



Pinewood South and Alderbourne Farm

SUMMARY OF PLANNING APPLICATION



PINEWOOD



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*Cover :
Cinderella © 2021 Amazon Studios. All Rights Reserved.*

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.

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.

Screen Hub

PRODUCTION STUDIOS

A studio scheme of c. 1.4m sq ft (GEA) as a southerly expansion of the existing Pinewood site.

EDUCATION AND BUSINESS GROWTH HUBS

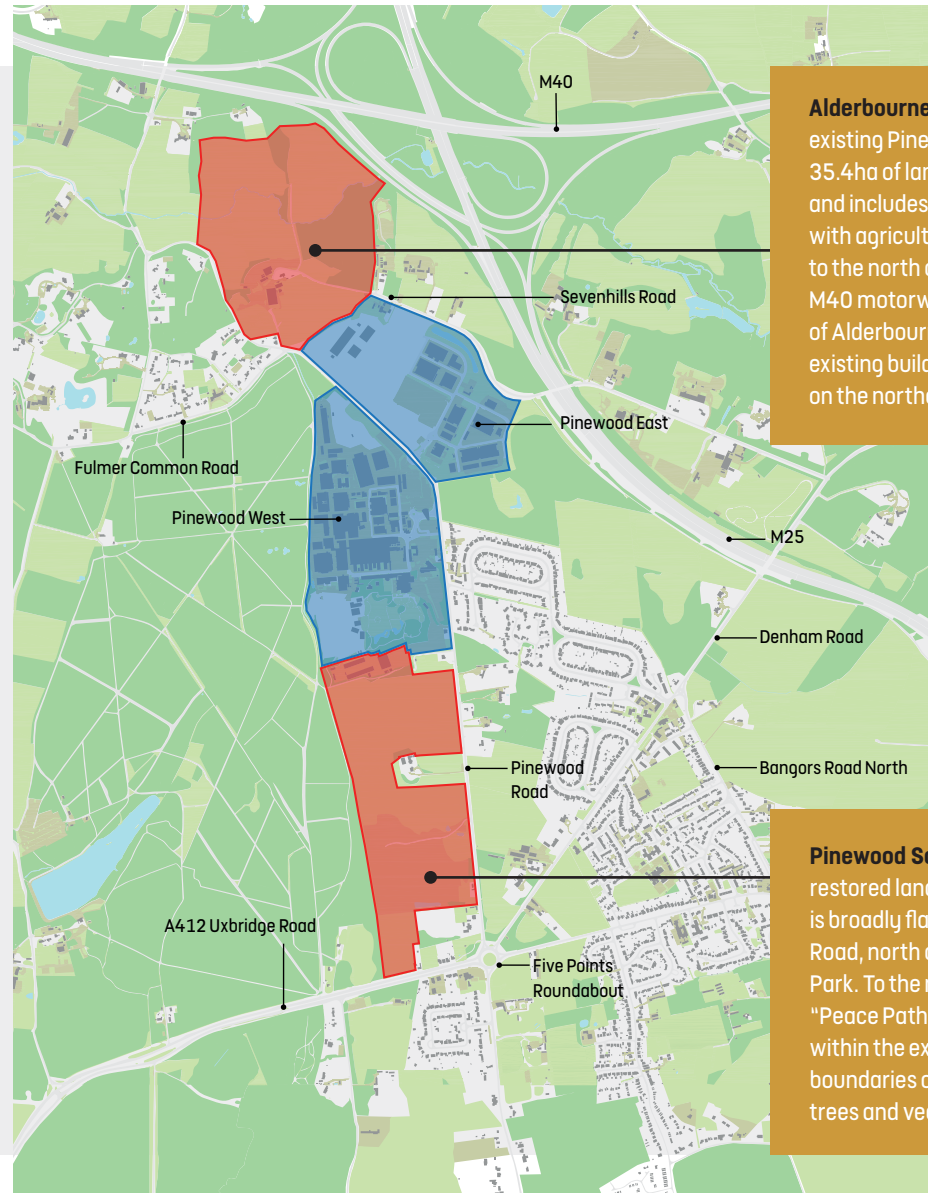
Centre Stage which comprises an education and training hub and a business growth hub of c. 50,000 sq ft in total.

BACKLOT OPEN AIR FILMING

A new external backlot site comprising two backlots of 6a and 1.2a with services and workshops/storage at Alderbourne Farm.

NATURE RESERVE

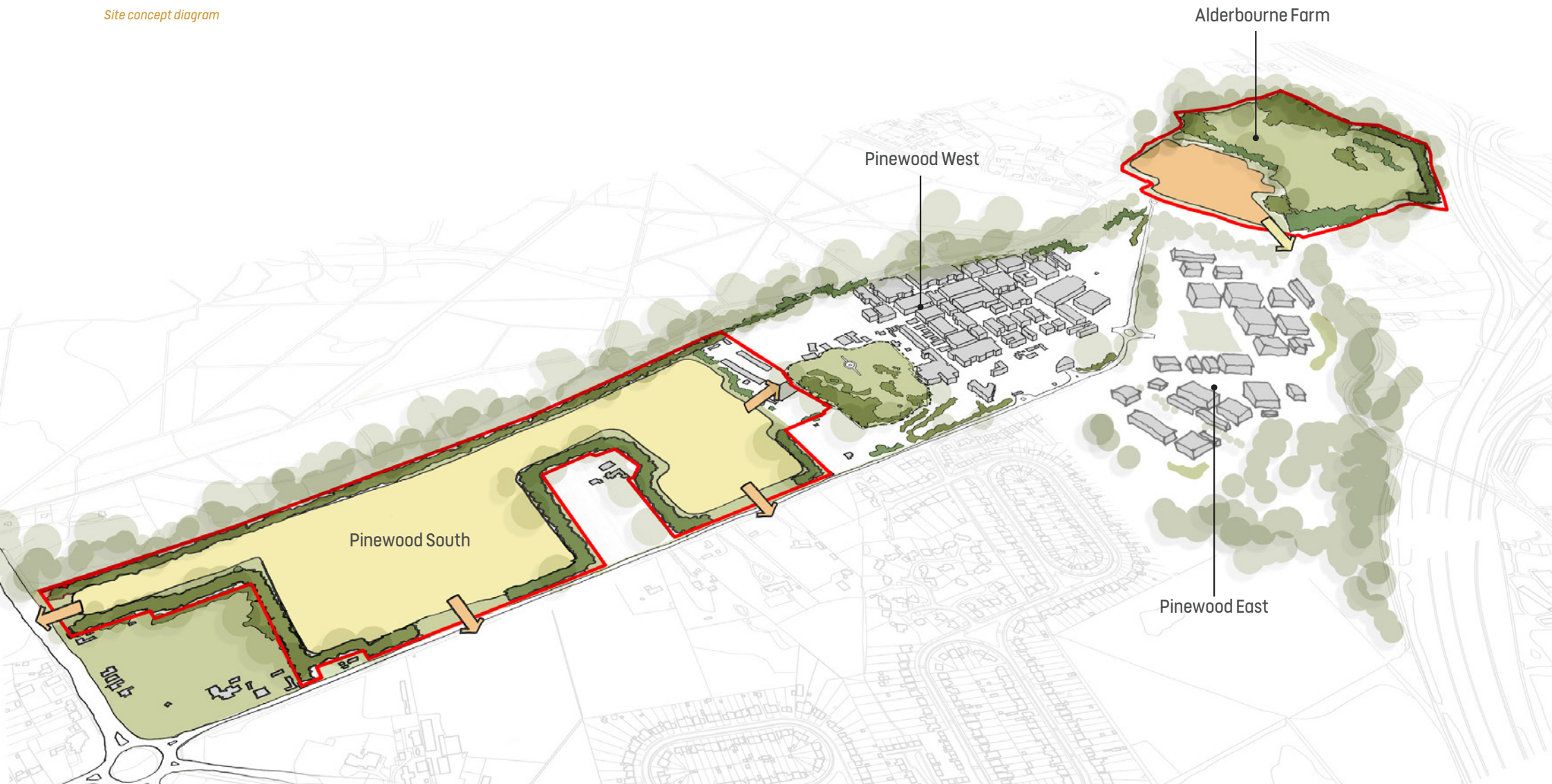
A nature reserve of 63a at Alderbourne Farm.



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.

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.

Site concept diagram



Pinewood South illustrative masterplan



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.

Economic benefits



£800m
of investment



8,190
Additional new jobs
(on site 3,730 /off site 4,460)



3,000
Construction jobs
(over three years)



£640m pa
Economic productivity
(GVA)



£680m
Construction productivity
(GVA) (over three years)



£60m
Social value*
(over five years)

Source: Economic and Social Benefits Assessment (Doc 13)

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

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.



Aerial view of Pinewood

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.

FURTHER INFORMATION

The case for the development can be found within:

'Leading Recovery and Growth'



<https://www.pinewoodcommunications.co.uk>