

PINEWOOD COMMUNITY LIAISON GROUP

Meeting - 12 June 2017

South Bucks District Council
Cllr. R Bagge (Chairman)
Cllr. L Sullivan
Cllr. W Matthews
Rachel Prance – Manager of Joint Communications, Performance & Policy Team
Pinewood Studios
David Wight, Group Property Director
Matthew Wright, Development and Planning Surveyor
Kathryn Donovan, Group Community Liaison
Parish and Organisations Representatives
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.

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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.

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The meeting terminated at 2.40 p.m.

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