

PINEWOOD COMMUNITY LIAISON GROUP

Meeting - 3 April 2019

South Bucks District Council	Parish and Organisations Representatives
Cllr Ralph Bagge - Chairman	Ann Mayling – Iver Parish Council
Cllr Dr Wendy Matthews	Alan Wilson – Iver Heath Residents Association
	Lorraine French – Iver Heath Residents Association
Steve Bambrick – Director of Services	Susie Simkins – Fulmer Parish Council
Pinewood Studios	Bucks County Council
Andrew Smith	Jack Mayhew
Matthew Wright	Andy MacDougall
Kathryn Maidment	
Sir Robert McAlpine	
Steve Higgins – Project Manager	
Mark Hobbs – Community Liaison	

24. MINUTES OF LAST MEETING

The minutes of the meeting held on 14 January 2019 were approved.

25. UPDATE FROM BUCKINGHAMSHIRE COUNTY COUNCIL

Jack Mayhew (Lead Growth and Strategy Officer) and Andy MacDougall (Senior Infrastructure Co-ordinator) attended representing Bucks County Council. Jack Mayhew reported that he had been working with the Parish Council and other Members for three to four years to obtain a comprehensive picture of transport in the Ivers, which had been impacted by major projects such as Pinewood.

Andy MacDougall reported that he was responsible for monitoring the Section 106 agreements. In terms of traffic monitoring a trigger had been activated which meant that a footway/cycleway needed to be installed and works would be carried out on this at the end of April 2019 and Local Members were aware of the Scheme. A press release on this was issued early this week and advance signage would be used to inform road users of this work.

Concern had been raised as to why the road infrastructure had not been addressed earlier with the expansion of Pinewood. Matthew Wright explained that a tender had been submitted in 2015/16 to undertake work to modify Five Points Roundabout and towards the end of the legal process they had been asked to stop because of local opposition. However, the original planning application had now lapsed and it would require a new planning application to be submitted for any future work to be carried out. Since then alternative options had been investigated such as widening Seven Hills Road and the two schemes were being analysed using various traffic data from Vecsos. Each Scheme had advantages and disadvantages. There were other material considerations not just traffic. Pinewood would pay for whichever Scheme was considered the best option with the Seven Hill Road Scheme being the most expensive. Information on the Schemes had been submitted to the Director of Services at South Bucks District Council and a response was awaited.

Andy MacDougall reported that the Seven Hill Road could be widened as Bucks County Council owned the land around it. Matthew Wright commented that some residents had used the verge to extend their gardens when the land belonged to the Highway Authority and they were told to remove the planting. In terms of the new layout for Seven Hills Road, there would need to be a slip road on the left and two lanes with one turning right. Pinewood would need to obtain planning permission. The Five Points Roundabout Scheme had previously been a committed scheme associated with the expansion works and had been included in the draft Local Plan. A representative commented that there were haulage businesses along Seven Hills Road and that each Scheme would benefit/disadvantage others.

A representative asked whether a Park and Ride Scheme had been considered. Andrew Smith reported that they already had a new bus service running from Pinewood to Gerrards Cross and with Crossrail were looking at a service from Langley. The shuttle bus service was well used and open to residents. Andrew Smith also reported that they were trialling having the barriers up at Pinewood so that employees did not have to swipe their card to get in to help the traffic flow. A representative also referred to the impact of accidents on M25 and traffic using the A412 and M4 instead.

The Chairman thanked Bucks County Council for their update.

26. **PROGRESS FROM PINEWOOD**

Matthew Wright from Pinewood Studios informed the Group that the reeds had been cleared from the attenuation pond and that the grass was now being cut regularly. The hydraulic monitoring device had been installed last week and therefore Hydrock would be able to give an update at the next meeting. In terms of the trees, six English oak trees were being planted to replace the previous trees. A question was asked about ragwort control and a response to this would be included in the next letter. Pinewood would put in a planning application for plot 105 next year.

Andrew Smith from Pinewood Studios also updated the Group. The Studios were at 90% capacity and four more stage buildings would be operational at the end of October/November. There were also expansion plans for their other studio at Shepperton, which would be bigger than Pinewood. Information on the Shepperton expansion and consultation was available at <https://sheppertonstudios.commonplace.is/>

Pinewood had liaised with Iver Heath Residents Association to discuss what had and hadn't worked with the consultation. This expansion would mean increased employment opportunities for the area. They were particularly looking for people with electrical, plastering and painting skills and information on this would be sent out in June. With regard to Pinewood West there were two/three plots with outline planning permission but this would be focussed on in Phase 3.

A representative asked a question with regard to Alderbourne Farm. Andrew Smith reported that there would be no additional expansion to the site, other than currently planned and that they would infill and look to optimise the Pinewood site first. There was one application for another stage - Phase 3 was further down the line. The representative reported that at a recent Parish Council meeting there were a number of concerned residents enquiring about proposals for Alderbourne Farm as any development here would seriously impact on the valley. She also made reference to the people who lived in the cottages nearby. The access to this piece of land ran past the cottages. Kathryn Maidment reported that she was in regular contact with the residents of the cottages. The representative asked that they get plenty of notice if any changes were planned.

Andrew Smith reported that it was their policy to purchase any land surrounding the studios as a defensive measure. He referred to the Shepperton studios where they had encountered an operational issue as residential houses had been built abutting their land. There were currently no proposals to develop this land and that they were focussed on other projects.

The representative asked whether fencing would be put around the site.

Matthew Wright reported that currently they had 24 hour security presence particularly whilst they were removing farm contents. Before this was removed they would look at any weaknesses around the boundary and would install concrete bollards or fencing where necessary but it would not be a very high fence. They would inform residents once the 24 security presence was removed and provide an out of hours phone number if there were any concerns about the site.

27. **UPDATE FROM SRM**

Steve Higgins and Mark Hobbs presented the report on behalf of Sir Robert McAlpine.

Works to date:

Pinewood Community Liaison Group - 3 April 2019

- Steelwork complete to main stages
- Drainage to perimeter almost complete
- Spacio slabs complete
- First half of East lot car park commenced
- PCC Panels progressing on all buildings
- Timber Wall & Roof Cassettes installation commenced

Works within next 3 months:

- Hardstanding works around the buildings
- Ongoing car park works
- Roof cassettes to be installed creating a water tight structure
- Internal M & E to begin
- Internal fit-out to commence
- Section S278 Works to commence within the next 2-3 weeks

Local relations

- Langley College to bring students to site for a presentations and site tour at the end of April
- Newsletter issued February 2019 next issue due end of April.
- Donations to be issued to Mind Hillingdon for every site Safety observation reported.

Work Undertaken

- Black Park Sheds car park formed and soft landscaping done by our groundworks sub-contractor Hillstreet
- Iver Heath Pavilion – potential to help with refurbishment

Looking Forward

- Work Experience students to join us in 3rd quarter.
- 1st Hammondsworth Scout Group timber donation to be looked at.
- Refurbishment of Iver Heath Pavilion to be considered.

The representative from Fulmer Parish Council asked for the newsletter to be emailed. Anyone who did not receive the newsletter should email SRM to be added to the list.

The Chairman thanked Mark Hobbs, Community Liaison Manager for organising the site visit which was very informative.

Andrew Smith reported that a student who had been funded for National Film and TV School was doing really well and would be flying out to Cannes for the Film Festival.

28. **AGENDA ITEMS FOR NEXT MEETING**

Hydrock

Update on Highways

Update on Alderbourne Farm

29. **DATE OF NEXT MEETING**

9th July at 5pm

The meeting terminated at 5.57 pm