



## **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.

### **AGENDA SUPPLEMENT**

(Pages)

5. **Section 278 development works update**

Written update provided by Buckinghamshire County Council's Highways team. If the group would like attendance at the subsequent meeting, a representative will attend.

**(5 - 6)**

# Pinewood Liaison Community Group

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<b>Title:</b>	<b>Five Points Roundabout Update</b>
<b>Date:</b>	4 <sup>th</sup> October 2017
<b>Author:</b>	Christine Urry – Head of Highways Development Management
<b>Local members affected:</b>	County Councillor Ralph Bagge and County Councillor Luisa Sullivan

## Summary:

The improvements to Five Points Roundabout (attached) are required to mitigate the traffic impacts arising from the expansion of Pinewood Studios. The Developer has applied to enter into a S278 agreement with Buckinghamshire County Council (BCC) as Highway Authority based upon the approved mitigation scheme which forms part of the Planning Permission granted by the Secretary of State for Communities & Local Government on the 15<sup>th</sup> June 2014.

A Transport Assessment accompanied the outline planning application for Pinewood Studios. A forecast year of 2033 was considered and modelled at the time of the planning application, to take into account growth in background traffic and other committed development. The analysis showed that the proposed junction with the improvements operates within capacity with relatively minor queuing in 2033 with growth and the full occupation of Pinewood. The improvement was therefore considered to bring forward significant benefits. This evidence was considered by the Planning Inspectorate and the Secretary of State, who agreed that the mitigation was required to support the development at Pinewood and commented *“The proposal would bring forward a signalisation scheme for the roundabout which would result in a significant increase in capacity... The modelling includes junction interactions and indicates that the upgrade would provide adequately for the additional traffic that would be generated by the development, even allowing for other new traffic taking advantage of the additional capacity”*.

Since the planning application was approved both Buckinghamshire County Council and Pinewood Studios have been engaged in discussions regarding the Section 278 works at Five Points Roundabout. The civil designs have been agreed in principle with Buckinghamshire County Council. An independent Stage 1 and Stage 2 Road Safety Audit have been undertaken, as is the process when making significant changes to the highway network. A second Stage 2 Road Safety Audit was also undertaken to investigate concerns specifically raised by the Ivers Members Liaison Group. This has confirmed that the agreed scheme is safe to implement.

As a result of local concerns, Pinewood Studios have been in recent discussion with Buckinghamshire County Council regarding the potential for upgrading Sevenhills Road and its junctions with Pinewood



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Road and Denham Road (A413) to establish whether this mitigates the need to carry out such extensive works to the Five Points Roundabout junction.

Pinewood Studios and Buckinghamshire County Council are in the process of scoping a methodology for assessing the impacts associated with upgrading Sevenhills Road. A number of traffic surveys in the vicinity of the site (including Automatic Traffic Counts, Manual Classified Counts and Automatic Number Plate Recognition) were undertaken at the beginning of July, before the school holidays. It should however be noted that this piece of work is at a very early stage.

When more information is available this will be presented to the Pinewood Liaison Community Group. Should a scheme for Sevenhills Road be taken forward, this will require a new planning application, which would need to be considered and assessed by the Local Planning Authority.

The ongoing discussions relating to upgrading Sevenhills Road are totally separate from the reserved matters applications. It is important to note the principle of the development, including highway impact, was considered as part of the outline planning application. The subsequent reserved matters applications do not allow the Highway Authority to expressly revisit these issues, which have already been determined and deemed acceptable.

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