



Report to Strategic Sites Planning Committee

Application Number:	PL/20/3179/FA
Proposal:	Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath.
Site Location:	Phase 3, Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH
Applicant:	Pinewood PSB Limited
Case Officer:	Laura Peplow
Ward affected:	Iver
Parish-Town Council:	Iver Parish Council
Date Application Valid date:	23 September 2020
Statutory Determination date:	06 January 2021
Recommendation:	Defer and delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the concurrence of the Secretary of State (SoS), there being no new substantive, material planning matters being raised following statutory publicity for the development proposed being a potential 'Departure from the Development Plan' and the conditions set out in this report and any others which he considers appropriate and satisfactory.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Permission is sought for the erection of four sound stages and an associated workshop building within the southern site area of Pinewood East.
- 1.2 It is a material consideration that the site already benefits from outline planning consent for the erection of buildings as part of the Pinewood Studios Development Framework (PSDF) planning application 13/00175/OUT. The

proposed development differs from the existing consent parameters in that the built form would be increased and the buildings proposed are sound stages.

- 1.3 As was the case with the previous PSDF application, the proposal would constitute inappropriate development in the Green Belt, would result in a loss of openness and conflict with three of its purposes. There would also be a moderate degree of harm to the landscape.
- 1.4 The previous outline permission was granted at Appeal on the basis there were very special circumstances sufficient to outweigh the harm to the Green Belt and other harm identified and the applicant has again put forward a case for 'Very Special Circumstances' for the current scheme. This relates to there being an extant permission for buildings on the site, a pressing need for additional stage space for filming at Pinewood Studios within the wider UK context and the associated economic benefits. On balance it is considered that very special circumstances have been demonstrated sufficient to outweigh the harm to the Green Belt and landscape. Section 6 of this report considers the planning balance and concludes that the adverse impacts arising would not significantly and demonstrably outweigh the benefits.
- 1.5 The application has been referred for determination by the Strategic Planning Committee following call in by Cllr Ray Sangster with areas noted for discussion relating to: the impact on Pinewood Green residents of the development visually and during construction, the potential for further alterations to any consent granted, loss of Green Belt, monies available to the Ivers, security issues and approved drainage schemes.
- 1.6 It is considered that this application would fall within the terms of reference to be considered by the Strategic Sites Committee as a wider strategic development.
- 1.7 Recommendation – Defer and delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the concurrence of the Secretary of State (SoS), there being no new substantive, material planning matters being raised following statutory publicity for the development proposed being a potential 'Departure from the Development Plan' and the conditions set out in this report and any others which he considers appropriate and satisfactory.

2.0 Description of Proposed Development

Background: Pinewood Studios Development Framework (PSDF)

- 2.1 Outline permission was granted for the expansion of existing studio site at appeal following the refusal of planning application ref: 13/00175/OUT. The development as a whole is known as the Pinewood Studios Development Framework (PSDF). The principle of the development and means of access were agreed and granted approval at the outline stage, leaving details of the appearance, landscaping, layout, scale and internal access as reserved matters.
- 2.2 The application was recommended for refusal by Members and primarily refused on grounds that the application constituted inappropriate development within the Green Belt and would result in a prominent and visual intrusion into the Green Belt. The Council did not consider the proposed development amounted to Very Special Circumstances.
- 2.3 On 19th June 2014 the Secretary of State issued his decision on the appeal relating to the outline application. Whilst both the Inspector and the Secretary of State concurred that the expansion of the studios would constitute inappropriate development in the Green Belt and furthermore, give rise to additional harm including harm to openness and harm to 3 of the 5 the purposes of the Green Belt, these considerations were outweighed by the case for sustainable economic growth surrounding the proposal and thus the appeal was allowed.
- 2.4 The application site lies within the overall PSDF outline planning consent (13/00175/OUT) boundary sited to the south of Pinewood East and occupying a broadly rectangular area of approximately 5.5ha. Specifically, the site lies to the east of the original studios and Pinewood Road; to the north of the existing residential properties on Pinewood Green; to the south of Phase 1 permitted under PSDF (subject to reserved matters approval 14/01992/REM); and to the west of the Clump and the M25. A permissive path proposed as part of the PSDF consent but not yet in use runs to the south of the site near to the boundary with Pinewood Green.

The Application

- 2.5 Full planning permission is sought for the erection of four sound stages within three buildings and ancillary workshop space arranged in a horseshoe configuration. The proposed buildings would measure between 19-21 metres in maximum height. Hardstand for surface car parking is proposed to the north of the site. Access would be gained from the existing Pinewood East access.
- 2.6 Within the original PSDF consent parameters, offices were proposed in this location. Given the change in built form and use of this part of the site a separate application has been submitted as the proposed development would

fall outside of the PSDF parameters. The height and built footprint of the proposed sound stages is also greater than the structures previously proposed. The following provides greater detail relating to the height and massing of development:

- Plot 2.10 is proposed to include a building with ridge level of 19.0m above ground level (the parameter was for car parking)
 - Plots 2.11-2.12 is proposed to include a building with ridge level 21m above ground level (the parameter allowed up to 17m);
 - Plot 2.13 is proposed to include a building with ridge level of 20.8m above ground level (the parameter allowed for part up to 12.75 and part up to 17m);
 - Plot 150 is proposed to include a workshop building with a ridge level of 8.6m above ground level (the parameter allowed up to 17m).
 - The proposed development would have a maximum built footprint of 8,434sqm with the PSDF parameters allowing a maximum of footprint of 5185sqm.
- 2.7 Currently part of the application site is being used for temporary filming activities. These activities were considered to fall within the requirements of the General Permitted Development Order 2015 (as amended). The relevant application reference is PL/20/3302/PNTF.
- 2.8 The application is accompanied by:
- a) *Covering Letter*
 - b) *Design and Access Statement*
 - c) *Transport Statement*
 - d) *Flood Risk and Drainage Assessment*
 - e) *Planning Statement*
 - f) *Arboricultural Impact Assessment*
 - g) *Landscape Review Letter*
 - h) *Green Belt Review letter*
 - i) *Further Visual Impact Assessment*
 - j) *Operational Noise Impact Assessment*
 - k) *Ecological Assessment*
 - l) *Submitted Plans*
- 2.9 Amended plans were received on 24th November. Amendments were required due to site arboriculture constraints and other internal building design changes

due to operational considerations. Additional information has also been submitted detailing the case for Very Special Circumstances, landscape impacts, ecology, arboriculture and noise.

3.0 Relevant Planning History

- 3.1 Relevant planning history for the site:
- 3.2 13/00175/OUT (Refused, Appeal Allowed) Reconfiguration and expansion of facilities for screen based media, including film, television and video games, and associated services and industries, comprising: demolition of outdated accommodation; erection of new stages, workshops, office accommodation, demountable modular buildings, entrance structures and reception and security offices, gas CHP energy centre, underground waste water treatment plant, recycling facilities, backlots and film streetscapes, external film production; creation of new vehicular and pedestrian access from Pinewood Road, emergency access from Sevenhills Road, access roads within the site, surface and multi-level car parking; and associated landscaping and ecological habitat creation works. (In respect of access, full approval is sought for the means of vehicular access from Pinewood Road and (for emergency use) from Sevenhills Road. All other aspects of access are to be reserved). The whole proposal (including the works at the Five Points Roundabout) is described as the Pinewood Studios Development Framework (PSDF) by the Applicant, Pinewood Studios Limited (PSL).
- 3.3 13/00176/FUL (Conditional Permission) July 2013 Highway improvements to the Five Points roundabout.
- 3.4 14/01992/REM (Conditional Permission) December 2014 Application for approval of first reserved matters comprising details required by conditions 2, 11, 12 and 14 of outline planning permission 13/00175/OUT, including details of sounds stages, offices, workshops and associated infrastructure, landscaping and other works.
- 3.5 PL/20/3302/PNTF (Prior approval given) 13 November 2020 - Prior Notification for the erection of a temporary sound stage under Class E, Part 4, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.6 PL/20/3280/OA (Pending Consideration)
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)
 - An education hub (25,000 sq ft)
 - A business growth hub (25,000 sq ft)
 - Associated parking and servicing
 - Green Infrastructure
- 3.7 The development has been screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.

4.0 Summary of Representations

- 4.1 Iver Parish Council raises objection to the application (original and amended plans) and three sets of comments objecting to the application have also been received. Please see Appendix

5.0 Policy Considerations and Evaluation

South Bucks Core Strategy Development Plan Document - Adopted February 2011
 South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011;

South Bucks District Local Plan Appendix 6 (Parking standards)
 Chiltern and South Bucks Townscape Character Study 2017
 Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
 National Planning Policy Framework (NPPF), February 2019.
 Planning Practice Guidance
 National Design Guidance, October 2019

Principle and Location of Development

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)
 GB4 (Employment generating and commercial development in the Green Belt (excluding Green Belt settlements))

- 5.1 The site falls within the Green Belt. The NPPF advises at paragraph 133 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in

very special circumstances. The purposes of the Green Belt, as set out within Para 134 of the NPPF, are as follows:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 5.2 Policy GB1 of the SBDLP provides a list of exceptions to inappropriate development in the Green Belt, none of which are applicable to the proposed development. Policy GB4 details that existing employment sites should not be extended and new employment sites should not be established in the Green Belt. Policy GB1 of the Local Plan is not fully in accordance with the NPPF and in such circumstances the NPPF states that due weight should be given to policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). GB1 is not wholly consistent with the NPPF as it does not make reference to Very Special Circumstances as detailed at paragraphs 143 and 144 of the NPPF and therefore less weight can be afforded to it. GB4 is considered to be broadly in accordance with the provisions of the NPPF.
- 5.3 The proposed development does not constitute an exception to the operation of normal Green Belt and as such amounts to inappropriate development within the Green Belt.

PSDF Context

- 5.4 As noted the proposed development is located on land previously considered and accepted for development as part of the Pinewood Studios expansion. This is extant and capable of being implemented subject to submission and approval of a reserved matters application for this part of the site. In granting planning permission the Inspector identified conflict with the purposes and openness.
- 5.5 Whilst acknowledging harm the Inspector considered that the benefits of the proposed expansion of Pinewood Studios outweighed any harm. The Very Special Circumstances (VSC) justification put forward in support of this application is similar to that provided originally.
- 5.6 The proposed development is largely located on part of the site previously indicated for use as offices. The current proposal is for three sound stage

buildings. These are larger than those consented as part of the PSDF, however, as noted the principle of development of the existing open fields in this location was previously accepted.

Assessment

- 5.7 The Inspectors conclusions relating to the purposes and openness are relevant.
- 5.8 In concluding, the Inspector acknowledges conflict with 3 of the 5 purposes. Harm arising from conflict with Green Belt Policy is “substantial and adverse” and the geographical extent of affected Green Belt land also noted.
- 5.9 Officers concur that the proposed development would result in similar harm to 3 of the 5 purposes as delivery of the consented PSDF scheme parameters would with a slight worsening of the ‘safeguarding the countryside from encroachment’ due to the increased spread of built footprint across the site. Comparable height/footprint measurements are detailed at paragraph 2.6.
- 5.10 With regard to openness the Inspector considered that the proposed development would result in harm and specifically detailed that the existing openness of the East Area land would essentially be lost.
- 5.11 The proposed application for sound stages in this location within Pinewood East would further harm openness given the increased bulk of the proposed buildings. Despite this, the proposed development would be located in an area which benefits from outline planning consent. Loss of openness would amount to further moderate harm to the Green Belt.
- 5.12 It is considered that the proposal for development on this site would be contrary to the Green Belt purposes and would have a greater impact on the openness of the Green Belt. In accordance with paragraph 144 of the NPPF when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The case put forward for Very Special Circumstances’ is detailed from paragraph 5.58 of this report.

Landscape, design and visual impact

Core Strategy Policies:

CP8 (Built and historic environment)

CP9 (Natural environment)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

L10 (Proposals involving felling or other works affecting trees covered by a Tree Preservation Order)

- 5.13 Policy EP4 details the importance of incorporating appropriate landscaping within development proposals and the need to take account of, and retain, existing planting and landscape features, which are or may become important elements in the character and appearance of the site and wider area. CP9 references the need to conserve and enhance landscapes.
- 5.14 During the course of the application additional information was submitted in relation to landscape character. The original letter submitted detailed that whilst there would be some change to building height and the siting of buildings these would not affect the conclusions of the original LVIA for the Pinewood Studios Development Framework (PSDF). The Inspector's report considered that the impact of the PSDF proposal as a whole on landscape and visual amenity would be moderate adverse.
- 5.15 The Landscape Officer agrees with the conclusions of the Inspector that the development would result in 'moderate adverse' harm to landscape character and agrees with the Landscape consultant for the proposed development who considers a similar level of harm would result to landscape character as a result of the proposed development and consented parameters within the PSDF.
- 5.16 However, the visual impact of the proposed development was considered to differ sufficiently from the PSDF parameters such that further visual assessment was required. A further assessment of the view experienced by Pinewood Green residents was subsequently provided with the overall effect considered to be a direct, permanent effect of Major-Moderate adverse in the early years and Moderate address in the longer term. Additional mitigation is suggested to reduce the impact. Suggestions were made relating to re-orientation of the buildings within the plot and the potential for coloured cladding to be installed to allow the proposed development to blend into the backdrop.
- 5.17 The Agent has been informed of the comments received and the need for mitigation. It is understood that alternative layouts were considered with the design of the development evolving to mitigate noise and light impacts, for the following reasons:
 - stage doors do not face towards Pinewood Green.
 - majority of car parks/circulation spaces shielded by stages
 - workshop space located as far away from Pinewood Green as possible

- ancillary structures to southern elevations of stages, facing Pinewood Green, are infrequent in use and quiet in operation
 - only low level lighting required to serve southern elevation of sound stages with light spill/pollution disturbance minimised
 - light pollution from car park screened by sound stages.
- 5.18 It is detailed that the landscape proposals seek to integrate built development into its context including the provision of new tree and woodland planting extending across the southern boundary of the site to filter views from Pinewood Green and clumps of scattered native trees on a landscaped mound rising to 3.5m to provide additional screening to residents of Pinewood Green.
- 5.19 The explanation provided relating to the layout and design of the scheme and need to mitigate other amenity considerations is noted. There is potential for further consideration to be explored with regard to cladding of the buildings and Officers will attach an appropriately worded condition to allow details of the proposed cladding to be submitted prior to installation. In respect of visual impact, including the effect on residential receptors, moderate adverse harm can be attributed.
- 5.20 In conclusion, the proposal would not have a greater impact than the permitted scheme on landscape character which together with the harm to visual impact is attributed moderate weight.

Transport matters and parking

Core Strategy Policies:
CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation)
TR7 (Traffic generation)

- 5.21 Access to the site is gained via the existing Pinewood east gated access to the north which connects the site to existing internal roads within Pinewood east.
- 5.22 Comments have been provided by the Highways team comparing the proposed development and associated parking with that consented within the PSDF consent. The offices proposed under 13/00175/OUT would have had a maximum gross external area of 13,559 sqm with this application seeking permission for 4 sound stages and a workshop.
- 5.23 An assessment has been made within the submitted Transport Assessment of the trip rates generated by the outline permission, which have been previously

approved by the Highway Authority, and expected trip rates for the proposed development. A TRICS® analysis has been used to calculate the expected vehicular movements from the workshop and the applicant has carried out their own analysis based on the current use at the Pinewood Site to calculate the vehicular movements associated with the proposed sound stages.

- 5.24 The Highways officer is satisfied that the proposed development would generate fewer trips for both the peak hours and on a daily basis when compared to the previous outline permission.
- 5.25 A parking accumulation assessment has also been submitted as the proposed development would reduce the number of spaces from 342 in the outline permission to 148, with the parking accumulation assessment detailing that 139 spaces are required. It is considered that there is sufficient parking to serve the site given the change of use.
- 5.26 On this basis no objection is raised subject to conditions being included requiring submission of a Construction Traffic Management Plan and the laying out and maintenance of the proposed parking, loading and manoeuvring space in accordance with the proposed plans. The proposed development would comply with policies CP7, TR5 and TR7. This is attributed neutral weight in the planning balance.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)
EP5 (Sunlight and daylight)
H11 (Alterations and extensions to dwellings)

- 5.27 Local Plan Policy EP3 states that permission will not be granted for uses which would be, or which would have the potential to be, detrimental to the amenities of nearby properties or the locality in general by reason of noise, vibration, smell, pollution, disturbance, visual intrusion, loss of privacy, the impact of traffic, or other nuisance. The scale of a proposed use should be compatible with and not adversely affect the character or amenities of neighbouring properties or the locality in general.
- 5.28 The proposed stages would be constructed in excess of 70 metres from the nearest residential property on Pinewood Green however given their size and scale the proposed structures would be visible from neighbouring properties. It is acknowledged that the introduction of sound stages of increased height would differ from the parameters within the PSDF and result in a visual change. The comments of the Landscape Officer and the request for additional

consideration of cladding to mitigate the bulk of the proposed buildings is relevant and will be required by condition. It is also noted that the design and layout of the proposed soundstages has been informed by the need to ensure that nearby residents are not subject to adverse noise and lighting disturbance.

- 5.29 It is not considered that from a residential amenity point of view that the proposed development would result in any loss of privacy, overbearing or obtrusive appearance of significantly greater harm than the accepted parameters within the outline planning consent to warrant refusal of the application on this basis.
- 5.30 Given the distance from neighbouring properties and mitigation proposed it is not considered that the proposed development would be adversely harmful. This is accorded neutral weight in the planning balance.

Environmental issues

Core Strategy Policies:

CP12 (Sustainable energy)
CP13 (Environmental and resource management)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)
EP5 (Sunlight and daylight)
EP16 (Hazardous substances)
EP17 (Aerodrome/air traffic safeguarding)
R8 (Floodlighting)

- 5.31 Paragraph 109 of the NPPF states that “the planning system should contribute to and enhance the natural and local environment by ... preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability...”
- 5.32 Core Policy 13: Environmental and Resource Management of the Core Strategy sets out that the Council will seek to ensure the prudent and sustainable management of environmental resources by protecting and enhancing water quality, and seeking improvements to air quality. It goes on to say that new development will be directed away from existing sources of noise and air pollution to avoid adverse impacts on local communities.
- 5.33 An assessment of contamination risks associated with the site identifies that historic landfill locations are located adjacent to the application site. As such, a

condition relating to the reporting of unexpected contamination is recommended.

- 5.34 Officers note the comments of the Agent relating to configuration of the four sound stages within three buildings, arranged in a courtyard manner as this design minimises the impact to residents of Pinewood Green through the internalisation of noise and activity zones.
- 5.35 The Environmental Protection Officer considered the application and requested additional information in the form of a comprehensive noise assessment. This has been submitted and reviewed and is considered to be acceptable. It is noted that the report details that night time deliveries are not proposed. Conditions are recommended to ensure that any lighting is not obtrusive, limit the construction hours of the proposed development and ensure that deliveries do not occur at night time to safeguard residential amenity.
- 5.36 With regard to air quality it is noted that the proposed development for sound stages would result in significantly less traffic movements than the office use consented within the PSDF. As the proposed development would not result in an intensification of traffic/highways impacts further mitigation in respect of air quality is not required.
- 5.37 The supporting documentation submitted sufficiently addresses environmental considerations and subject to the relevant planning conditions compliance with the relevant policies is achieved. This is afforded neutral weight in the planning balance.

Flooding and drainage

Core Strategy Policies:

CP13 (Environmental and resource management)

- 5.38 The site is located within flood risk zone 1, as identified by the Environment Agency, however is an area identified by the Council as being at risk of surface water flooding and, therefore, a drainage statement has been submitted in support of the application.
- 5.39 The LLFA have no objection to the proposed management of surface water on site, subject to the submission of detailed drainage designs and maintenance plans. It is considered that such details could be secured by condition.
- 5.40 Overall, no objection is raised. It is considered that the surface water methods presented would sufficiently contain any potential flood risk within the site and would therefore be in accordance with paragraph 165 of the NPPF. This is

afforded neutral weight in the planning balance.

Strategic Access

Core Strategy Policies:

CP6 (Local infrastructure needs)
CP9 (Natural environment)
CP12 (Sustainable energy)
CP13 (Environmental and resource management)

- 5.41 At paragraph 98 of The NPPF (2019) it is detailed that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities such as adding links to existing rights of way networks. Paragraph 141 of the NPPF relates to local authorities planning to positively enhance the beneficial use of Green Belts, for example, looking for opportunities to provide access and opportunities for outdoor sport and recreation.
- 5.42 Policy CP6 relates to protection and delivery of infrastructure and details that new development will be required to provide local improvements. Infrastructure is defined in the Core Strategy as a broad term which encompasses all elements of physical, green and social infrastructure.
- 5.43 The Strategic Access Officer has been consulted and sought confirmation that the permissive path to be provided parallel to Pinewood Green would be unaffected by the proposed development. The Agent has responded and confirmed that the path outlined within the PSDF can be provided and that no conflict with the original Section 106 agreement would result.
- 5.44 As such the proposed development would comply with the requirements of Policy CP6 and is afforded neutral weight in the planning balance.

Ecological and arboricultural considerations

Core Strategy Policies:

CP9 (Natural environment)
CP13 (Environmental and resource management)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)
EP4 (Landscaping)

- 5.45 Core Strategy Policy CP9 seeks a net gain in biodiversity resource, maintaining existing ecological corridors. It also seeks the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas and on other non-designated land, maintaining existing ecological corridors and avoiding habitat fragmentation. The NPPF seeks to protect sites of biodiversity and to minimise impacts and provide net gains; para. 175 sets out criteria that should be considered in determining planning applications.
- 5.46 During the course of the application an Ecological Assessment Report was submitted which gives consideration to potential protected species on site. This document has been reviewed by the Council's Ecologist who considered that due regard has been given to protected species and habitats within the application site.
- 5.47 It is considered that conditions would be necessary to ensure that the development is carried in accordance with the recommendations set out in the Ecological appraisal and that the details of the ecological enhancements are submitted to the Local Planning Authority for approval. Subject to the above, no objections are raised.
- 5.48 With regard to biodiversity net gain there is an obligation within the PSDF permission to deliver this, with annual monitoring and delivery to be approved by the Council across the Pinewood Estate. As such it is considered that the biodiversity net gain relating to the site can be secured by planning condition.
- 5.49 The arboricultural officer has been consulted. The site is subject to an Area designated Tree Preservation Order known as no.23, 2009 and the woodland known as 'The Clump' in the north east corner of the site and adjacent land is subject to a Woodland designated Order known as no.3, 1950. The woodland known as The Clump is partially within the site and is classified as Ancient Woodland (AW). An AIA was submitted allowing officer assessment of the trees to be removed and clarification has been provided regarding the juxtaposition of the proposed development with 'The Clump' which is located in excess of 30, from the edge of this area at the closest point and will therefore not directly affect the proposed development. The landscape strategy details the proposed planting with the tree officer recommending that further consideration should be given to the proposed species. The proposed woodland management plan is also considered beneficial, further details of this would be required to be submitted within the LEMP condition. The proposed development is considered acceptable on balance, subject to conditions.
- 5.50 Conditions will be attached requiring implementation of the development in accordance with the submitted arboricultural method statement, the

submission and retention of a landscape scheme to ensure proposals are sustainable and to fully assess the ecological enhancements of the scheme.

- 5.51 As such it is considered that the proposed development is compliant with the policies of the development plan relating to the natural environment. This is afforded neutral weight in the planning balance.

Building sustainability

Core Strategy Policies:

CP12 (Sustainable energy)
CP13 (Environmental and resource management)

- 5.52 Core Policy 12 details that the Council will promote and encourage energy efficiency and renewable/low carbon energy efficiency and renewable/low carbon energy in all new development through a range of measures in order to contribute towards meeting national targets for reducing CO₂ emissions. To achieve this aim CP12 requires that all non-residential development of more than 1000sqm should provide at least 10% of their energy from decentralised and renewable or low carbon sources.
- 5.53 Additional information has been provided in respect of the approach to renewable energy across the site ‘In respect of energy the approach will be the same as that taken across the whole Pinewood site in that Pinewood has an energy contract that has procured, since 2020, 100% REGO certified renewable electricity. This means that the net carbon emissions from the electricity used at Pinewood Studios will be zero tonnes of carbon dioxide. This is the highest standard that can be achieved and coupled with on-site measures of energy reduction such as LED and automatic lighting ensures that the Studios far exceeds the 10% requirement of the Local Plan policy.’
- 5.54 It is noted that the applicant is not proposing to provide specific measures for these buildings to provide 10% of energy on site from decentralised and renewable or low carbon sources, however given the above information it is considered that the overarching aim of Policy CP12 would be met given that the building is part of a wider site subject to renewable energy initiatives.
- 5.55 No objection is raised with regard to Policy CP12. This is afforded neutral weight in the planning balance.

Infrastructure and Developer Contributions

Core Strategy Policies:

CP6 (Local infrastructure needs)

- 5.56 The development is a type of development where CIL would be chargeable.
- 5.57 It is considered that there would not be other types of infrastructure, for which mitigation has not already been secured as part of the Pinewood Studios PSDF consent, that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

Very Special Circumstances

- 5.58 The NPPF sets out in paragraph 143 that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 5.59 In this case the proposed development would constitute inappropriate development which is by definition harmful. It would also result in an increase in the footprint and mass of built development would result in harm through loss of openness and would encroach into the countryside being contrary to purpose c of the Green Belt which is to assist in safeguarding the countryside from encroachment. As set out above any harm to the Green Belt carries substantial weight. In addition to the harm to the Green Belt the proposal would also result in moderate harm to the landscape and this is considered to carry moderate weight.
- 5.60 The Applicant contends that the extant permission and Inspectors decision are a legal fall back and that no Green Belt harm can arise as development has already been accepted on the site. The intention to remove the site from the Green Belt within the emerging Chiltern and South Bucks Local Plan 2036 (now withdrawn) is also noted.
- 5.61 With regard to the considerations within the above paragraph, firstly it is acknowledged that the previous application is a fall back position which could be implemented and which carries significant weight, however, as noted above the buildings are larger and therefore more harmful. It is also relevant that the Chiltern and South Bucks Local Plan 2036 has been withdrawn and is not a material consideration.
- 5.62 The Applicant has also put forward further points to support their case of very special circumstances relating to the increased demand for high-quality

production facilities since approval of the PSDF consent with the sound stages proposed to meet the needs of the industry due to the requirements of production companies shifting to a higher proportion of stages and workshops and a lower requirement for offices.

- 5.63 The lack of stage space is a barrier to film production in the UK and this is corroborated by industry leaders. As a result of the stage space shortage the ambition of the Industries Sector Deal has apparently not been met. Increased content demand has led to severe space shortages leading to the loss of films and TV series to competitor jurisdictions with associated loss of GDP and jobs. Inward investment in the UK film and TV industries is targeted in the Creative Industries Sector Deal with the aspiration being a doubling in growth by 2025.
- 5.64 The proposed development is detailed as contributing to achieving UK Government Priorities to grow the UK's creative industries, promote growth and create new jobs. The documentation submitted in support of the application details that: '*The use of the site remains for purposes related to film studios. The very special circumstances case has therefore been demonstrated and accepted through PSDF and is set out above. The revised Phase 3 proposals respond directly to the needs of the film industry.*'
- 5.65 The extant planning permission is an important material consideration which is relevant to the assessment of the current application. A scheme for built development on the site has previously been consented with the relevant reserved matters application able to come forward. It is noted that since granting of the PSDF development the requirements of the film industry and Pinewood Studios have changed with compelling explanation for this provided by the applicant.
- 5.66 When considering the PSDF case for expansion the Inspector noted the leading global status of Pinewood Studios as an essential component of the UK film industry which makes substantial contribution to the UK economy and Government policy for sustainable economic growth with high importance attached to the creative industries and specifically film. It was concluded that '*there is a very strong, credible economic case for the proposed expansion. While recognising that there is a degree of risk arising from uncertainty, the case is sufficiently compelling to be given substantial weight in support of the development.*'
- 5.67 When concluding on the Green Belt balance the Inspector details that: '*The characteristics of the particular site, the relationship to the existing Pinewood Studios, the individual circumstances of the film industry, and the details of the supporting economic case, taken together provide a distinguishing combination of features. Overall, very special circumstances exist to warrant allowing the*

inappropriate development, overriding the identified conflict with the development plan.'

- 5.68 Taking into consideration all of the above, it is considered that the economic arguments put forward and accepted at the appeal are as equally applicable to this current application which responds to up to date requirements of Pinewood and do collectively constitute Very Special Circumstances with substantial weight that outweighs the harm caused by the inappropriateness of the proposal and other harm identified.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 6.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
 - c. Any other material considerations
- 6.3 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.4 The three overarching objectives to sustainable development, are economic, social and environmental. The proposal would result in the creation of jobs and support the growth of both Pinewood Studios, a prominent local business

and employer as well as the UK film and television industry which meets the economic objectives set out in Paragraphs 83 and 84 of the NPPF.

- 6.5 In terms of applying paragraph 11 d of the NPPF it is accepted that there is harm to the green belt to which substantial weight is given. The report concludes that very special circumstances exist in this case and that policies in the NPPF relating to Green Belt do not provide a clear reason for refusing the development proposed.
- 6.6 The proposals comply with other objectives of the NPPF relating to trees and hedgerows, parking and access, promoting sustainable transport, highway impact, meeting the challenge of climate change and flooding, and conserving and enhancing the natural environment, well-designed places and design, contamination, air quality, noise and disturbance and residential amenities. These matters do not represent benefits to the wider area but demonstrate an absence of harm to which neutral weight is attributed.
- 6.7 There would be harm to the character of the landscape and visual impacts, which having regard to mitigation would be a moderate negative impact which attracts moderate weight.
- 6.8 The proposal would create significant economic benefits with high importance attached to the creative industries and specifically film on a regional and national level as well as the local economy and businesses, as well as through employment associated with the use and construction of the development, to which significant weight is attached.
- 6.9 Taking all of the above into account it is considered that the proposal would provide for a sustainable form of development that meets the requirements of the NPPF and relevant Development Plan policies. It is concluded that there are no policies in the Framework that protect areas or assets of particular importance that provide a clear reason for refusing the development proposed, and the adverse effects of the proposal would not significantly and demonstrably outweigh the benefits.
- 6.10 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.

- 7.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 7.3 In this instance the applicant was provided the opportunity to submit amendments to the scheme/address issues.

8.0 Recommendation:

Defer and delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the concurrence of the Secretary of State (SoS), there being no new substantive, material planning matters being raised following statutory publicity for the development proposed being a potential 'Departure from the Development Plan' and the conditions set out in this report and any others which he considers appropriate and satisfactory.

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. No development (excluding demolition) shall take place until a schedule of materials to be used in the elevations of the development hereby permitted has been submitted to and approved by the Planning Authority in writing. This will include submission of photomontages to assist informing the most appropriate cladding colour. Thereafter the development shall be carried out in accordance with the approved details. (SM01)
Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained has been submitted to and approved in writing by the Local Planning Authority. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the Local Planning Authority. (ST01)

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (ST02)
Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
5. The development shall be implemented in accordance with the SJ Stephens Arboricultural Impact Assessment dated 16th November 2020 in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)
Reason: To maintain the visual amenity of the area. (Policies EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refer.)
6. No development shall take place, except for vegetation clearance, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority, in conjunction with the Highway Authority. The CTMP shall include details of: i) The routing of construction vehicles ii) The parking of vehicles of site operatives and visitors iii) Loading and unloading of plant and materials iv) Storage of plant and materials used in constructing the development v) Wheel washing facilities vi) Construction access The approved plan shall be adhered to throughout the construction period.
Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents. (Policy TR5 and TR7 of the South Bucks District Local Plan (Adopted March 1999) refers).
7. Prior to occupation of the development space shall be laid out within the site for parking for cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(Policy TR5 and TR7 of the South Bucks District Local Plan (Adopted March 1999) refers).

8. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.
9. A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The LEMP shall also include details of the mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.
Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.
10. Prior to the commencement of the above ground works an Ecological Management and Monitoring Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include proposals for the achievement and maintenance of a bio diversity net gain, including timeframes for delivery, in combination and compliance with the bio diversity net gain plan for the wider Pinewood Studios as required by conditions 11 and 12 of planning permission 13/00175/OUT. The scope of the Ecological Management and Monitoring Plan to be submitted shall be submitted to and approved by the Local Planning Authority in advance of its detailed preparation. The approved

Reason: To ensure that the proposed development delivers biodiversity net-gain in compliance with the National Planning Policy Framework (2019).

11. No development shall take place, except for vegetation clearance, until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
 - o Submission of the Arup 2013 Flood Risk Assessment
 - o Submission of existing ground investigation report
 - o Demonstrate that water quality, ecological and amenity benefits have been considered
 - o Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
 - o Existing and proposed discharge rates and volumes
 - o Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - o Where possible surface water drainage pipes should not run underneath buildings
 - o Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.
12. Prior to the occupation of the development a whole-life maintenance plan for the site must be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.
Reason: To ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

13. No deliveries and collections to the development hereby approved shall take place within the application site between the hours of 23:00hrs and 07:00 hours the following day.

Reason: To safeguard the amenities of nearby occupiers/the locality in accordance with Local Plan Policy EP3 of The South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies.

14. Prior to the erection of any lighting within the site full detailed shall be submitted to and approved in writing the Local Planning Authority. The approved lighting shall be erected and maintained in accordance with the approved details.

Reason: To safeguard the amenities of nearby occupiers/the locality in accordance with Local Plan Policy EP3 of The South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies.

15. The construction of the soundstages and associated works hereby approved shall only take place between the following hours:

- a. 07.00 to 18.00 on weekdays (excluding bank holidays)
- b. and from 07.00 to 13.00 on Saturdays

The applicant will require that its contractors adhere to these core working hours as far as reasonably practicable or unless otherwise permitted under Section 61 of the Control of Pollution Act 1974. In any event best practicable means to reduce noise impacts (as explained in the Control of Pollution Act 1974) must be employed.

Reason: To safeguard the amenities of nearby occupiers/the locality in accordance with Local Plan Policy EP3 of The South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies.

16. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

17. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:
 - Site Location Plan - XX-XX-DR-A-90001 – Rev P3
 - Proposed Site Plan - XX-XX-DR-A-90000 – Rev P8
 - Plot 1 Level 00 Plan - 01-00-DR-A-001000 – Rev P4
 - Plot 1 Elevations Sheet 1 - 01-XX-DR-A-001_51 – Rev P4
 - Plot 1 Elevations Sheet 2 - 01-XX-DR-A-001_52 – Rev P4
 - Plot 2 Level 00 Plan - 02-00-DR-A-002000 – Rev P4
 - Plot 2 Elevations Sheet 1 - 02-XX-DR-A-002_51 – Rev P4
 - Plot 2 Elevations Sheet 2 - 02-XX-DR-A-002_52 – Rev P4
 - Plot 3 Level 00 Plan - 03-00-DR-A-003000 – Rev P4
 - Plot 3 Elevations Sheet 1 - 03-XX-DR-A-003_51 – Rev P3
 - Plot 3 Elevations Sheet 2 - 03-XX-DR-A-003_52 – Rev P3
 - Plot 4 GA - 04-XX-DR-A-00001 – Rev P6

Informatives: -

1. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk. (SIN35)

2. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)

3. To satisfy the requirements of condition 2 (materials) the comments of the landscape officer relating to the use of appropriate coloured cladding and associated photomontages of existing views to demonstrate suitability will be required. For reference the following must be considered:

'Use of different coloured cladding patterns to create the illusion of smaller units, or to blend against a backdrop. Photomontages of the existing views would be required to establish what the buildings will be seen against (most likely sky, with trees at the lower levels). In this case, the views are from a fixed point so this is a much easier exercise than if the buildings were being viewed from multiple locations with differing backdrops. Then a carefully chosen palette and pattern of colours can be chosen that best blend with the backdrop.'

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Cllr Ray Sangster: As a Member I formally request a Call In. Areas to be discussed; 1). How will Pinewood Green be protected by these constructions - seeking formal assurances that Developers will NOT have the scope to alter any agreements made through a formal Planning Consent. 2). A great deal of Green Belt will disappear from The Ivers - how will this be compensated for? 3). What 106 monies will be made available to The Ivers? 4) Visual impact of the design on the local community e.g. Pinewood Green? 5). Security issues. 6) Adequate and approved drainage schemes.

Parish/Town Council Comments

Original comments (20 October 2020): Objection: Request to Call in. These buildings do not respect the height of nearby domestic buildings they replicate that of sound stages in phases 1 and 2. The visual impact will be distressing for close residents of Pinewood Green and a less stark cladding would help to mitigate the appearance of these block buildings. There is no confidence that the reduced level of parking will not lead to vehicles parked off site in Pinewood Green estate. A review of drainage/hydrology is needed around these buildings to ensure the attenuation pond and ditches will cope. Note Drainage Statement para 5.3.2 for expected condition. Monitoring and maintenance of ditches following completion is required. The permissive path network secured by s.106 at outline planning for PSDF must have access to enable use by less able people. Security is as much a concern for residents as for PSL

(05/01/21)

Objection: Revised plans still result in large development and use of unsightly steel around the temporary sound stages and previous objections apply.

Internal Consultation Responses:

Tree Officer

(21/10/20)

The site is subject to an Area designated Tree Preservation Order known as no.23, 2009 and the woodland known as 'The Clump' in the north east corner of the site and adjacent land is subject to a Woodland designated Order known as no.3, 1950. The woodland known as The Clump is partially within the site and is classified as Ancient Woodland (AW). The Forestry Commission and Woodland Trust is a non-statutory consultee on developments in or within 500m of an AW <http://www.forestry.gov.uk/forestry/infid-98uh7n>. Joint standing advice by FC and NE can be found on the following link <https://www.gov.uk/guidance/ancientwoodland-and-veteran-trees-protection-surveys-licences> which outlines what LPA's should consider when development is near ancient woodland or/and veteran trees. If the FC is consulted the following link provides Forestry Commission Area Office contact details <http://www.forestry.gov.uk/england-areas>. The

submitted Planning Statement (September 2020) outlines 'Tree Removal Plan Sheet 2 of 3' in appendix 2 of this document. It is unclear when zooming into the image to see what tree is shown for removal in the on the northern boundary of the site and it maybe two oak trees. I have reviewed application PL/20/3302/PNTF to ascertain a group of self-set trees shown as G3077 (12 thorn and 3 oak) are to be removed for temporary sound stage but obviously more trees within the open ground of the site will be lost. The submitted DAS in chapter 7 'Landscape' explains trees and woodland are mainly retained unless directly impacted by the proposed development. It describes new tree and woodland planting will take place to reinforce or mitigate the natural landscape. A landscape scheme should be submitted to ensure proposals are sustainable and to fully assess the ecological enhancements of the scheme. It is difficult to ascertain the arboricultural merits of this application as there will be tree losses which are not fully shown with no actual detailed proposals on mitigation planting within the site. It would appear that trees within the designated AW edge known as 'The Clump' is to be removed which would be contrary to standing advice when you compare images below.

(12/01/21)

The submitted Arboricultural Impact Assessment by SJ Stephens Associates (16 Nov 2020) is helpful in outlining which trees are to be removed as detailed in paragraph 6.1 of the report as well as being shown on Tree Protection Plan drawing 412.5-02 Rev C. The imagery in appendix Ei of this report is also very helpful to ascertain trees for removal.

Construction/development of plot 4 with associated hard surfacing still appears to be within close proximity of the AW known as The Clump. It would be helpful if this legally protected AW could be illustrated on drawing 3672-FBA-XX-XX-DR-A-90000 Rev P4.

In my opinion a landscape scheme should be submitted to ensure proposals are sustainable and to fully assess the ecological enhancements of the scheme but it may be determined that this level of detail can be subject to a suitably worded planning condition.

Clarification is required over the juxtaposition of the AW known as 'The Clump' as outlined above so that we can ascertain whether the proposed scheme complies with standing advice. I suspect the development falls outside the AW but clarification is required.

(16/02/21)

Clarification has been recently received following my recent comments that development 'is over 30m from the edge of The Clump at its closest point' as shown on drawing 3672-FBAXX-XX-DR-A-90000 Rev P8 so AW is not directly affected by proposed development. I have no objection in arboricultural terms and if planning permission is permitted I recommend the following planning conditions:

ST1
ST2
ST18

Lead Local Flood Authority (LLFA)

(4/11/20)

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Drainage Statement – Pinewood East Phase 3 (1649-01 Revision P03, 14/09/2020, Civic Engineers)

The LLFA has no objection to the proposed development subject to the following planning conditions listed below being placed on any planning approval.

Flood Risk

Surface Water Flood Risk

The Risk of Flooding from Surface Water (RoFSW) provided by the Environment Agency shows that the site lies in an area of low risk of surface water flooding (meaning there is between 0.1% and 1%) likelihood of flooding occurring in a given year). An online version of this mapping data is available to view through the Environment Agency's Long term flood risk information mapping.

Groundwater Flood Risk

The Groundwater Flood Map (Jeremy Benn Associates, 2016), shows the groundwater level in the area of the proposed development to be at between 0.5m and 5m of the ground surface for a 1 in 100 year return period. This means that there is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely.

Records of Flooding

The LLFA holds a record of surface water flooding within 150m south of this site.

Additional Comments on Flood Risk

It should be noted that to comply with paragraph 155 of the National Planning Policy Framework (2018); development must not increase the risk of flooding on site or elsewhere.

Surface Water Drainage

It is understood that the surface water drainage for Phase 3 of the development was taken into account within an existing Flood Risk Assessment (224788-20 Issue 3, 2013, Arup). Surface water runoff from the site will be discharged into an existing attenuation pond to the south east corner of the site with an outfall to a ditch network.

The Arup FRA and the ground investigation report must be submitted to provide evidence that the surface water drainage hierarchy has been followed and there is sufficient capacity within the existing system.

SuDS Components

As explained above the surface water runoff from the proposed development will be discharged into an existing attenuation pond; however it is disappointing that no other SuDS components have been incorporated into the surface water drainage scheme. As a minimum tanked permeable paving should be incorporated into the car parking area, as this will provide additional water quality treatment.

Surface water drainage schemes must comply with paragraph 165 of the National Planning Policy Framework (NPPF) (2018) which states;

‘Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the Lead Local Flood Authority;
- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.’ Priority must be given to above ground and SuDS components including, but not limited to; permeable paving, ponds, swales, tree pits, rain gardens and wetlands. Above ground green SuDS components can provide water quality, amenity and biodiversity benefits.

Water Quality Assessment

The applicant must demonstrate their compliance with the water quality assessment criteria (Section 26, CIRIA SuDS Manual, 2015) to ensure that pollution is adequately managed.

Often a combination of various SuDS components are required to meet the criteria.

Layout

An updated layout with the proposed development showing the connectivity to the existing surface water drainage system is required.

The Proposed Surface Water Drainage Layout (PS1-MDG-00-XX-DR-D-64000 Revision C11, 18.11.2015, Sir Robert McAlpine) shows that a surface water pipe will run underneath proposed building 2.31. It is understood that the site layout has changed, however it should be noted that surface water drainage pipes running under buildings should be avoided as it presents a potential maintenance issue, especially if the pipes need to be replaced.

Calculations

Calculations for the proposed surface water drainage scheme are required for the events detailed below:

- 1 in 30 year event demonstrating that the system does not flood
- 1 in 100 year event plus 40% climate change demonstrating that any flooding is contained on site These calculations must include details of critical storm durations, and demonstrate how the proposed system as a whole will function during different storm events.

Climate change allowances

The Environment Agency updated the climate change allowances for peak rainfall intensity in 2016. When designing a surface water drainage system, the LLFA encourage that 40% climate change allowance is used. A climate change allowance of 20% will be accepted if the system has been sensitivity checked for the 1 in 100 plus 40% climate change allowance event.

Exceedance

If any flooding occurs for the 1 in 100 year plus 40% climate change event, details of where this flooding will occur and the volume of the flooding must be provided. For rainfall events over the 1 in 100 plus 40% climate change allowance event, a drawing showing the direction of exceedance flows must be provided.

Factor of safety

A factor of safety must be applied to any calculations for the proposed surface water drainage scheme in accordance with best guidance.

Construction Drawings

At detailed design, construction drawings for all surface water drainage components are required. Drawings should include cover and invert levels along with details of materials.

Maintenance

A maintenance schedule for the surface water drainage system needs to be provided. It should include the maintenance tasks which are required, the persons responsible for undertaking maintenance and frequency by which these will be undertaken.

Further Guidance

We request that the applicant visit our website, where our requirements are clearly stated. Useful documents include our Developer Pack. Our website also contains our Local Flood Risk Management Strategy (LFRMS) and Preliminary Flood Risk Assessment (PFRA) which are strategically important documents that should be reviewed.

I would request the following conditions be placed on the approval of the application, should this be granted by the LPA:

Condition 1 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Submission of the Arup 2013 Flood Risk Assessment
- Submission of existing ground investigation report
- Demonstrate that water quality, ecological and amenity benefits have been considered
- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- Existing and proposed discharge rates and volumes
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Where possible surface water drainage pipes should not run underneath buildings

- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.

Reason The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Condition 2 Prior to the occupation of the development a whole-life maintenance plan for the site must be submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as as-built drawings and/or photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

Reason The reason for this prior occupation condition is to ensure that arrangements have been arranged and agreed for the long term maintenance of the drainage system as required under Paragraph 165 of the NPPF.

Environmental Health (Land Contamination)

(25/11/20)

The historical maps indicate that the site has had an agricultural use, inferred by the presence of field boundaries on the map for the 1869-1888 epoch, a copse of trees is shown on the north eastern boundary, the copse is labelled The Clump on the map for the 1898-1899 epoch, the site appears to have remained undeveloped, except for the construction of an attenuation pond.

The site will be mostly hard surfaced, apart from the construction of a landscape mound. The proposed development is not considered a sensitive end use.

The site is located adjacent to an area of historic landfill (Site name: Sauls Farm, hld ref. EAHLD12505, first input 31/12/1984, last input 31/12/1987, inert, industrial, commercial, household).

Consideration should be given to whether gas protection measures are necessary.

Based on this, the following condition is recommended on this and any subsequent applications for the site.

The application requires the following condition(s):

Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be

reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(12/01/21)

I have no further comments to make with regards to land contamination. Please refer to my previous comments dated 25th November 2020.

Highways Development Management

(03/12/20)

This application follows a series of applications regarding the re-development of the Pinewood Studios site, specifically an outline application under reference 13/00175/OUT which covers this site and was granted permission on 18th June 2014.

With regards to trip generation, it is my understanding that offices with a maximum gross external area of 13,559 sqm were permitted for the site under the aforementioned outline permission. On the other hand, this application seeks permission for 4 sound stages and a workshop. An assessment has been made within the submitted Transport Assessment of the trip rates generated by the outline permission, which have been previously approved by the Highway Authority, and expected trip rates for the proposed development. A TRICS® analysis has been used to calculate the expected vehicular movements from the workshop and the applicant has carried out their own analysis based on the current use at the Pinewood Site to calculate the vehicular movements associated with the proposed sound stages.

I am satisfied that this assessment confirms that the proposed development would generate fewer trips for both the peak hours and on a daily basis when compared to what has been approved in principle.

Using the assessment carried out above, a parking accumulation has also been submitted to ensure the proposed level of parking is sufficient for the proposals as the number of spaces provided has been reduced from 342 in the outline permission to 148. The parking accumulation for the proposals demonstrates that at any one time, 139 parking spaces will be required. Therefore, I am satisfied that the reduction in car parking spaces remains sufficient to serve the site given the change in use.

It is noted that trailers may be required for the shooting phase and will be accommodated within the car park or surrounding the sound stages. Whilst it appears there is spare capacity to accommodate this, any overspill of parking should be accommodated within the

rest of the Pinewood site and not on the local highway network which has been stated within the submitted documents.

It has been stated that the site will be accessed via the main Pinewood East access. Given the reduction in movements when compared to the outline permission, I am satisfied that this arrangement is sufficient.

Swept path analyses have been submitted which I can confirm demonstrate the ability for a 10m rigid vehicle and 16m articulated vehicle to safely enter, manoeuvre and egress the site in a forward gear.

I am satisfied that issues regarding the sustainability of the site are covered by the previously approved sitewide Travel Plan.

Mindful of the above, I have no objection to the proposed development subject to the following conditions being included on any planning consent you may grant:

Condition 1: No development shall take place, including works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority, in conjunction with the Highway Authority. The CTMP shall include details of:

- i) The routing of construction vehicles
- ii) The parking of vehicles of site operatives and visitors
- iii) Loading and unloading of plant and materials
- iv) Storage of plant and materials used in constructing the development
- v) Wheel washing facilities
- vi) Construction access

The approved plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety, convenience of highway users and to protect the amenities of residents.

Condition 2: Prior to occupation of the development space shall be laid out within the site for parking for cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(07/02/21)

Having reviewed the additional information, I consider that the submissions do not propose a material difference in highway terms and the principle of development remains the same. As such, I have no further comment to make on this application. Mindful of the above, I have no objection to the proposed development and no further conditions to include.

Environmental Health (Noise and Nuisance)

(4/12/20)

It occurred to me that there is no back lot associated with this application which makes noise impact assessment simpler. The report prepared by Clarke Saunders is satisfactory but a little superficial. I recommend we request a comprehensive BS 4142:2014+A1:2019 impact assessment be undertaken and submitted demonstrating no or low impact for the operational part of the development.

For construction, core working hours be:

- a. between 07.00 to 18.00 on weekdays (excluding bank holidays)
- b. and 07.00 to 13.00 on Saturdays

The applicant will require that its contractors adhere to these core working hours as far as reasonably practicable or unless otherwise permitted under Section 61 of the Control of Pollution Act 1974. In any event best practicable means to reduce noise impacts (as explained in the Control of Pollution Act 1974) must be employed.

The applicant follows Guidance Note 01/20 for the reduction of obtrusive light published by Institution of Lighting Professionals when installing artificial light sources.

(23/02/21)

Thanks for obtaining a more comprehensive operational noise assessment from the applicant (as requested in my email of 4th December 2020).

I have read the report and if the assumptions are correct would have no objections to raise on environmental noise grounds.

The report states that no night time deliveries will take place (Para 6.2.3). I would recommend considering a condition to this reinforce this. (e.g. Deliveries and collections are not permitted between 23:00hrs and 07:00 hours the following day).

If you have any questions please don't hesitate to contact me.

Landscape Officer

(26/02/21)

DRAWINGS/DOCUMENTS REFERENCED

Proposed Site Plan 3672-FBA-XX-XX-DR-A-90000 P7

Landscape Proposals LUC-10135-LD-PLN-1000 D

Design & Access Statement (DAS) September 2020

Land Use Consulting (LUC) Review Letter 15 December 2020

COMMENTS

Landscape Character

I agree with LUC that the proposal will not make a material difference to the level of impact on landscape character (noting the Secretary of State judged this impact to be moderate adverse rather than slight adverse, as the Environmental Statement concluded).

Visual Impact

However, I consider the details in the current application (PL/20/3179/FA) for four sound stages and a workshop building, differ enough from the approved parameters for the office buildings (13/00175/OUT) for further visual impact assessment to be necessary. Of particular concern is the increased impact on residents in Pinewood Green (receptor H1). They were considered to have a HIGH sensitivity to change in the LVIA submitted in support of 13/00175/OUT.

In addition to the significantly increased scale of the proposed units (plus an additional large scale unit) is the difference in their design resulting from their use. Although only parameters have so far been approved, the office buildings are not only much smaller scale but present many opportunities for detailed design to further reduce visual impact. Much was made of this in the DAS (Section 4 Design Strategy), which supported application 13/00175/OUT. The proposed ‘country house and mill’ typology presents opportunities for an attractive building design that could compliment the new landscape setting and be less visually intrusive as a result. In contrast, the sound stage units offer few similar design opportunities. They are very large scale industrial units, clad in light grey, with what the DAS describes as a ‘shed-like form’.

Fig. 7.2 of the current DAS shows an indicative cross section through the development to Pinewood Green, which seeks to demonstrate how existing and proposed tree planting and bunds would limit visual impact of the development on Pinewood Green residents in the long term (20 years). This is somewhat disingenuous as it is taken through one of the few places where there is a mature tree on the southern site boundary. All of the trees in the image are also shown in full leaf with indicative heights and canopy spreads that cannot be guaranteed, as so much depends on species, planting method and maintenance. In any event, the screening ability of any tree is significantly reduced when not in leaf (approximately 50% of the year).

Landscape cross sections were provided in the Environmental Statement in support of the 2013 application and are shown below (ES Vol.2, part 2, part 5 (4), p.109- 110). It is hard to see how the section provided in the current DAS corresponds with those in the previous ES, which appear to show a much starker relationship between the 2013 development and Pinewood Green, even with the permitted office buildings.

It is likely enough to raise concern that a significant portion of the (up to) 21 m height of featureless ‘shed-like’ buildings would be apparent for at least half of the year from many properties along Pinewood Green. Particularly for the next 5-10 years whilst new tree planting develops.

Landscape proposals have been submitted, which show a combination of a landscaped bund with native scattered tree planting. The scale and location of the works is strikingly similar to what had already been indicatively proposed for the much smaller office buildings under application 13/00175/OUT. For the reasons set out above, it is difficult to be convinced that

the proposed landscape mitigation is sufficient to mitigate the increased impacts from this very different form of development, particularly without sight of any explanatory assessment.

ADDITIONAL INFORMATION REQUESTED

In order that any harm arising from this proposal can be properly balanced against the benefits of the scheme, a targeted visual assessment is required. It should assess the visual impact of the proposed development on residents of Pinewood Green and follow the Landscape Institute's Guidelines for Landscape & Visual Impact Assessment (third edition). This need not be a long assessment but should be informed by a selection of accurate cross sections through the site and Pinewood Green (along the lines of those provided in the 2013 ES). These sections should draw information about the height, spread and location of existing trees (in winter) from a tree survey. They should show the worst case scenario (year 1 in winter) with the predicted situation year 10 shown separately (by a dotted line on the same section or on a separate section if the image becomes too cluttered).

Once the level of harm has been assessed, mitigation can be considered. Options to consider, alongside landscape proposals, could include:

- Reorientation of the buildings within the layout (eg. swap plot 2 with the car parking area so it is set back further away from Pinewood Green)
- Using different coloured cladding patterns to create the illusion of smaller units or blend against a backdrop (eg. B&Q, Swindon; John Lewis, Milton Keynes; Arla, Leeds)

(17/02/21)

DRAWINGS/DOCUMENTS REFERENCED

Further Visual Impact Assessment LUC February 2021

LUC-101350LD-SEC-1000 Detailed sections

COMMENTS

The report acknowledges the proposal would have increased, negative effects on residents of Pinewood Green, compared with the permitted development. To help mitigate these effects, additional tree planting is proposed (para.4.13). Whilst this is welcomed, it will only help in screening the lower levels of the buildings.

Using section BB, an exercise can be carried out to better appreciate how much of the upper levels of the sound stage buildings would remain visible to many residents on Pinewood Green at years 1 and 10. A viewing line can be taken from the upper storey of a Pinewood Green house, over the top of the trees shown at year 1 height.

This hits the building at approx. 8m. Therefore, the remaining 13m height of the building will be visible. The same viewing line can be taken over the tops of the trees shown at year 10. This hits the building at approx. 14m. The remaining 7m height of the buildings would be visible.

Having identified how much of the built form will be visible it is also necessary to consider what the built form would look like (to fully understand the magnitude of change). The assessment has not acknowledged the appearance of the proposed large scale, industrial units. In the supporting design and access statement they are described as having a 'shed like form' and being clad in grey but this is not acknowledged in the landscape assessment.

Using LUC's methodology, I consider the sensitivity of the residents to be higher than Medium and the magnitude of change experienced by them to be nearer Large than Medium, because of the ungainly appearance of the buildings and lack of any mitigation through their design. As proposed, the overall level of effect is therefore considered to be a direct, permanent effect of Major-Moderate adverse in the early years and Moderate adverse in the longer term. This is taking into account of the increased level of tree planting, which will help to screen the lower levels of the buildings but not the upper levels. If a permission is being considered, additional mitigation should be sought.

As previously suggested:

- reorientation within the plot would help reduce the amount of upper levels of some of the buildings seen from Pinewood Green
- use of different coloured cladding patterns to create the illusion of smaller units, or to blend against a backdrop. Photomontages of the existing views would be required to establish what the buildings will be seen against (most likely sky, with trees at the lower levels). In this case, the views are from a fixed point so this is a much easier exercise than if the buildings were being viewed from multiple locations with differing backdrops. Then a carefully chosen palette and pattern of colours can be chosen that best blend with the backdrop.

Strategic Access Officer

(18/02/21)

There are no rights of way in the vicinity of the site, but you'll be aware of the s106 agreement plan outlining permissive paths, a copy of which I have enclosed below (Plan 1) set against the application plan (Extract 1). The permissive path parallel to Pinewood Green should be available, but is not yet provided.

Extending these straight line paths in an east south-easterly direction from the roundabout and in a north north-easterly direction from the rear gardens of Pinewood Green, the permissive paths appear to run within or very close to the red edge and proposed landscaping. The s.106

plan allowed for "+ or – 10m" from this alignment, though with such a large scale plan this is difficult to plot accurately - I have tried and the east south-easterly path does appear to pass within landscape planting area. Nevertheless, there seems ample space to run the permissive path between red edge and rear garden fences to the south, but this not presented in the application. The agent has been contacted in this regard and provided further information: The red line does not indicate the proposed fence line rather it includes an area of existing trees, which we are seeking to supplement. This would not be within the secure fence line (shown by a solid black line on the plans – highlighted in green below for

ease). The alignment of the permissive path, as shown on the PSDF Section 106 plan, falls partly within that area whilst the tolerance associated with the path would mean that the whole permissive path can be outside of the Phase 3 red line if so required. The Phase 3 proposals and the permissive path outlined in PSDF are not in conflict with each other.

While I am unconvinced the alignment provided for permissive path is within the + or -10m tolerance (Plan 2), I am content it can be provided along my orange highlighted line below (Plan 3), which appears to be acceptable to the applicant.

Moreover, the agent provided the following assurance on 21st January 2021: I have looked at this again and can confirm and provide assurance that the permissive path will be available within the route agreed with the original Section 106 and the route that is being used at present. As you are aware the permissive path is already in place, the only omission at present is the open link onto Pinewood Road. The proposals for Phase 3 would not result in any conflict with the original Section 106 agreement. In the meantime, it would be reassuring for the public to be provided with a date when the opening onto Pinewood Road can be made available.

Ecology Officer

(11/02/2021)

Summary: No objection subject to conditions covering a Landscape and Ecological Management Plan (LEMP), Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) and Biodiversity Net Gain (BNG).

Discussion

Supporting Documentation

The application is supported by an 'Ecology Update' Letter prepared by LUC dated 1st October 2020 and an 'Ecological Assessment Report' (Version 2) prepared by LUC dated 9th February 2021. The report is informed by a desk study and a series of ecological surveys undertaken within the Site, across the Pinewood Studios Development Framework (PSDF) site and within the wider adjoining landscape over several years.

Development Proposals

The Site comprises neutral semi-improved grassland and scattered scrub which will be lost to the proposed development zone forming the sound stages and workshop building. It is understood that works to implement an existing permission at the Site are underway and have changed the development zone area to habitats typically associated with a working construction zone, such as gravel/bare ground/hardstanding, reducing the present ecological value of this area somewhat.

The Site, beyond the development zone boundary, comprises standing water (an attenuation pond) and neutral semi-improved grassland (associated wildflower grassland) which will be retained. This area will be enhanced through additional native tree planting and strengthening of woodland boundaries, including a buffer to the ancient woodland to the east named The Clump. A series of biodiversity enhancements will also be provided

including log piles, bat boxes and bird nest boxes. These proposals are considered acceptable and it is recommended that this landscape/habitat creation and/or management measures are secured through a Landscape and Ecological Management Plan (LEMP) condition. This will ensure that some form of covenant is in place and that the management body that takes on long-term responsibility for implementation of the LEMP (management of the ecological areas) is to do so in strict accordance with the details contained therein. For example, this will include the establishment of wildflower areas, additional native tree planting and strengthening of woodland boundaries, and the description and evaluation of measures proposed, prescriptions for management, as well as ongoing monitoring and remedial measures.

Mitigation Measures

A series of mitigation measures are provided to avoid or mitigate impacts to the nearby ancient woodland (The Clump), bats, reptiles, great crested newts, badgers and nesting birds. These measures are considered acceptable and it is recommended that these mitigation measures are secured through a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) condition. A suite of complimentary construction-related measures are required set out with method statements. For example, this includes the provision of “biodiversity protection zones” or use of protective fencing, practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, the location and timing of sensitive works, and the presence of an Ecological Clerk of Works.

More specifically, in relation to great crested newts, the report demonstrates that this species is considered to be likely absent, and that any potential impacts to this species (if present) can be avoided through a series of precautionary working methods. It is recommended that the precautionary method statement for great created newts, to be secured as part of the above condition, includes timing & duration controls such as: (a) Restricting works to the winter period (when newts are rarely active above ground) is sensible if the project would not harm hibernation habitat. (b) Keep duration of groundworks as short as possible. (c) Undertake during the day works that might only affect newts above ground. This will also need to include construction methods and special precautions such as: (a) Backfill trenches and other excavations before nightfall or leave a ramp to allow newts to easily exit. (b) Raise stored materials (that might act as temporary resting places) off the ground, e.g. on pallets. (c) For pipelines, use directional drilling to cross areas of core habitat and dispersal routes. (d) Avoid installing structures that act as barriers close to ponds or include gaps at ground level where walls or fences are unavoidable.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than before. BNG protects existing habitats and ensures lost or degraded habitats are compensated for by restoring or creating habitats that are of greater value.

It is understood that there is there is an obligation under the Pinewood Studios Development Framework (PDSF) permission, of which this Site forms a part of, to deliver BNG which is subject to annual monitoring against a delivery plan. It is recommended that

biodiversity net gain is secured through a suitably worded condition that links the obligation for BNG under the PSDF to this application.

Conditions

Construction Environmental Management Plan

Condition: No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) *Risk assessment of potentially damaging construction activities.*
- b) *Identification of "biodiversity protection zones".*
- c) *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction upon ancient woodland, bats, reptiles, great crested newts, badgers and nesting birds (provided as a set of method statements).*
- d) *The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) *Responsible persons and lines of communication.*
- g) *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) *Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Landscape and Ecological Management Plan

Condition: A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) *Description and evaluation of features to be managed.*
- b) *Ecological trends and constraints on site that might influence management.*
- c) *Aims and objectives of management.*
- d) *Appropriate management options for achieving aims and objectives.*
- e) *Prescriptions for management actions.*
- f) *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) *Details of the body or organization responsible for implementation of the plan.*

h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Biodiversity Net Gains

A suitably worded condition linking the obligation for biodiversity net gain under the Pinewood Studios Development Framework (PSDF) to this application.

Legislation, Policy and Guidance

National Planning Policy Framework (NPPF)

Paragraph 118a of the National Planning Policy Framework (NPPF) states: “*Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside”*

Paragraph 170d of the requires that: “*Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure”.*

Paragraph 175d of the NPPF states that: “*When determining planning applications, local planning authorities should apply the following principles...development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”*

Chiltern and South Bucks Local Plan 2036 / Core Strategy for the South Bucks District Area

Buckinghamshire Council resolved to withdraw the Chiltern and South Bucks Local Plan 2036 on 21st October 2020. The Core Strategy for the South Bucks District area (adopted February 2011) ‘Core Policy 9: Natural Environment’ states: “... *the landscape characteristics and biodiversity resources within South Bucks will be conserved and enhanced by:*

- *Not permitting new development that would harm landscape character or nature conservation interests, unless the importance of the development outweighs the harm caused, the Council is satisfied that the development cannot reasonably be located on an alternative site that would result in less or no harm and appropriate mitigation or compensation is provided, resulting in a net gain in Biodiversity.*

- *Seeking the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, on other non-designated land, on rivers and their associated habitats, and as part of development proposals.*
- *Maintaining existing ecological corridors and avoiding habitat fragmentation.*
- *...Seeking biodiversity, recreational, leisure and amenity improvements for the River Thames setting where opportunities arise, for example at Mill Lane (see Core Policy 15).*

Further guidance on the protection and enhancement of landscape and biodiversity resources will be given in the development Management DPD."

External Consultation Responses

Cadent/National Grid

(15/10/20)

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

Š Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements BEFORE carrying out any work you must:

Š Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

Š Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

Š Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

Š In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

Thames Water

(20/10/20)

Waste Comments

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application,

based on the information provided.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

The Forestry Commission

(10/11/2020)

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover.

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "there are wholly exceptional reasons[1] and a suitable compensation strategy exists" (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's Standing Advice on Ancient Woodland – plus supporting Assessment Guide and Case Decisions.

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

One of the most important features of Ancient woodlands is the quality and inherent biodiversity of the soil; they being relatively undisturbed physically or chemically. This applies both to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). Direct impacts of development that could result in the loss or deterioration of ancient woodland or ancient and veteran trees include:

- damaging or destroying all or part of them (including their soils, ground flora or fungi)
- damaging roots and understory (all the vegetation under the taller trees)
- damaging or compacting soil around the tree roots

- polluting the ground around them
- changing the water table or drainage of woodland or individual trees
- damaging archaeological features or heritage assets

[1] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.)

It is therefore essential that the ancient woodland identified is considered appropriately to avoid the above impacts.

Planning Practice Guidance emphasises: ‘Their existing condition is not something that ought to affect the local planning authority’s consideration of such proposals (and it should be borne in mind that woodland condition can usually be improved with good management)’.

If this application is on, adjacent to or impacting the Public Forest Estate (PFE):
Please note that the application has been made in relation to land on the Public Forest Estate and Forestry England, who manage the PFE, is a party to the application. They therefore should also be consulted separately to the Forestry Commission.

If the planning authority takes the decision to approve this application, we may be able to give further support in developing appropriate conditions and legal agreements in relation to woodland management mitigation or compensation measures. Please note however that the Standing Advice states that “Ancient woodland, ancient trees and veteran trees are irreplaceable. Consequently you should not consider proposed compensation measures as part of your assessment of the merits of the development proposal”.

We suggest that you take regard of any points provided by Natural England about the biodiversity of the woodland.

This response assumes that as part of the planning process, the local authority has given due regard as to whether or not an Environmental Impact Assessment is needed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 or the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended. If there is any doubt regarding the need for an Environmental Impact assessment (Forestry).

We would also like to highlight the need to remind applicants that tree felling not determined by any planning permission may require a felling licence from the Forestry Commission.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me on the email address provided above.

British Pipelines Agency

(08/01/21)

Thank you for your correspondence regarding the above noted planning application. Having reviewed the information provided, the BPA pipeline(s) is not affected by these proposals, and therefore BPA wishes to make no comments on the application. However, if any details of the works or location should change, please advise us of the amendments and we will again review this application.

Neighbour Comments received

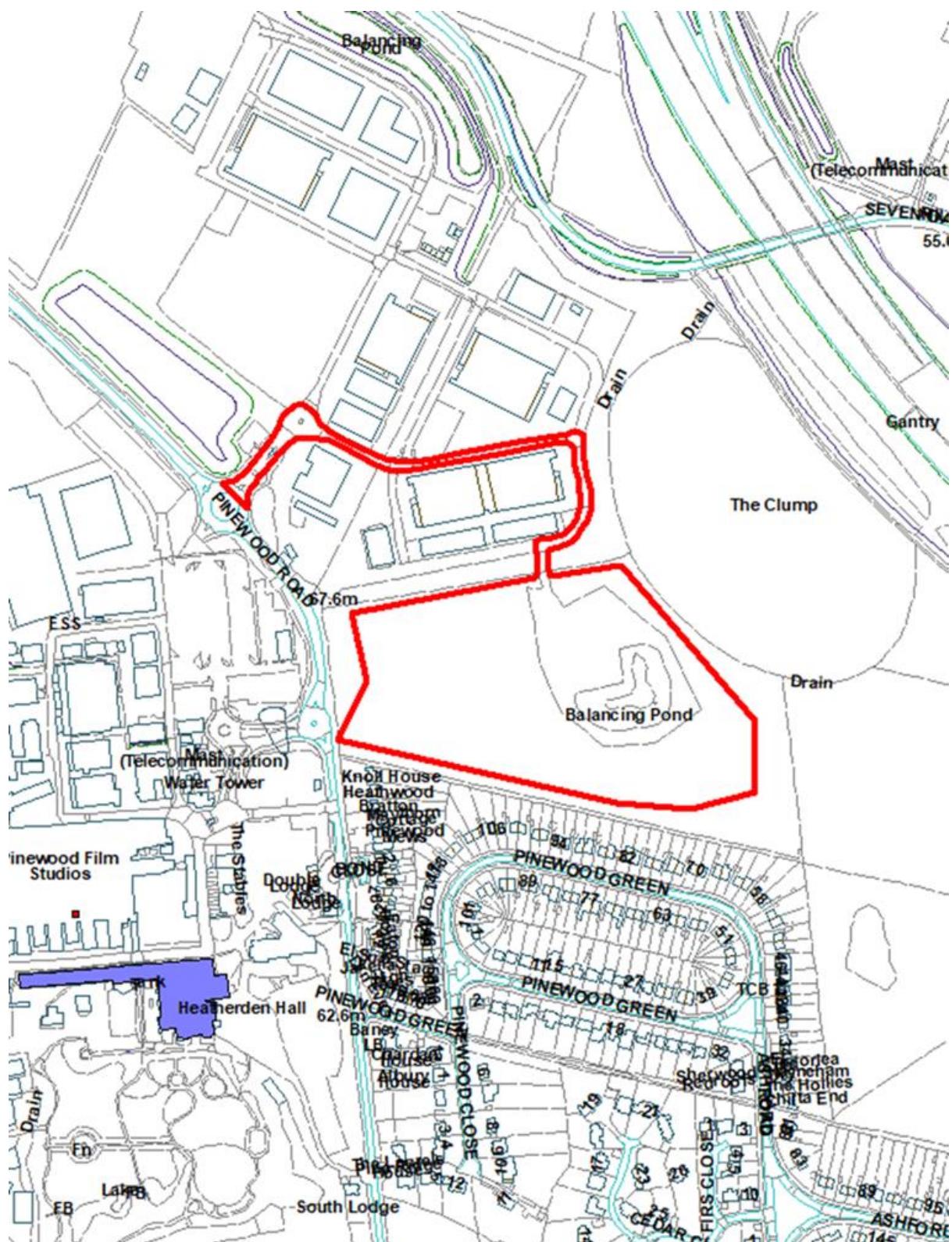
This application shows complete disregard for the Green Belt and the Countryside of Iver Heath. Iver Heath will lose its heathland and the ecosystem will be completely destroyed. Pinewood Studios have already managed to destroy Green Belt within the last few years with their warehousing/studio monstrosities which are certainly not within keeping of the countryside environment. Please do not let them destroy more Green Belt which is only for greed. Think about the countryside and the environment which is far more important for the future to keep within the Paris Climate Agreement and 2050 target. The roads and infrastructure are not able to cope with this new proposal. It has already been proven that the junction of Pinewood Green and Pinewood Road is one of the highest in the area for pollution and affects air quality. Pinewood Green, Ashford Road and Thornbridge Road is already a race track due to Pinewood Studios and associate employees using our residential estate as a cut-through. This traffic creates misery for the residents who live in these roads along with the extra litter thrown from cars and the pollution caused from idling cars whilst traffic builds up. Pinewood Green is sometimes used as an overflow car park for Pinewood Studios and if more buildings are given permission then no doubt the traffic and parking will get worse. As a neighbour of Pinewood Studios the noise level can be very irritating and with more sound stages and workshops being proposed the increase in noise will impact negatively on the quality of life for everyone living close by. Please carefully consider the destruction this development would bring to Iver Heath village and the Green Belt. I hope Buckingham County Council has preservation orders on the trees on the heathland and that you abide by your own regulations.

I wish to OBJECT to this planning request. Excessive over development in small village destroying green nature of environment. Excessive traffic with not enough parking, Church road and 5 points roundabout already too busy and inadequate. Road / car emission pollution. No public transport for employees and visitors Noise pollution from sound sets and development vehicles. Huge warehouse buildings not compatible with greenbelt area around a small village. Environmental damage and fauna impact to heathland, the Clump and surrounding areas. Pinewood Studios employees already contribute to the rat-run through Pinewood green in morning and evening rush hours. Inadequate public consultation. I wish to OBJECT to this planning request.

When the Secretary of State Eric Pickles Gave Permission for the green belt to be given for the development of Pinewood Studios it was said that this should not impact on the local area causing rat runs and health issues so why from the start have the local residents been subjected to just that. How can additional planning be given when the local area is already in gridlock by traffic further development without infrastructure is madness. We are all ready being Choked by emissions in our residential roads that were never designed to take this amount of traffic through them which is clearly confirmed by tests in the area showing

unacceptable levels of emissions. A day in Pinewood Green At peek times it is impossible to get to our property as the roads are often blocked, if we can't get through neither can emergency services. The width restriction should be closed or a one way system with speed calming that works be put in place. Traffic starts at times before 6am, we counted 40 cars passing our house between 6.25- 6.37 am. We are always being woken up by speeding cars and motor bikes along with loud car radios. Their is continual movement of traffic throughout the day. Arriving 6am onwards 10am Breakfast run to stag and hounds And Co-op 12-1 pm lunch run to stag and hounds and the co-op 1pm - 2pm same as above Home time starts 3.30 until 6.30/7pm We have cars mounting the pavement, driving at speed, why is this area not a 20mph zone and part of South Bucks traffic calming and drivers being aggressive towards the residents trying to get off and on their driveways as well as just trying to cross the road. I fear for the elderly and children waking in the road as they are unable to walk on the pavements that are not only broken up and dangerous but have cars parked on them to avoid having their side mirrors smashed or vehicles damaged. Last but not least if you think the widening of seven hills road will solve this problem alone, it will not, the area has so many pinch points the problem is just being moved around the local area so as to get planning through. Let's hope that we can get our roads dealt with as quickly as Pinewood get their planning through and their buildings erected. We do not object to development and expansion of Pinewood we object the development being given without infrastructure in place.

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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