adverse	YES
Changes to the character and amenity of views as experienced by residents at Park Lodge Farm	Residents at Park Lodge Farm	Year 1: Moderate-major adverse	YES
		Year 15: Moderate adverse	YES
Changes to the character and amenity of views as experienced by the local community to the east of Pinewood Road	Local community to the east of Pinewood Road: other properties	Year 1: Moderate adverse	YES
		Year 15: Minor adverse	NO
Changes to the character and amenity of views as experienced by the residents at Royal Lodge/Park Lodge in the centre of the Site	Residents at Royal Lodge/Park Lodge in the centre of the Site	Year 1: Moderate-major adverse	YES
		Year 15: Moderate-major adverse	YES
Changes to the character and amenity of views as experienced by the local community to the west of Pinewood Road	Local community to the west of Pinewood Road: northern property	Year 1: Moderate-major adverse	YES
		Year 15: Moderate adverse	YES
	Local community to the west of Pinewood Road: enclosed properties	Year 1: Minor-moderate adverse	NO
Changes to the character and amenity of views as experienced by users of Pinewood Road - predominantly motorists with some pedestrians	Users of Pinewood Road - predominantly motorists with some pedestrians	Year 1: Moderate adverse	YES
		Year 15: Minor-moderate neutral	NO
Changes to the character and amenity of views as experienced by residents at Springfield Cottages	Residents at Springfield Cottages	Year 1: Moderate-major adverse	YES
		Year 15: Moderate neutral	YES
Changes to character and amenity of views as experienced by residents at Orchard Cottage to the north of Alderbourne Farm	Residents at Orchard Cottage to the north of Alderbourne Farm	Year 1: Moderate adverse	YES
		Year 15: Moderate-minor, combination of beneficial and adverse	NO

Table 7.2: Visual impact effect

- 7.81** There are some impacts that will be long term (i.e beyond 15 years). The nature and extent of these impacts is set out in Table 7.3.
- 7.82** In summary there is likely to be an overall moderate adverse visual impact because of the physical development of the Pinewood South site and on a part of Alderbourne Farm. There will also be residual visual impacts in respect of a small part of Black Park and five residential properties that sit on the edge of the site.
- 7.83** These impacts are to a large degree a reflection of change in appearance arising from built development on a greenfield site which is inevitably significant. A degree of non-compliance with the policy framework therefore arises. The impact is however judged to be acceptable but is a negative to be carried into the planning balance.
- 7.84** This is the same conclusion reached in the SHUK which was agreed as acceptable in the grant of planning permission. The additional development on Alderbourne Farm is not substantive in scale, with proposed buildings being located where there are existing farm structures and being of a similar scale and size (both in floorspace and building height terms). The resulting visual impact is substantially mitigated as a consequence and relates to the change in the nature of usage of that part of the site. This is reflected in the conclusions of the ES.

Effect	Context
Changes to the character and amenity of views as experienced by recreational users of the footpaths in Black Park Country Park	This impact relates solely to recreational users on the bridleway that runs along the eastern edge of Black Park Country Park, but only for a small section at its northern end (when it runs adjacent to the site). Whilst there will be substantive landscaping that will restrict views, there will be some residual views into the site. Such effect will be moderate adverse but in respect of a small section only. The remainder, where the path moves into Black Park itself, will not be impacted adversely.
Changes to the character and amenity of views as experienced by residents at Park Lodge Farm, Royal Lodge, Park Lodge and Fir Cottage	The residents at these properties will have their view altered as a consequence of the development at Pinewood South. This impact will remain adverse at year 15 and relate to views through or over the landscaping into the studio site. These views will be framed by the tree and hedgerow planting proposed, which will reduce views to glimpsed but given the extent of change from their current views over an open undeveloped field, the impact of this should be reflected in the planning balance. These impacts will be similar to those that will be created by SHUK and were considered, on balance, to be acceptable when granting permission for that development.
Changes to the character and amenity of views as experienced by residents at Springfield Cottages	The residents at Springfield Cottages will see a significant change in their outlook. The open field and farmstead will be replaced by backlot and associated buildings. There is landscaping proposed which will reduce the level of visual impact substantially, to the extent that the residual impact will be moderate neutral. This implies that the new views will be neutral as they will have an attractive landscaped view, but still significant due to the level of change that will take place.

Table 7.3: Visual impact context

Trees

- 7.85** The application document includes an Arboricultural Impact Assessment (AIA) for the full development site (Doc 11).
- 7.86** The AIA reports a full survey of all existing trees and woodland identifying species, condition and value. All trees and vegetation of any value and significance is retained and incorporated into the landscape strategy for green infrastructure and the sites as a whole.
- 7.87** The overall effect on trees will be a positive enhancement arising from:
- retention with management
 - new planting
 - Alderbourne Farm nature reserve and remedial works to woodland areas (including ancient woodland)
- The proposals are therefore in compliance with Local Plan policies EP4 and CP9 (policy L10 refers only to trees protected under a TPO and is not relevant).

Summary

- 7.88** The proposed scheme is assessed to have a significant moderate adverse impact on the landscape character which is inevitable and unavoidable. Adverse visual impacts are also likely in respect of:
- Changes to the character and amenity of views as experienced by recreational users of the footpaths in Black Park Country Park
 - Changes to the character and amenity of views as experienced by residents at Park Lodge Farm, Royal Lodge, Park Lodge and Fir Cottage
 - Changes to the character and amenity of views as experienced by residents at Springfield Cottages
- 7.89** None of the impacts are assessed as unacceptable and are carried forward into the planning balance.
- 7.90** The impact on trees in the landscape is positive and compliant with development plan policies EP4 and CP9.

(5) Residential amenity

Core Strategy Policies:

CP13 (Environmental and resource management)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

- 7.91** The objective of this policy suite is to encourage compatible complementary development; achieve good design and protect residential amenity. These themes are reinforced by requirements for good design in the Framework.
- 7.92** The policies cannot reasonably be applied to deliver uniformity or a prescribed, particular aesthetic (taste). Compatibility with surroundings does not mean 'the same'. It would not be appropriate to assess studio buildings which are a strong local characteristic with either residential property immediately adjacent to the site by appearance and style²². Visual impact is a relevant amenity issue considered below.
- 7.93** Residential amenity is also about more than the appearance of buildings and includes the effects of studio operations on the locality and its users/residents.

22. Such an approach was taken in the SHUK OR with which the applicant disagrees



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Appearance

7.94 The design of the proposed studio buildings is for future reserved matters approval and cannot be assessed in detail under the terms of policy EP3. The assessment needs to take place at a more strategic level informed by the parameters.

7.95 The local area is characterised by suburban residential development and large buildings comprising a major film studio. This is an established part of the local character. It follows that there can be no 'in-principle' conflict arising with the development plan with regard to building type. The proposed development is compatible with the area²³.

Visual

7.96 A visual impact assessment has been carried out in the ES which includes consideration of the residential properties closest to the site. The ES has identified the following as potentially being impacted significantly:

- Park Lodge Farm
- Park Lodge and Royal Lodge
- Fir Cottage
- Orchard Cottage
- Springfield Cottages

7.97 The ES assessment concludes that after the establishment of proposed landscaping (in year 15) these properties will have a moderate adverse impact (Park Lodge Farm and Fir Cottage), a moderate major impact (Park Lodge/Royal Lodge) or a moderate neutral impact (Springfield Cottages). The impact on Orchard Cottage will not be significant and will reflect a combination of moderate-minor beneficial and adverse, associated with the benefits of the nature reserve alongside the proposed development.

7.98 These conclusions sit in the context that private residential properties do not have a right to an existing view or outlook.

7.99 All of the properties have been considered in the preparation of parameters with generous stand offs and planting belts proposed to present an attractive 'green' outlook, no overshadowing or physical/visual dominance. Technical issues of daylight/sunlight do not arise.

7.100 The impact upon residential amenity is therefore mitigated by the parameter design. The scheme is compliant with development plan policy EP3. Only limited harm needs to be carried forward into the planning balance.

7.101 The SHUK OR agreed that the impact of studio/studio type buildings as proposed in SHUK was acceptable and did not justify the refusal of planning permission.

"....the impacts would be mitigated, the harm to residential amenities is limited and refusal of permission on these grounds would not be justified. The weight to be attributed to the limited harm would be carried forward to the planning balance."

(para 10.18)

23. Contrary to the approach in SHUK OR

Noise and vibration

7.102 The impact of noise on amenity is considered in the ES (Doc 12) at Chapter 12 as related to construction and operation. The conclusions are as set out in the table opposite.

7.103 All construction stage effects and the majority of operational stage effects are not considered to be significant. The noise impact of operational road traffic on surrounding roads associated with the operational stage of the proposed scheme at one sensitive receptor on Seven Hills Road (R7 – Hill View) is considered significant in the short-term. It is important to appreciate that the vast majority of this impact results from the redistribution of traffic associated with the already approved Seven Hills Road improvements and not as a result of the flows from the proposed scheme.

7.104 All of the impacts are concluded to be not significant (with management and mitigation).

7.105 As part of reserved matters submissions it is anticipated that they will include:

- noise mitigation strategy
- noise control design
- noise management plan(s) including for backlot

7.106 A condition which requires submission and approval of these measures would be appropriate.

7.107 The SHUK OR agrees with this position reporting the BC Environmental Health Officer advising that a condition would be appropriate. For the SHUK planning permission such conditions were attached requiring:

Effect	Receptor ²⁴	Residual Effect	Is the Effect Significant?
Construction Stage			
Noise from construction activities (excluding traffic)	R1, R2, R3, R4, R9 and R10	Minor adverse	No
	R5, R6, R8 and R11	Negligible	No
Operational Stage			
Operational road traffic noise on surrounding roads	R7	Moderate adverse (short term)	Yes
	R7	Minor adverse (long term)	No
Operational road traffic noise within Proposed Scheme	R1, R2, R3, R4, R5, R6, R8, R9, R10 and R11	Negligible	No

Table 7.4: Effect of noise and vibration

- noise testing (C36)
- Construction Environmental Management Plan (C39)
- Backlot Management Plan (C42)

7.108 There is development plan compliance and no harms to carry forward to the planning balance.

Lighting

7.109 The ES considers lighting in respect of ecology and visual impacts, with a Framework Lighting Strategy identified to ensure that impacts are minimised. Detailed assessment is not possible given the outline nature of the application although the framework lighting strategy is included to guide detailed design and to deliver appropriate control and mitigation.

7.110 The ecological and visual impact assessments have identified likely sensitive receptors, reviewed the proposed scheme and defined parameters such that at the design stage the external obtrusive light will be minimised and it will not impact on the sensitive receptors.

7.111 The detailed design and calculations in relation to external lighting will be undertaken in future stages of the project and will be guided by legislation, national and local planning policy and lighting design guides. The framework lighting strategy demonstrates that a scheme can be designed which mitigates impacts and meets these requirements.

²⁴. A full list of receptors is set out at paragraph 12.59 of Chapter 12 of the ES (Doc 12)

7.112 The impact of lighting on amenity can be satisfactorily controlled by planning condition as was the agreed case for SHUK (see condition 37 of that planning permission).

7.113 The context of lighting for bats is considered below under ecology.

(6) Heritage

Core Strategy Policies:

CP8 (Built and historic environment)

7.114 The development plan policy seeks the protection and enhancement of the historic environment.

7.115 Outside of the development plan the requirements of S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of the Framework apply. Of particular note are paras 199 and 202 of the Framework confirming the requirement for assessment and if less than substantial harm arises then it is to be balanced against public benefits.

7.116 The key test is whether the proposed development would have any impact on the significance of a designated heritage asset and if so to what scale. These are matters of informed, expert judgement.

7.117 A Heritage Impact Assessment (HIA) is submitted as part of the application (Doc 15). The assessment considers the designated heritage assets within the reasonable vicinity of the application sites being:

- Heatherden Hall – G2 listed
- Little Coppice – G2 listed

7.118 The design heritage assets of Langley Park and St Margarets Church, Iver are agreed by Buckinghamshire Council officers to be too distant from the application site to be relevant. There are no non-designated heritage assets.

7.119 The HIA concludes that in relation to Heatherden Hall:

"The Proposed Development of the Pinewood South Site would sustain the significance of this heritage asset (i.e. preserve the special interest of the listed building and its setting)" (para 5.20)

and that:

"The Proposed Development [of Alderbourne Farm] would have no impact on the significance of the listed building or its setting, which would be sustained (i.e. preserve the special interest of the listed building and its setting)." (para 5.21)

7.120 In relation to Little Coppice, the HIA concludes that:

"the proposed development [Pinewood South] will not result in harm to the significance of the listed building. Whilst it had been concluded that some harm may exist previously (less than significant), this is not supported by the assessment, which properly defines the impacts. Even if a conclusion of harm were reached then it could only be at the very lowest end of the spectrum" (para 5.31)

and

"Given the separating distances and interposing built form of Pinewood Studios and the absence of a historic connection, the Alderbourne Farm site is not part of the

listed building's setting. This site has no role in understanding or appreciating the significance of Little Coppice. The proposed development would not impact on the significance of the listed building or its setting, which would be sustained (i.e. preserve the special interest of the listed building and its setting)" (para 5.34)

7.121 No adverse impact arises and there is compliance with development plan policy CP8 and S66 of the Planning (Listed Buildings and Conservation Area) Act 1990 and the Framework.

7.122 The Pinewood South and Alderbourne Farm sites do not provide any important contribution to the significance of the identified listed buildings as an element of their settings. The proposed development would sustain the heritage significance of Heatherden Hall and the proposals on the Pinewood South site will cause no harm to the significance of Little Coppice.

7.123 It has previously been concluded within the SHUK OR that development on Pinewood South would not impact Heatherden Hall because of distance and visual separation (para 11.10) which is agreed. The OR did however conclude that the SHUK scheme could have the potential to result in less than substantial harm (on Little Coppice). This is not a conclusion that this current assessment supports. However, if such harm were concluded by Buckinghamshire Council then it must sit at the very lowest end of the spectrum of harm.

7.124 If less than substantial harm were to be found then it must be accorded considerable weight and importance when considered against the public benefits delivered by the Proposed Development, as part of the overall planning balance²⁵. In such case it would be carried forward into the planning balance.

²⁵ See committee report re: the outline planning permission (ref. PL/20/3280/OA)

7.125 The acceptability of the SHUK development in terms of heritage impact and Little Coppice is demonstrated by the grant of SHUK planning permission. Heritage impacts are not a reason for refusal of this application.

(7) Highways, transport and access

Core Strategy Policies:
CP7 (Accessibility and transport)

Local Plan Saved Policies:
TR4 (Provision for those with special needs)
TR5 (Access, highways work and traffic generation)
TR7 (Parking provision)

Note: for completeness and ease the provisions of the Framework are also included in the assessment at this point. In particular the tests at para 110 and 111 of sustainability and safety.

7.126 The planning application documentation includes a comprehensive Transport Assessment and Framework Travel Plan.

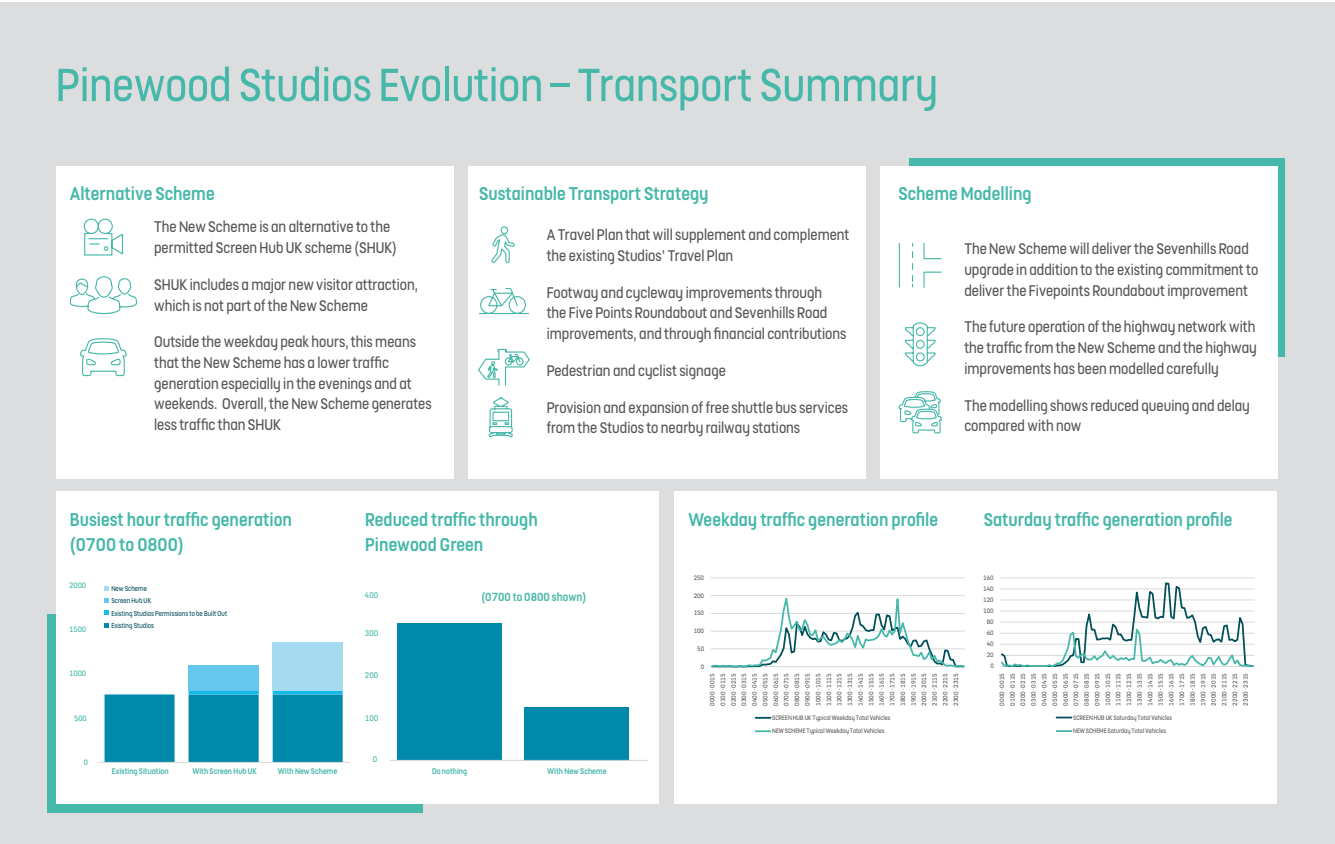


Figure 7.1: Transport summary

7.127 In summary the conclusions of the TA are:

- The sites are well located for travel by walking, cycling and public transport and these opportunities will be taken up through a detailed Travel Plan; local footway and cycleway improvements; pedestrian and cyclist signage; and the expansion of the existing shuttle buses between the studios and four nearby rail stations.
- Safe and suitable access will be provided from the A412, Pinewood Road and Seven Hills Road in line with schemes discussed in detail and agreed with BC previously.
- Whilst the site layout is a reserved matter, it will be designed appropriately and will provide suitable levels of car and cycle parking.
- The proposed scheme is beneficial in traffic impact terms:
 - It will result in a material reduction in overall traffic movement when compared with the alternative SHUK scheme.
 - Compared with 'do nothing', there will be an improvement in the operation of the local highway network in the peak hours, primarily due to the delivery of the SHR improvement scheme. This will provide the primary route between the M40 and the studios and will reduce traffic demands within Iwer Heath and Pinewood Green. There will also be benefits in Fulmer (due to funding of traffic calming) and at the A412/ Black Park Road junction (due to funding of further safety measures).

7.128 By way of comparison to the SHUK scheme it is important to highlight that:

- The total traffic generation of new scheme is lower than for SHUK.
- The highway network (as improved) will represent a net improvement on the existing condition.
- Up to date existing traffic flows are reduced from the pre COVID survey data of 2019 on which SHUK was based.
- The on-site parking provision and strategy has changed to predominantly multi storey car parks which together with a MSCP on the existing Pinewood West site mean that all parking demand can be accommodated on-site removing any need for peak parking in residential streets.
- Increased provision is proposed for sustainable travel, including an extension of the shuttle bus provision.
- Future and new provision for active travel is proposed (see Sections 3 and 6 of the TA, Doc 09).

7.129 Assessed against the development plan and the Framework the TA shows that:

- The opportunities for travel by sustainable modes will be appropriately taken up through the comprehensive sustainable transport strategy.
- Safe and suitable access for all modes of transport will be provided including vehicular accesses on to Pinewood Road and the A412 Uxbridge Road that comply with design standards and will operate without notable queuing and delay.

- As a result of the proposed mitigation strategy, that includes Five Points Roundabout (FPR) and Seven Hills Road (SHR), the traffic impact of the scheme will be beneficial, i.e. there will be a net improvement in the operation of local junctions. The impact will certainly be well below the 'severe' level that could make the proposal unacceptable in transport terms (as provided by the Framework).

7.130 The transportation and highways assessments for the SHUK scheme were supported by the Highway Authority and therefore compliant with development plan policies CP7, TR4, TR5, TR7 and national policy.

7.131 The current application improves this performance and is similarly compliant.

(8) Air quality

Core Strategy Policies:

CP13 (Environmental and Resource Management)

Local Plan Saved Policies:

TR5 (Accesses, Highway Works and Traffic Generation)

7.132 The intent of these policies is to manage air quality with particular reference to the local Air Quality Management Area associated with the motorways and Burnham Beeches SAC. Planning decisions should take into account the impact of new development on AQMAs.

7.133 The AQ impacts of SHUK were assessed and agreed as acceptable by Buckinghamshire Council with a S106 financial contribution for AQ monitoring and management works.

7.134 The traffic generated by the new scheme is around 10% lower than that for SHUK (Average Annual Daily Traffic), which the TA equates to 400 movements per day of circa 146,000 vehicle movements each year.

7.135 The ES includes an assessment of air quality the results of which are shown in the table below.

7.136 From this, it is apparent that there are no significant air quality impacts, with only negligible or minor adverse impacts being identified.

7.137 The ES notes that the Framework Travel Plan outlines a series of further mitigation measures that can further reduce impacts.

7.138 This effect has to be interpreted by its motorway location and the percentage increase in flow from the proposed development. The A40/M40 junction is a significant element of the strategic road network, with substantive traffic travelling through it on a daily basis. The proportion that relates to the proposed development is exceptionally small and consequently, whilst the impact is noted as being significant, this is set firmly in the context of a wider pre-existing issue to which the development will contribute marginally. It is also the case that the scale of NO2 emissions from internal combustion engines will reduce over time and the effect of the Sustainable Travel Plan will also act to reduce effects.

7.139 The overall conclusion is that with lower existing/background traffic flows and lower traffic generation from the new scheme, the AQ impacts are improved and marginal, in the context of overall traffic flows. A S106 financial contribution to AQ is again proposed.

7.140 The conclusion of this work is that there is compliance with development plan policies CP13, TR5 and the Framework.

Table 7.5: Air quality assessment

Effect	Receptor	Residual Effect	Is the Effect Significant?
Construction Phase			
Exposure to a change in pollutant concentrations (emissions from vehicle exhausts)	Aysgarth Medical Centre	Minor (adverse)	No
Exposure to a change in pollutant concentrations (emissions from vehicle exhausts)	Various (Receptors E1 to E13 and E15 to E58)	Negligible	No
Operational Stage			
Exposure to a change in pollutant concentrations (emissions from vehicle exhausts)	Moat Place Residential Dwellings and Seven Hills Road Residential Dwellings	Minor (adverse)	No
Exposure to a change in pollutant concentrations (emissions from vehicle exhausts)	Various (ES Receptors E1 to E10, E12 to E33 and E35 to E58)	Negligible	No
Exposure to pollutant concentrations in excess of the relevant air quality objectives	None	Negligible	No

For full details see Tables 11.9 and 11.11 in Chapter 11 of the ES (Doc 12)

(9) Ecology and biodiversity

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management)

7.141 These policies require priority to be given to conservation and enhancement of the natural environment generally and with particular reference to the Chilterns AONB and Burnham Beeches Special Conservation Area (both distinct from and unaffected by the application schemes). A biodiversity net gain in Biodiversity Opportunity Areas is sought. Resource management policy requires best practice in sustainable urban drainage where feasible.

7.142 There is no development plan policy that identifies and requires specific biodiversity net gain (BNG) from development. The forthcoming application of the provisions of the Environment Act will require a BNG of 10% (min.) but this is not currently in force and is unlikely to come into force until late 2023.

7.143 The significance of a BNG standard at 10% is explained in the application documentation (Doc 14). The expert and professional guidance is that delivering 10% BNG is significant and substantial. Gains of higher are more difficult to achieve but to be encouraged. The advice in the BC ecology consultation for SHUK to the effect that 10% BNG was minimal and not of significance is objectively incorrect and cannot be the basis on which to assess the current application.

7.144 The ES and related application documents includes an assessment of the ecological and biodiversity proposals within the application scheme and its impacts with mitigation.

Designated sites (off-site)

7.145 The ES identifies the following sites within broad proximity of the application land.

- Black Park SSSI/LNR – adjacent in point up to 0.5km in distance
- Burnham Beeches site – 6.0km north west
- Kingcup Meadow and Oldhouse Wood SSSI – 1.5km north east
- the site and all of the surrounding area is identified as a Biodiversity Opportunity Area

7.146 In determination of the SHUK scheme BC agreed that Burnham Beeches and Kingcup and Oldhouse Meadow were too distant to be impacted, a conclusion which applies again to this application.

7.147 The application site is close to Black Park but in a significant change from the SHUK scheme no new access (for former visitor attraction users) is proposed. No additional recreational visitation to Black Park is therefore anticipated with consequently no impact on the designated sites arising from the proposed development.

7.148 The relationship between the proposed Pinewood South development and Black Park is relevant to its boundaries and species movement between the sites, principally bats which is explained below.

On-site

Pinewood South

7.149 Comprehensive habitat and species surveys were carried out on Pinewood Studios for the SHUK scheme and are fully reported in within the Chapter 8 of the ES and its associated Appendices (Doc 12).

7.150 Table 7.6 set out the following conclusions.

7.151 The proposals for green infrastructure across the sites are substantive. The significant and valuable vegetation is proposed to be retained, managed and substantially enhanced as set out in the Landscape Strategy and Biodiversity documents (Docs 10a and 10b), the illustrative masterplan and Arboricultural Impact Assessment (Doc 11).

7.152 The result of this work will deliver c. 10.3ha of green infrastructure within a total site area of 32.6ha which is c. 32% at Pinewood South.

7.153 At Alderbourne Farm, the green infrastructure extends to c. 3.4ha, with the nature reserve delivering a further c. 25.6 ha, giving a total of c. 29 ha, which is 82% of the site area.

7.154 When taken together, both Pinewood South and Alderbourne Farm will deliver c. 39.3 ha of green infrastructure (including the nature reserve), which represents c. 58% of the total site area. In essence, this implies that green infrastructure will be largest element of land take across the site as a whole.

7.155 A BNG significantly greater than 15% on all measures is demonstrated (Biodiversity Net Gain Assessment, Doc 20). This is substantial in scale and impact given the size of the site and beyond that required by development plan policy.

7.156 No adverse impacts on species are identified in the ES (with mitigation). There are multiple benefits resulting from the proposed scheme.

Table 7.6: Effect on ecology and biodiversity

Effect	Receptor	Residual Effect	Is the Effect Significant?
Construction Phase			
Habitat Enhancement	Colne Valley Biodiversity Opportunity Area	Moderate Beneficial	Yes
Habitat Change	South Bucks Heaths and Parklands Biodiversity Opportunity Area	Negligible	No
Habitat Degradation and Restoration	Ancient Woodland (Browns Wood)	Minor Beneficial	Yes
Changes to Habitat Quality	Alder Bourne River	Minor Beneficial	Yes
Habitat Change	Other priority and locally notable habitats	Minor Beneficial	Yes
Changes to Habitat Quality	Breeding Bird Assemblage	Negligible (short-term adverse, reversing over time as new habitats establish)	No
Loss / abandonment of bat roosts	Bats	Negligible	No
Disturbance and habitat change affecting commuting and foraging bats	Bats	Negligible (short-term adverse, reversing over time as new habitats establish)	No
Disturbance and habitat change	Reptiles	Minor Beneficial	Yes
Disturbance and Habitat Change	Badgers	Minor Beneficial	Yes
Operational Stage			
Habitat Degradation due to Air Quality changes	Kingcup Meadows and Oldhouse Wood SSSI	Negligible	No
Habitat Enhancement	River Alderbourne East of Fulmer Biological Notification Site 08C02	Moderate Beneficial	Yes
Habitat Enhancement / Disturbance	Colne Valley BOA	Moderate Beneficial	Yes
Habitat Enhancement / Disturbance	South Bucks Heaths and Parklands BOA	Negligible	No
Change to Habitat Quality	Ancient Woodland (Browns Wood and Hawk Wood)	Minor Beneficial	Yes
Change to Habitat Quality	Alder Bourne River	Minor Beneficial	Yes
Change to Habitat Quality	Breeding Bird Assemblage	Minor Beneficial	Yes
Disturbance and changes to habitat quality at roosts	Bats	Minor Beneficial	Yes
Disturbance and changes to habitat quality of foraging and commuting habitat	Bats, including Bechstein's bat	Minor Beneficial	Yes
Disturbance	Badgers	Negligible	No

Bats

7.157 Of particular significance and interest are the bats identified to roost in Black Park. This has been assessed as part of a full assessment of bat presence and activity across the Pinewood South and Alderbourne Farm sites. The assessment also considers the adjacent Black Park site.

7.158 A detailed and forensic survey was carried out and is reported in Appendices 8.4, 8.10 and 8.11 of the ES (Doc 12).

7.159 This shows that the application site is used in part as a commuting route and foraging area heavily associated with tree lines. The proposed development retains all of these lines and no adverse impact is identified (subject to below).

7.160 There is an identified colony of Bechstein bats in Black Park broadly to the west of the existing Pinewood Studios. The survey shows there to be a roost of significance with the line of the existing wooded Peace Path being used as a principal commute/fly route between Black Park and foraging areas over Iver Heath to the east.

7.161 The key mitigation to not disturb and enhance the Bechstein colony is:

- a. the careful control of lighting on the development site and along the Peace Path to ensure that outside of daylight hours there is an unbroken low light/no light corridor
- b. to maintain and enhance the tree canopy along the Peace Path
- c. to foster the bat habitat within Black Park

7.162 There are substantive opportunities for further

enhancement on the Alderbourne Farm site through the increased availability and quality of foraging and commuting habitats, which will be enhanced by long-term management associated with the nature reserve and within Brown's Wood (together with increased roosting opportunities).

7.163 A framework bat mitigation strategy is submitted with the application (Doc 12) and the applicant invites a planning condition requiring the approval and implementation of a detailed bat protection plan. The SHUK planning permission contains such a condition (C27).

7.164 A financial contribution towards woodland management measures in Black Park – to improve the preferred habitat for Bechstein bats was agreed for SHUK and is repeated (see Section 8(8)).

7.165 The package for protection of bats, particularly Bechsteins, is the parameter plans, bat and lighting mitigation strategies, sensitive design at reserved matters and funding contribution for enhancements of Black Park habitat.

7.166 These measures will ensure protection and enhancement and can be assured by planning condition.

Badgers

7.167 The surveys show disused badger setts on the Pinewood South site and activity signs along the edge of the site. No active badger setts were found. There is no sign of badger activity at Aldebourn Farm other than a potential sett within Brown's Wood. The ES notes that through standard survey and mitigation pre commencement, this can offset any potential impact during construction (which will be secured

through the CEMP). There is no significant impact identified through the operation of the site.

Breeding birds

7.168 The survey work shows the siting of a wide range of birds. The development will inevitably mean the loss of an area of poor quality grassland potentially used by species such as lapwing, sky larks, meadow pipit (on Pinewood South) and mistle thrush (single pair) and greenfinch (single pair) on Alderbourne Farm.

7.169 The ES concludes that there is likely to be a residual significant adverse effect to address but through mitigation and taking the site as a whole, the ES concludes that:

"Collectively habitat creation will cause a beneficial effect for the breeding bird assemblage in the form of a net increase in numbers of nesting BOCC species. This is characterised as probable, long-term, of high magnitude relative to the Site, permanent and irreversible."

7.170 This is in recognition of the overall beneficial impacts associated with the nature reserve and the impacts associated with the phasing of the development of the site as noted in the ES.

"The construction phase will result in creation of new grassland, woodland and wetland habitats, with the net change noted in Table 8.7 above. As these habitats cannot generally be established until the completion of earthworks, they will not be available to breeding birds for 2 to 5 years. In the interim, there would be provision of bird boxes in the proposed Nature Reserve with

indicative locations shown on the Landscape Masterplan. Also the Nature Reserve will be subject to habitat management, giving it capacity for successful displacement of a proportion of the breeding birds within the developable part of the Site.

Of the BoCC red-list species permanently and adversely affected by habitat loss, it is likely that skylark can develop new territories in the proposed Nature Reserve, but lapwing is unlikely to do so. Other red-list species associated with wetland and grassland habitats are likely to increase or colonise the Nature Reserve."

7.171 There is further mitigation proposed off-site, which will offset the impact of the skylark population (which cannot be readily recreated on site) and is covered by a S106 financial contribution. All other impacts can be adequately mitigated through on-site measures to create an overall beneficial effect.

Reptiles

7.172 The surveys show the presence of slow worm, grass snake and common lizard at Pinewood South. At Alderbourne Farm, no species have been found through site specific survey, although desktop study records include slow-worm, grass snake and common lizard. The adder population at Black Park SSSI is connected to Alderbourne Farm by suitable habitat for reptiles.

7.173 Survey and testing has shown no presence of great crested newt. Given the extent of green infrastructure, protection and mitigation can be achieved as agreed for the SHUK scheme and through the proposals for the nature reserve and management within Brown's Wood.

Conclusion

7.174 The BNG proposed together with the design control and mitigation will ensure that the ecological impacts are acceptable and represent an enhancement to which positive weights should be applied and carried forward to the planning balance.

7.175 There is compliance with development plan policies CP9 and CP13.

(10) Climate change and building sustainability

Core Strategy Policies:

CP12 (Sustainable energy)

CP13 (Environmental and Resource Management)

7.176 This suite of policies is directed towards reducing the causes of climate change and in building resilience to its effects. The two leading themes are a focus upon sustainable energy and sustainable urban drainage.

7.177 The application documentation covers these issues in Chapter 10 of the Environmental Statement (Doc 12), the Sustainability Statement (Doc 16) and Energy document (Doc 18).

7.178 An assessment of greenhouse gas (GHG) is reported which shows the effects against carbon budgets or both construction and operational phases to be minor/negligible.

7.179 The climate change chapter of the ES sets out the applicant's commitment to:

- carrying out an assessment of embodied carbon to inform reduction measures
- operation of Site Waste Management Plan to reduce arisings
- a Construction Environmental Management Plan (CEMP)
- inclusion of energy efficiency and carbon reduction measures
- meeting a minimum of 10% of projected energy requirements from decentralised and renewable or low-carbon sources – the applicant targets a voluntary figure of 50%

7.180 Transport measures include:

- shuttle buses between the site and railway stations
- provision of fast charge EV
- electric cycle charging
- bike lockers

7.181 The design and implementation of these strategies can be assured through reserved matters approval and conditions.

7.182 The same range of climate change actions were agreed by Buckinghamshire Council for SHUK and can be repeated.

7.183 There is compliance with development plan policies CP12, CP13 and the Framework.

(11) Flood risk and drainage

Core Strategy Policies:

CP13 (Environmental and resource management)

Note: the Framework is also directly relevant in requiring assessment to show that the site's development will not increase the risk of flooding and is safe (para 159).

7.184 The intent is to achieve best water resource management, the use of SUDs and no raised flood risk from development.

Flood risk assessment

7.185 The application sites proposed for built development are in Flood Zone 1 and at the lowest risk of flooding.

7.186 Flood Risk Assessments are submitted with the application (Docs 14a and 14b) which confirms flood profile acceptability.

Surface water/SUDs

7.187 A surface water drainage scheme will be designed in detail in accordance with the provisions of the drainage strategy (Docs 14a and 14b).

7.188 The intended methods are a combination ground infiltration (in non-waste fill areas) and water course discharge with attenuation (via swales).

7.189 This approach was agreed for the SHUK planning permission and made subject to condition which can be repeated.

7.190 There is compliance with development plan policy CP13 and the Framework.

(12) Ground conditions and mineral safeguarding

7.191 For Pinewood South development can take place without contamination (or stability) risk, a position that was agreed by the Environment Agency for SHUK and to be repeated. A planning condition can satisfactorily control this process as for SHUK (conditions 33 and 34).

7.192 For Alderbourne Farm there is no formal record of contamination of waste disposal by landfill. However, some areas of obvious filled land are visible. It is proposed that these areas and any others that become apparent are treated and remediated and controlled by a planning condition that requires approval. This was a condition of the SHUK planning permission (condition 35).

7.193 Minerals have been extracted from the principal site (Pinewood South). There is no requirement for further safeguarding.

(13) Environmental assessment matters (not covered above/scoped out)

Core Strategy Policies:

CP6 (Local Infrastructure Needs)

CP13 (Environmental and resource management)

7.194 The matters scoped out of the ES are set out at Chapter 2 of Doc 12. They are:

- agricultural land
- archaeology
- built heritage
- water resources, flood risk and drainage
- lighting

- materials and waste
- risk of major accident and/or disaster
- ground conditions and contamination
- consideration of alternatives

Agricultural land

7.195 The purpose of land use policy and guidance is to protect the best and most versatile agricultural land when there is a choice.

7.196 The Pinewood South and Alderbourne Farm sites are Grade 3b and below. There is no conflict with policy or requirement to retain the sites in agricultural use.

Waste

7.197 Matters relating to waste arising, management and disposal are satisfactorily covered by planning condition and raise no development plan conflict.

Risk of major accidents and/or disaster

7.198 This matter is properly scoped out and sufficient control relative to risk is present from non-planning control.

Ground conditions and contamination

7.199 See above.

Consideration of alternatives

7.200 A commentary on alternatives considered is set out at Chapter 5 of the Environmental Statement (Doc 12).

7.201 In summary the opportunity to expand Pinewood Studios in the way that is proposed only arises at the Studios location. Various parameter design iteration were explored.

7.202 The requirement of EIA Regulations is met.

Cumulative effects

7.203 The ES includes an assessment of cumulative effects at Chapter 13 of the document (Doc 12). No issues of combination or additionality arise beyond the principal effects.

(14) Infrastructure and developer contributions

Core Strategy Policies:

CP6 (Local infrastructure needs)

7.204 There is policy and legislative provision for local authorities to seek financial and other contributions which meet the CIL Regulation 122 tests of:

- necessary to make the development acceptable
- directly related to the development
- fairly and reasonably related in scale and kind to the development

7.205 The SHUK S106 obligations are agreed and form part of that planning permission. The majority of these as they relate generally to development and the film studios in particular will be carried forward into a S106 agreement for the current application with some additions.

Conclusion on development plan compliance

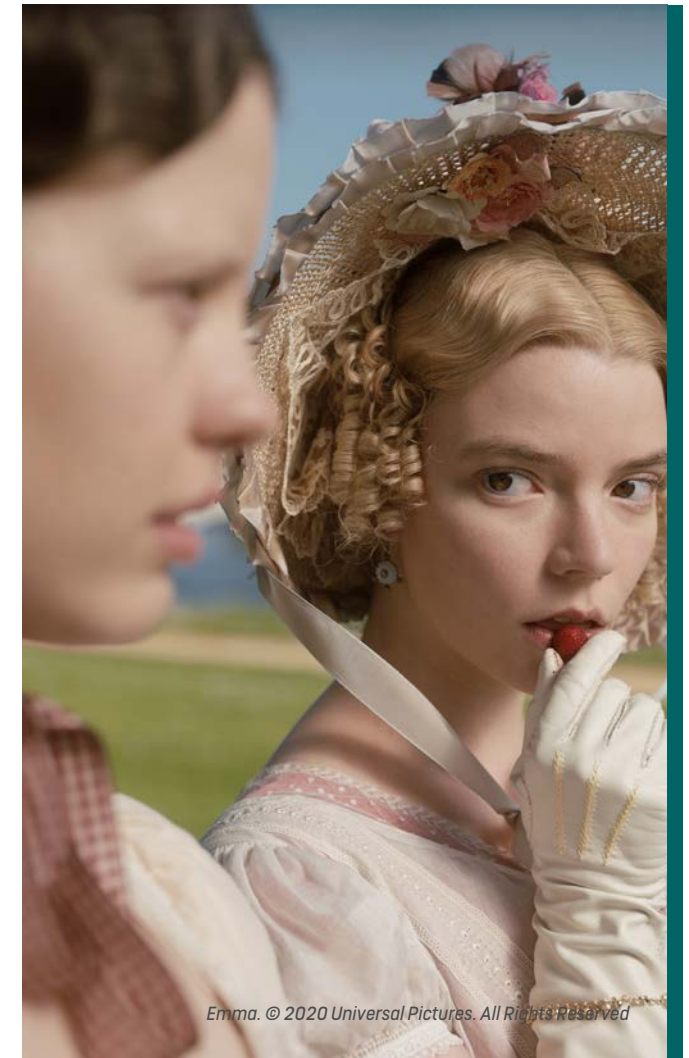
7.206 The proposed development is in conflict with Green Belt policy.

7.207 There is an available adverse impact on landscape character.

7.208 There is a moderate adverse visual impact which is not development plan compliant but is concluded to be acceptable i.e. not a sufficient reason to refuse planning permission.

7.209 All other development plan and technical matters are in compliance and acceptable.

7.210 Green Belt is therefore the defining and determining issue.



08 OTHER MATERIAL CONSIDERATIONS (OMCs)

To set against Green Belt non-compliance there are a wide range of other material considerations to take into account.

8.1 In this case there is a wide range of other material considerations (OMCs) of individual and collective weight to be set against the identified development plan non-compliance.

8.2 The OMCs are:

- (1) The contribution to leading economic recovery and growth
- (2) The implementation of economic strategy
- (3) The geographically fixed location of Pinewood Studios
- (4) Environmental benefits
- (5) Community benefits
- (6) Contribution to arts and culture
- (7) The National Planning Policy Framework
- (8) S106 contributions
- (9) The legal fall back

(1) The contribution to leading economic recovery and growth

8.3 The scale and significance of the proposed scheme to economic recovery and growth at a national, regional and local level is the key driver of the scheme. It is of high significance.

8.4 A detailed summary of this case is set out in Section 5 of this report (briefly repeated here for clarity).

8.5 The economic benefits are:

- An c. £800m private sector investment to deliver the development.
- c. 3,000 net additional jobs per year over 3 years of construction, supporting people in need of employment in the construction sector as well as generating many jobs in construction supply chains and through onward expenditure, contributing to economic recovery in the wake of Covid-19 and at a time of economic uncertainty.
- A boost to UK construction productivity of £227.2m per annum over three years.
- A contribution to productivity (GVA) of £640m pa (permanent).
- Over 8,190 net additional FTE jobs – including 3,730 workforce jobs on-site – in a range of well-paid occupations once the development is complete, providing a long-term source of sustainable employment for people in need of jobs in the short to medium term.
- The right environment for continued inward investment in the UK's film production sector - ensuring it can continue to grow and flourish in the future thereby supporting the creative industries in the UK.

8.6 It is important to highlight that the proposed development is of national significance to the film and high end television production sector and at the same time of high significance to Buckinghamshire and locally. The scheme would be one of the largest investments in recent years in Buckinghamshire and provide opportunity for employment at all levels, education and training, and film/TV/media related business growth. Developments of this scale and impact are rare.

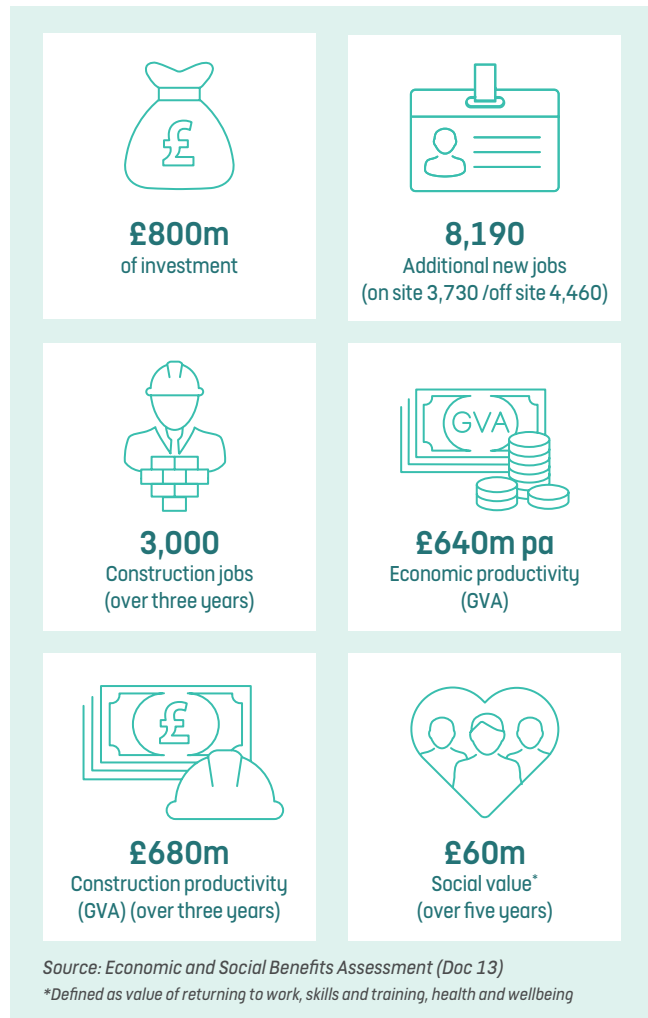


Figure 8.1: Economic benefits

8.7 Of significance is that the scale of economic benefits is even greater than that estimated for Screen Hub UK. The proposed development has higher outputs than SHUK:

- £350m more investment
- 615 more jobs on site
- Over 4,600 more job overall
- £411m pa additional GVA

8.8 The SHUK OR assessed the economic benefits of that application as:

"7.20 This proposal represents a substantial private investment from one of Buckinghamshire's anchor institutions. It will help to realise the potential of this economic asset to make a further significant contribution to the national drive to raise productivity, enable economic growth and further place Buckinghamshire as the focus and heart of the UK creative industries sector. It aligns with the aims and objectives of the Local Industrial Strategy for Buckinghamshire as well as the Economic Recovery Plan and proposed Growth and Recovery Deal proposition to Government.

7.21 In summary, it is the proposal is of national significance and will be of significant benefit to the national, regional and local economies. Whilst this is especially valuable at this time of economic uncertainty, the long term, permanent economic benefits are very substantial. They will have both direct and indirect benefits, retaining and creating thousands of jobs, attracting visitors and spend to the area, and contributing to GVA. It will build on existing educational and business networks in the region, opening up opportunities to train, work and grow businesses in this sector. This investment will cement Pinewood at the heart of the

UK film industry and build on the wider reputation of the UK as a world-class visitor destination. The Council's Economic Development Officers are in full support.

7.22 The economic benefits of the proposed development are considered to be very substantial and weigh positively in favour of the proposals in the planning balance. Whilst there is conflict with the Core and local plan policies, the proposal is consistent with the industrial and recovery strategies and economic priorities of Government and Buckinghamshire LEP, and is consistent with the NPPF. A development of the scale and type proposed has the potential to bring significant economic benefits directly and indirectly and locally to nationally. The level of job creation and wider suite of economic benefits is a significant and substantial material consideration. Because of the national significance of Pinewood and the national benefits to the film industry and visitor economy as well as the regional and local economy, the economic benefits are attributed very significant weight. Positive impacts on social wellbeing derive from the economic benefits and these are benefits that can be attributed very significant weight."

8.9 The current application provides even greater benefits and should therefore carry even more significance and weight in the planning balance.

(2) The implementation of economic strategy

- 8.10 The proposed development flows directly from economic strategy at a national and local level.
- 8.11 At a national level Government policy is to encourage investment in modern technology and knowledge sectors including the creative industries and film/TV production.
- 8.12 The former Creative Industries Sector Deal identified film and high end TV a key priority for Government with a target of increasing its value to £4bn by 2025 (from 2017).
- 8.13 At a more local level the Buckinghamshire LEP in its Local Industrial Strategy has identified the creative and digital sector as an asset of international significance in Buckinghamshire to be mobilised.
- 8.14 Pinewood Studios and the National Film and Television School are identified as strengths to be built upon.

"Pinewood Studios and the National Film and Television School

Pinewood Studios is a centre of excellence for film and TV production and has hosted internationally renowned franchises including Star Wars and James Bond. There are over 250 business on the site and major expansion is currently underway."

page 22, LEP Local Industrial Strategy

"Creative and digital

Buckinghamshire LEP will work to:

- *consolidate a global creative industries capability and further support exporting and inward investment in the film, TV and games sector;*
- *develop and enhance the Screen Industries Global Growth Hub at Pinewood Studios to improve links between creative content providers and the wider business and specialist education networks both on and beyond the Pinewood lot;*
- *secure investment in key research facilities and programmes; and*
- *through the Creative Sector Action Group and Skills Advisory Panel, the LEP will work to: improve collaboration between different parts of the education system; engage businesses in identifying local priorities and challenges; and supporting skills providers to respond to local economic priorities."*

page 26, LEP Local Industrial Strategy

- 8.15 The centre piece of the strategy is a proposed 'Screen Industries Global Growth Hub' to be located at Pinewood Studios. This proposal is now included in the current application.
- 8.16 The LEP has re-confirmed its commitment to the proposed Hub in its Economic Recovery Strategy.

"Creative and digital

- *Screen Based Global Growth Hub, mirrored on the BBF Growth Hub but sector specific at Pinewood Studios*
- *Buckinghamshire Film Offer – establish a Buckinghamshire Film Office to maximise production spend within the County (now operational with an office at Pinewood Studios)*
- *Building on the Government's Tourism Sector Deal, develop a film inspired 'experience' similar to the Warner Brothers studio Tour/The Making of Harry Potter*
- *Look to identify and support new studio development – Pinewood, Marlow and Halton"*

Buckinghamshire LEP Economic Recovery Strategy, September 2020

- 8.17 Even more recently the newly formed Buckinghamshire Growth Board has reconfirmed the thrust of Government and LEP economic strategy in their own framework for growth.

"Pinewood Studios Global Growth Hub – supporting recovery in the creative sector and investing in screen and film, including the application and development of virtual and augmented reality technologies."

page 29, Succeeding as a Place Succeeding as a Country, December 2021

8.18 There can be no doubt that the Pinewood Studios Screen Hub now proposed in this application is:

- (1) a development of very substantial economic benefit
- (2) fully aligned with and supported by economic strategy at a national and local level
- (3) of high significance and weight in the planning balance assessment that will determine the application

8.19 Buckinghamshire Council's Officers Report and the decision of the Council agreed this standing in the approval of SHUK.

"21.24 The economic benefits in support of economic recovery predominantly new employment, retraining/ reskilling, growth of the local economy, tourism boost: The economic benefits arising from the scheme are substantial. The scheme would be one of the largest in Buckinghamshire in recent times at £450m and the potential for job creation and growth in the economy at local and national level in a priority business sector is considerable (c. 3,500 jobs and a GVA contribution of £230m pa). Positive impacts on social wellbeing derive from the economic benefits. These benefits are very significant."



(3) The geographically fixed location of Pinewood Studios

8.20 The opportunity to deliver a growth hub only exists at Pinewood.

8.21 The presence of the existing studio, together with its unique and worldwide reputation creates an opportunity that cannot be replicated in any other geography.

8.22 The existing studio provides a legacy that includes some of the most celebrated and successful movies, together with cutting edge innovation in the way in which movies and television are filmed and produced.

8.23 This relationship creates a link not only to the past and present of film making, but also to its future, with Pinewood being current home to Disney and other world renowned film companies who will continue to use the site for the production of blockbuster movies.

8.24 Further film production space would respond to the substantial demand that exists in both the West London Cluster and at Pinewood itself. The scale of the additional floorspace is such that it is capable of accommodating the production of a large 'blockbuster' scale movies.

8.25 The business and education hubs are also locationally tied to the existing film studio and indeed to each other. Centre Stage is a multi-functional hub that will provide education/ business growth and community uses/accommodation (in a way that is complementary to other local initiatives and investments). The key components of the Centre are:

- an education hub
- a business growth hub
- shared community use
- a possible screening cinema/theatre
- common services facilities

8.26 Each of these components is tied to the existing film studio, where there can be a direct interrelationship with its intellectual and commercial presence and advantage taken of the skills, opportunities and facilities present within Pinewood. A hub in its truest sense, which simply cannot exist elsewhere. With the land and buildings to be provided by the scheme it attracts significant weight.

8.27 Although each of the elements of the scheme have their own individual geographic ties to the Pinewood site, they should be considered as a single inter-related entity that is unique not only to the geography of Pinewood but also to the concept of a screen industries global growth hub. It would be an internationally renowned facility because of its association with the Pinewood brand and location.

8.28 Pinewood Studios is well utilised, with the earlier PSDF expansion scheme having identified redeveloped opportunities within Pinewood West, together with expansion on Pinewood East. These opportunities are being developed.

To accommodate the growth associated with the growth hub, it requires additional land outside the existing confines of the studio and by implication further expansion into the Green Belt.

8.29 The existing studio is set within the Green Belt and given the locational imperative defined above there is no alternative but to utilise Green Belt land in order to accommodate the development proposal.

8.30 This was the accepted position in the SHUK OR:

"The proposed Screen Hub UK is considered to be strongly related to the specific Pinewood site/location. This is a significant positive benefit." (para 21.21)

(4) Environmental benefits

8.31 The proposed developments comprise and will deliver a range of significant environmental benefits as required by policy, for mitigation and delivering other benefits associated with the application.

8.32 These benefits are:

- A biodiversity net gain at least 10% with a voluntary target of 15% both of which are not required by the development but proposed in the scheme. The BNG assessment shows that the gain will be significantly higher. This is of high significance and weight
- A proposed nature reserve with public access on 25.6ha of land at Alderbourne Farm as part of the scheme with significant local benefit. The scheme supports the aims and objectives of the Colne Valley Regional Park

- The creation of a green infrastructure network at Pinewood Studios and Alderbourne Farm which will create valuable ecological connectivity

8.33 These outputs are to be compared to the long term, low quality of the Pinewood Studios south site as a restored quarry and Alderbourne Farm as an urban fringe mixed-use farm.

8.34 These are valuable benefits of significant and substantial weight.²⁶

(5) Community benefits

8.35 The application also includes a range of community benefits arising directly from the development and/or to be included in the S106 obligations.

8.36 These benefits include²⁷:

- Discretionary use of the 'Centre Stage' hub building – accommodation and services
- Community engagement and partnership activities (eg. film screenings, school visits, careers advice and fairs, volunteering, working with the Pinewood Community Fund)
- Providing linkage with and extension of the established Pinewood permissive path network
- Support for local communities from the Pinewood Community Fund under the Group's 'Set for More' programme

8.37 These are valuable benefits of moderate weight.²⁸

²⁶ The SHUK OR assessed these as "limited" weight but on a mistaken assumption of the significance of 10% BNG

²⁷ See Centre Stage Prospectus, application (Doc 17)

²⁸ The SHUK OR assessed these benefits as "very limited" on the basis of uncertain delivery of Centre Stage. The current scheme assures Centre Stage delivery

(6) Contribution to arts and culture

8.38 The cultural dimension of film and creative industries was highlighted in the Prime Minister's speech to its leaders at Downing Street on 8 May 2018.

"But of course, the value of culture and creativity lies not only in its economic strength. Just as important is the less tangible contribution that it makes to our national life. The work you do brings joy to millions. It fosters unity, gives us a common currency. It helps to define and build our sense of national character."

"But our support goes beyond the financial. As we leave the European Union, we will continue to work with our European friends to protect cultural heritage and promote cultural diversity."

8.39 The contribution that Pinewood makes to arts and culture in the UK is substantial in retaining, supporting and expanding all of the elements that go into film production and which supports the 'less tangible' referenced by the Prime Minister. The proposed development will make a direct contribution to achieving these expectations.

8.40 The support of culture and the arts is therefore a material consideration in determination of the application and is of high significance and weight.

8.41 The SHUK OR accepted this consideration to be a significant benefit.

"It is accepted that Pinewood's contribution to arts and culture in the UK is substantial This is a significant benefit." (para 21.25)

(7) The National Planning Policy Framework (the Framework) and Sustainable Development

8.42 The Framework is a material consideration of considerable weight. Reference has been made to it in Section 7 where it directly supports or complements the interpretation of development.

8.43 Relevant to the overall assessment of the application scheme is to test whether it meets the sustainable development requirements of the Framework.

8.44 The Framework identifies at paragraph 7 the purpose of planning and of the Framework as one of achieving sustainable development. Sustainable development is aligned with growth.

8.45 Taken as a whole, the Framework constitutes the Government's view of what sustainable development means in practice for the planning system. The Framework re-states the statutory test in section 38(6) of the 2004 Act.

8.46 The sustainability credentials of the proposals are a material consideration. The assessment of the proposals as sustainable development in accordance with the Framework as a whole is therefore relevant, significant and of considerable weight given the priority attached to it.

8.47 The Framework provides guiding principles for the assessment of sustainable development including economic, social and environmental discussions.

8.48 These three objectives are elaborated in paragraph 8, which notes:

- Economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number of range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being
- Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

8.49 These objectives should not be taken in isolation and decisions need to take local circumstances into account so they respond to different opportunities for sustainable development in different areas. There is not a fixed UK standard and therefore each proposed development has to be individually assessed in its own context. A summary of the proposed development is set out below against each objective.

Economic	Social	Environmental
<p>The provision of approximately 2,910 direct and indirect jobs during construction with a contribution of £227.2m per annum GVA to the wider UK economy (£681.6m GVA total).</p> <p>Once completed the development will deliver a range of significant beneficial economic and social impacts for the UK and the Buckinghamshire LEP area, including:</p> <ul style="list-style-type: none"> • 3,730 gross direct FTE jobs • Indirectly a further 4,460 FTE jobs would be supported across the UK economy • £64.1m GVA per annum to the UK economy • An investment of circa £800m <p>In addition, the education and business hubs would seek to support:</p> <ul style="list-style-type: none"> • Start up and support for new screen related businesses, with an initial aim of 50 new businesses. • Training and reskilling, with an initial target of 500 people. 	<p>Measures to enhance the health and wellbeing through the creation of green spaces and healthy working environments, with the development set within well defined green infrastructure.</p> <p>Sustainable transport enhancements including the continuation and expansion of sustainable transport plans associated with the existing studios and the creation of substantive new links to support connectivity between the visitor attraction and non-car based networks (including the Elizabeth Line and Crossrail).</p> <p>Improvements to existing junctions on the local highway network to provide betterment to the operation of junctions. This will include the delivery of both the Seven Hill Road improvements and enhancements to Five Points Roundabout.</p> <p>The creation of Centre Stage, as a multi-functional hub that will provide the education/business growth and community uses/ accommodation.</p> <p>The contribution of the proposed development to 'social cohesion' and wellbeing through the creation of jobs, the education provision and the proposed community-cultural shared use of the Centre Stage Hub. Specific benefits could include:</p> <ul style="list-style-type: none"> • school visits to the experience as outreach and awareness of film and screen also making use of facilities • education courses or modules across film and screen media • specialist academy providing practical training courses in film production with an emphasis on craft skills • entrepreneurial training and accommodation with specialist expertise/facilities (studio and production) • shared accommodation and services for community use • a screening cinema/theatre 	<p>Good design which responds to the constraints and opportunities of the site including the delivery of substantive areas of green infrastructure, including a nature reserve at Alderbourne Farm.</p> <p>Comprehensive green/blue infrastructure to deliver a significant gain in biodiversity and quality of the ecological asset.</p> <p>A sustainability strategy in relation to energy, water, waste and carbon reduction, including a commitment to mitigating and adapting to the impacts of climate change.</p> <p>A sustainable transport plan.</p>

Table 8.1: Sustainability objectives summary

The Sustainability Statement

8.50 The Sustainability Statement (Doc 16) demonstrates how the proposed development:

- will be delivered in accordance with PGL's sustainability policy
- will deliver a range of economic, social and environmental benefits
- will deliver sustainable transport and accessibility

8.51 PGL has a proactive approach to sustainability which includes a set of corporate energy, carbon reduction and waste targets. Ensuring the development is delivered in accordance with these targets is a key aim.

8.52 At a corporate level PGL's sustainability goals include:

- Reduce carbon emissions by 50% of the 2010/11 benchmark by 2030;
- Continue to drive a zero waste to landfill policy.

8.53 PGL has also taken the step to purchase 100% renewable electricity to ensure all its operations are supplied by renewables.

8.54 To ensure new developments are sustainable PGL has adopted a range of Environmental and Social Governance (ESG) requirements which are applied from the outset of the design process. The PGL ESG requirements address a wide range of sustainability criteria related to key sustainability issues such as resource use, health and wellbeing and climate resilience.

8.55 The range of economic, social and environmental benefits to be delivered are included within Table 8.1 opposite.

8.56 The expansion reflects the sustainability objectives of PGL, provides a sustainable, transport context and will deliver a range of economic, social and environmental benefits.

Conclusion

8.57 When assessed against each and all of the three objectives the sustainable development status of the proposals is clearly demonstrated.

(8) S106 contributions

8.58 A Section 106 agreement will be part of the determination process and attached to any planning permission granted. The content of the agreement is proposed to repeat that agreed for SHUK with some appropriate additions.

8.59 The obligations need to meet the tests of the CIL Regulations in terms of being related, proportionate and necessary. They are also other material considerations to be taken into account in determination of the application.

8.60 Of particular note are the benefits arising from:

- improvements to the highway network (a long-standing cause of concern from local residents)
- active travel improvements which will serve users of Pinewood Studios but also the wider community
- air quality contributions to assist with implementation of monitoring and improvement
- the nature reserve and public accessibility improvements
- a priority to local employment and business services
- for a programme of local green space and environmental improvements

8.61 These and all of the S106 obligations are significant requirements and benefits that weigh in support of the application.

(9) The legal fall back

8.62 The legal fall back established by the SHUK planning permission is of particular significance (see Section 4). The base-line for a planning assessment is not an undeveloped, greenfield site but a full site built development under the terms of the SHUK planning permission.

Conclusion

8.63 The range and significance of the other material considerations to be taken into account in the determination of the planning application are substantial.

8.64 Their individual and collective significance in the planning balance judgement is set out in Section 11.

09 A COMMUNITY DIMENSION



Pinewood Studios is part of the Iver Heath community and seeks to contribute positively as a neighbour.

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9.1 Pinewood Studios is part of the district of Iver Heath. It is a substantial, permanent commercial enterprise of long-standing and a permanent neighbour to the adjacent residential community. Neighbourliness is important.

9.2 The Studios pursues a policy of neighbourliness in all of its activities. This approach has a number of dimensions.

- (1) Being aware that some studio operations can have impacts beyond the site and taking steps to 'design-in' avoidance of disturbance and/or mitigated eg. risk planning.
- (2) Where adverse impacts are experienced by residents or things go wrong providing a direct link to studio staff who will listen and respond eg. a reporting hot-line.
- (3) Seeking to extend the facilities of the studios for beneficial use by residents eg. film screenings, open days.
- (4) Sponsorship of local events e.g. Queen's Platinum Jubilee in Iver, Iver Community Library, Iver Heath Junior School, Stoke Poges, Wexham and Fulmer Horticultural Society.
- (5) Offer shuttle bus services for local community events and school trips.
- (6) Sponsorship of training opportunities for local people eg. NFTS bursaries.
- (7) Maintaining a formal liaison group with the local community eg. Pinewood Community Liaison Group (CLG)
- (8) Briefing the community and its representatives on plans for change and new development.

9.3 With the expansion of the studios, permitted and proposed, the quality of communications with the local community is proposed to be significantly improved.

9.4 A new website www.pinewoodcommunications.co.uk has been launched and is in use for consultation on the current application although it has a wider purpose. The website is intended to provide:

- a dynamic link between the Studios and the community on a real time basis
- an opportunity for individuals or groups to raise issues and questions and responses given in a managed board style
- information on forthcoming events and invitations
- an up to date summary of the anticipated schemes for new development looking ahead for about two years – inviting advance engagement

9.5 The expectation for the new website is to improve the quality of conversation between the Studios and its neighbours in a proactive and responsive way.

9.6 Two of the most significant target outputs are:

- (1) responding quickly to operational issues and providing explanation and (where possible) resolution
- (2) providing a clear community-wide view of the development pipeline

9.7 The Pinewood Studios and Alderbourne Farm current application will effectively commit all of the PLG land ownership within Iver. There will still be redevelopments within the developed studios site but further outward expansion of Pinewood Studios is not proposed as far as can be foreseen.

9.8 The only exception is the Five Points Field (adjacent British Legion) the future of which is under consideration for possible green space as part of this application.

9.9 Pinewood Studios is bringing forward an improved communication model to achieve best standards of neighbourliness. This will continue whatever the outcome of the current planning application.

10 WHAT OTHERS SAY



The application has support from within the local community and from consultees, stakeholders and customers.

10.1 Pre-application consultation has taken place with the community, consultees, stakeholders and customers. The detail is included within 'Statement of Community Engagement' (Doc 19).

No Time To Die © 2021 Universal Pictures. All Rights Reserved.

Community

- 10.2** The general response from the local community has been cautiously supportive. In particular, the option of studios over the visitor attraction is welcomed as is the proposed Alderbourne Farm nature reserve.
- 10.3** Discussion is continuing on the content of development related benefits for inclusion in the scheme and/or S106 agreement.

Stakeholders

- 10.4** Of particular relevance are those bodies who represent the wider film industry.

British Film Institute (BFI)

- 10.5** The BFI is the UK's lead organisation for film, television and the moving image, an Arm's Length Body of UK Government, governed by Royal Charter. They work closely with Government and industry to make the UK a creative and progressive place to make film (for which there is still a shortage of production space).
- 10.6** A pre-application briefing was given to the BFI and an extract of their response is reproduced below and attached at Appendix 4b.

"As you know, the BFI is the UK's lead organisation for film and the moving image. We are a cultural charity and a National Lottery distributor. We work with Government and industry to ensure the continued growth of the UK's screen industries. From this unique position we have sight of the strength of the industry and the matters that are holding it back.

The UK is a global hub for film, TV and screen sector production. We have world-class skills, locations and production facilities that are the envy of the world. And yet, there is a proven lack of studio stage space in the UK with compelling evidence of significant future demand from inward investors in the global feature film and high-end TV drama market to come here to make their content. In short, there are more films and dramas that wish to film in the UK than the existing studio space available can accommodate. In order to enable the UK to capitalise on this opportunity and remain globally competitive, more studio space or expanded existing facilities are needed.

The shortfall of studio space to meet strong and continuing demand has been evident for at least the last five years and more likely over the last decade. Some new schemes have come forward such as your own at Pinewood and Shepperton but there remains a critical shortfall.

The BFI encourages investment in studios and we are pleased to see some long term projects being brought forward. Pinewood is well established, one of the leading studios in the UK and of iconic global status. We therefore very much welcome the expanded proposals for more studio space at Pinewood which we would hope can be brought forward quickly.

BFI, 18 July 2022



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British Film Commission (BFC)

- 10.7 The BFC is the national agency responsible for supporting inward investment in film and high-end television. The Commission has a close up to date knowledge of the provision of film production space in the UK for inward investment.
- 10.8 A pre-application briefing was given to the BFC and their response is reproduced below and attached at Appendix 4b.

"We were very pleased to see the revised proposals for the studio expansion at Pinewood.

As you know, the British Film Commission (BFC), as the UK Government's national organisation responsible for inward investment film and TV production in the UK, relies on appropriate studio space, in the right geographical areas, in order to continue to attract and support high-end, high value film and TV production.

The global demand for audio visual content for theatrical release, broadcast and streaming has never been greater. As a result, demand for purpose-built, high quality studio accommodation, in optimum geographical locations, with access to experienced crew, and comprising sound stages (of various sizes), workshops, offices and backlot, is outstripping supply. This has resulted in the loss of multiple major productions, and the associated investment and employment, to international competitor jurisdictions.

Pinewood Studios is a globally recognised and respected brand. Along with Shepperton Studios, it provides the kind of purpose-built, high-end accommodation required by the major inward investment film and TV productions which accounted for over £4.7 billion of the total £5.6 billion spent on film and HETV production in the UK in 2021.

With this in mind, the BFC is fully supportive of the expansion plans proposed by Pinewood Studios. If we can provide any further support or evidence of the importance of additional capacity at Pinewood Studios, please do not hesitate to contact us."

BFC, 23 May 2022

Customers

- 10.9 PGL has briefed its major customer base in order to provide an up to date and authoritative commercial view to assist in the determination of the application.

I write to offer Walt Disney Studios' strong support in favor of the proposed Pinewood South development at Pinewood Studios.

As you know, Walt Disney Studios regularly produces large budget feature films and television for theatrical release and increasingly for distribution on our streaming platform. Each of these are complex, creative and logistical projects, bringing together hundreds of talented people to write, design, plan, craft, build and shoot the huge number of components and scenes which combine to create our productions. This needs to be delivered in a tight timeframe and under a controlled budget.

Pinewood is one of the best places in the world to make such content. The studio offers the scale and flexibility to successfully deliver these complex projects. There is a wide variety of sound stages; access to highly specialised facilities such as the underwater stage, exterior tank and post-production theatres; multiple backlots and workshops for creating sets, props and costumes. We have had a great experience making many productions at Pinewood including in recent years: Dumbo, Mary Poppins Returns, Cinderella, Maleficent: Mistress of Evil, and the upcoming reimagining of Snow White.

However, quality studios facilities in the UK - at Pinewood and elsewhere - are at capacity, even following recent expansion. This has led Disney (and many of our industry colleagues) to base productions in other countries although would have preferred to keep these productions in the UK. We therefore fully support the development you are planning at Pinewood South as a route to addressing this challenge and more feature film and TV production being able to be made in the UK."

Walt Disney Studios, 18 May 2022

"I am delighted by your plans to expand Pinewood Studios with the proposed Pinewood South campus and am writing to express Lucasfilm's strong support for this initiative.

We have had a great experience making our productions at Pinewood Studios over the years, including Star Wars episodes VII to IX, Rogue One, Solo and more recently episodic television. As you know our productions are large scale with a huge amount of complex 'world building' to create the sets, costumes, props and action in a galaxy far, far away. These productions need a big studio footprint - multiple sound stages, backlot and a significant footprint of workshops and support facilities - to create these worlds and be home to our crew. This footprint is best co-located at one studio to make it easier for our teams and creatives to collaborate, and minimise cost. Pinewood Studios is one of the few places in the world to offer the scale, quality of facilities and range of services to make our content.

We plan to produce further feature films and episodic television in the UK. The production of large feature films brings significant benefits to the UK economy. For example the total production costs for Star Wars: The Rise of Skywalker, produced at Pinewood Studios, exceeded \$200m. However this will depend on there being sufficient availability of large scale sound stages and studio facilities. Today there is a shortage of such capacity in the UK. This is preventing productions from coming to the UK and being made in other countries. The plans for Pinewood South would help alleviate this shortage and enable more content to be made in the UK.

Your plans to create the Centre Stage education and skills development hub at Pinewood South are a further valuable and important addition to the industry. At Lucasfilm we are passionate about developing and bringing through new talent. The continued growth of film and TV production in the UK has the great benefit of creating many new skilled and well paid jobs – yet initiatives and investment such as Centre Stage are needed to ensure those entering the industry are skilled-up and can deliver on their potential.

For these reasons Lucasfilm supports the plans for Pinewood South and wishes you great success with this endeavour."

Lucasfilm, 24 May 2022

(See Appendix 4a).

10.10 This customer response confirms that the proposed Pinewood Studios Screen Hub is not a speculative venture and if granted planning permission it will be developed and used meaning all of the associated benefits will follow.

11 PLANNING BALANCE



The planning balance is drawn here setting the development plan non-compliance (Green Belt) against all of the other material considerations. The conclusion is reached that the material considerations clearly outweigh the development plan conflict. This is achieved by the economic benefits alone and accentuated by a wide range of additional considerations. This judgement supports a grant of planning permission.

A Boy Called Christmas © 2021 Netflix and Studio Canal UK. All Rights Reserved.

- 11.1 The approach to be taken to decision-making is that required by legislation and explained at Section 7 of this report.
- 11.2 In summary it is to determine the application in accordance with the development plan unless material considerations indicate otherwise.
- 11.3 A development plan assessment is set out in Section 7 and other material considerations at Section 8. These now need to be brought together.

Non-compliance/harms

Green Belt

- 11.4 There is non-compliance with Green Belt policy in the following way:
 - the development constitutes inappropriate development in principle and, by definition, would be harmful
 - the built development will reduce openness and represent encroachment into the countryside
 - the development would have a very limited impact on the purpose of merging of large towns
- 11.5 The harm is assessed and weighted as substantial.
- 11.6 The development would not harm other purposes of Green Belt.

Other harms

- 11.7 There would be an inevitable significant adverse impact upon landscape character (by degree of change) and a moderate to low impact on visual amenity. Both would be acceptable. This results in technical non-compliance with development plan policies. The weight to be assessed in the planning determination is moderate.
- 11.8 There would be significant change in outlook from adjacent residential properties but with mitigation the residential amenity is acceptable. The weight to be assessed in the determination is limited.

Noise

- 11.9 There is a moderate adverse impact associated with operational road traffic noise on Seven Hills Road. This reduces to minor adverse in the long term. The weight to be attached to this is limited as the impact relates to the approved improvements (which redistribute existing traffic on the highway network) rather than new movements created by the development itself
- 11.10 All other technical matters are development plan compliant and acceptable (with planning conditions).
- 11.11 The most significant matter is Green Belt conflict to which substantial weight applies.

Other material considerations – positive impacts and benefits

11.12 The matters to be weighed against the non-compliance/harms are summarised from Section 8. They are:

- (1) The contribution to leading economic recovery and growth**
The economic benefits generally are substantial and the single most significant other material consideration. It is assessed as very significant positive.
- (2) The implementation of economic strategy**
The proposed development meets the specific economic strategy for Buckinghamshire. It is assessed as very significant positive.
- (3) The fixed location of Pinewood Studios**
The proposed Screen Hub UK is intrinsically and essentially related to the specific Pinewood site/location and is not capable of authentic successful delivery elsewhere. It is therefore geographically fixed. This factor is of high significance and weight. It is assessed as very significant positive.
- (4) Environmental benefits**
The proposed scheme will deliver a material 10% BNG with a prospect (voluntary) of 15% all of which is beyond development plan and legal requirements. A substantial green infrastructure network and new nature reserve will support this biodiversity and contribute to development plan and CVRP objectives. The scale of environment improvement is high and attracts significant positive weight²⁹.

29. In the SHUK Officers Report the significance and weight to be ascribed to BNG was assessed as limited on the ground that in the future 10% would be required by the provisions of the Environment Act. This was an error. Planning applications are to be determined on the basis of legal and policy provisions in force at the time of determination.

- (5) Community benefits**
The proposed scheme will deliver a range of community benefits including shared use of buildings, new active travel opportunities, environmental and social benefits. These benefits are ascribed moderate positive weight³⁰.
- (6) Contribution to arts and culture**
The presence and operation of Pinewood Studios adds immeasurably to the role of film in the cultural life of the UK. It is ascribed significant positive weight.
- (7) Sustainable development (the Framework)**
The proposed scheme represents sustainable development when assessed against the provisions of the Framework. Although this is an expected/required standard the actions necessary to meet it provide opportunities beyond requirement for local benefit (eg. shared use of shuttle buses). It is ascribed moderate positive weight.
- (8) S106 contributions**
The range of provisional S106 obligations are extensive and provide benefits of additionality including local employment and business service priority, local green space provision, community use of facilities. These are ascribed moderate positive weight.
- (9) Legal fall back**
The fall back is to that of a fully developed site not a greenfield to which significant weight should be applied when assessing the weight to be given to the identified Green Belt and landscape harms.

Planning balance – conclusion

11.13 The identified Green Belt harm must be ascribed substantial weight. Other harms are limited. Other material considerations are required to clearly outweigh these harms if the very special circumstances exception is to be met and planning permission granted.

11.14 The economic benefits and implementation in accordance with economic strategy is of considerable positive impact to which very significant weight should be given. This consideration alone is judged to clearly outweigh the Green Belt and other harms. The other benefits accentuate the very special circumstances case, including:

- fixed location (no alternative) – significant weight
- environmental benefits – significant weight
- community benefits – moderate weight
- arts and culture – significant weight
- sustainable development (additionality) – moderate benefit
- S106 (and biodiversity) – moderate benefit
- legal fall back of development – significant weight

11.15 The Green Belt and other harms are therefore judged to be clearly outweighed by other material considerations and the scale of benefits such that very special circumstances exist to justify a grant of planning permission.

30. In the SHUK Officers Report the community benefits were ascribed very limited weight on the grounds that there was no certainty of Centre Stage being delivered. This was not agreed by the applicant and in any event this application now delivers the Centre Stage buildings.



Mary Poppins Returns © 2017 Disney Enterprises Inc. All rights reserved

12 DELIVERY



The prospect of delivery of the scheme is high given the reputation, experience and strength of the Pinewood Group. This scheme is the leader when considered in the context of other major film studio development planning applications in South East England.

Rebecca © 2020 Netflix. All Rights Reserved.

- 12.1** Determining planning applications does not normally include a consideration of the prospects of their delivery/ implementation. As a matter of planning judgement, however, the Council is entitled to have regard to the prospect of the proposed development – and the associated significant benefits – being delivered.
- 12.2** In this case, there are matters that support delivery which Buckinghamshire Council might wish to consider.

Pinewood's reputation and status

- 12.3** Pinewood is an iconic brand and site location at Iwer, Bucks, England. The rich heritage of Pinewood and its development up to the present day ensures its high reputation and status for film-making. If there is to be a continuing expansion of the UK film studio capacity Pinewood is a first choice.

Pinewood Group Ltd's experience

- 12.4** PGL owns Pinewood and Shepperton Studios. Both studios have had major expansion plans approved and constructed or are under construction. At Pinewood the Pinewood Studios Development Framework expansion has delivered c. 167,000 sq m (1.8m sq ft) of new studio space with c. 23,000 sq m (250,000 sq ft) in the development pipeline. At Shepperton an expansion of 112,000 sq m (1.2m sq ft) was approved and the full development is now underway. These projects demonstrate the experience of PGL and its development team to implement complex planning permissions.

Pinewood's funding

- 12.5** PGL is owned by the private equity group Aermon Capital. This group has funded the acquisition and expansion of Pinewood and Shepperton Studios to date. The development cost is in the region of £625m.
- 12.6** PGL is securely funded to be able to implement a planning permission for Pinewood Studios and Alderbourne Farm sought in the current application.

Customers

- 12.7** PGL has customers who are seeking new space at Pinewood Studios. The commercial prospect of implementation is therefore high.

Competition

- 12.8** There is competition to develop new studio space in the UK (as at Section 5). Some of the schemes might not succeed in achieving planning permission or obtaining the funding and customer support necessary to be developed. None of the schemes are alternatives to the proposed Pinewood Studios Screen Hub in this application and there is sufficient demand for the best and most realistic schemes to success alongside the existing Pinewood Studios.

13 CONCLUSION



The case for a grant of planning permission as very special circumstances in the Green Belt with an acceptable development impact is made out.

Dr Strange © 2016 Mavel Studios. All Rights Reserved.

- 13.1** Pinewood Studios has evolved its plans for a screen hub at the Iver Heath site by increasing the scale of studio facility and putting the visitor attraction on hold.
- 13.2** The current application is for the Pinewood Studios Screen Hub which is a studio facility of c. 131,450 sq m (1.415m sq ft) GEA with an education hub and a business growth hub (Centre Stage). The updated scheme includes a new backlot to serve the whole Pinewood site at Alderbourne Farm and a nature reserve with public access.
- 13.3** The new application raises much the same range of issues as those addressed and resolved by the grant of planning permission for the earlier SHUK scheme which is a strong legal fall back.
- 13.4** The new application has improved benefits and reduced impact. The economic benefits in particular are even stronger than SHUK.
- 13.5** The proposed development has been assessed by the Pinewood development team with the benefit of the SHUK process and grant of planning permission.
- 13.6** The outcome of this work is that the proposed scheme is assessed as technically acceptable in all respects with associated mitigation.
- 13.7** There are no significant environmental effects that would justify a refusal of planning permission.
- 13.8** There is development plan non-compliance arising from the application site's Green Belt status. Other development plan conflicts are minor and were resolved in the SHUK planning permission. The key issue is whether the benefits of the proposed scheme clearly outweigh the Green Belt presumption against development such that very special circumstances exist to justify a grant of planning permission (as demonstrated in SHUK).
- 13.9** The proposed Pinewood Studios Screen Hub is assessed as having increased benefits and reduced impacts when compared to the consented SHUK. The major and determining consideration is the scale and significance of the economic benefits which are the drivers of recovery and growth – at a national level for the sector and at a local level for Buckinghamshire and the Ivers. These benefits are judged to clearly outweigh the Green Belt and other harms on their own sufficient to justify a grant of planning permission.
- 13.10** There are further material considerations which are relevant and positive which add to the case for very special circumstances. These include:
- Pinewood as a fixed location
 - environmental and community benefits
 - contribution to arts and culture
 - S106 obligations
 - legal fall back of a development site
- 13.11** The case for a grant of planning permission is therefore made on the basis of a very special circumstances exception to Green Belt policy and any other harms. Further to section 38(6) of the 2004 Act, this justifies a grant of planning permission notwithstanding that the proposed development is contrary to the development plan when read as a whole.
- 13.12** Buckinghamshire Council are respectfully invited to grant planning permission.

Appendix 1

History of Pinewood Studios and its filmography



Skyfall © 2012 Danjaq, LLC, United Artists Corporation, Columbia Pictures Industries, Inc. All rights reserved

Pinewood has enjoyed an unparalleled reputation in the world film industry since it was established in 1936. It has become a market leader with a global reputation. It is the largest and most prolific film and television studio in the UK and one of the leading providers of production facilities to the screen-based creative industries in the world. It operates as the hub of the West London film and television production cluster.

Its status is clear from the following achievements and features:

- Over 2,000 films have been produced at Pinewood Studios, winning 167 Oscars and 228 BAFTAs.
- In the past year alone, PGL's UK-based studios have been home to many highly acclaimed productions such as Rocketman, No Time To Die, Fast & Furious Presents: Hobbs & Shaw, Dumbo, Mary Poppins Returns, Mary Queen of Scots and Star Wars: The Rise of Skywalker.
- Pinewood is the first and only facility in the world to receive an award from the British Academy of Film and Television Arts (BAFTA) in 2009 for Outstanding British Contribution to Cinema.
- It offers a wide range of facilities essential for film, television and screen based production, on a scale that is currently rivalled by few studios worldwide and none in the UK.

The range of production facilities, services and skills available at Pinewood, is one of the most comprehensive in the world and provides a unique offer that attracts the best international producers and directors to make their films in the UK. Pinewood also accommodates a community of specialist businesses, enterprises and suppliers.

A unique feature of Pinewood's offer is the co-location of stages with workshops and production offices and the essential array of specialist technicians, trades and crafts people who invest their extraordinary creativity, experience and skill into the myriad aspects of making a modern motion picture.

In granting outline planning permission on appeal for the Pinewood Studios Development Framework ('PSDF') development in 2014, the Secretary of State recognised the status of Pinewood, concluding that it 'has a leading global status' and 'is an essential component of the UK film industry'.

The Pinewood Brand and its history

The history of Pinewood Studios began in 1934 when the Sheffield building tycoon Charles Boot purchased a Victorian manor house and estate in Buckinghamshire with the intention of creating Britain's first international film studios to rival Hollywood. He formed a partnership with the flour millionaire J Arthur Rank and jute heiress Lady Yule, and together they invested £1 million in the design and construction of Pinewood Studios, which was opened on 30th September 1936.

There were twenty studios in the London area making films at that time, but what set Pinewood apart, was that it was a purpose-built new model in studio design; its design and functionality influenced by the operating methods of the Hollywood studios, and both Boot and Rank's experience of the efficiencies of constructing and

manufacturing on an industrial scale. It offered proximity to London but also the practical requirement of being located outside the metropolitan 'smog zone'.

Pinewood was designed to provide four large and four small stages (although only five stages were actually completed in 1936) with mechanical loading doors opening onto a central roofed service area, through which scenery, props and wardrobe could travel under cover from the buildings where they were made and stored. The actors and production management were accommodated in offices and dressing rooms linked to the stages by connecting corridors, and the whole complex was serviced by a district heating system and powered by its own set of direct current generators.

The first film to be made at Pinewood was Herbert Wilcox's musical *London Melody*, starring Anna Neagle and Tullio Carminati and released in 1937. This was followed by a further eight productions in Pinewood's inaugural months including Carol Reed's *Talk of the Devil*. In all, 24 films were made at the Studio in 1937 and with its proximity to London, its original country house (Heatherden Hall) and ornamental gardens, it had already become an attractive alternative to Hollywood for producers, directors and actors from America.

During the Second World War, Pinewood was requisitioned by the Government for storing food supplies; the Royal Mint and Lloyds of London were relocated there, and in 1941 it became the base for the Crown, Army, RAF and Polish Air Force photographic units.



Historic film shoot



Historic carpentry workshop



Historic film editing



J. Arthur Rank Film Distributors Ltd delivery van in the 1950s



Rolls Royce camera car at the Double Lodge entrance to Pinewood, 1956

The post-war years witnessed the resurgence of the British film industry and the revival of Pinewood as large sums were invested to refurbish it after the war. Preeminent directors such as David Lean, Michael Powell and Emeric Pressburger worked at Pinewood in the late 1940's producing enduring classics such as *Great Expectations*, *Oliver Twist*, *A Matter of Life and Death*, *The Red Shoes* and *Black Narcissus*.

During the 1950s, films made at Pinewood ranged from phlegmatic accounts of British heroism such as *Reach for the Sky* and *A Night to Remember* to the situation comedy of *Doctor in the House* and the slapstick bathos of *Norman Wisdom*. In 1958 *Carry on Sergeant* initiated the series of thirty 'Carry On' films which were to be made at Pinewood by Peter Rogers and his ensemble cast during the ensuing two decades.

The first James Bond film, *Dr No*, starring Sean Connery and produced by Harry Saltzman and Albert R Broccoli, was made at Pinewood in 1962 for £1 million. It launched the iconic franchise that over the course of fifty years has made 25 Bond films. Of the 25 James Bond films, 23 have been made using the facilities at Pinewood Studios.

In response to the growth of television, four new stages were built at Pinewood during the 1960s designed specifically for the new medium. These became home to popular television series such as Gerry Anderson's *Space 1999* and ITC Entertainment's *The Persuaders!* starring Roger Moore and Tony Curtis.

One of the most famous features of Pinewood Studios, and one of its unique assets as a production facility, is the 5,500sqm 007 Stage. Although it is now in its third incarnation, having twice been destroyed by accidental on-set fires, it was first built in 1975 for the Liparus tanker set in the tenth James Bond film *The Spy Who Loved Me*.

Each rebuilt structure has been larger than its predecessor.

Pinewood was not immune from the impact of declining cinema attendance as a result of the rapid rise in home entertainment in the 1970s. In the 1980s, Pinewood Studios became a facility provider rather than a fully serviced studio, laying off its permanent, in-house complement of technicians, production managers, art departments and construction workers. A highly experienced freelance workforce was then created, employed on a film by film basis rather than full-time by the studio, which is the practice that continues today.

Until the end of the 20th century Pinewood Studios remained in the ownership of the Rank Organisation, though J Arthur had died in 1974 and its business priorities had moved on. The last investment in Pinewood by Rank was the construction of two large soundstages (R and S Stages) in 1998 and an office building dedicated to the director Stanley Kubrick, who had made *Full Metal Jacket* and his final film *Eyes Wide Shut*, at Pinewood.

In 2000 Pinewood Studios was sold by Rank and following the acquisition of Shepperton Studios in 2005, Pinewood Shepperton plc was listed on the London Stock Exchange.

Over the following 12 years, the strategy of Pinewood's owners was to establish the Studio as a global leader in providing world-class facilities to producers not only of feature films but of all the screen based industries and services. Investment in new stages, workshops and other facilities has been underpinned by a reinforcement of Pinewood's IT and utilities infrastructure to accommodate the demands of digital and 3-D cine-photography and CGI motion capture. There has been investment in new HD television studio technology which puts Pinewood at the forefront of this sector.

In 2016 the Studios was acquired by Aermont Capital.

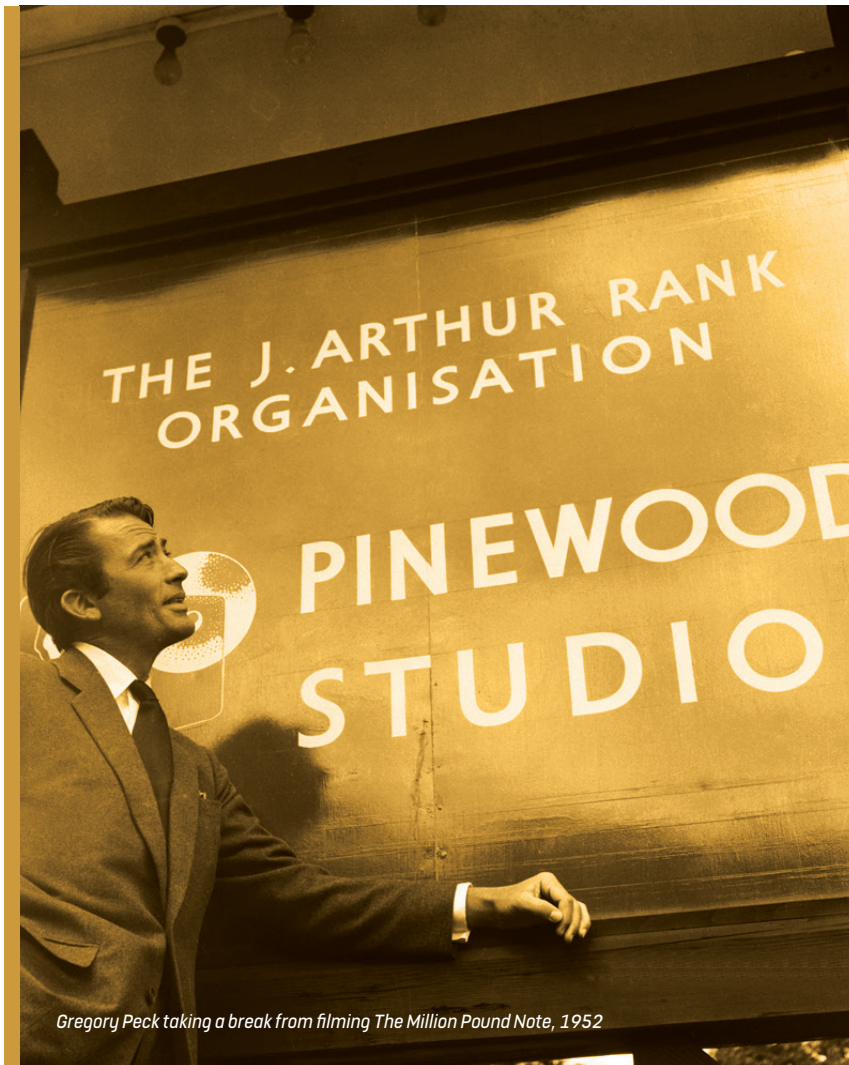
The Pinewood brand has also been exported into five territories worldwide through partnership with new and existing studios in Canada, Germany, Malaysia, the Dominican Republic and Georgia, USA.

Today, Pinewood operates 77 stages globally and has advised on the construction of over 200,000 sqm of studio space in three continents over the last five years. Working with partners in diverse settings to align their visions for new production facilities with bespoke design and operations solutions, tailoring each project to the unique requirements of the local industry while maintaining the world class quality expected by the producers of international tentpole productions.

Pinewood has long-term relationships with all the major international studios, some for over 50 years. From 2010-2017, 32 percent of all international films with production budgets of over US\$100 million were filmed at Pinewood facilities, whereas Pinewood's nearest competitor hosted just six percent.



Filmography – 80 years of film



Gregory Peck taking a break from filming *The Million Pound Note*, 1952

Recent years...

Rogue One:
A Star Wars Story
Beauty and the Beast
Bridget Jones's Baby
Doctor Strange
Miss Peregrine's Home
for Peculiar Children
The Huntsman
Cinderella
Mission: Impossible –
Rogue Nation
SPECTRE
Star Wars:
The Force Awakens
Kingsman:
The Secret Service
Paddington
Prometheus
Skyfall

The 2000s...

My Week With Marilyn
Pirates of the Caribbean:
On Stranger Tides
The Chronicles of Narnia:
Dawn Treader
The Woman in Black
X-Men: First Class
Harry Potter and the
Deathly Hallows
The Wolfman
Kick Ass
Atonement
Mamma Mia!
Fred Claus
In Bruges
Sunshine
Sweeney Todd
The Bourne Ultimatum
The Dark Knight
Casino Royale
Children of Men
Stardust
The Da Vinci Code

The 1990s...

Enigma
Lara Croft:
Tomb Raider
Last Orders
Proof of Life
The Mummy Returns
The World is Not Enough
Entrapment
Mansfield Park
Eyes Wide Shut
Sliding Doors
The Avengers
Tomorrow Never Dies
The Fifth Element
The Jackal
The Saint
Emma
Evita
Fierce Creatures
Mission: Impossible
First Knight
Hackers
Interview with the Vampire

The 1980s...

Mary Reilly
City of Joy
Patriot Games
Shadowchaser
Air America
Buddy's Song
King Ralph
Let Him Have It
Memphis Belle
Nightbreed
The Russia House
A Dry White Season
Adventures Of Baron Munchausen
Batman
Hellbound: Hellraiser II
Full Metal Jacket
Superman 4:
The Quest For Peace
The Living Daylights
Aliens
Little Shop Of Horrors
Spies Like Us
A View To A Kill
Legend
Morons From Outer Space
Santa Claus

Curse Of The Pink Panther
Octopussy
Trail Of The Pink Panther
Krull
Pink Floyd The Wall
Victor/Victoria
Who Dares Wins
Dragonslayer
For Your Eyes Only
Clash of the Titans
Superman II

The 1970s...

Moonraker
The Thirty Nine Steps
Death on the Nile
International Velvet
Superman
The Medusa Touch
Gulliver's Travels
The Prince and the Pauper
The Spy Who Loved Me
Bugsy Malone
The Slipper and the Rose
Rollerball
The Man With The Golden Gun
The Great Gatsby
Bless this House
Live and Let Die
Sleuth
The Amazing Mr Blunden
The Day of the Jackal
The Devils
Diamonds Are Forever

The 1960s...

Please Sir
On Her Majesty's Secret Service
Carry On Camping
Carry On Up the Khyber
The Prime of Miss Jean Brodie
Billion Dollar Brain
Carry On Doctor
Chitty Chitty Bang Bang
Carry On Screaming
Carry On Don't Lose Your Head
To Sir with Love
You Only Live Twice
Romeo and Juliet
Thunderball
A High Wind in Jamaica
Carry On Cleo
Goldfinger
The Ipcress File
Doctor in Distress
From Russia With Love
Dr No
Whistle Down the Wind
Doctor in Love
Sink the Bismarck!

The 1950s...

A Night to Remember
Carry On Nurse
The Prince and the Showgirl
Doctor at Large
Doctor at Sea
Reach For the Sky
Doctor in the House
Genevieve
The Importance of Being Earnest
The Million Pound Note

The 1940s...

Kind Hearts and Coronets
The Red Shoes
Oliver Twist

The 1930s...

A Tale of Two Cities

Appendix 2

Screen Hub UK planning permission (PL/20/3280/OA)



Directorate for Planning, Growth and Sustainability
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BUCKINGHAMSHIRE COUNCIL DECISION NOTICE

Application no. PL/20/3280/OA

TOWN AND COUNTRY PLANNING ACT 1990 **Town and Country Planning (Development Management Procedure)(England) Order 2015**

In pursuance of their powers under the above-mentioned Act and Order, Buckinghamshire Council as Local Planning Authority, **HEREBY PERMITS** the following:

Applicant: Pinewood South Limited

Location: Land South Of Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH

Proposal: Outline planning permission with all matters reserved (except for principal points of access) for the phased development of a screen industries global growth hub of up to 750,000 sq ft (70,000 sq m) comprising: - A visitor attraction of 350,000 sq ft comprising a series of buildings, - 350,000 sq ft of film production buildings (including sound stages, workshops, offices and an external film backlot), - Education and business hub (50,000 sq ft), - Associated parking and servicing, - Green Infrastructure

in accordance with your application received on **1 October 2020** and the plans and particulars accompanying it subject to the following conditions and reasons set out on the following page(s).

Steve Bambrick
Service Director of Planning and Environment
On behalf of the Council

Date: 11 April 2022

Application no. PL/20/3280/OA

SCHEDULE OF CONDITIONS AND REASONS RELATING TO THIS PERMISSION

A. Reserved matters and Implementation

1 Approval of the details of the:

- layout;
- scale;
- appearance; and
- landscaping

relating to each element or part of the proposed development (the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that element or part of the development. The development shall be carried out in accordance with the approved details.

Reason: This is an outline permission granted in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2 The first application for approval of reserved matters shall be made to the Local Planning Authority no later than 3 years from the date of this permission. The relevant elements of the development are:

- the Visitor Attraction;
- the film production buildings;
- the education hub; and
- the business growth hub

The development shall be begun before the expiry of 2 years from the date of the first approval of reserved matters.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended) and to reflect the scale of the development.

3 Application for approval of the reserved matters in respect of all subsequent elements or parts of the development hereby permitted shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended) and to reflect the scale of the development.

4 The development shall be carried out in accordance with the approved plans, listed below:

- Site Location Plan 3770-FBA-XX-00-DR-A-01_100
- A412 access ITL16184-GA-002D
- Pinewood Road accesses ITL16184-GA-007B, ITL16184-GA-005B and ITL16184-GA-006B

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure satisfactory principal points of access.

5 The development shall be carried out in substantial accordance with the approved amended parameter plans and documents listed below:

- PP1A or B Site Context Plan 3770-FB-XX-00-DR-A-01-120 Rev P1 and 3770-FB-XX-00-DR-A-01-121
- PP2 Development Zones 3770-FB-XX-00-DR-A-01-122 Rev P2
- PP3A or B Land Use 3770-FB-XX-00-DR-A-01-123 Rev P3 and 3770-FB-XX-00-DR-A-01-124 Rev P3
- PP4 Green Infrastructure 3770-FB-XX-00-DR-A-01-125 Rev P3

- PP5 - Access and Movement 3770-FB-XX-00-DR-A-01-126 Rev P1
- PP6A or B Building Heights 3770-FB-XX-00-DR-A-01-127 Rev P2 and 3770-FB-XX-00-DR-A-01-128
- PP7 Development Numbers and Yield 3770-FB-XX-00-SC-A-01-000 Rev P3
- Framework Travel Plan dated 1 February 2021
- The design principles set out in the Development Framework and Design and Access Statement,
- Landscape Strategy
- Arboricultural Report
- Framework Bat Mitigation Strategy
- Framework Lighting Strategy
- The Summary of Mitigation Measures set out in Chapter 14 of the Environmental Statement September 2020 as amended by Addendum (October 2021).

For the avoidance of doubt and in reference to the parameter plans referenced above PP1A or B, PP3A or B, PP6A or B only one layout option A or B shall be implemented, that option shall be identified on submission of the first reserved matters application for any element or part of the Visitor Attraction development.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure a satisfactory form, layout, scale, appearance and landscaping and to comply with the Environmental Statement and Addendum.

6 For each element or part of the development no more than the maximum floorspace set out in Parameter Plan PP7 Development Numbers and Yield shall be constructed on the relevant part of the site.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure a satisfactory form, layout, scale, appearance and landscaping and to comply with the Transport Assessment and Environmental Statement and Addendum.

7 Each reserved matters application shall be accompanied by an updated illustrative masterplan, which provides an up to date context for the development as a whole including subsequent elements or parts of the development and for the determination of that reserved matters application.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area.

8 No works shall take place on any individual element or part of the development until details of the finished floor levels of the buildings and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels within that element or part of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved level details and retained in accordance with the same. All reserved matters applications for a building(s) submitted under condition 1 shall include details of existing ground levels, proposed finished floor and slab levels and finished ground levels.

Reason: To accord with the National Planning Policy Framework and to ensure the satisfactory design of the development.

9 All reserved matters applications submitted for a building(s) under condition 1 shall include details of materials proposed for all of the external faces of that building(s) including walling, fenestration and roofing. Sample panels shall be made available at the written request of the Local Planning Authority. No works of construction to a building in each element or part of the development shall take place until the material details for that building have been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials.

Reason: To accord with the National Planning Policy Framework and to ensure the satisfactory design of the development.

B. Highways

10 Grampian Condition

i) No development shall commence until a highway works mitigation scheme comprising EITHER the Sevenhills Road highway mitigation scheme ("the SHR Works") OR the Five Points Roundabout highway mitigation scheme ("the FPR Works") has been commenced pursuant to an extant planning permission;

ii) the Sevenhills Road highway mitigation scheme ("the SHR Works") shall comprise the following:

- works to Sevenhills Road from the junction with Pinewood Road to the junction of the A412 Denham Road comprising a 28m inscribed circle diameter roundabout at the Pinewood Road/Sevenhills Road junction;
- a new section of Sevenhills Road to the north of the existing alignment replacing the narrow/single track section;
- minor widening and realignment works to Sevenhills Road;
- road widening and provision of traffic signals at the A412 Denham Road/Sevenhills Road junction;
- a new pedestrian crossing facility at the Pinewood Road/Sevenhills Road junction; and
- changes to the existing highway signage to direct traffic between the A412 north-east and Pinewood studios via the improved Sevenhills Road, as shown in principle on the following drawings:

ITL 15189-GA-014 revision E
ITL 15189-GA-015 revision E
ITL 15189-GA-016 revision E
ITL 15189-GA-017 revision E
ITL 15189-GA-018 revision E

iii) the Five Points Roundabout highway mitigation scheme ("the FPR Works") shall comprise the highways improvements to the Five Points Roundabout as shown in principle on plan ITL 16184-GA-16 revision D.

iv) No element of the development nor any part of such an element shall be occupied until either the FPR Works or the SHR Works have been completed and are open to traffic.

v) No application pursuant to condition 1 for an element or part of the development shall be submitted unless it includes evidence to demonstrate whether or not both the FPR Works and the SHR Works are required to be completed before occupation of that element or part. The evidence shall include:

a. a Transport Technical Note (which shall be in general accordance with National Planning Practice Guidance for Transport Assessments and any other scoping that may take place with the Highway Authority) using the traffic survey criteria and testing of those junctions contained in the submitted September 2020 Transport Assessment which are:

- Pinewood Road / Pinewood East access (roundabout);
- Pinewood Road / Pinewood West access (roundabout);
- Pinewood Road / Sevenhills Road (priority junction);
- A412 Denham Road / Sevenhills Road (priority junction);
- Pinewood Road / Pinewood Green (priority junction);
- Five Points Roundabout (FPR);
- A412 Church Road / Thornbridge Road (mini-roundabout); and
- A412 Church Road / Bangors Road North / A412 Denham Road (mini-roundabout);
- Pinewood Road site accesses (priority junctions)

The Transport Technical Note shall assess the local road network using the modelling tools set out in the approved Transport Assessment dated September 2020 and the modelling shall be carried out applying a highway network scenario with the assumption that whichever of the FPR Works and the SHR Works is the first set of highway mitigation works to be carried out is completed and operational and shall assess the year the relevant element or part of the development is intended to be open for occupation and the position in the year ten years on from that date;

b. a review of the expected traffic routing and assignment between the A412 Pinewood Road and the development site which shall be carried out applying a scenario that whichever of the FPR Works and the SHR Works is the first set of highway mitigation works to be carried out has been completed and is operational

c. in respect of the requirements of both a. and b. above the following development scenarios shall be assessed:

- a baseline scenario as set out in the approved Transport Assessment 2020 taking into account the cumulative impact of the implementation of development of all matters approved pursuant to condition 1 up to that date and without whichever set of highway mitigation works (the FPR Works or the SHR Works) has not been commenced upon commencement of construction of the development (hereafter called "the second highway mitigation works");

- scenarios comprising of the situation:

i. as of the date of opening of whichever element or part thereof to which the relevant application pursuant to condition 1 relates; and

ii. as of ten years from the date of opening of whichever element or part thereof to which the application pursuant to condition 1 relates

in both cases both without the second highway mitigation works, but with the first set of highway mitigation works to be carried out completed; and with both the SHR Works and the FPR Works completed

vii) The second highway mitigation works shall be carried out and completed in accordance with the details and development triggers determined by the LPA in accordance with the submitted evidence set out above, so that no individual element, or part of an element, of the development necessitating the prior implementation of the second highway mitigation works shall be occupied until the practical completion and opening for public use of both the SHR Works and the FPR Works;

viii) At the latest, the final element or part of the development to be occupied shall not be occupied until the practical completion and opening for public use of both the SHR Works and the FPR Works.

Reason: In the interests of highway safety and convenience to ensure safe and suitable access and to ensure that the development does not result in a severe individual or cumulative impact on the highway network.

C. Travel Plans and infrastructure

11 No element or part of the development as approved shall be occupied until a detailed travel plan has been submitted to and approved in writing by the Local Planning Authority for that element or part. The travel plan shall be in substantial accordance with the Framework Travel Plan document dated 1 February 2021 referred to in C5. The approved travel plan shall subsequently be implemented.

Reason: To ensure that the opportunities for sustainable travel are provided to protect and maintain the operation of the highway network through establishment of traffic patterns and behaviours reflective and representative of those characterised within the Transport Assessment and application documents.

12 The details to be submitted for the approval of the Local Planning Authority within a reserved matters application for each element or part of the development, in accordance with condition 1 above, shall include:

i) The number of car parking spaces to be provided for that element or part of, in accordance with Visitor Attraction

Parking note (Transport dated 16 February 2021) and the parameters set out within the submitted Transport Assessment dated 28/09/2020 (Ref: JCB/DF/RW/ITL16184-012E R) and Parameter Plan 7;

ii) EV vehicle charging provision at a rate of 5% of the parking spaces to be built in that element or part (active provision) and 5% in that element or part to be infrastructure ready (passive provision) and details of disabled parking provision;

iii) a scheme for the off street parking of cars, coaches and buses as relevant to that element or part of the development;

iv) and a scheme for the off street manoeuvring, loading and unloading of vehicles relating to that element or part;

v) an internal movement plan in respect of pedestrians, cycles, cars, coaches and buses for that element or part.

The approved details shall be implemented (and the approved car, coach and bus parking spaces and manoeuvring, loading and unloading areas, EV vehicle charging provision and disabled parking provision shall be made available for use) prior to the occupation of that element or part of the development to which the approved details relate and thereafter those areas shall not be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, and secure the scale of the parking provision across the site and to ensure that sustainable modes of travel are accessible in accordance with the outline application parameters.

13 The details to be submitted for the approval of the Local Planning Authority within a reserved matters application for each element or part of the development, in accordance with condition 1 above shall be in accordance with the Transport Assessment dated 28/09/2020 (Ref: JCB/DF/RW/ITL16184-012E R), the 'Cycle Facilities Note 12 November 2021', Parameter Plan 7 and shall include details of:

i) The provision, location and layout of appropriately covered and lit cycle parking in respect of that element or part;

ii) e-bike charging provision, cycle storage lockers and racks in respect of that element or part; and

iii) changing facilities and lockers for the storage of personal effects in respect of that element or part.

The development shall be carried out in accordance with the approved details and the approved facilities shall be made available for use prior to the occupation of that element or part of the development and shall be permanently retained thereafter.

Reason: To ensure that sustainable modes are accessible and attractive for use in accordance with the outline application parameters.

14 Works on the Visitor Attraction shall not commence until details of the associated bus infrastructure have been submitted to and approved in writing by the Local Planning Authority, such details to include but not be limited to the following:

- Appropriate bus stops, shelters, seating and timetable provision
- Bus stands to accommodate layovers
- Welfare facilities for bus staff

The Visitor Attraction shall not be occupied or open to visitors until the said bus infrastructure has been provided and is available for use in accordance with the approved details. The approved bus infrastructure shall thereafter be retained.

Reason: To secure that the provision of a high quality accessible bus service of the type and nature set out within the application to achieve the modal share and protection of the highway network.

15 The construction of the A412 principal site access shall not commence until a scheme for the replacement A412 parking bays as shown in principle on drawing ITL16184-GA-015 has been submitted to and approved by the Local Planning Authority and has been implemented and made available for public use in accordance with the approved scheme.

Reason: To ensure the existing layby provision is replaced and provides suitable provision for highway users.

16 Prior to the commencement of any element or part of the development a Servicing Management Plan in respect of that element or part shall be submitted to and approved in writing by the Local Planning Authority. Each element or part of the development shall not be operated otherwise than in accordance with the approved Servicing Management Plan in respect of that element or part.

Reason: In order to ensure that servicing of the site takes place in a safe and suitable manner, providing protection to the general public from servicing activities.

17 Prior to the commencement of development, a programme for and construction details of site access points shall be submitted to and approved in writing by the Local Planning Authority in general accordance with the following access plans:

- A412 access - ITL16184-GA-002D
- Pinewood Road accesses ITL16184-GA-007B, ITL16184-GA-005B and ITL16184-GA-006B

The development shall be carried out in accordance with the approved programme and construction details.

Reason: To Provide safe and suitable access and in order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

18 Prior to any occupation of buildings a Detailed Highway Signage Strategy shall be submitted and approved which shall set out details of (a) how the highways signage for the development will be programmed and implemented by reference to the occupation of different elements or parts of the development; (b) the arrangements to amend the Highways Signage Strategy as required to reflect the phased progress of the development. The strategy shall substantially be in accordance with the scheme shown in principle on Figure 1: Extended Signage Strategy (ref: ITL16184 Rev B) issued on 1 February 2021.

The signage shall be implemented in full accordance with the approved Detailed Highway Signage Strategy.

Reason: To ensure that directional signage is provided to the travelling public presenting the appropriate routes to access the development site using all modes and to reinforce the use of the networks as attributed in the application distributions.

19 Prior to any closure of the existing Peace Path (as at December 2021) under the terms of this permission, a scheme for provision of a replacement alternative route of equivalent status shall be submitted to and approved by the Local Planning Authority and shall be constructed and made available for use by the public in accordance with the approved details. The scheme shall be in general accordance with the document 'A New Peace Path' (Pinewood, November 2021).

Reason: To replace the existing permissive path with an alternative of equivalent status in the interests of users of the footpath.

D. Drainage

20 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles as set out in Flood Risk Assessment & Drainage Strategy (ref. 1278-01, September 2020, Civic Engineers) and Technical Note (ref. 1278.01, 06.11.2020, Civic Engineers) and including a programme for implementation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented as part of the development in accordance with the approved details. The scheme shall include:

- Assessment of above ground SuDS components as listed in the CIRIA SuDS Manual (C753) for the inclusion within the blue-green corridors within the site and the parking areas
- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- A limit on the discharge rate to 1.7l/s/ha
- Calculations to demonstrate that the runoff volume in the 1 in 100 year, 6 hour rainfall event does not exceed the greenfield runoff volume for the same event
- Ground investigations including: Infiltration in accordance with

BRE365 Groundwater level monitoring over the winter period

- Where possible, management of surface water drainage by infiltration-based SuDS.
- Where required, floatation calculations based on groundwater levels encountered during winter monitoring
- The SuDS approach as shown on Masterplan 1 Proposed Drainage Layout (drawing no. MP1-3021) and Masterplan 2 Proposed Drainage Layout (drawing no. MP2-3071)
- Full construction details of all SuDS and drainage components based on the principles shown on Indicative Drainage Details (drawing no. SK-3100)
- A detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

Reason: In order to ensure a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is satisfactory management of flood risk.

21 Prior to the commencement of development details of offsite drainage connections relating to the disposal of surface water runoff from the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include capacity, condition and accompanying offsite drainage plans. The development shall be carried out in accordance with the approved details.

Reason: To ensure the site can adequately drain without causing an increase in flood risk both on site and off site, in line with Paragraph 163 of the National Planning Policy Framework.

22 Prior to the commencement of development a SuDS whole life maintenance plan shall be submitted to and approved by the Local Planning Authority in writing. The plan shall set out how and when to maintain the full drainage system will be maintained (including a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-built drawings and/or photographic evidence of the drainage scheme. The development shall be carried out in accordance with the approved plan.

Reason: In order to ensure long term maintenance of the drainage system as required under Paragraph 165 of the National Planning Policy

Framework, for sustainable drainage and the satisfactory management of flood risk.

E. Biodiversity and ecology

23 Prior to the submission of the EDS and CEMP (if after 1st April 2023) updated ecological surveys shall be submitted to the Local Planning Authority for, protected species bats, badgers, breeding birds and reptiles (including newts) in order to inform the content of the EDS and CEMP.

Reason: To ensure that the EDS and CEMP are based upon up to date information about species and appropriate mitigation measures to be provided.

24 No development shall take place on any element or part of the development until an ecological design strategy (EDS) in accordance with the ES (September 2020) and ES Addendum (October 2021) and addressing mitigation in respect of that element or part, has been submitted to and approved in writing by the Local Planning Authority.

The EDS shall include the following where applicable:

- a) Purpose and conservation objectives for the proposed works which shall show a minimum biodiversity net gain of 10%.
- b) Review of site potential and constraints.
- c) Detailed designs and/or working methods to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Specification and source of materials (plants and otherwise) to be used where appropriate, e.g. native species of local provenance.
- f) Persons responsible for implementing the works.
- g) Provision for wildlife corridors, linear features and habitat connectivity.
- h) Woodland, tree, hedgerow, shrub, wetland and wildflower planting and establishment.
- i) Proposed new landforms associated with habitat creation, e.g. water bodies and watercourses.
- j) Soil handling, movement and management.
- k) Creation, restoration and enhancement of semi-natural habitats.
- l) Species rescue and translocation, reptiles.
- m) Bat crossings for new roads.
- n) Creation of new wildlife features, including but not limited to bird nesting and bat roosting features within buildings and structures, and attached to trees, reptile hibernacula and wildlife ponds.
- o) Provision and control of access and environmental interpretation facilities, e.g. bird hides, paths, fences, bridges, stiles, gates and signs/information boards.
- p) A programme for its implementation.

The EDS for each element or part of the development shall be implemented in accordance with the approved details and all features shall be retained thereafter.

Reason: To ensure that green infrastructure areas are provided in accordance with the outline planning permission and its parameter approvals and to achieve the mitigation set out in the ES.

25 Before each element or part of the development is commenced a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the Local Planning Authority for that element or part. The content of the LEMP shall demonstrate compliance with the Ecological Design Strategy for that element or part of the development and include the following:

- a) Description and evaluation of features to be managed.
- b) An updated Biodiversity Net Gain Calculation which has regard to the individual element of the development and overall net gain delivery on other elements being delivered across the whole site to achieve an overall biodiversity net gain of 10% minimum
- c) Ecological trends and constraints on site that might influence management.
- d) Aims and objectives of management.
- e) Appropriate management options for achieving aims and objectives.
- f) Prescriptions for management actions.

- g) Preparation of an implementation programme (including an annual work plan capable of being rolled forward over a five-year period).
- h) Ongoing areas of management which will required further consideration in the period from 5 to 30 years after establishment.
- i) Details of the body or organisation responsible for implementation of the plan.
- j) Ongoing monitoring and remedial measures to ensure environmental objectives are achieved.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term (for at least 30 years) implementation of the LEMP will be secured with the management body responsible for its delivery.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved LEMP will be implemented in accordance with the approved details.

Reason: To ensure delivery of mitigation and management to achieve biodiversity objectives.

26 Prior to occupation of any element or part of the development a lighting assessment shall be submitted to and approved in writing by the local planning authority. The assessment shall:

(a) assess the impact of external lighting from the existing baseline of the existing Pinewood development on the woodland edge of Black Park and the existing Peace Path route within the application site;

(b) identify recommendations for actions to reduce the lighting impact of the proposed development on the Black Park woodland edge and the existing Peace Path route within the application site (having regard to the impacts identified at (a) above); and

(c) include a programme for completion of the actions identified at (b) above.

On each anniversary following approval of the assessment, a notification report shall be submitted to the local planning authority setting out the actions that have been carried out in accordance with the approved assessment. The final submission of annual notification reports shall be on the anniversary following completion of the final agreed actions as set out in the approved assessment.

Reason: to ensure that the cumulative effect of the lighting of the proposed development mitigates adverse impacts on the Bechstein bats.

27 Prior to commencement of any element or part of the development a Bechstein bat monitoring plan shall be submitted to and approved in writing by the Local Planning Authority. The monitoring plan shall include:

- (i) a specification for the monitoring of bats' commute routes across the application site and the Peace Path in particular; and
- (ii) that part of Black Park adjacent to the site where there are known roosts as identified in the ES Addendum (October 2021), and
- (iii) a programme for its implementation.

The plan shall be updated annually throughout the implementation of the development and submitted to the Local Planning Authority.

Reason: To monitor the continuing successful use of the principal bat commute route across the site and ensure effective mitigation.

F. Landscaping and trees

28 The details of landscaping for each element or part of the development submitted pursuant to condition 1 shall include full details of both hard and soft landscaping works in respect of that element or part, including an implementation programme, relating to that element or part.

The details shall include:

A) Hard landscape works:

- a) Proposed finished levels and/or contours,
 - b) Boundary details and means of enclosure,
 - c) Noise barriers (a fence and/or earth bund), as required to mitigate noise from the use of the car parks d)
- Car parking layout and materials,
- e) Other vehicle and pedestrian access and circulation areas,
 - f) Hard surfacing areas (e.g. surfacing materials) and their permeable qualities,
 - g) Minor artefacts and structures (e.g. furniture, seating, refuse or other storage units, signs, lighting etc.)
 - h) Proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines, indicating lines, manholes, supports etc.)

B) Soft landscape works:

- i) Planting plans
- j) Written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
- k) Schedules or plants noting species, planting sizes and proposed numbers/densities

Details of all trees, bushes and hedgerows which are to be retained

All hard and soft landscaping works shall be carried out in accordance with the approved details, implementation programme and British Standard BS4428:1989 Code of Practice for General Landscape Operations.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity.

29 No individual element of the development shall be occupied until a Landscape Management and Maintenance Plan, including long term design objectives, management responsibilities and maintenance schedules relating to the hard and soft landscaped areas, internal roads, parking areas and verges, for that element, has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out as approved thereafter for the lifetime of the development.

Reason: To ensure successful aftercare of landscaping.

30 Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity.

31 Prior to the commencement of any element or part of the development the measures to safeguard the trees, hedges, bushes and vegetation in respect of that element or part, as shown to be retained in accordance with the following documents, shall be carried out:

- Parameter plan PP4 Green Infrastructure 3770-FB-XX-00-DR-A-01-125 Rev P3
- Landscape Strategy (Document 11)
- Arboricultural Report (Document 12)

b. No works on any element or part of the development shall commence until a written arboricultural method statement, Tree Protection Plan for tree care in respect of that element or part has been submitted to and approved in writing by the Local Planning Authority.

c. No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of any underground services, without the prior written approval of the Local Planning Authority.

d. Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to demolition and/or approved works, to allow inspection and approval of the works.

The development shall be carried out in accordance with the approved details.

Reason: To ensure trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities.

G. Energy

32 With the first application for reserved matters approval for an element or part of the development an energy strategy in respect of that element or part shall be submitted to and approved by the Local Planning Authority in writing. The strategy shall include details of the provision of at least 10% of energy supply to be sourced from on-site renewable and/or low-carbon sources. The approved energy strategy shall be implemented and renewable energy plant shall be installed in accordance with the approved details prior to the occupation of the building(s) to which the details relate and thereafter retained.

Reason: To increase the proportion of energy requirements arising from the development from decentralised and renewable or low carbon sources. (Policy CP12 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) refers.)

H. Contamination risk

33 Prior to the commencement of development (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

(1) A site investigation scheme, based on Desk Study Review, Preliminary Risk Assessment and Ground Investigation Scoping Report prepared by Card Geotechnics Limited (Report ref. CG/38624/R001) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

(2) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (i) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

34 Prior to occupation of each element or part of the development a verification report that demonstrates the effectiveness of any necessary remediation carried out in respect of that element or part pursuant to condition 33 shall be prepared together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval in writing. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

35 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it should be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

I. Noise

36 Prior to use/occupation of any building hereby permitted, details shall be submitted to and approved in writing by the Council, of the external sound level emitted from plant/ machinery/equipment and mitigation measures in respect of that building as appropriate. The measures shall ensure that the external sound level emitted from plant, machinery/equipment will be lower than the lowest existing background sound level by at least 5dBA in order to prevent any adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive receptors, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out and submitted to the Local Planning Authority where required to confirm compliance with the sound criteria and additional steps to mitigate noise shall be taken, as necessary. Specific consideration shall be given to operation of the backlot. Approved details shall be carried out prior to occupation/use of that building and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises are not adversely affected by noise from plant/mechanical installations/ equipment.

J. Lighting

37 No development above ground for any element or part of the development shall commence until a lighting strategy and specification report in respect of that element or part has been submitted to and approved by the Local Planning Authority in writing. The strategy shall be in accordance with the approved Framework Lighting Strategy dated September 2020 (Document 12 ES Volume 2: Technical Appendices) and Framework Bat Mitigation Strategy (26.10.2021). The details shall include details of maximum luminance and lights to be erected, location, height, type and direction of light sources and intensity of illumination. The details shall also include details of the lights to be switched off/ and or dimmed at night including times. The approved lighting strategy and specifications shall be carried out in accordance with the approved scheme before occupation of that element or part of the development and thereafter retained. No external lighting other than that approved shall be installed without the prior written approval of the Local Planning Authority.

Reason: To minimise any lighting impacts on biodiversity in particular bats, in the interests of residential amenity and character and appearance of the area.

K. Construction management

38 Not to commence works on any element of the development until a Construction Traffic Management Plan (CTMP) in respect of that element or part has been submitted to and approved by the Local Planning Authority in writing. The CTMP shall include details of:

- vehicle routing
- traffic movements (including an estimate of daily construction movements for each element of the development)
- traffic management (to include the co-ordination of deliveries, plant and materials and the disposal of waste to avoid undue interference with the operation of the public highway, particularly identifying sensitive times to be avoided)
- operating times of construction traffic movements
- construction compounds and storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- parking, loading and unloading areas

- wheel and chassis cleaning mitigation and suppression of dust, vibration, noise and general disturbance (including to residential amenity) and measures to monitor the same
- waste management (including recycling)
- temporary lighting
- risk management and emergency procedures
- hoarding
- before development condition survey of Pinewood Road

The approved CTMP shall be followed and implemented in full during the construction of each element or part of the development to which it relates.

Reason: To ensure the traffic and movement impacts of construction are managed and monitored to maintain safe operation of the highway.

39 No part or element of the development shall be commenced (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP(Biodiversity)) has been submitted to and approved in writing by the Local Planning Authority for that element or part. The CEMP shall include details of:

- (1) Risk assessment of potentially damaging construction activities;
- (2) Identification of "biodiversity protection zones", including specific reference to badger, great crested newt, breeding birds and ancient woodland;
- (3) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (which may be provided as a set of method statements) and biosecurity protocols;
- (4) The location and timing of sensitive works to avoid harm to biodiversity features;
- (5) Contingency/emergency measures for accidents and unexpected events, along with remedial measures;
- (6) Details of drainage arrangements during construction identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas
- (7) Responsible persons for managing and monitoring the works and lines of communication;
- (8) The role and responsibilities on site of a qualified ecological clerk of works (ECOW) or similarly competent person, and times and activities during construction when they need to be present to oversee works;
- (9) Measures for removal of invasive species within the site;
- (10) Mitigation and suppression of dust, vibration, noise and general disturbance (including to residential amenity) and measures to monitor the same;
- (11) Use of protective fences, exclusion barriers and warning signs;
- (12) A Soil Resource and Management Plan (in accordance with the DEFRA 'Construction code of practice for the sustainable use of soils on construction sites (2009)); and
- (13) Measures for on-going monitoring and assessment during construction to ensure environmental objectives are achieved.

The approved CEMP shall be adhered to and implemented in full throughout the construction period for that element or part strictly in accordance with the approved details.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

L. Archaeology

40 No development shall take place, unless authorised by the Local Planning Authority, until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include watching provisions and trial trenching of previously undisturbed ground. The approved scheme shall be adhered to throughout the construction of the development.

Reason: To secure appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 205 and CP8 of the South Bucks Core Strategy (2011).

M. Waste

41 No development shall commence on an element or part of the development until a Site Materials and Waste Management Strategy for the construction and operational phase of that element or part has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed and operated in accordance with the approved Strategy in respect of that element or part.

Reason: In the interests of sustainable development.

N. Backlot

42 Prior to the commencement of use on any Backlot, a Backlot Management plan in respect of that backlot shall be submitted to and approved in writing by the Local Planning Authority. The Backlot shall thereafter be managed in accordance with the approved Backlot Management Plan in respect of that Backlot. The plan shall include:

- hours of operation
- details of any external lighting
- details of any noise generating plant or machinery
- details of control mechanisms in line with the relevant standards

Reason: To prevent negative impacts upon Bechstein's bats and to ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from plant/mechanical installations/equipment.

O. Wastewater / Water Network

43 No development shall be occupied in a phase until confirmation has been provided to the local planning authority that the scheme and programming of any wastewater and water network upgrades required to accommodate the additional flows from the relevant phase have been agreed with Thames Water; or all wastewater and water network upgrades required to accommodate the additional flows from the relevant phase have been completed. The development shall be carried out in accordance with the approved details.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with Policy CP6 of the South Bucks Core Strategy (2011) and the National Planning Policy Framework.

INFORMATIVES

1. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line. Please refer to the Wholesale; Business customers; Groundwater discharges section.

2. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

3. The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.

If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.

If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website

<https://www.chiltern.gov.uk/CILimplementation> or contact 01494 475679 or planning.cil.cs@buckinghamshire.gov.uk for more information.

4. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)

5. Based on the plans provided BPA request an informative that the owner/developer must liaise with BPA and gain our consent for any construction within the pipeline easements before the site works commence. The proposed ponds running along the western boundary of the site must be kept outside of the pipeline easement and their presence must not prevent BPA from being able to gain access to the pipelines in future (e.g destabilising a parallel excavation).

The proposed road and bellmouth to the south-west of the site may interact with the pipeline easement and may require the pipelines to be inspected and suitably protected.

The most important points are:

These Pipelines carry refined petroleum at extremely high pressure.

Any construction must be kept a minimum of 6m from the pipelines.

All excavations (including hand trial holes) within 6m of the pipeline must be approved and supervised by BPA.

The exact location of the pipeline to be marked by BPA in consultation with the developer prior to detailed design.

Nominal cover is only 0.9m (3').

Normal vertical clearance for new services is 600mm.

These pipelines are protected by cathodic protection and you should consult with BPA if you are laying any services (with or without cathodic protection).

Heavy vehicular crossing points to be approved before use across the easement.

Tree planting is prohibited within the easement.

No buildings can be located within the pipeline easement.

No lowering or significantly raising of ground level throughout the easement.

A continuous BPA site presence will be required for works within the easement.

Utility crossings may require a formal crossing consent

BPA do not charge for the first three days of supervision (this includes site meetings). After that, BPA will charge for any future supervision.

When planning works which involve crossing or working within the easement of the pipeline, the following will be requested before works can start:

A confirmed or proposed programmed start date for the works

A detailed description of the proposed works

A plan of the work area,

Drawings and a method statement for the written approval of BPA.

6. Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage Consent from the LLFA, information and the application form can be found on our website. Please be aware that this process can take up to two months.

7. In order to comply with conditions 20, 21, 22 ___ above, the developer is required to submit to the Director for Planning Growth & Sustainability, Walton Street Offices, Aylesbury, drawings in triplicate detailing the layout plans at scale 1:500, longitudinal and cross sections, typical construction details and method of disposal of surface water.

8. It is not the policy of the Council to approve the erection of signs or other devices of non-statutory nature within the limits of the highway. If such signs are erected the Council will remove them.

9. Projecting signs or other devices which overhang the public highway may be erected only with the expressed approval of the Highway Authority under section 178 of the Highways Act 1980.

10. It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

11. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the appropriate Water Authority may be necessary.

12. This permission shall not be deemed to confer any right to obstruct the public footpath / bridleway now crossing the site which shall be kept open and unobstructed until legally stopped up or diverted under section 257 of the Town and Country Planning Act 1990.

13. The applicant is advised that advisory signs denoting the presence of the public footpath or bridleway crossing the site are required. Please contact the Rights of Way Officer at the Council in this respect.

14. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire (Streetworks)
10th Floor,
Walton Street Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
01296 382416

15. The applicant is advised that the off-site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Highways Development Management at the following address for information:-

Highways Development Management (Delivery team)
Buckinghamshire Council
6th Floor, Walton Street Offices
Walton Street,
Aylesbury
Buckinghamshire HP20 1UY
highwaysdm@buckinghamshire.gov.uk

16. The applicant is advised that the access will have to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to

draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Highways Development Management at the following address for information: -

Highways Development Management (Delivery team)
Buckinghamshire Council
6th Floor, Walton Street Offices
Walton Street, Aylesbury
Buckinghamshire HP20
1UY
highwaysdm@buckinghamshire.gov.uk

17. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

18. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

19. The applicant is advised to contact the Highways Development Management delivery team to determine the extent of pre-condition surveys.

20. The applicant is advised that adequate measures should be in place to ensure water is not carried out onto the highway. If water is carried out onto the highway during icy period, site inspectors will request salt is applied to affected areas.

GENERAL NOTES

1. See the attached Appeal Notes for details of appealing this decision
2. This permission does not operate for the purpose of the Building Regulations or exempt you from obtaining any approval that may be required under those Regulations or compliance with any other statutory requirements. For advice please visit the Building Control pages on the Council's website or telephone 01895 837296.
3. There must be no departure from the approved application, particulars and plans without the written consent of the Council.
4. If this Decision Notice includes conditions that require the submission of details for the written approval of the Local Planning Authority, then you must formally apply to the Local Planning Authority to discharge the condition(s). To apply, complete and submit forms that are available on the Council's website, together with the appropriate fee. A fee is payable per new request, not per condition and any applications submitted without the appropriate fee will not be dealt with, until the correct fee is paid.
5. Please be aware that pre-commencement conditions must be discharged prior to works starting on site. The Development Management Section will not normally approve details required by a pre-commencement condition retrospectively. Failure to comply with the requirements of such conditions may mean that the planning permission itself cannot be implemented and a new application will be required.

Application no. PL/20/3280/OA

APPEAL NOTES

The applicant may appeal to the Secretary of State if aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. Guidance can be found on their website including how to complete your appeal form.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

• Householder Applications(*)

If you want to appeal against the **refusal of planning permission** on a 'Householder Application' then you must do so within **12 weeks** of the date of this notice. However, if you want to appeal **against the granting of planning permission subject to conditions** on a 'Householder Application' then you must do so within **6 months** of the date of this notice.

(*) A householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. It includes an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development. Please note, this does not include development in the boundary of, or to an existing flat or maisonette.

• Other Planning Applications (Non Householder)

You may wish to appeal against the:

- (1) Refusal of a planning, listed building consent, including refusal to vary or discharge conditions.
- (2) The conditions attached to a planning or listed building consent application.
- (3) Refusal, partial refusal or deemed refusal of a lawful development certificate.

The correct form must be used to appeal – Planning: Listed Building Consent; or Certificate of Lawful Use or Development Appeal Forms. Please specify form required, if requesting from Inspectorate. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:

- (1) An **advertisement application** must be made within **8 weeks**
- (2) If development is a **shop front or other minor commercial development** must be made within **12 weeks**
- (3) All other **non-householder application types** or development types must be made within **6 months**

- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay
- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

Important information in relation to an enforcement notice

Different timescales apply where the development is also the subject of an enforcement notice. If an enforcement notice has been served within two years of an application being submitted or is served before the time period for determining the application has expired, the time limit to appeal is within: **28 days from the date of refusal or the date of determination**. If an enforcement notice is served after the application's decision date or date for determination, the time limit is **28 days from the enforcement notice date**, unless this would extend the period beyond the usual time limit for cases not involving an enforcement notice. (This does not apply to Advertisement Consent Applications)

Purchase Notices


- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



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Appendix 3

Centre Stage: Letters of support – NFTS, BBF and Creative UK



Beaconsfield Studios
Station Road, Beaconsfield
Bucks HP9 1LG, United Kingdom
Tel +44 (0)1494 671234
info@nfts.co.uk
www.nfts.co.uk

A company limited by guarantee
Registered in England No. 983908
Registered Charity No. 313429

6 June 2022

Andrew M. Smith OBE DL
Corporate Affairs Director
Pinewood Studios Group
Pinewood Road
Iver Heath
Buckinghamshire
SL0 0NH

Dear Andrew

I write in support of the Pinewood expansion plan.

As you know, the NFTS run more behind the camera courses than any other film school in the world, with courses covering all aspects of film and television production. We have an extremely close connection with Pinewood Studios and many of our graduates and alumni have gone on to work on some of the biggest films and television in the world there. Recently, no less than twelve of our graduates worked on the new Star Wars television show *Andor* in key roles including Director, Production Designer, Sound Mixer and Editor and two NFTS graduates were BAFTA and Oscar nominated for their work on *Belfast*.

We are keen to continue our partnership with Pinewood to make the proposed education facility, "Centre Stage", a truly world class offering. Addressing skills gaps and shortages in areas often neglected such as Carpentry, Lighting and Costume. This is something we have talked about for a long time and the proposal will enable it to happen. The early delivery of "Centre Stage" will play a key role in addressing the skills shortage identified by the British Film Institute.

The proposed new education facilities proximity to the existing and proposed new sound stages at Pinewood will enable us to offer a globally unique training proposition.

We are also thrilled as part of this application that Pinewood will fund an additional five students, who live locally, to study at the NFTS.




At the NFTS we welcome all inward investment into the UK film industry, and particularly when it will create and support so many jobs and opportunities for our graduates.

Yours sincerely



Dr Jon Wardle
Director

Our credits tell the story.



Recipient of the 2018 BAFTA Award
for Outstanding British
Contribution to Cinema.



1 June 2022

Andrew M Smith OBE DL
Corporate Affairs Director
Pinewood Studios Group
Pinewood Road
Iver Heath
Buckinghamshire
SL0 0NH

Dear Andrew

PINWOOD STUDIOS EXPANSION PLANS – "CENTRE STAGE"

I am delighted that the growth hub component "Centre Stage" remains a key feature of your revised planning application to further expand Pinewood, which Buckinghamshire Business First ("BBF") previously supported. The demand for additional stage space is noted by the British Film Commission and Disney who have made a long-term commitment to Pinewood and Buckinghamshire.

I am pleased by the commitment from Pinewood to fully finance the construction of "Centre Stage". "Centre Stage" will act as a catalyst for the growth of the creative industry businesses based in Buckinghamshire. As you know, this sector is a key component of the Buckinghamshire Local Industrial Strategy.

Buckinghamshire Business First continue to be fully supportive of the proposal.

Yours sincerely



Michael Garvey
Chairman

Copy for information to: BBF Board members

Registered in England No. 04107584 Registered office: Claydon House, 1 Edison Road, Rabans Lane Industrial Area, Aylesbury, HP19 8TE



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Andrew Smith, OBE
Director of Corporate Affairs,
Pinewood Studios
Iver Heath
Buckinghamshire SL0 0NH

22 June, 2022

Dear Andrew,

Thank you for sharing your plans on the expansion of Pinewood Studios and the proposed Pinewood South Campus.

As you know, the UK economy has been under considerable pressure from both the impact of COVID-19 and a range of practical challenges since leaving the EU. Our country's creative industries however, particularly the film, TV and broadcast sector, have managed to weather the storm incredibly well and with the global demand for content showing little sign of abating, will be, I believe, well-positioned to respond to and capitalise on that demand.

The plans to build a global screen hub at Pinewood exemplify this confidence on the growth prospects for the UK's screen industries and the proposed development at Pinewood will be a key delivery step for these strategies and proposals.

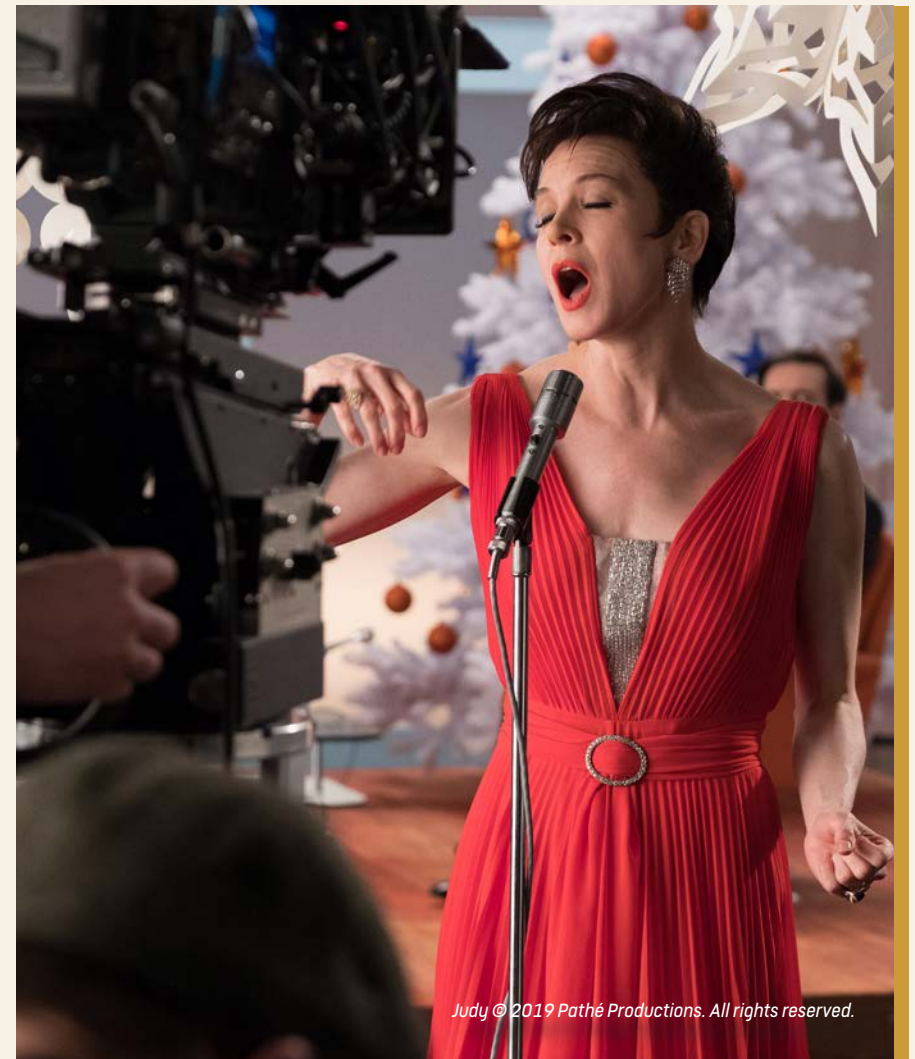
In addition to the proposed expansion the screen industries growth hub also has the potential to make a significant contribution to skilling/reskilling at a time of major employment change and in assisting related business start-ups, incubation and growth.

You will be aware of course that the UK has received substantial inward investment from film and high-end TV productions, but our facilities need to keep up with that demand as there will always be attractive offers elsewhere, which is why the proposed expansion is timely.

As you know, Creative UK is keen to be an active partner to ensure the UK retains its global competitiveness so should you require any further support please do not hesitate to reach out.

Yours sincerely,

Caroline Norbury, OBE
Chief Executive, Creative UK



Judy © 2019 Pathé Productions. All rights reserved.

Appendix 4a:

Film production companies: Letters of support – Disney and Lucasfilm



Mary Poppins Returns © 2017 Disney Enterprises Inc. All rights reserved



Walt Disney Studios Motion Picture Production

May 18, 2022

Paul Golding
Chairman
Pinewood Group
Pinewood Road
Iver
Buckinghamshire SL0 0NH

Dear Paul,

I write to offer Walt Disney Studios' strong support in favor of the proposed Pinewood South development at Pinewood Studios.

As you know, Walt Disney Studios regularly produces large budget feature films and television for theatrical release and increasingly for distribution on our streaming platform. Each of these are complex, creative and logistical projects, bringing together hundreds of talented people to write, design, plan, craft, build and shoot the huge number of components and scenes which combine to create our productions. This needs to be delivered in a tight timeframe and under a controlled budget.

Pinewood is one of the best places in the world to make such content. The studio offers the scale and flexibility to successfully deliver these complex projects. There is a wide variety of sound stages; access to highly specialised facilities such as the underwater stage, exterior tank and post-production theatres; multiple backlots and workshops for creating sets, props and costumes. We have had a great experience making many productions at Pinewood including in recent years: Dumbo, Mary Poppins Returns, Cinderella, Maleficent: Mistress of Evil, and the upcoming reimaging of Snow White.

However, quality studios facilities in the UK – at Pinewood and elsewhere – are at capacity, even following recent expansion. This has led Disney (and many of our industry colleagues) to base productions in other countries although would have preferred to keep these productions in the UK. We therefore fully support the development you are planning at Pinewood South as a route to addressing this challenge and more feature film and TV production being able to be made in the UK.

Yours sincerely,

Philip Steuer
President, Production – Walt Disney Studios

© Disney

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24 May 2022

Paul Golding
Chairman
Pinewood Group
Iver
Buckinghamshire, UK

Dear Paul,

I am delighted by your plans to expand Pinewood Studios with the proposed Pinewood South campus and am writing to express Lucasfilm's strong support for this initiative.

We have had a great experience making our productions at Pinewood Studios over the years, including Star Wars episodes VII to IX, Rogue One, Solo and more recently episodic television. As you know our productions are large scale with a huge amount of complex 'world building' to create the sets, costumes, props and action in a galaxy far, far away. These productions need a big studio footprint - multiple sound stages, backlot and a significant footprint of workshops and support facilities - to create these worlds and be home to our crew. This footprint is best co-located at one studio to make it easier for our teams and creatives to collaborate, and minimise cost. Pinewood Studios is one of the few places in the world to offer the scale, quality of facilities and range of services to make our content.

We plan to produce further feature films and episodic television in the UK. The production of large feature films brings significant benefits to the UK economy. For example the total production costs for Star Wars: The Rise of Skywalker, produced at Pinewood Studios, exceeded \$200m. However this will depend on there being sufficient availability of large scale sound stages and studio facilities. Today there is a shortage of such capacity in the UK. This is preventing productions from coming to the UK and being made in other countries. The plans for Pinewood South would help alleviate this shortage and enable more content to be made in the UK.


Your plans to create the *Centre Stage* education and skills development hub at Pinewood South are a further valuable and important addition to the industry. At Lucasfilm we are passionate about developing and bringing through new talent. The continued growth of film and TV production in the UK has the great benefit of creating many new skilled and well paid jobs – yet initiatives and investment such as *Centre Stage* are needed to ensure those entering the industry are skilled-up and can deliver on their potential.

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Paul Golding
Page 2
19 May 2022

For these reasons Lucasfilm supports the plans for Pinewood South and wishes you great success with this endeavour.

Yours sincerely,

DocuSigned by:

59805054E4CB423...

Lynwen Brennan, CBE
Executive Vice President and General Manager

Appendix 4b:

Letters of support – BFC, BFI, Film London



British Film Commission
The Arts Building
Morris Place
London
N4 3JG

Tel +44 (0)20 7613 7675
www.britishfilmcommission.org.uk

Andrew M. Smith OBE DL
Corporate Affairs Director
Pinewood Studios
Pinewood Road
Iver Heath
Buckinghamshire
SL0 0NH

23rd May 2022

Dear Andrew

PINWOOD STUDIOS EXPANSION PLANS

We were very pleased to see the revised proposals for the studio expansion at Pinewood.

As you know, the British Film Commission (BFC), as the UK Government's national organisation responsible for inward investment film and TV production in the UK, relies on appropriate studio space, in the right geographical areas, in order to continue to attract and support high-end, high value film and TV production.

The global demand for audio visual content for theatrical release, broadcast and streaming has never been greater. As a result, demand for purpose-built, high quality studio accommodation, in optimum geographical locations, with access to experienced crew, and comprising sound stages (of various sizes), workshops, offices and backlot, is outstripping supply. This has resulted in the loss of multiple major productions, and the associated investment and employment, to international competitor jurisdictions.

Pinewood Studios is a globally recognised and respected brand. Along with Shepperton Studios, it provides the kind of purpose-built, high-end accommodation required by the major inward investment film and TV productions which accounted for over £4.7 billion of the total £5.6 billion spent on film and HETV production in the UK in 2021.

With this in mind, the BFC is fully supportive of the expansion plans proposed by Pinewood Studios. If we can provide any further support or evidence of the importance of additional capacity at Pinewood Studios, please do not hesitate to contact us.

Yours Sincerely

Samantha Perahia MBE
Head of Production UK
British Film Commission



bfi.org.uk
21 Stephen Street
London
W1T 1LN

18 July 2022

Andrew M. Smith OBE DL
Corporate Affairs Director
Pinewood Studios
Pinewood Road
Iver Heath
Buckinghamshire
SL0 0NH

Via email andrew.smith@pinewoodgroup.com

Dear Andrew

PINEWOOD STUDIOS SCREEN HUB

Thank you for the briefing on your revised proposals for a Screen Hub at Pinewood Studios.

As you know, the BFI is the UK's lead organisation for film and the moving image. We are a cultural charity and a National Lottery distributor. We work with Government and industry to ensure the continued growth of the UK's screen industries. From this unique position we have sight of the strength of the industry and the matters that are holding it back.

The UK is a global hub for film, TV and screen sector production. We have world-class skills, locations and production facilities that are the envy of the world. And yet, there is a proven lack of studio stage space in the UK with compelling evidence of significant future demand from inward investors in the global feature film and high-end TV drama market to come here to make their content. In short, there are more films and dramas that wish to film in the UK than the existing studio space available can accommodate. In order to enable the UK to capitalise on this opportunity and remain globally competitive, more studio space or expanded existing facilities are needed.

The shortfall of studio space to meet strong and continuing demand has been evident for at least the last five years and more likely over the last decade. Some new schemes have come forward such as your own at Pinewood and Shepperton but there remains a critical shortfall.

The BFI encourages investment in studios and we are pleased to see some long term projects being brought forward. Pinewood is well established, one of the leading studios in the UK and of iconic global status. We therefore very much welcome the expanded proposals for more studio space at Pinewood which we would hope can be brought forward quickly.

Alongside this, we recently published our Skills Review, examining the needs for training and skills development across the production sector for scripted film and high-end television. In terms of size and scale, the UK production sector is unrecognisable from even five years ago; with production spend reaching record levels in 2021 at £5.64 billion, rising 63% (£2.19 billion) since 2017. The Skills Review evidences that this is leading to increasing – and often critical – crew shortages at all levels, which are beginning to negatively impact the industry.

We are delighted to see that the 'Centre Stage' proposal of an education and training hub is retained in the scheme with commitments from Pinewood and the National Film and Television School to deliver it.



The British Film Institute is registered
in England as a charity, number
287780, whose registered address is
21 Stephen Street, London W1T 1LN



bfi.org.uk
21 Stephen Street
London
W1T 1LN

Pinewood Studios is clearly an important facility for the UK screen industries. The proposed Screen Hub remains an essential part of the UK's positive response to the industry and I sincerely hope that you will receive the support for the further planning permission that you seek.

All best wishes

Ben Roberts
Chief Executive



The British Film Institute is registered
in England as a charity, number
287780, whose registered address is
21 Stephen Street, London W1T 1LN

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The Arts Building, Morris Place
London N4 3JG

Andrew M. Smith OBE DL
Corporate Affairs Director
Pinewood Studios
Pinewood Road
Iver Heath
Buckinghamshire
SLO 0NH

30 May 2022

Dear Andrew

PINEWOOD STUDIOS DEVELOPMENT

I was pleased to see the revised proposals you have for the studio expansion at Pinewood, which include additional stage space.

Inward investment from the production of international feature film and high-end TV (HETV) drama reached record levels in the UK in 2021, hitting £5.64bn. London attracts over 75% of the film and TV industries UK spend and as such is incredibly important to London and the South East's economy. The screen industries support thousands of jobs and have wider benefits for our city, boosting tourism and raising our international profile.

With this success come challenges: London's increased popularity as a filming destination has led to severe capacity issues, most notably for studio space. By nature, our film and HETV tax reliefs encourage productions to maximise their UK-based activity, and are well suited to major high-end projects. These typically require multiple large-scale sets spread over stage space totalling an average of anywhere between 40,000 and 120,000sqft, plus associated workshop, office, back lot, and other auxiliary space. The finite amount of purpose-built, or re-purposed, studio space in the UK has led to the loss of several major multi-million dollar feature film and TV projects to competitor territories, with the resultant loss of investment, employment, and tax revenue for UK plc and the London economy. Even in an industry that utilises alternative stage space resourcefully, the loss of projects and resultant loss of investment is considerable. As Lucasfilm and Disney's long-term residence continues, newer major players such as Netflix, Amazon, Apple and Hulu continue to enlarge the marketplace. With a film-friendly government, a relatively attractive E:/\$ exchange rate and the proliferation of major film and HETV projects, the resultant capacity issue is set to continue – if not, more likely, to increase.

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As purpose built stages, bespoke to the industry, the contribution that the proposed expansion to Pinewood Studios would make to increasing London and the South East's studio capacity would be extremely significant. We are therefore delighted to support the further expansion of these facilities to improve the inward investment performance of the region and the UK.

If I can be of any help in bringing this forward please do let me know.

Yours sincerely,

DocuSigned by:
A handwritten signature in blue ink, appearing to read "Michelle Jenkins".
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Michelle Jenkins
Head of Production Services
Film London



Aerial view of Pinewood East

Appendix 5

Policy extracts

South Bucks LDF Core Strategy DPD (Adopted February 2011)

Core Policy 6: Local Infrastructure Needs

Policy wording

Existing physical, social and Green Infrastructure will be protected (unless it is clear that it is no longer needed, or alternative appropriate provision is made elsewhere). The Council will work in partnership with service and infrastructure providers to ensure new or improved infrastructure is delivered where and when it is needed, including that set out in the Infrastructure Schedule (see Appendix 6).

Existing facilities and services which serve older people will be protected. The provision of additional facilities and services for older people will be supported, where opportunities arise through redevelopment in sustainable locations.

New development will be required to provide for the necessary infrastructure needs arising from the proposal, either directly or via an appropriate financial contribution. The Council will use planning conditions and obligations where appropriate to secure the timely provision of essential infrastructure directly and reasonably related to a development.

The Council will also work with infrastructure providers, local communities and other key stakeholders to develop a Community Infrastructure Levy, as a further source of funding for improvements in local infrastructure

Core Policy 7: Accessibility and Transport

Policy wording

The Council will seek to improve accessibility to services and ensure a safe and sustainable transport network by supporting the rebalancing of the transport system in favour of more sustainable modes of transport, whilst recognising that in rural parts of the District, the car will remain the primary mode of travel.

This rebalancing will be achieved by:

- Focusing new development that generates substantial transport movements in locations that are accessible by public transport, walking and cycling.
- Working with the highway authority, Rights of Way and Access Group, and others to improve transport choices for local residents, especially in rural parts of the District.
- Encouraging safe and attractive improvements to pedestrian and cyclist routes and facilities.
- Supporting the greater use of rail services, including improvements to parking at train stations and connecting bus services where viable.
- Ensuring that the impact of new development on the road network is minimised and mitigated through the use of 'mobility management' measures such as Travel Plans, parking charges and car parking levels.
- Supporting public transport schemes, including Crossrail, as long as there are strong environmental safeguards in place.

Existing traffic congestion to the east of Beaconsfield will be addressed through a range of measures, which could include provision of an A355 / A40 Relief Road later in the Plan period. The adverse impacts associated with HGV movements in and around Iver Village and Richings Park will be addressed through land use changes. Should these prove unsuccessful, or other opportunities arise, further consideration will be given to the scope for provision of a relief road or other alternative means of access to the employment sites in the South of Iver Opportunity Area. Impacts on Junction 1 of the M40 will be kept under review, with mitigation measures, including infrastructure improvements, potentially being needed later in the Plan period.

Further details of the measures that will be taken to implement this policy, including when travel plans will be required and the application of new parking standards, will be addressed in the Development Management DPD.

Core Policy 8: Built and Historic Environment

Policy wording

The protection and, where appropriate, enhancement of the District's historic environment is of paramount importance. In particular, nationally designated historic assets and their settings, for example Scheduled Ancient Monuments and Grade I, II* and II listed buildings, will have the highest level of protection.

Locally important heritage features and their settings also make an important contribution to the creation of distinctive and sustainable places and will also be protected, conserved and enhanced where appropriate. The protection and where appropriate enhancement of historic landscapes (including archaeological sites, Historic Parks and Gardens and Ancient Woodlands) and townscapes, especially those that make a particular contribution to local character and distinctiveness, will be informed by evidence, for example, characterisation studies such as the Bucks Historic Landscape Characterisation Study.

All new development must be of a high standard of design and make a positive contribution to the character of the surrounding area. To help achieve this, character areas will be identified in settlements excluded from the Green Belt in a subsequent DPD. The Council will also continue its programme of reviewing existing Conservation Areas and designating new Conservation Areas where appropriate.

New development should be designed to help tackle the causes of, and be resilient to the effects of, climate change.

On land excluded from the Green Belt, new housing should be built at an average density of between 25 and 35 dwellings per hectare. However, actual densities may be higher or lower than this, to reflect factors such as the accessibility of the site and the character of the surrounding area.

Development proposals will be expected to accord with Secured by Design principles to achieve crime prevention, reduce the fear of crime and improve other aspects of community safety.

Core Policy 9: Natural Environment

Policy wording

The highest priority will be given to the conservation and enhancement of the natural beauty of the Chilterns Area of Outstanding Natural Beauty, and the integrity of Burnham Beeches Special Area of Conservation.

The conservation and enhancement of the Chilterns AONB and its setting will be achieved by ensuring that all development complies with the purposes of the AONB and its Management Plan. The conservation and enhancement of Burnham Beeches SAC, and its surrounding supporting biodiversity resources, will be achieved through restricting the amount of development in close proximity to the site, and ensuring that development causes no adverse effect on the integrity of the SAC. Further details on mechanisms for achieving this will be given in the Development Management DPD.

More generally, the landscape characteristics and biodiversity resources within South Bucks will be conserved and enhanced by:

- Not permitting new development that would harm landscape character or nature conservation interests, unless the importance of the development outweighs the harm caused, the Council is satisfied that the development cannot reasonably be located on an alternative site that would result in less or no harm and appropriate mitigation or compensation is provided, resulting in a net gain in Biodiversity.
- Seeking the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, on other non-designated land, on rivers and their associated habitats, and as part of development proposals.
- Maintaining existing ecological corridors and avoiding habitat fragmentation.
- Conserving and enhancing landscapes, informed by Green Infrastructure Plans and the District Council's Landscape Character Assessment.
- Improving the rural/urban fringe by supporting and implementing initiatives in the Colne Valley Park Action Plan. • Seeking biodiversity, recreational, leisure and amenity improvements for the River Thames setting where opportunities arise, for example at Mill Lane (see Core Policy 15).

Further guidance on the protection and enhancement of landscape and biodiversity resources will be given in the Development Management DPD.

Core Policy 10: Employment

Policy wording

Important employment sites will be retained in employment use (B Use Class). A subsequent Development Management DPD will identify the important employment sites in South Bucks District.

There will be a general presumption that other employment sites (B Use Class) will also be retained in employment use (B Use Class). In limited circumstances, including where there is no reasonable prospect of a site being used for the permitted purpose, or where the site is creating significant amenity issues, the priority will be for the site or premises to be reused or redeveloped (where appropriate) for an alternative economic use (i.e. a use which provides employment opportunities, generates wealth or produces an economic output or product).

The change of use of employment land and floorspace (B Use Class) to retail use (outside of the District and Local Centres defined in Core Policy 11) will only be permitted in limited circumstances - where there is evidence that the proposal would not have a significant adverse impact upon nearby District and Local Centres, and there are no sequentially preferable alternative sites available.

Should a significant imbalance between local job opportunities and the size of the resident workforce arise, the District Council will identify any employment land to be released for alternative uses, or the preferred location for new employment generating floorspace, through the LDF process.

New employment development will be accommodated in the District and Local Centres, on the Opportunity Sites and through appropriate intensification on existing employment sites excluded from the Green Belt, where there is good access by a variety of transport modes.

The Council will work with key stakeholders to improve access to high speed and next generation broadband throughout the District by supporting the provision of necessary new ICT infrastructure.

The Council will seek to increase the presence of high value and knowledge based businesses in South Bucks. Support will be given to small-scale and start-up businesses, by promoting and supporting home-working (where there is no adverse impact on residential amenity) and encouraging the provision of managed workspace. The Council will also support rural diversification schemes, providing they benefit the local community.

Further guidance on the application of this Core Policy will be provided in the Development Management DPD.

Core Policy 12: Sustainable Energy

Policy wording

The Council will promote and encourage energy efficiency and renewable / low carbon energy in all new development through a range of measures in order to contribute towards meeting national targets for reducing CO2 emissions. These will include the following:

- Requiring that all developments of 10 or more dwellings and 1,000sqm or more non-residential floor space secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless demonstrated that it is not viable or feasible.
- In addition, requiring developers of the Opportunity Sites and other significant sites (as defined in the supporting text to Core Policy 17) to incorporate decentralised and renewable or low carbon technologies into their schemes, unless demonstrated that it is not viable or feasible.
- Encouraging homeowners to improve the energy efficiency of their properties, including seeking proportionate energy efficiency improvements when granting planning permission for conversions and extensions.
- Encouraging renewable and low carbon energy infrastructure, including stand alone facilities, in suitable locations, provided that these are designed to minimise any adverse impacts.

Further guidance on implementing this policy, including criteria to be used to assess renewable / low carbon energy proposals coming forward and examining future capacity, will be set out in a Supplementary Planning Document. The requirements in this policy will be kept under review in the light of new evidence and technological advances and may be updated in a future Development Plan Document.

Core Policy 13: Environmental and Resource Management

Policy wording

The Council will seek to ensure the prudent and sustainable management of the District's environmental resources by:

- Promoting best practice in sustainable design and construction. All new development must be water efficient and incorporate Sustainable Drainage Systems (SuDs) where feasible. All new residential development should achieve a minimum water efficiency target of 105 litres per person per day.
- Protecting and enhancing water quality and encouraging the remediation of land affected by contamination to bring it back to beneficial use. Particular regard should be had to maintaining the integrity of Burnham Beeches SAC.
- Seeking improvements in air quality, especially in the Air Quality Management Area adjacent to the motorways and close to Burnham Beeches SAC.

New development will be directed away from existing sources of noise and air pollution to avoid adverse impacts on local communities. The Council will work closely with other local authorities to minimise aircraft noise from Heathrow Airport.

Vulnerable development will be steered away from areas at risk of flooding wherever possible, in accordance with PPS25.

Core Policy 17: Other Development Sites

Policy wording

Should other significant sites come forward for development on land excluded from the Green Belt, a Development Brief will normally need to be prepared, prior to submission of a planning application.

In order to offer the opportunity for environmental improvements through appropriate redevelopment, the Council may designate additional Major Developed Sites in the Green Belt (MDS) in subsequent Development Plan Documents.

Saved Policies from the South Bucks District Local Plan (Adopted 1999) Consolidated Version (February 2011)

GB1 : Green Belt Boundaries and the Control over Development in the Green Belt

Policy wording

The area in which Green Belt policies will be applied is defined on the Proposals Map.

Within the Green Belt, planning permission will not be granted for development other than for the change of use of existing buildings or land or the construction of new buildings or extensions to existing buildings as set out below:-

- Development for agriculture or forestry;
- Essential facilities for outdoor sport, outdoor recreation or outdoor leisure, in accordance with the policies in Chapter 7 of this Plan;
- Mineral working and subsequent restoration of the land, in accordance with the policies in the Buckinghamshire Replacement Minerals Local Plan;
- Cemeteries;
- Limited extension, alteration or replacement of existing dwellings, in accordance with Policies GB10 and GB11 of this Plan;
- Limited infilling in existing villages, in accordance with Policy GB3 of this Plan;
- Other uses of land and essential facilities for them which would not compromise the purposes of including land in the Green Belt and which would permanently retain its open and undeveloped character;
- The re-use of buildings of permanent and substantial construction in accordance with policy GB2.

Development falling into the categories above will only be permitted where:-

- the proposal would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and would be in accordance with EP3 (Use, Design and Layout of Development); and
- the scale, height, layout, siting, form, design and materials of any new building would not adversely affect the character or amenities of the Green Belt, nearby properties or the locality in general and the proposal would be in accordance with Policy EP3; and
- proposals for extensions to existing buildings would harmonise with the scale, height, form and design of the original building; and
- the proposal would comply with all other relevant policies in this Plan.

GB4 : Employment Generating and Commercial Development in the Green Belt (excluding Green Belt Settlements)

Policy wording

Proposals to establish new employment generating or other commercial sites or extend the curtilages of existing sites will not be permitted in the Green Belt. Where the proposal involves the re-use of buildings in the Green Belt new employment generating development may be acceptable subject to the provisions of Policy GB2 (Re-use of Buildings in the Green Belt).

Extensions or additional buildings for existing employment generating or other commercial development will not be permitted in the Green Belt, unless, in the case of extensions, they are in connection with the re-use of buildings subject to Policy GB2 (Re-use of Buildings in the Green Belt).

The change of use of employment generating or other commercial premises will only be permitted in the Green Belt in accordance with Policy GB2 and where:-

- (a) the proposal would be for another employment generating use; and
- (b) the proposal would be compatible with, and would not adversely affect the character or amenities of the Green Belt, of nearby properties or the locality in general, and would be in accordance with policy EP3 (Use, Design and Layout of Development) and;
- (c) the proposal would comply with all the other policies in this plan. Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation), TR7 (Parking Provision), and EP4 (Landscaping).

LP10 : Proposals involving felling or other works affecting trees covered by a Tree Preservation Order

Policy wording

The District Council will assess applications for consent to fell or carry out other works to trees subject to Tree Preservation Orders, having regard to:-

- (a) the health and stability of the trees; and
- (b) the continuing contribution of the trees to public amenity and the character of the area.

In the case of any tree for which felling consent is granted, the Council will normally impose a condition requiring replacement planting to be carried out. Proposals for felling or other tree works which would negate the objectives of a Tree Preservation Order or otherwise damage the public amenity of the trees or their contribution to the character of the locality will not be granted consent except where special circumstances can be demonstrated and acceptable alternative planting and management proposals agreed.

EP3 : The Use, Design and Layout of Development

Policy wording

Development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.

In assessing proposals, the Council will have regard to:-

(a) Scale of Development

Development should be in scale with surrounding development, including any buildings which are to be retained on the site, and should not adversely affect the character or amenities of any nearby properties or the locality in general. The retention and provision of space between buildings should respect the scale of spaces in the locality.

(b) Layout of Development and Siting of Buildings

The layout of development and the siting of buildings should make positive use of the intrinsic qualities and features of the site including its topography, landscaping, water features, and views into or out of the site. The siting of buildings should not adversely affect the character or amenities of any nearby properties or the locality in general. The layout should not be dominated by large areas set aside for parking, servicing or access, and where extensive space is required for such activities, it should be subdivided by landscaping. The layout of new development should, where possible, create attractive groupings of buildings and spaces between buildings.

(c) Height of Development

The height of new development should respect the height of surrounding development, including any buildings on the site which are to be retained, and the height of buildings in the locality generally. Proposed extensions to existing buildings should reflect the height of those buildings.

(d) Building Form, Design and Fenestration

Buildings should be of a form and design which would respect and harmonise with surrounding properties, including any buildings on the site which are to be retained, and with buildings in the locality in general. Proposed extensions to existing buildings should reflect the form and design of those buildings. The fenestration of extensions to existing buildings should respect the fenestration of those existing buildings. The fenestration of buildings should safeguard against the loss of privacy to residential properties by reason of overlooking.

(e) Materials

The external materials to be used in new developments should be of a type and quality which harmonise with the materials of surrounding development including any existing buildings on the site which are to be retained. Where an existing building is to be extended, the extension should usually be constructed in materials to match the existing building as closely as possible.

(f) Use of Land and Buildings

The use of land and buildings should be compatible with the uses of adjacent land and buildings and with the character and amenities of the locality in general. Permission will not be granted for uses which would be, or which would have the potential to be, detrimental to the character and amenities of nearby properties or the locality in general by reason of noise, vibration, smell, pollution, disturbance, visual intrusion, loss of privacy, the impact of traffic, or other nuisance.

The scale of a proposed use should be compatible with and not adversely affect the character or amenities of neighbouring properties or the locality in general.

Where permission is granted, conditions may be imposed in order to minimise to an acceptable level the impact on adjacent uses.

EP4 : Landscaping

Policy wording

Development proposals will be expected to:-

- (a) incorporate appropriate hard and soft landscaping as an integral part of the development proposal; and
- (b) take account of, and retain, existing planting and landscape features, which are or may become important elements in the character and appearance of the site or the wider area; and
- (c) where appropriate provide for the planting of appropriate additional trees and shrubs including native species and;
- (d) make proper provision for the subsequent maintenance and retention of the existing and proposed planting.

T4 : New Built Development to Provide Tourist Facilities

Policy wording

New, purpose-built tourist facilities will only be permitted within the developed areas, subject to compliance with (d), (e) and (f) below. Outside the developed area, such facilities will only be permitted where:-

- (a) the building is strictly essential and ancillary to the tourist potential of associated land or buildings; and
- (b) the building is small-scale in terms of floorspace, height and bulk, and of a design appropriate to the character of the area; and
- (c) the building is sited within an existing group or complex of buildings or, where such a siting is not possible, is sited in a readily screened, unexposed location; and
- (d) it would not adversely affect the character or amenities of nearby properties or the locality in general and would be in accordance with policy EP3 (Use, Design and Layout of Development); and
- (e) adequate parking for both staff and visitors would be provided within the application site; and
- (f) the proposal would comply with all the other policies in this Plan. Particular attention is drawn to policies TR5 (Accesses, Highway Works and Traffic Generation) and EP7 (Signs and Advertisements).

E2 : Pinewood Studios

Policy wording

The Pinewood Studios site as identified on the proposals map is allocated for film studio use. Extensions, new buildings and conversions within the site will be permitted provided that:

- a) the proposals are for uses directly connected with film production or associated industries; and
- b) the proposals would be in accordance with all the other policies in the plan. Particular attention is drawn to policies EP3 (Use, Design and Layout of Development).

Proposals for redevelopment or re-use of the studios will only be permitted where:

- i) it is demonstrated that the site is no longer required for studio use; and
- ii) the proposal would be for an employment generating use; and
- iii) the proposals would not result in a significantly higher level of employment than currently exists at the site; and
- iv) the proposal would result in a reduction in the overall footprint of buildings on the site and incorporate substantial landscaping; and
- v) the proposal would be in accordance with all the other policies in this plan. Particular attention is drawn to policies EP3 (Use, Design and Layout of Development).

In the event of any redevelopment the Council will prepare a development brief for the site.

TR4 : Provision for those with Special Needs

Policy wording

The District Council will encourage improved access for all persons having special needs, including those people in wheelchairs, with walking difficulties, those who are partially sighted or blind, the elderly, and those with young children needing pushchairs. In particular permission will not be granted for proposals which do not make appropriate provision for those with special needs in relation to the site layout and the access into buildings. Neither will permission be granted for proposals which have an adverse effect on the safety or convenience of facilities for those with special needs.

TR5 : Accesses, Highway Works and Traffic Generation

Policy wording

In considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway or the generation of additional traffic the District Council will have regard to their effect on safety, congestion and the environment. Development will only be permitted where:-

- (a) the proposal complies with the standards of the relevant Highway Authority; and
- (b) the operational capacity of the highway would not be exceeded, or where the proposal would not exacerbate the situation on a highway where the operational capacity had already been exceeded; and
- (c) traffic movements, or the provision of transport infrastructure, would not have an adverse effect on the amenities of nearby properties on the use, quality or character of the locality in general, including rural lanes.

Where off-site improvements to the highway are required to serve a development, the District Council will not grant permission unless the applicant enters into a planning obligation to secure the implementation of those works.

Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the strategic highway network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road by others.

TR7 : Parking Provision

Policy wording

Development will only be permitted only where:-

- (a) it complies with the parking standards set out in Appendix 6; and
- (b) parking provision is made on land owned or controlled by the applicant and the proposals would not reduce the level of parking provision serving other development; and
- (c) parking provision is made on the development site or, where this is not possible, on other land in the immediate vicinity provided that it is likely to be used to meet parking needs associated with the development; and
- (d) it would not be likely to result in non-residential on-street parking in residential areas.

Parking Standards (Appendix 6)

Policy wording

Where planning applications are made for new development, redevelopment, extensions to existing development, conversions or changes of use, the adequacy of the proposed parking facilities should be assessed against the parking standards set out in this Appendix. The standards indicate the normal operational minimum requirement for parking spaces, though they can be varied in the circumstances set out in the Plan. The maximum standard can be taken to be 10% above the operational minimum standard. Proposals should ensure that development proposals meet the minimum standard and do not exceed the maximum standard.

Where a type of development is proposed which is not included in these standards the parking requirement will be assessed by taking into account the information submitted with the application, site and locality characteristics and experience with similar developments.

It is not uncommon for a proposed use of land/buildings to involve a secondary or ancillary use.

When an ancillary use is involved the whole of the proposed development will be required to meet the parking standards for the primary use, rather than part meeting the standards for the primary use and part meeting the standards for ancillary use.

The standards are all based on gross floor area unless otherwise specified. Where parking standards are based on the gross floor area, the gross floor area will be taken to be the total floor area of the building(s) including basement, ground and upper floors proposed. The gross floor area will be measured using the external dimensions of the building(s).

Provision will be required on site for delivery to and servicing of a site in connection with the proposed use.

Where the standards require provision to be made for the parking of vehicles (including cars, vans, lorries, motorbikes or other specialist vehicles such as ambulances) provision should also be made for access into those spaces and the manoeuvring of such vehicles on the site.

6% of the total spaces should be Special Needs parking spaces.

Buckinghamshire Minerals and Waste Plan 2036

Policy 25 : Delivering High Quality Restoration and Aftercare

Policy wording

Minerals and waste development of a temporary nature must include a restoration scheme that will result in the site being progressively restored to an acceptable condition and stable landform as soon as is practicable and provide for high quality aftercare arrangements including ongoing management and monitoring where necessary.

The after-use of a site will be determined in relation to the land-use context and surrounding environmental character (including wider ecological networks) and should take account of landowner interests and the requirements of the local community. Schemes should include objectives that will contribute towards: biodiversity gains, enhancement of the local environment and amenity, climate change mitigation and adaptation, benefits for the local community and economy (as appropriate).

Where relevant the restoration of the site must meet the following requirements:

- Sites that are to be restored to the previous land-use must include a secondary after-use that includes environmental enhancement. Where a site is located within best and most versatile agricultural land, the land should be restored to a condition where the long-term potential of the land is safeguarded and soil resources are conserved, however this does not preclude the requirement for incorporating a secondary after-use.
- Where specific and favourable conditions occur and when adjacent to identified habitat or designated asset(s), precedence must be given to environmental enhancement objectives, the creation of Biodiversity Action Plan habitat, ecological networks, promotion of geodiversity and enhancement of the historic environment.
- Sites located within river corridors should address flood risk management and support River Basin Management Plan actions.
- Sites located within or adjacent to the Chilterns Area of Outstanding Natural Beauty, Colne Valley Regional Park or the Green Belt should seek to enhance the characteristics and qualities for which the area was designated giving consideration to the provision of green infrastructure and opportunities for access and recreation.
- Sites located within the Great Ouse Valley should support the Buckingham Canal restoration.

The restoration of sites for economic development purposes will be supported where fully in accordance with relevant planning policy and a secondary after-use is included that incorporates an ecologically beneficial after-use within the restored function.

