



Strategic Sites Committee agenda supplement

Date: Thursday 16 February 2023

Time: 2.00 pm

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury
HP19 8FF

Agenda Item	Time	Page No
4 PL/22/2657/FA - Land South of Pinewood Studios and Alderbourne Farm, Pinewood Road, Iver Heath, SLO ONU		3 - 10

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.

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Strategic Sites Committee Update

Application Number:	PL/22/2657/FA
Proposal:	A hybrid application to comprise: Part A - A full application for the change in use of 25.6 ha of land at Alderbourne Farm to a nature reserve. Part B - Outline application - with all matters reserved (except for principal points of access) for land at Alderbourne Farm to comprise backlots and up to 35,000 sqft (3,252 sqm) of associated film production buildings (workshops) together with access roads and parking; Part C - Outline application for 32.6 ha of land at Pinewood South with all matters reserved (except for three principal points of access) to comprise up to 1,365,000sqft (126,817sqm) of film production buildings (to include sound stages, workshops, offices and ancillary uses), education and business hubs with associated ancillary structures together with backlot, multi storey car parks, accesses and green and blue infrastructure.
Site Location:	Land South of Pinewood Studios and Alderbourne Farm Pinewood Road Iver Heath Buckinghamshire SL0 ONH
Applicant:	Pinewood South Limited
Case Officer:	Rachel Marber
Ward(s) affected:	Iver, Stoke Poges and Wexham, Denham
Parish-Town Council:	Iver and Fulmer Parish Councils
Date Application Valid date:	29 July 2022
Statutory Determination date:	3 March 2023
Recommendation:	That the hybrid 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, publicity of proposals affecting the setting of listed buildings, provided no new substantive planning reasons for refusal arise following completion of the consultation period, and the completion of a satisfactory 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.

Information Added

This application has been the subject of a Member site visit.

Further Representations

Iver Parish Council – 8/02/23

The Ivers Parish Council lodges a neutral response to this application.

We acknowledge the significant efforts that Pinewood Studios has made to consult with the community regarding this application.

Our concerns remain about the impact of the development on our community. If this application is approved, we will see a larger section of the Iver Heath area turned over to commercial purposes. At present the area has a mix of residential, agricultural and only some commercial - principally Pinewood Studios. A reduction in the built footprint of this application would be welcome along with very deep and mature plant landscaping to maintain the semi rural visual character of the area as much as possible.

The development will bring further traffic into the area on many roads that are already congested. This has been noted by the Highways report (10 Jan 2023). As a direct consequence of further traffic there will be a resultant degradation of the local air quality. The Ivers Parish is a designated Air Quality Monitoring Area. Should this application be approved, to alleviate further negative pressures on air quality and traffic it is imperative that the Seven Hills Road scheme be fully operational prior to any work commencing to develop the land that is the subject of this application.

Additionally, significant infrastructure improvement to encourage cycling to the site is needed. The Pinewood Studios Development Framework mitigation included the development of a cycle route along Wood Lane, so to encourage people working at the Studios to cycle by having a direct and quick access to the rail connections at Iver and Langley Stations, which are now improved as part of the Elizabeth Line. We note, that the route options presented by Highways (10 Jan 2023) are not point-to-point. They cover only a section of a possible cycle route. The remaining, and lengthy part of the route, may not be viable as a safe cycle route. Further assessment (with full costing of the entire route) and community consultation would be appropriate.

Should Buckinghamshire Council be minded to approve this application below is a listing of the areas in which section 106 funding would be desirable.

- The works at Seven Hills Road to be fully operational prior to any further development, including commencement of site based construction
- The works at Five Points Roundabout to be completed and fully operation prior to any further development and site based construction
- Improvements to air quality monitoring with expanded sites in the impacted area and enhanced

equipment (pm 2.5 and NO2)

- Funding for actual initiatives to improve air quality
- Initiatives to build infrastructure to enable safe cycle ways that will encourage commuting between Pinewood Studios and rail stations
- Initiatives to improve and make all safe nearby public walkways and streets walking paths
- Funding to improve local recreation facilities as Studio based staff are able to access

Fulmer Parish Council - 22.09.22 - omitted in error from Appendix A

Fulmer Parish Council would like this application called in for consideration by the planning committee. The Council's principle concerns are:

1. Adequate protection for immediate neighbours
2. Suitable long term governance and funding for Fulmer Nature Reserve
3. Additional traffic calming measure over and above the existing Screen Hub S106 agreement.

The Council remains in discussion with the applicant concerning the mitigation of each of these areas and reserve our position until those discussions are concluded. The Council intends to speak at any planning committee hearing.

Cllr Hollis 09.02.23

I would request that, as a condition of granting permission, the Alderbourne stream be widened to improve drainage of the neighbouring ford on Hawkswood Lane and that it be subsequently kept cleared of debris in order to ensure that it continues to do so as continuing obligation to the efficient drainage of the ford given that it is now oversupplied with water from neighbouring ditches during wet periods. This should be as reasonable as asking others to control water run off in this and other locations.

Cllr Thomas Hogg - 27.08.22

At this stage, I am not ready to provide a stance yet, but I would like to note a few important things. 1. The mitigations mentioned in the application, especially the Seven Bells Hill road improvements, should have exact dates when they will be started and finished and those dates should be as soon as possible. This will assuage local fears that these mitigations won't happen. Planning enforcement should get involved if the mitigations do not get started on time. 2. The buildings planned are not in keeping with the character of the local area, even for commercial buildings, and due to their height and closeness to Black Park, should be reconsidered. Every local plan created in the local area says new buildings should be in line with local character. 3. Ivy and/or other types of living walls should be on the side of studio buildings and multi-storey car parks to a. mitigate the destruction of the openness of the Green Belt b. improve biodiversity c. improve energy efficiency, lowering the carbon footprint of new buildings while saving Pinewood Studios money According to multiple studies, ivy can make walls 30C warmer in winter and 30C cooler in summer while mitigating pollution as well. It is greatly underestimated in its effect and is very quick and easy to install. 4. The objectives of the application should be balanced with the requirements of Green Belt law, the strain on local roads and the requirements for new housing that a large commercial development would have on the Green Belt. There could be a fair compromise in which not all studios would be built, but enough for Pinewood Studios to reach some of their legitimate commercial goals.

Cllr Sullivan – 21.11.22

As ward member for this application site I would like to call in this application to ensure full and fair scrutiny and local member consultation.

This application causes impact on the green belt.

I confirm the reason for delay in registering call in request relates to the association of this application, and detail to other applications, with a complicated 11 year local planning history. I confirm I have no disclosable interests.

Clr Griffin – 21.11.22

I believe the size and scope of this application, and the implications for greenbelt justifies it being brought before planning committee for greater scrutiny. Called in
I can confirm that I have no pecuniary interest in this application and the reason for delay is the scale of the application and its impact on the greenbelt which has only recently been realised after several discussions.

Clr Matthews -21.11.22

This application in the green belt requires public scrutiny and I would therefore like it to be called in. I have no interest to declare in this application

The Birches Cherry Tree Lane

Fulmer SL36JE

Re; Pinewood expansion

Unfortunately I am not in the country 16th for the council meeting but I have read the case officers report and I am disgusted that this application will be given the green light without the local residents fears being acknowledged in any way.

I wrote to the SBDC at the application stage, expressing my concerns, which mainly are

1. The traffic increase since the last expansion has caused increased anxiety for all residents with frequent disruption to our daily lives.
2. The traffic increase in surrounding single track roads, has at various times ended up with altercations with drivers, who refuse to give way to oncoming road users, I have been the brunt of such an attack and witnessed several more, especially on Seven Hill Rd.
3. Walking on these single track roads is now impossible whilst trying to avoid traffic flow.
4. The ford at the bottom of Alderbourne lane has seen a vast increase in accidents, vehicle break downs and vehicle debris.
5. The last Pinewood expansion has caused the area to feel and look like an industrial estate, whilst as residents we have to abide by Green belt policy, it seems the council has shelved the policy in favour of Pinewoods CIL payments.
6. The last two road improvements, the two new roundabouts have caused major congestion in the mornings and evenings, when Pinewood visitors block both roundabouts and through traffic cannot pass. The security entry points to Pinewood need to be moved or the road layout altered, to prevent the traffic build up.
7. If this application is given the green light, how will the area cope with an additional 3000 vehicles ?

The council cannot accept an extra £250K will be enough to build new access roads etc

8. The council must also concede the value of local housing has dropped significantly and will only drop further with more expansion, will Pinewood offer to buy our homes or compensate the local residents ?

It should be noted that a high level of houses are now for sale near the proposed development but remain unsold for nearly a year, why ?

9. If green belt policy is removed for this development, will the entire local area be designated Brown belt, so we all benefit from SBDC short sightedness ?

10. The idea that this development is in any way a Nature Reserve, is absurd, the development has a business hub, multi storey car park, back lots, new roads, education hub, visitor centre etc etc, its basically another film studio with all the waste and pollution of a shopping centre, in the middle of what was Green Belt.

I hope my comments can be aired at the meeting and answers given.

164 Pinewood Green, Iver Heath

After a meeting with Andrew Smith and members of the above application project team (including Turley Associates) on 9 February 2023 I am happy, even as a resident of Pinewood Green, to say I approve of this planning application but my approval is conditional on the following:

That the already approved Planning Application PL/19/4430/FA decided with conditional permissions on 04 August 2021 for road improvements to Sevenhills Road and the junction of Sevenhills Road South with the A412, and with Pinewood Road North and Fulmer Common Road, be implemented to enable the attendant benefits of the improvements to local traffic flows, to be completed NOT LATER than the above PL/22/2657/FA project is completed and ready for occupation.

To put context on the projected traffic volumes quoted in your agenda item 4, Report to Strategic Sites Planning Committee page 66: [the development] would result in a total (two-way trips) of 4,888 additional daily car trips and 184 HGV movements. This equates to some 1.45 million additional vehicle trips per annum along the local road network.

The improvements to Sevenhills Road and its junctions would have a significant effect in reducing the traffic figures and any associated pollution on the A412 (Church Road) and, importantly, residential roads (eg the Pinewood Green/Ashford Road estate) which were never designed to take the volumes of traffic they take now, let alone in the future, if traffic to Pinewood Studios is not diluted through an enhanced road network.

This would also potentially save the need for any further actions that might make any travel for the residents even more painful.

The residents of, in particular: Pinewood Green, Ashford Road, Thornbridge Road, Pinewood Road and Church Road, Iver Heath have had to suffer continuous additional traffic since the PSDF application was granted in 2009, that's 18yrs of disruption ever increasing traffic flows, this development will add to the suffering of the ongoing increase in traffic volumes, noise and resultant pollution if these mitigation measures are not adopted in advance of site occupation. I will be attending the meeting on the 16th and would be happy to speak if invited.

These do not raise any new issues that have not already been addressed in the main report.

Report Corrections:

Differences between consented and current proposals at Pinewood South- addition of backlots on SHUK

	Existing Consent	Current Proposals	Differences
Proposed Use	350,000 sq ft visitor attraction 350,000 sq ft film production buildings 50,000 sq ft education and business hub Up to 2ha of backlot land	1,365,000 sq ft film production buildings 50,000 sq ft education and business hub Up to 2.4 ha of backlot land	Visitor attraction removed, film and tv production space increased. Backlot provision increased.
Gross External Areas	69,677m ²	131,458m ²	Proposal would almost double the provision for built form
Maximum building heights	21.5m	21.5m	The highest maximum height remains the same. The current proposals would have a lower maximum height south of Park Lodge than consented Option B, but a taller maximum height north of Park Lodge.
Parking	2,341 cars & 25 coaches (surface parking)	2,480 cars in multi storey car parks	Similar levels of car parking although delivery is currently proposed to be via three multi storey rather than surface level parking
Green Infrastructure	10.7 hectares	10.7 hectares	No difference
Peace Path	Relocated	Retained and improved	The Peace Path is to stay in existing location be improved via resurfacing.

Paragraph 8.17: The nature reserve would be required by planning condition.

Paragraph 9.23: Policy CP9 does not directly address Colne Valley Regional Park objectives.

Paragraphs 11.07 –11.24: remove reference to daylight and sunlight as no supporting technical assessment was carried out to justify this concern. Outlook concerns raised relate to overbearing and enclosing impacts.

Section 13: Highways Section: The proposed mitigation associated with the proposed development (Seven Hills Road Improvement Scheme and Five Points Roundabout) would result in a slight overall betterment in capacity on the A412 Denham Road/ Sevenhill Road junction, Pinewood Road and Pinewood West Access junction (although remaining below capacity), A412 Church Road and Thornbridge Road junction (although remaining at over capacity) and at the A412 Church Road and Bangors Road North and A412 Denham Road junction (although remaining below capacity).

Paragraph 13.21: 92,836 sq.m of floorspace has not yet been fully built out.

Paragraph 18.8: Appeal ref: C: APP/P0430/W/16/3147850

Paragraph 20.7: A contribution towards Iver traffic calming has also put forward.

Paragraph 20.8: The Fulmer traffic contribution is £250,000

Paragraph 20.10: Wood Lane footpath/cycleway and/or sustainable transport scheme reallocated sum would be £520,254.17.

Paragraph 21.29: It is acknowledged that SHUK could possibly be implemented, and therefore is a reasonable fall-back to development proposal. This is given limited weight in favour of the planning application.

Paragraph 20.18: Land and buildings for Centre Stage will only be provided subject to the provisions of commercial, market rate lets.

Paragraph 20.22: Iver and Iver Heath currently have a combined deficit of around 7ha of Park and Garden open space. The proposed nature reserve would provide for 25.6ha of open space, therefore addressing this deficit and creating an oversupply. It is considered that moderate weight in favour of the application remains the appropriate benefit weighting for this.

Paragraph 21.26: The proposed development is therefore considered to be strongly related to the specific Pinewood site/location. This is given significant weight in favour of development proposals.

New Paragraph to Residential Amenity Section 11: Development Impact on Park Lodge Farm: No significant impact is expected to result due to separation from red line site boundary by at least 40 metres. Additionally, rear windows would be located at least 100 metres away from the building zone (maximum height of 16 metres). Due to this separation distance, no loss of daylight and sunlight is also considered to result.

All reference to 'Blooms Wood' change to 'Brown's Wood', including conditions 6, 29 and 30.

Additional Recommended Conditions

Part A:

1. No Film and TV production shall occur at any time on the nature reserve hereby permitted.

Reason: To ensure the scope of film and tv production does not creep onto the proposed nature reserve, in accordance with Policies CP9 and CP13 of the Core Strategy.

Condition 31 amendment:

No development (including for the avoidance of doubt any works of demolition) shall commence on any part of the development hereby permitted until a bat mitigation method statement in respect of that part has been submitted and approved in writing by the Local Planning Authority.

This method statement shall include details of bat building provision of alternative roosts comprising of a bat barn and bat box scheme and details of enhancement of overall roosting to be provided in Part A of the development hereby permitted.

No development, including demolition, shall be carried out until the outline mitigation measures have been implemented in accordance with the approved method statement and thereafter retained.