



## Strategic Sites Committee agenda supplement

Date: Thursday 16 December 2021

Time: 10.00 am

Venue: The Oculus, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF

Agenda Item	Time	Page No
<b>4</b> 19/00148/AOP - Land off Osier Way, East of Gawcott Road and South of Buckingham Ring Road, Buckingham, Buckinghamshire		<b>3 - 4</b>
<b>5</b> PL/20/3280/OA - Land South of Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire SLO 0NH		<b>5 - 12</b>

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Sally Taylor on 01296 531024, email [democracy@buckinghamshire.gov.uk](mailto:democracy@buckinghamshire.gov.uk).

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## Update (2) for Report to Strategic Planning Committee

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<b>Application Number:</b>	19/00148/AOP
<b>Proposal:</b>	Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal playspace); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty.
<b>Site Location:</b>	Land off Osier Way, East Of Gawcott Road And South Of Buckingham Ring Road Buckingham Buckinghamshire
<b>Applicant:</b>	Wates Developments Ltd
<b>Case Officer:</b>	Philippa Jarvis
<b>Ward(s) affected:</b>	Buckingham West
<b>Parish-Town Council:</b>	Buckingham Town Council and Gawcott Parish Council
<b>Date valid application received:</b>	15 January 2019
<b>Statutory determination date:</b>	24 March 2021

### The following additional paragraphs and updates should be noted:

#### 4. Representations

One further letter has been received which comments that the report has not concluded that VALP policy I5 (water resources and wastewater infrastructure) has been satisfied. However, the requirements of this policy are addressed in the relevant section (starting at 5.95) and the application is supported by various reports which demonstrate this (FRA & Drainage Assessment) – the LLFA has thoroughly considered the proposal (and sought further information) in order to be satisfied that a suitable drainage scheme can be provided in principle (a condition to secure a fully detailed scheme is recommended) and the comments of Anglian Water confirm that there is an awareness of the need to upgrade existing infrastructure to serve the development; in respect of I5(d) there may be a need for a phasing condition to deal with this specific matter. Therefore, the end of paragraph 5.102 should read *'It will therefore satisfy national policy and guidance and local policy in the BNDP and VALP policies BUC046, I4 and I5'*.

## **5. Ecology**

The end of paragraph 5.67 has been incorporated at the beginning of paragraph 5.68 and it should read as follows:

Add to end of 5.67:

3. The appropriate authority shall not grant a licence unless they are satisfied that the action authorised will not be detrimental for the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

5.68 With regard to the three tests which are required to be satisfied if a licence from Natural England is required, the following is noted:

## **6. Weighing and balancing of issues / overall assessment**

Additional paragraphs 6.11 and 6.12:

- 6.11 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation). The application provides for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal playspace); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and two new accesses off Osier Way and one new access off Gawcott Road. The development would be accessible to those with and without the relevant protected characteristics stated above and no discrimination or inequality would arise from the proposal.
- 6.12 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.



## Committee Update

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<b>Application Number:</b>	PL/20/3280/OA
<b>Proposal:</b>	Outline planning permission with all matters reserved (except for principal points of access) for the phased development of a screen industries global growth hub of up to 750,000 sq ft (70,000 sq m) comprising: - A visitor attraction of 350,000 sq ft comprising a series of buildings - 350,000 sq ft of film production buildings (including sound stages, workshops, offices and an external film backlot) - Education and business hub (50,000 sq ft) - Associated parking and servicing - Green Infrastructure
<b>Site Location:</b>	Land South of Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire SL0 0NH
<b>Applicant:</b>	Pinewood South Limited
<b>Case Officer:</b>	John Fannon
<b>Ward affected:</b>	Iver
<b>Parish-Town Council:</b>	Iver Parish Council
<b>Date Application Valid date:</b>	1 October 2020
<b>Statutory Determination date:</b>	07 January 2022
<b>Recommendation:</b>	That the application is delegated to the Director of Planning and Environment for APPROVAL subject to: referral to the Secretary of State to consider whether to call-in the planning application on Green Belt grounds; and, the recommended planning conditions and the satisfactory completion of an agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the details set out in the main body of the report or if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

## **ADDITIONAL SUPPORTING INFORMATION**

The applicant has supplied additional representations from the National Film and Television School (NFTS) and Buckinghamshire Business First (BBF) relating to the partnership established between NFTS, BBF and Pinewood Studios the 'Pinewood Business Growth Hub' to ensure delivery of the Centre Stage element of the proposed development. Concern has been raised over the officer's report giving very limited weight to the Centre Stage element which is a very significant development for NFTS and Pinewood, BBF and local residents, and outlines the progress made to date on scoping, shaping and funding for the project. They are supporting and confident that this special project will be able to proceed.

Comment: Officers have set out in the report the reasons for the weight given to the benefits and this remains unchanged.

The applicant has supplied a response to the most recent Buckinghamshire Council Ecology Consultation. The response analyses the ecology consultation comments, which it is stated contains errors and misrepresentations under the headings:

- (1) *'unresolved issues' that have 'not been dealt with completely'*
- (2) *inadequate baseline and need for additional survey information*
- (3) *'Relatively minor' weight to be attached to a BNG of 10% (minimum)*
- (4) *A conclusion of recreational impacts on Black Park SSSI*
- (5) *Inadequate mitigation for the impact on Breeding Birds*
- (6) *A need to increase the extent of proposed green infrastructure*
- (7) *An inadequate lighting strategy for bats*
- (8) *A requirement of off site reduction of lighting and enhancement for bats.*

Comment: Officers have reviewed the statement and considered the points made, and are satisfied that the assessment in relation to Ecology and biodiversity, as set out in the report is accurate. The report and conditions remain unchanged.

## **ADDITIONAL REPRESENTATIONS**

Further letters of objection have been received.

Concern is raised that the Strategic Sites Committee meeting is to be held in Aylesbury, during the daytime and that this prevents Iver Heath residents from attending. A local meeting/debate with residents is requested. No new material planning matters relating to the application are raised.

## **FULMER PARISH COUNCIL**

Updated consultation response received:

'The parish council has worked with the applicant to agree a series of road improvements in mitigation for the likely increased traffic and these have been included in the S106 agreement. The parish council is therefore agreed that it should withdraw its objection to this application and supports the applicant.'

## **THE IVERS PARISH COUNCIL**

A number of concerns have been raised in relation to:  
Ivers Air Quality Action Plan – the report is misleading;  
Five Points roundabout – pre – determination of separate application;  
Community Participation and transparency – various concerns; and  
Certainty on the highway grampian condition.

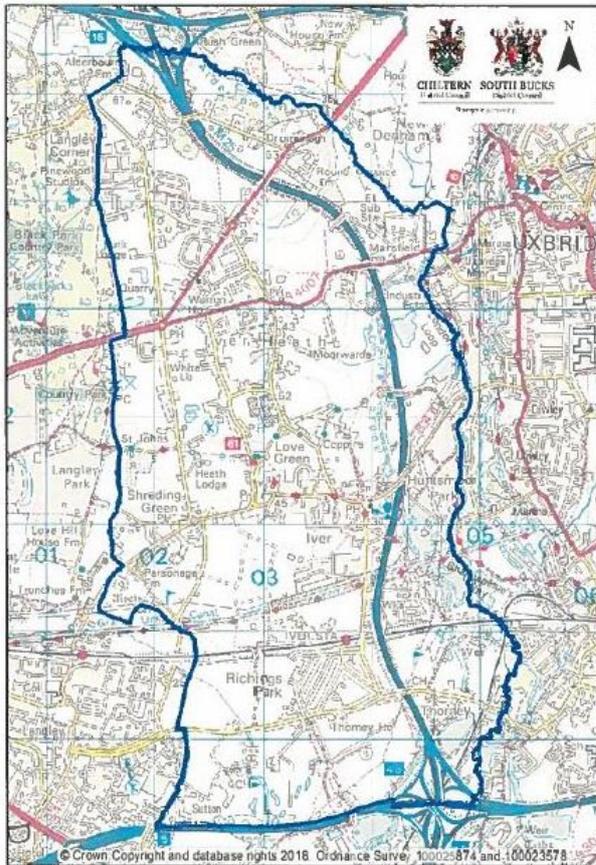
Ivers Air Quality Action Plan (AQAP) – The report is misleading. No AQAP document has been adopted. The extent of the Air Quality Management area is unclear.

Comment: On air quality the report at para 13.5 refers to the AQMA designated in 2004 around the motorway and in 2018 Iver was designated. It is not considered that the report is misleading and for ease of reference a map of the Iver AQMA is included below.

The Air Quality Action Plan referred to at paragraph 13.13 is in draft form. An amendment to introduce 'draft' before Air Quality Action Plan is paragraph 13.12 is proposed. It is not considered that this amendment materially changes the analysis or conclusions and the report otherwise remains unchanged.



South Bucks District Council Air Quality Management Area No 2  
Map



Five Points Roundabout – This mitigation was associated with a previous application and has not been delivered. It is inappropriate that the Five Points Roundabout scheme is considered a material factor in the current application. Application PL/21/4074/FA for the Five Points Roundabout scheme is yet to be determined. The report presents the situation that the application is to be approved and this can be viewed as pre-determination by Buckinghamshire Council.

Comment: The Five Points Roundabout (FPR) scheme is required mitigation and subject to a Grampian condition but it is also the subject of separate planning application which will be considered on its own merits. There is no pre – determination of this separate application. To be able to implement the consent to which this application and report relates the applicant will have to be able to comply with the Grampian condition, which will prevent or limit the extent to which development can be undertaken should the FPR scheme not come forward.

Community participation and transparency

- Concern that local community and non-business interest have not been considered in the planning process.

- Many standardised letters of support are provided whereas objection letters are specific and detailed
- Seven days notice of the committee date and to review the associated officer report is insufficient. Website outage has further reduced time available to allow people to engage
- Location of committee in Aylesbury and timing of the committee results in residents being unable to attend thus excluding residents from participation and not aiding transparency
- Reference to Pinewood Studios as a tourist attraction within a Buckinghamshire Council report 'HS2 Walking and Cycling' dated 30 December 2020. Suggestion that the Council supported the application as early as December 2020
- The meeting is being webcast to allow viewing online.

Comment:

- All representations are given due consideration;
- The Committee report has been published in accordance with the timescale set out in legislation and as necessitated by the committee cycle.
- All Strategic Sites Committee meetings take place at Aylesbury;
- The Buckinghamshire Council report entitled HS2 Cycling and Walking Interfaces, dated 30 December 2020, and its reference to Pinewood Studios as a tourist attraction is not a material planning consideration relevant to this application and has had no bearing on this recommendation. All the relevant matters are set out clearly in the report for members to consider.

Grampian Clause – Note not finalised, this should be provided prior to consideration of the application at committee. Requested that all infrastructure mitigation works are completed prior to commencement of development/constriction on site due to overstretched infrastructure and poor air quality.

Comment: The Grampian Condition wording as set out in the agenda is agreed. Comment made in response to the Five Points Roundabout concerns raised above are also relevant.

## **BPA PIPELINES**

Updated consultation response received:

'Further to our last email (dated 29th Nov) we can now confirm that we have discussed the proposal in more detail with the developer and the application no longer needs to be held in abeyance.

BPA still wish to request an informative that the owner/developer must liaise with BPA and gain our consent for any construction within the pipeline easements before the site works commence. The proposed ponds running along the western boundary of the site must be kept outside of the pipeline easement and their presence must not prevent BPA from being able to gain access to the pipelines in future (e.g destabilising a parallel excavation).

The proposed road and bellmouth to the south-west of the site may interact with the pipeline easement and may require the pipelines to be inspected and suitably protected.'

## **IVER HEATH RESIDENTS ASSOCIATION**

Further comments received requesting that consideration of the application is deferred. Other comments made relating to the assessment within the report, the presentation of the report making it more difficult to read and understand, it being unsatisfactory that the wording of condition C10 be confirmed by update as this would prejudice stakeholders and seeking to ensure IHRA has the opportunity to make final representations in person once the SSC is rescheduled.

Comment: Officers have responded to IHRA advising that

1. The Report, together with the Appendices, accurately reflects the representations made on the application, and any concerns about the weight given to those can be dealt with in the opportunity afforded to the IHRA to address Committee at the meeting.
2. The Committee report has been published in accordance with the timescale set out in legislation and as necessitated by the committee cycle. The paragraphs are numbered to assist with the navigation of that report and it is not considered that a lack of page numbering has any bearing on the ability to assess and understand its contents.
3. It is often the case that the precise wording of conditions is delegated for final approval by the Director of Planning and Environment, but in this case it is hoped that an agreed wording will be available for consideration by Members at this committee meeting.
4. The IHRA is advised that the Council's Planning Committee Procedure Rules, within its Constitution, provide that there is public speaking at the first Committee meeting at which an application is considered. Where an application is deferred for consideration at a subsequent meeting then if, in the opinion of the lead planning officer, there are no significant amendments or changes to the substance of the application, there will be no further public speaking.

The Iver Heath Residents Association has also circulated a letter to members raising a number of concerns relating to:

- The scale of the proposed development and impact on quality of life and the environment in the Ivers
- Applications to be submitted following the outline planning consent and potential for alterations to Five Points Roundabout and Sevenhills Road mitigation works
- Noise
- Air Pollution including dust
- Construction Impact
- Traffic and parking concerns
- Potential health impacts and recreational activity of residents reduced
- Re-siting of Peace Path
- Human rights

The letter is accompanied by a document with images and articles including relating to development at Pinewood Studios and traffic and parking issues in the area.

## **REPORT CLARIFICATION**

### **Condition C10 Highway improvements Grampian Condition**

It is confirmed that the wording as set out in the report is agreed.



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