





## **Declarations of Interest**

Any Member attending the meeting is reminded of the requirement to declare if he/she has a personal interest in any item of business, as defined in the Code of Conduct. If that interest is a prejudicial interest as defined in the Code the Member should also withdraw from the meeting.

## **A G E N D A**

1. **Minutes** (Pages 5 - 8)
2. **Apologies**
3. **Progress from Pinewood**
4. **Ecologist update** (Pages 9 - 12)
5. **Peace Walk** (Verbal Report)
6. **Garden Waste** (Verbal Report)
7. **Traffic Flow responsibilities** (Verbal Report)
8. **Clearing of the ditch to the rear of properties on Pinewood Green** (Verbal Report)
9. **Landscaping update** (Verbal Report)
10. **Agenda Items for Next Meeting**
11. **Date of Next Meeting**

The next meeting of the Liaison Group is to be arranged

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**PINEWOOD COMMUNITY LIAISON GROUP**

**Meeting - 12 June 2017**

<b>South Bucks District Council</b>
Cllr. R Bagge (Chairman)
Cllr. L Sullivan
Cllr. W Matthews
Rachel Prance – Manager of Joint Communications, Performance & Policy Team
<b>Pinewood Studios</b>
David Wight, Group Property Director
Matthew Wright, Development and Planning Surveyor
Kathryn Donovan, Group Community Liaison
<b>Parish and Organisations Representatives</b>
Ann Mayling – Iver Parish Council
Alan Wilson – Iver Heath Residents Association
Christine Owen – Fulmer Parish Council
Carol Gibson – Iver Parish Council

This meeting was arranged at the request of Pinewood to update the Group on the details of Phase 2 of development at the studios.

**1. APOLOGIES**

Apologies were received from Cllr. Bradford and Andrew Smith.

**2. INFORMATION ON PHASE 2 OF DEVELOPMENT AT PINEWOOD**

David Wight introduced Matthew Wright to the Group who had joined the Planning Project Department at Pinewood.

Matthew Wright delivered the attached presentation on phase two of the development framework which outlined the background of the development; the masterplan which included building types and areas; site access; and landscape and ecology details of the development.

Comments and questions were welcomed from the Group and the following issues were discussed.

*Site access*

Matthew Wright advised that the current single lane access was to be widened to a two lane system. To allow traffic immediately in to the site the access barrier would be left up. The main car park and security would be on the left whilst HGV's and deliveries continued up the perimeter road. Matthew Wright advised that the existing reptile underpass would be extended.

The Group were advised that the entrance on Sevenhills Road and Fulmer Common Road was no longer in use and was included in landscaping plans for phase 2. The overhead cable was said to belong to SSE. The Group were advised that this high voltage cable would remain although would be buried as part of the works.

David Wight informed the Group that there would be some roadworks on Pinewood Road and talks were ongoing with Highways to possibly instil a yellow box to keep traffic moving safely.

## Pinewood Community Liaison Group - 12 June 2017

All options were being explored prior to works commencing on the Five Points roundabout. Discussions were ongoing and the underground services issues were forming part of these discussions. The large tree that was laid on the ground was said to be highways responsibility as this was not Pinewood's property.

*Landscape and Ecology*

Matthew Wright explained that green roofs had been used throughout each stage. New hedgerows would be planted and bat boxes installed.

The contractors Sky Gardens were responsible for the maintenance of the green roofs. Ecologists are also able to access the roofs and a recent report would be shared with the Group at the next meeting.

The Group raised lighting as a concern. David Wight advised that the lighting strategy for phase 2 of the development would require Council approval and would be designed with minimal light pollution as a priority. During winter months residents may have seen temporary lighting which was in place to allow safe working. Upward light pollution was recognised as an issue that would be explored further by Pinewood. Shields were being investigated in an attempt to reduce lighting pollution further and Pinewood would be sensitive to timings lights were left on in their strategy.

David Wight informed the Group that there was one contaminated waste cell left in phase 2 which formed part of the back lot area. Clay caps had been installed and there was a passive venting system as well as a drainage system in place.

*Works*

Should permission be granted when the decision is made in July/August 2017 then work would be expected to commence early 2018. Should the decision be deferred to Officers this would be expected mid-July or alternatively the application will be put before August's Planning Committee. The length of the project once works commence was imagined to be around twelve months.

David Wight explained that the development had not yet gone to tender and a competitive tender process would be undertaken with the most appropriate contractor being selected. A fundamental part of the procurement process would be to look at HGV routing. Traffic monitoring count strips were not yet in place and the Group were advised that this monitoring would start through Summer and in to September to provide a full range of data.

In comparison to phase 1 of the development, phase 2 covered a smaller area and less groundwork would be required. Utilities had been connected already and as a result no offsite works would be required.

The Group were informed that Pinewood would aim to let out Sauls Farm once the buildings had been refurbished and construction works had been completed.

David Wight advised that as far as was known the section 106 brief was up to date. A continuous ecology payment was being made annually. The group identified that the total floor space occupancy triggered a footway and cycleway.

Matthew Wright explained that prior to works commencing a construction management plan required completion and final approval on finances would need to be signed off by Pinewood.

**3. AOB**

There were no further items put forward for discussion.

The meeting terminated at 2.40 p.m.

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# Memorandum

# ARUP

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To Matthew Wright

Date  
23 June 2017

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Copies

Reference number  
253385-04/ZW

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From Zoe Webb

File reference

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Subject Ecology monitoring update

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## Introduction

In line with the commitments made by Pinewood Studios in the Ecological Management and Monitoring Plan, submitted as part of the planning application, monitoring of newly created and enhanced habitats and newly installed ecological features has commenced across the Phase 1 area. The site has been surveyed three times; in April, May and June 2017, with one further survey scheduled for October. Following this, a meeting will be held with the County Ecologist to discuss the results of the monitoring.

The monitoring process is dynamic, with the results feeding into the management regime of the site as the surveys progress, allowing the opportunity for any issues to be identified and rectified early on.



# Memorandum

## Green Roofs

Five green roofs, totalling approximately 1.4 hectares, were installed during the Phase 1 development. The monitoring of these features focusses on the establishment and development of plant communities and the presence and abundance of target species, including skylark and invertebrates.

The vegetation on all five roofs has established well with species including groundsel, meadow buttercup, red and white clover, ragged robin, cranesbill, red campion, ox-eye daisy and mouse-ear being recorded. Evidence of invertebrate colonisation was recorded on all five roofs with species noted including red-tailed bumblebee, ladybird, lacewing, small white butterfly and red admiral butterfly.

One pair of skylark has been confirmed as breeding on one of the green roofs, with a potential second breeding pair on another roof. Red kite, pied wagtail and wheatear have also been recorded during the surveys to date.



April 2016, during installation of the first green roof.



April 2017, one year on from installation

# Memorandum

## Badger

Evidence of badger activity has been recorded during monitoring surveys and setts identified previously, in the vicinity of the Phase 1 area, remain active.

## Reptiles

The bund created along Pinewood Road has established well and is now considered suitable reptile habitat. It offers features suitable for active and hibernating reptiles and could be further enhanced by the incorporation of additional hibernacula features. Two adult common lizard (a male and a female) were identified in the Phase 2 development area during the second survey. Historical surveys indicated that the reptile population on site was focussed around The Clump, therefore these initial results could suggest that the reptile population has become more widespread across the site.



## Habitats

The newly created and enhanced habitats are establishing well. Of particular focus are the two attenuation ponds, hedgerows and treelines on site, as these provide habitat connectivity through the site and resource for species such as bats.

Around the northern pond, which was created towards the end of Phase 1, the vegetation has not fully established. However, it is expected that another year will allow this waterbody to develop further in order to attract invertebrate communities and support a more diverse range of species.



As part of the on-going management, any dead saplings are being removed and replaced in order to maintain the functionality of hedgerows. In addition, additional staking of taller saplings has been recommended following the most recent survey as wind forces have caused some to weaken.

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