



Report to Strategic Sites Planning Committee

Application Number:	PL/22/2657/FA
Proposal:	<p>A hybrid application to comprise:</p> <p>Part A - A full application for the change in use of 25.6 ha of land at Alderbourne Farm to a nature reserve.</p> <p>Part B - Outline application - with all matters reserved (except for principal points of access) for land at Alderbourne Farm to comprise backlots and up to 35,000 sqft (3,252 sqm) of associated film production buildings (workshops) together with access roads and parking;</p> <p>Part C - Outline application for 32.6 ha of land at Pinewood South with all matters reserved (except for three principal points of access) to comprise up to 1,365,000sqft (126,817sqm) of film production buildings (to include sound stages, workshops, offices and ancillary uses), education and business hubs with associated ancillary structures together with backlot, multi storey car parks, accesses and green and blue infrastructure.</p>
Site location:	Land South of Pinewood Studios and Alderbourne Farm, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH
Applicant:	Pinewood South Limited
Case Officer:	Rachel Marber
Wards affected:	Iver, Stoke Poges and Wexham, Denham
Parish-Town Council:	Iver and Fulmer Parish Councils
Valid date:	29 July 2022
Determination date:	3 March 2023
Recommendation:	That the hybrid application is delegated to the Director of Planning and Environment for APPROVAL subject to: referral to the Secretary of

State to consider whether to call-in the planning application on Green Belt grounds; and, publicity of proposals affecting the setting of listed buildings, provided no new substantive planning reasons for refusal arise following completion of the consultation period, and the completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the details set out in the main body of the report; or, if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

The Planning Application

- 1.1 Full planning permission is sought for the change of use of land at Alderbourne Farm to a nature reserve. Outline planning permission, with all matters reserved except for access, is sought for the expansion of Pinewood Studios and built provisions associated with the nature reserve. As the application proposes both full and Outline planning applications, this is referred to as a hybrid planning application.
- 1.2 The proposed development comprises of the following:
 - Part A - Creation of a nature reserve;
 - Part B - Film Production Studios (expansion of the existing Film Studios) and Backlot land for outdoor filming; and,
 - Part C - Film Production Studios (expansion of the existing Film Studios), Education and Business Growth hubs (referred to as 'Centre Stage') and multi-storey car parks.
- 1.3 The proposal would be an extension to the cluster of film-related uses based at Pinewood Studios.
- 1.4 The application sites comprise of Pinewood South and Alderbourne Farm. Pinewood South is approximately 33ha, and is sited to the west of Iver Heath, and to the south of the existing studios.
- 1.5 Alderbourne Farm comprising approximately 35.4ha of land and is sited to the south-east of Fulmer, and to the north of the existing studios.

Consideration by Strategy Planning Committee

- 1.6 The application has been called in by all three ward Members for reason of its proposed scale and size in a Green Belt location and as such is required to be reported to Planning Committee.

Planning Issues

Green Belt harm

- 1.7 The proposed development would constitute inappropriate development in the Green Belt and would result in substantial spatial and visual harm to its openness. In addition, the proposals would lead to a conflict with two out of the five Purposes of including land in the Green Belt. This harm is attributed very substantial weight. Paragraph 147 of the National Planning policy Framework (NPPF) (herein 'the Framework') states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'Very Special Circumstances' (VSC). The Framework states at paragraph 148 that VSC 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.

Other harm

- 1.8 Other harm comprises non-Green Belt related aspects of the development. In terms of the other harm: the harm to the landscape that is afforded significant weight; the harm to neighbouring residential amenity and permanent loss of valuable mineral resource under the site is afforded moderate weight; increased air pollution and poor design is attributed limited weight; and loss of BMV agricultural land is given very limited weight. Overall, the harms weigh very substantially against the application. There are a number of factors which are neutral.

Heritage Harm

- 1.9 Special regard has been given to the desirability of preserving Listed Buildings and their settings and special attention to the desirability of preserving the character or appearance of Conservation Areas as required by sections 72 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990. The report recognises that the proposed development would have a negative effect on the significance of the heritage assets which would amount to be less than substantial harm and at the lowest end of the scale in terms of the Framework, to which great weight is attached. This has been weighed against the public benefits of the scheme and it is concluded that these benefits would outweigh the harm arising. Having regard to this, it is considered there is no clear reason for refusal on this ground.

Benefits

- 1.10 The benefits which would flow from the development centre on the proposal's national significance in terms of developing the strengths of Pinewood Studios for UK film production and delivering significant economic benefits. The proposals take advantage of the global asset and anchor institution of Pinewood, realising significant benefits to the national, regional and local economy. The expansion of studio space would aid local, regional and national recovery. The education and business hub would help to address the skill shortage in the sector. These benefits are very significant and clearly align with local and national economic growth and local strategies. These are attributed very significant weight. Other associated benefits delivered in the form of community uses, well-being uplift and contribution to arts and culture would carry moderate weight. The proposed development is considered to be strongly related to the specific Pinewood site/location, this is attributed significant positive weight. Environmental benefits to Biodiversity Net Gain is afforded significant weight and the nature reserve is attributed moderate weight.
- 1.11 In considering the planning balance Officers have concluded that the harms are clearly outweighed by the benefits. 'Very Special Circumstances' do exist in this case. The benefits of the scheme would also outweigh the identified heritage harm.

Other matters

- 1.12 The proposal complies with the policy and other objectives of the Framework relating to parking and access, sustainable transport, cycling and walking, permissive footpaths, meeting the challenges of climate change and flooding, conserving and enhancing the natural environment, archaeology, contamination and waste. These matters do not represent benefits to the wider area but demonstrate an absence of harm to which neutral weight is attributed.

Planning balance

- 1.13 In considering the very special circumstances balance, officers have concluded that the Green Belt harm and other harm are clearly outweighed by the benefits. 'Very Special Circumstances' do exist in this case. Whilst the proposals would conflict with the development plan, there are significant material considerations that weigh in favour of the proposals. It is recommended that planning permission is granted subject to conditions and completion of a satisfactory s106 Agreement.

Recommendation

- 1.14 That the hybrid application is delegated to the Director of Planning and Environment for **APPROVAL** subject to: referral to the Secretary of State to consider whether to call-in the planning application on Green Belt grounds; and, publicity of proposals affecting the setting of listed buildings, provided no

new substantive planning reasons for refusal arise following completion of the consultation period, and the completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the details set out in the main body of the report; or, if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

2.0 Description of the Site and Proposed Development

- 2.1 The application site comprises two land parcels, Pinewood South and Alderbourne Farm.

Pinewood South

- 2.2 Pinewood South is located to the west of Iver Heath and comprises 32.6ha of land located to the south of the existing studios, west of Pinewood Road and east of Black Park Country Park. It extends southwards to the Uxbridge Road (A412). The land comprises a number of open fields, which have been the subject of quarrying and subsequent land fill.
- 2.3 The boundaries of the site are marked principally by hedgerows and trees. This has been supplemented by bunds in some locations associated with the storage of topsoil during the working of the former quarry. Along the boundary to Pinewood Road, there are several agricultural field gates. The boundary to Uxbridge Road is marked by a wooden rail fence with some larger trees and hedgerow intermittently along its edge, and a single existing field access.
- 2.4 The site is predominantly flat, save for some large temporary earth bunds which are a direct result of the mineral extraction and which are being used to backfill and restore the land. These will be removed as the restoration is being completed, with levels being aligned with those that are currently present on site.
- 2.5 The site lies immediately to the south of the existing Pinewood Studios, with part of the application site overlapping into the studio estate. This overlapping area includes a number of existing workshop structures, which would be retained. Along the boundary with the application site there is a large backlot (known as Paddock Lot), a number of workshops buildings and an area of car parking. There is currently a permissive footpath ('The Peace Path') that runs along the southern edge of the existing studios and through the northern part of the site.
- 2.6 There are a number of residential properties on Pinewood Road. Part of the northern boundary of the site abuts the curtilage of Park Lodge Farmhouse, a residential property with generous grounds. The existing Park / Royal Lodge effectively divides the site in two, leaving a narrow connecting neck between the two parts to the rear of the lodge towards the Black Park boundary. The

site surrounds this property on three sides. Firtree Cottage is located on Pinewood Road within the site's redline boundary. This will be retained.

- 2.7 The roads bounding the site are the A412, a dual carriageway and Pinewood Road, a carriageway connecting Five Points Roundabout (FPR) with villages to the north including Fulmer and Gerrards Cross. Pinewood Road provides access to Pinewood Studios.
- 2.8 Pinewood Studios, to the north of the application site, including Pinewood West and Pinewood East are accessed from Pinewood Road and provide a range of production facilities including sound stages, workshops, post production facilities and backlot land.
- 2.9 To the west, Black Park Country Park is a 500 acre site including woodland, heathland and open space. The park area that immediately adjoins the application site comprises woodland with formal paths.

Aldbourn Farm

- 2.10 Aldbourn Farm is located to the north of Iver Heath and comprises 35.4ha of land located to the north of the existing studios, north of Severn Hills Road. It extends northwards to Hawkswood Lane and the M40 motorway. The land comprises a number of open fields, which were last lawfully used for agricultural use.
- 2.11 The boundaries of the site are marked principally by hedgerows and trees. Along the boundary to Aldbourn Lane, there are agricultural field gates. The boundary to Seven Hills Road is marked by a temporary security gate and a telecoms mast at the existing site access, with some larger trees and hedgerow intermittently along its front boundary edge.
- 2.12 The site is predominantly flat, with some high land towards the south and north. The Aldbourn River dissects the northern half of the site. On the southern half of the site there are abandoned, former agricultural barn buildings and Farm House, formally associated with the agricultural use of the site.
- 2.13 The site directly adjoins a number of residential properties. Part of the southern boundary of the site abuts numbers 1-4 Springfield Cottages, on Aldbourn Lane. The eastern site boundary is shared with Field End Lodge and Farm along Seven Hills Road, and to the north of the site properties are accessed off a private road from Hawkswood Lane (Aldbourn Arches and Orchard Cottage).
- 2.14 The roads bounding the site are Seven Hills Road to the south, which is subject to realignment under planning application ref: PL/19/4430/FA and Aldbourn Lane which leads to Hawkswood Lane to the west and north of the site. The west of the site is bound by the M40 motorway and M25 motorway interchange.

- 2.15 Pinewood Studios, including Pinewood West and Pinewood East are accessed from Pinewood Road and provide a range of production facilities including sound stages, workshops, post production facilities and backlot land.
- 2.16 Within the south eastern site boundary there is Brown's Wood Ancient Woodland and to the north, Hawk Wood, which is undesignated Ancient Woodland. Just beyond the south west, Black Park Country Park is a 500 acre Site of Special Scientific Interest including woodland, heathland and open space.

Development proposal

- 2.17 The planning proposal comprises three parts:

Part A: A full planning application for the change in use of 25.6 ha of land at Alderbourne Farm to a nature reserve.

Part B: An outline planning application with all matters reserved except for principal point of access for land at Alderbourne Farm for use associated with Film and TV comprising of the following components:

- Access off Sevenhills Road
- Demolition of existing agricultural buildings
- Provision of up to 2.9 ha of backlot land
- Construction of up to 3,252 sq.m of film production buildings (workshops)
- Parking provision for up to 188 cars

Part C: Outline planning application with all matters reserved except for principal points of access for land at Pinewood South for use associated with Film and TV comprising of the following components:

- Three access points off Pinewood Road and A412 Uxbridge Road
- Provision of up to 2.4ha of backlot land
- Construction of up to 126,817 sq.m of film production buildings (sound stages, workshops, offices and ancillary uses)
- Construction of up to 4,645 sq.m of education and business hubs
- Parking provision for up to 2,480 cars through provision of three multi storey car parks

- 2.18 The application included an Environmental Statement (ES) as required under the Town and Country Planning (Environmental Impact Assessment)

Regulations 2017 (as amended). The ES provides an overview of the likely environmental impact of the proposals and assesses “likely significant effects” with a summary of mitigation measures proposed and contains a methodology for assessing the significance of the environmental effects and the cumulative impact. A series of technical chapters within the ES consider the range of environmental factors. The ES contains the following chapters addressing each of the following topics:

- Consideration of Alternatives
- Socio Economics and Human Health
- Landscape and Visual
- Biodiversity
- Transport
- Climate Change
- Air Quality
- Noise and Vibration
- Cumulative Effects Assessment

2.19 An Addendum to the ES was submitted in December 2022. The Addendum is considered alongside the originally submitted ES within this report.

Consideration of Alternatives

2.20 The EIA Regulations state that an ES should include ‘a description of the ‘reasonable alternatives’ (for example in terms of development design, technology, location, size and scale) considered by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects’.

2.21 The applicant states that alternative sites have not been considered as the opportunity to deliver the proposed development only exists at the site, with geographical connection to Pinewood Studios. The ES at Chapter 5 states ‘The components of the Proposed Scheme tie it to the existing film studio, where there can be a direct interrelationship with its intellectual and commercial presence and advantage taken of the skills, opportunities and facilities present within Pinewood Studios’. The main design alternative considered was for varying extents of car parking, location of the business and education hubs, location and depth of green infrastructure and the scale and extent of Alderbourne Nature Reserve and the built form zone.

- 2.22 The EIA assesses the likely significant effects, based on a change from the baseline environment, in essence the 'Do Nothing Scenario'. The ES at Chapter 5 states 'Each of the technical Chapters 6 – 12 report the future baseline scenario under a 'do nothing' scenario. The discussion is associated with how the site and study area may change assuming the site was not developed and the existing conditions/regime was maintained.'
- 2.23 It is noted that planning policy guidance states that the EIA Regulations do not require the consideration of alternatives, rather, that where alternatives have been studied the ES should report these to demonstrate how the scheme evolved. The applicants state that there are no alternative sites on which the development could be sited given the need for juxtaposition with Pinewood Studios. The 'fixed' location of the development is due to its dependency for success based on the existing Pinewood Studios, by virtue of benefits delivered through economies of scale and creation of a creative cluster. The 'fix' presence of the scheme was agreed through the grant of planning permission for a film studios extension as part of the Screen Hub UK planning permission. As such, it is established that the development needs to be co-located adjacent to Pinewood Studios, and therefore its location is a fixed on which cannot be subject to disaggregation.
- 2.24 The Environmental Statement has scoped out a number of topics as it was judged that there would be no significant environmental effects arising from the development in terms of these specific areas. The evidence to support scoping out of environmental technical topics is provided within Appendix 2.1 of the ES.
- 2.25 Matters scoped out included: Agricultural Land; Archaeology; Built Heritage; Water Resources; Flood Risk and Drainage; Lighting; Minerals and Waste; Risk of Major Accidents and/or Disasters; Ground Conditions and Consideration of Alternatives.
- 2.26 The ES has considered primary and tertiary mitigation prior to undertaking the assessment of likely significant effects. Following the conclusion of effects based on the proposed scheme any further mitigation measures or monitoring arrangements i.e. secondary mitigation, have been identified. The mitigation measures are summarised as appendix E to this report.

Cumulative effects Assessment

- 2.27 Four projects have been considered for the assessment of in-combination effects with the Proposed Scheme, including the improvements to Seven Hills Road and Five Points Roundabout, Phase 3 of the Pinewood Studios Development Framework (PSDF) and the Colne Valley Motorway Service Area. The in-combination effects would only be greater for creation of employment, visual harm to Springfield Cottages and immediate surrounding landscape (Seven Hills Road, Alderbourne Lane and Hawkswood Lane) with the construction and operation of the Seven Hills Road improvement.

Community Engagement and Public Consultation:

- 2.28 The applicant has submitted a Community Engagement Statement summarising details of a programme of stakeholder engagement undertaken in April 2022, prior to the submission of the planning application.
- 2.29 It is reported that approximately 165 people were engaged in the consultation, which included:
- A series of in- person virtual briefings with key local stakeholders, residents, studio staff and tenants.
 - Distribution of letters containing an overview of the proposals.
 - A project website, including details of the scheme and feedback facilities.
 - A press release to local, national and international news outlets.
 - Sharing of project details on social media.

3.0 Relevant Planning History

Pinewood South

- 3.1 Pinewood South was subject to a previous planning proposal (referenced PL/20/3280/OA), granted conditional approval in April 2022 for use of the land for a visitor attraction, film production studios and an education and business growth hub. This permission comprises a fall-back position to the proposed development, this is discussed further within the other considerations section of the report.
- 3.2 This Outline Planning Application with all matters reserved (except for principal points of access) proposed the phased development of a screen industries global growth hub of up to 750,000 sq ft (70,000 sq m) comprising:
- A visitor attraction of 350,000 sq ft comprising a series of buildings;
 - 350,000 sq ft of film production buildings (including sound stages, workshops, offices and an external film backlot);
 - Education and business hub (50,000 sq ft);
 - Associated parking and servicing; and,
 - Green Infrastructure
- 3.3 The main difference between this approved scheme and the current proposal is that development associated with the proposed application would almost double the provision for built form for film production and would extend across a greater area within the site. Multi-storey car parking is proposed

instead of the consented surface level car parking which increases the area of built form. Furthermore, the visitor attraction element of the scheme has been omitted. The main differences between the Pinewood South schemes are summarised in Table below:

Differences between consented and current proposals at Pinewood South

	Existing Consent	Current Proposals	Differences
Proposed Use	350,000 sq ft visitor attraction 350,000 sq ft film production buildings 50,000 sq ft education and business hub	1,365,000 sq ft film production buildings 50,000 sq ft education and business hub Up to 2.4ha of backlot land	Visitor attraction removed, film and tv production space increased. Backlot provision introduced.
Gross External Areas	69,677m ²	131,458m ²	Proposal would almost double the provision for built form
Maximum building heights	21.5m	21.5m	The highest maximum height remains the same. The current proposals would have a lower maximum height south of Park Lodge than consented Option B, but a taller maximum height north of Park Lodge.
Parking	2,341 cars & 25 coaches (surface parking)	2,480 cars in multi storey car parks	Similar levels of car parking although delivery is currently proposed to be via three multi storey rather than surface level parking

Green Infrastructure	10.7 hectares	10.7 hectares	No difference
Peace Path	Relocated	Retained and improved	The Peace Path is to stay in existing location be improved via resurfacing.

Park Lodge Quarry, Pinewood Road – Most recent permissions

3.4 The majority of Pinewood South was previously subject to quarrying with the quarry presently subject to a restoration programme to be restored to agricultural land.

Reference	Proposal Description	Decision
CM/34/17	Variation to condition 1 of planning permission CM/38/16 to provide for the continuation of mineral extraction and processing and site restoration until 31 October 2017, with the exception of Phase 11 which is to be restored by 31 December 2020	Conditional Permission August 2017
CM/33/17	Variation to condition 2 of planning permission CM/37/16 to provide for the continuation of mineral extraction and processing and site restoration until 31 October 2017, with the exception of Phase 11 which is to be restored by 31 December 2020	Conditional Permission August 2017
CM/32/17	Variation to condition 1 of planning permission CM/36/16 to provide for the continuation of mineral extraction and processing and site restoration until 31 October 2017, with the exception of Phase 11 which is to be restored by 31 December 2020	Conditional Permission August 2017
CM/35/17	Variation of Condition 1 of planning permission CM/39/16 to provide for the continuation of mineral extraction and	August 2017

	processing and site restoration until 31 October 2017, with the exception of Phase 11 which is to be restored by 31 December	
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Alderbourne Farm

3.5 There is no relevant planning history, with several historic applications relating to extensions to the Farm House.

Pinewood Studios

13/00175/OUT	<p>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).</p> <p>Referred to as Pinewood Studios Development Framework (PSDF).</p>	Refused, and Appeal Allowed by the Secretary of State, June 2014
13/00176/FUL	Highway improvements to the Five Points roundabout. Conditional Permission July 2013	Consent expired, unimplemented
14/01992/REM	Application for approval of first reserved matters comprising details required by conditions 2, 11, 12 and 14 of outline	Conditional Permission December 2014

	planning permission 13/00175/OUT, including details of sound stages, offices, workshops and associated infrastructure, landscaping and other works	
17/00744/REM	Approval of Reserved Matters for Phase Two comprising details of sound stages, offices, workshops, ancillary building and associated infrastructure, landscaping and other work	Conditional Permission April 2017

Standalone Planning Consents (some of which are within the Pinewood Studios Development Framework red line but differ from the parameter plans)

Reference	Proposal Description	Decision
PL/19/3794/FA	North Dock Demolition of existing buildings and the erection of a replacement building comprising two sound stages on the North Dock Site	Conditional Permission March 2020
PL/19/3858/FA	Plot 1.04 Demolition of existing building and replacement with a single sound stage	Conditional Permission March 2020
PL/19/3932/FA	Plot 1.03 Demolition of existing buildings and replacement with 2 sound stages on Plot 1.03	Conditional Permission April 2020
PL/20/3179/FA	Construction of 4 sound stages and a workshop building on PSDF development zone 4 and 4a at Pinewood Studios, Iver Heath	Conditional Permission March 2021
PL/22/1292/FA	Construction of detached workshop at Pinewood Studios	Conditional Permission July 2022

PL/21/4074/FA	Enlargement, improvement and signalisation of the Five Points Roundabout and its approaches	Pending determination
PL/22/4314/FA	Use of land at Pinewood Studios (PSDF development zone 4a and 4b) for car parking for a temporary period of 24 months	Pending consideration
PL/22/4178/FA	Construction of a 5 storey multi-storey car park with ground floor workshop, associated landscaping, security hut, surface level car parking, an area of unit base and internal reconfiguration of site access at Pinewood Studios East	Pending consideration
PL/19/4430/FA	Realignment, resurfacing and improvement works, with associated landscaping and engineering works to Sevenhills Road, Iver Heath. Additional vehicular access to Pinewood Studios site	Conditional Permission August 2021

4.0 Summary of Representations

- 4.1 The application was subject to the relevant consultation, notification and publicity requirements. An initial consultation was undertaken in August 2022 and followed by a second consultation in December 2022.
- 4.2 At time of writing, in response to the consultation 35 individual letters of objection from the local community and letters from other bodies have been received. In addition, a total of 46 comments of support have also been received.
- 4.3 All representations received from statutory consultees, non-statutory consultees and other interested individuals, groups and organisations are set out in Appendix A of the Committee Report.

5.0 Statutory Duties, Policy & Guidance

Statutory Duties

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications are determined in accordance with the development plan unless other material considerations indicate otherwise.
- 5.2 Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention is given to the desirability of preserving the character and appearance of Conservation Areas.

The Development Plan:

- 5.3 The adopted development plan comprises the saved policies of the South Bucks District Local Plan (adopted 1999, consolidated 2007 and 2011), South Bucks Core Strategy (2011), and the Buckinghamshire Minerals and Waste Local Plan (2019).

- 5.4 The Local Plan policies relevant to the proposals include:

Policy GB1 Green Belt

Policy GB4 Employment Generating and Commercial Development in the Green Belt (excluding Green Belt Settlements)

Policy L10 Trees covered by TPO

Policy C15 Sites of Geological Importance

Policy EP3 Use, design and layout of development

Policy EP4 Landscaping

Policy EP5 Sunlight and daylight

Policy EP6 Designing to reduce crime

Policy EP16 Hazardous Substances

Policy E2 Pinewood Studios

Policy TR4 Provision for those with special needs

Policy TR5 Accesses, Highway Works and Traffic generation

Policy TR7 Parking provision

- 5.5 The Core Strategy sets out the spatial strategy which aims to protect the Green Belt by focussing new development on previously developed land within existing settlements. The policies relevant to the proposals include:

Core Policy 5 Open Space, Sport and Recreation

Core Policy 6 Local infrastructure needs

Core Policy 7 Accessibility and transport

Core Policy 8 Built and historic environment

Core Policy 9 Natural environment

Core Policy 10 Employment

Core Policy 12 Sustainable energy

Core Policy 13 Environmental and resource management

- 5.6 Minerals and Waste plan policies relevant to the proposals include:

Policy 1: Safeguarding Mineral Resources

Policy 25: Delivering high quality restoration and aftercare

Policy 26: Safeguarding of Minerals Development and Waste Management Infrastructure

Policy 27: Minimising Land Use Conflict

Guidance other Material Considerations

- 5.7 Key policy and guidance documents include:

- Iver Neighbourhood Plan (Referendum version) 2022
- Landscape Capacity Assessment for Green Belt Development Options in the emerging Chiltern and South Bucks Local Plan November 2017
- Chiltern and South Bucks Townscape Character Study 2017
- South Bucks District Landscape Character Assessment 2011
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule (2020)
- Local Transport Plan: Buckinghamshire Local Transport Plan 4, (April 2016)

- Buckinghamshire Countywide Parking Guidance, September 2015
- Burnham Beeches Hydrology Report
- Burnham Beeches SAC Strategic Access Management and Monitoring (SAMMS) SPD 2020
- Buckinghamshire Council Biodiversity Net Gain – Supplementary Planning Document (SPD), July 2022
- South Bucks and Chiltern Councils Joint Open Space Study Final Report August 2018
- Chiltern and South Bucks Economic Development Strategy: Chiltern District Council & South Bucks District Council (August 2017)
- Industrial Strategy Building a Britain fit for the future 2017
- Colne Valley Regional Park objectives

Other key material considerations:

- National Planning Policy Framework (2021) ('the Framework')
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

5.8 The consultation on the National Planning Policy Framework of December 2022 does not materially change any of the planning policy considerations required for the assessment of the planning application.

Withdrawn Chiltern and South Bucks Local Plan (2020)

5.9 On 21 October 2020 Buckinghamshire Council resolved to withdraw the Chiltern and South Bucks Local Plan 2036. Work is currently being undertaken at very early stages on a new Buckinghamshire-wide local plan.

6.0 Principle and Location of Development - Green Belt

Local Plan Saved Policies:

Policy GB1 - Green Belt Boundaries and Control of Development in the Green Belt

Policy GB4 - Employment Generating and Commercial Development in the Green Belt (excluding Green Belt Settlements)

6.1 The application site is located within the Metropolitan Green Belt. Proposals within the Green Belt are assessed against the Government's planning policies set out in Section 13 of the Framework in addition to the Council's own Green

Belt Policies. The Framework states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- 6.2 There are five purposes of including land in the Green Belt as defined with the Framework. There is a strong presumption against inappropriate development in the Green Belt, as advised by the Framework. Inappropriate development is, by definition, harmful to the Green Belt and afforded substantial weight. If the development is considered inappropriate development, VSCs will only exist where the harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations.
- 6.3 Saved Local Green Belt Policy, GB1 of South Bucks District Local Plan (1999) reflects this national Green Belt guidance. Saved Policy GB4 of South Bucks District Local Plan (1999) outlined new employment buildings as being unacceptable in the Green Belt, this policy carries limited weight due to conflict with appropriate Green Belt exceptions as outlined within the Framework (2021).

Whether the proposals are inappropriate development

- 6.4 Taking each application:

Part A

- 6.5 Paragraph 150 of the Framework identifies certain other forms of development that may be considered appropriate in the Green Belt provided, they preserve its openness and do not conflict with the Purposes of including land within it. Part A of the proposals, for a change of use of Alderbourne Farm to a Nature Reserve, would fall under Framework exception paragraph 150 e, “material changes in the use of land”, and therefore this element of the proposal is considered appropriate in the Green Belt provided that it preserves openness and does not conflict with Green Belt Purposes.
- 6.6 The majority of works associated with the forming of the Nature Reserve would not comprise built development, with the exception of the bat building and boundary landscaping. Boundary landscaping would be controlled by way of condition to ensure natural landscape is used, avoiding high security fencing which has propensity to harm openness. The bat barn building, would fall under the Green Belt exception 149b, the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. It is considered that the built element proposed would be sympathetic with the use of the site as a Nature Reserve; of natural material, purposed for habitat creation or enjoyment/viewing and over and above this, small scale in nature and well assimilated into the surrounding landscape, maintaining visual openness. It is therefore considered

that the Nature Reserve, and any associated built form would not result in harm to Green Belt Purposes, or openness. The proposals for Part A of the proposed development are therefore not considered inappropriate development in the Green Belt.

Part B

- 6.7 Paragraph 149 of the Framework states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, other than for a number of exceptions. The exception at paragraph 149 g. includes the 'limited infilling or the partial or complete redevelopment of previously developed land'. As Alderbourne Farm last comprised agricultural use, Part B of the development proposal would not fall under this exception. The proposals are therefore inappropriate development in the Green Belt.

Part C

- 6.8 The studio expansion development would also not fall within any of the Green Belt exceptions, formerly comprising agricultural land. The proposals are therefore inappropriate development in the Green Belt.

Impact on Openness and Green Belt purposes

- 6.9 It is well established that there are both spatial and visual aspects that are necessary to consider when assessing the potential impact of a development on the openness of the Green Belt.
- 6.10 There are five Purposes of including land in the Green Belt as set out in paragraph 138 of the Framework:
- (a) to check the unrestricted sprawl of large built up areas;
 - (b) to prevent neighbouring towns merging into one another;
 - (c) to assist in safeguarding the countryside from encroachment;
 - (d) to preserve the setting and special character of historic towns: and
 - (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 6.11 Background documents to the withdrawn Local Plan include analysis which helps inform the assessment of the impact on openness and Green Belt Purposes. As part of that evidence it was determined that insufficient land outside the Green Belt was available to meet identified housing and economic development needs. Therefore, the Councils undertook a Green Belt review in two parts. The first was countywide and this recommended that a number of areas be further considered for Green Belt release.

6.12 These areas were selected for further consideration because they were weakest when assessed against the Purposes of including land in the Green Belt. The second part of the Green Belt review focused on those areas in Chiltern and South Bucks which had been recommended for further assessment. While the Local Plan has been withdrawn and carries no weight, the evidence base can be considered material and given weight.

Spatial aspects - Green Belt Assessment 2016 and 2018

6.13 The Green Belt Assessment 2016 Buckinghamshire Green Belt Assessment Report: Methodology and Assessment of General Areas 242378-4-05 Issue 7 March 2016, in considering the area in which the site is located (General Area 74), identified 2 sites suitable for release, RSA 23 (land to the north of Pinewood Green where Pinewood East is located) and RSA 24 (land to the east of Pinewood Road, adjoining Pinewood Green to the south) and otherwise concluded that in general Area 74, should not be considered for any further release, because it was deemed to be important to the strategic integrity of the Green Belt in the wider area.

6.14 The Stage 2 Green Belt Assessment 2018 (Chiltern & South Bucks Stage 2 Green Belt Assessment Strategic Role of the Metropolitan Green Belt in Chiltern & South Bucks 2018) provides further evidence around the broader strategic roles of different areas of Green Belt noting in particular that the South Bucks area has a fragmented Green Belt and faces significant development pressures from the south and the east.

6.15 The site lies within Strategic Zone A – London Fringe. This Zone is characterised by relatively narrow bands of Green Belt between settlements. Overall, while varying in degrees of openness and the prevalence of built form, Strategic Area A forms a strategic arc of open spaces separating the large built-up areas of Greater London and Slough, and smaller settlements such as Iver, and Iver Heath, and contributes to maintaining the existing settlement pattern. The study notes that ‘West of the M25, managed open spaces such as Richings Park Golf Course and Bangors Park are interspersed with contained employment uses, such as Ditton Park or Pinewood Studios at Iver.’

6.16 Turning to address the inappropriate development parts of the proposal only.

Part C Pinewood South

Spatial Impact:

6.17 This part of proposed development would be located on a total site area of 32.6ha (including land required by part C only). The total proposed film and tv buildings introduced would provide up to 131,458sq.m of gross floor space, which would occupy approximately 21.9ha of land. The area of built development therefore equates to 67% of the application site (red line) area. The maximum building height would be 21.5 metres, creating around 2,820,000m³ of built form. The remaining 10.7ha which would not be built on

would be made up green spaces and landscaping. The loss of 21.9ha of open, undeveloped countryside with large scale development would result in significant impact on openness. This impact would be substantial given the scale and extend of built form and the open land take involved.

Visual Impact:

- 6.18 Pinewood South comprises visually open and undeveloped land. When travelling along Pinewood Road, Pinewood South is experienced as a tract of open countryside between the existing Pinewood Studio developments to the north and residential development to the south. From the eastern edge of Black Park Country Park (BPCP), there are long views out across fields within the site. These fields provide a coherent rural setting to the Park and bridleway WEX/21/1, and a buffer of open space between the Park and Pinewood Road.
- 6.19 The application is accompanied by a Landscape and Visual Impact Assessment (LIVA) which is a tool used to identify and assess the nature and significance of the effects of a proposed development upon the landscape and upon views and visual amenity. Whilst landscape impacts will be further assessed within this report, the LVIA identifies a number of key visual receptors or view-points. It is from these view-points where impacts in loss of openness within the Green Belt may be experienced.
- 6.20 Key visual receptors where the sensitivity to visual change as a result of the proposed development would be greatest are as follows for Pinewood South:
- Pinewood Road
 - Black Park bridleway WEX/21/1
 - Residents within Park Lodge & Royal Lodge
 - Users of the Peace Path
- 6.21 Other locations the development would be visible from are as follows:
- Properties on Parkway at the edge of Iver Heath
 - Along Uxbridge Road near the Crooked Billet
- 6.22 Therefore the site would be visible from northern, eastern and western viewpoints. Structures and activity associated with the urban influence of Pinewood Studios would be introduced directly in sight of when viewed from these viewpoints. For users of the Peace Path and Black Park bridleway this would reduce the rural setting presently enjoyed by those using these countryside recreational routes. It is recognised that mitigation would be proposed in terms of planting which would take a number of years to establish. It is noted that users of these recreational routes already have views of the existing studio development at Pinewood West however, the application site

provides some visual relief to that development. The scale of development would completely remove the visual connection to the open countryside currently enjoyed from all visual receptors to or across the application site. The loss of openness when viewed from within BPCP, the Peace Path and by adjacent residents is similar to the loss which would result from the previously consented development (SHUK). However, the current proposals would have a greater impact when viewed by people using Pinewood Road due to the increased extent of built form and less landscaping when viewed from this vantage point.

Part B Alderbourne Farm

Spatial Impact:

6.23 The proposed development would be located on a site area of total site area of 9.8ha, of which built development would comprise 6.4ha. The total proposed film and tv buildings introduced would provide up to 3,252sq.m of floor space, with 2.9ha of back lot land also proposed. The film and tv buildings would be located on an area of previous built footprint for agricultural buildings comprising 3,540sq.m, due to be demolished. Once the existing agricultural buildings are demolished there would therefore be no net increase of permanent built development on the site, in terms of building footprint. There would however, be an increase in volume and scale introduced onto the site, with proposed buildings resulting in approximately 19,512m³ of built form, above the mostly single storey structured abandoned barns currently in situ on site.

Visual Impact

6.24 Alderbourne Farm is rural in character despite proximity to urban influences such as Pinewood West and East, the motorways of the M40 and M25 which are both visual and audible influences from some parts of the site. Although the majority of the site is undeveloped, a cluster of abandoned farm buildings are located on the north facing valley side near Seven Hills Road. These include a former dwelling, barns, and areas of hardstanding.

6.25 The application is accompanied by a Landscape and Visual Impact Assessment (LIVA) which is a tool used to identify and assess the nature and significance of the effects of a proposed development upon the landscape and upon views and visual amenity. Whilst landscape impacts will be further assessed within this report, the LVIA identifies a number of key visual receptors or view-points. It is from these view-points where impacts in loss of openness within the Green Belt may be experienced.

6.26 Key visual receptors where the sensitivity to visual change as a result of the proposed development would be greatest for Alderbourne Farm and therefore where the loss of openness would be perceived are as follows:

- Seven Hills Road

- Alderbourne Lane
- Hawkwood Lane
- Black Park bridleway WEX/21/1
- Residents within Springfield Cottages

6.27 The site is therefore highly visible from western, southern and northern aspects. Although some built form is already present on the site, this comprises small scale agricultural barns which are not uncommon in the countryside. Although, the proposed workshops would have a lower overall footprint than existing buildings on site, they would have a greater overall volume. The workshops would also have a more formalised layout compared with the clustered form of the existing buildings and would be more substantial in appearance.

6.28 Furthermore, the backlot land would result in the presence of structures, which although temporary, would be on site the majority of time, and of unrestricted height. This unrestricted height has potential to increase views of the site beyond the immediate area. Development would be restricted to the southern part of the site, with the northern half left open for use as a nature reserve (part A of the proposed development). It is also recognised that mitigation would be proposed in terms of planting however, this would take a number of years to establish. Overall, a more substantial quantum and permanence of activity would be introduced on site as a result of development proposals. This would be perceived from the immediate area, removing the rural, open aspect character of the site and replacing this with development of urban character and activity.

Total Impact of the proposed development

6.29 The proposed development would be located on a total site area of 42.4ha (including land required by parts B and C only). The total proposed film and tv buildings introduced would provide up to 131,170sq.m of gross floor space, which would occupy approximately 28.4ha of land. The area of built development therefore equates to 67% of the application site (red line) area. The maximum building height would be 21.5 metres. The remaining 14ha which would not be built on, would be made up green spaces and landscaping. The loss of 28.4ha of open, undeveloped countryside with large scale development would result in significant impact on openness. This impact would be substantial given the scale and extent of built form and the land take involved.

6.30 Moreover, by virtue of the use proposed development, an anticipated 4,888 car and 184 HGV additional trips per day would be generated by both staff, deliveries and visitors utilising the facilities. This activity would be concentrated to peak times, but ultimately unrestricted to take place 24 hours, 365 days a

year. This intense use of the site would also result in associated paraphernalia by way of vehicle presence, security fencing, flood lighting and backlot land use. The proposed development would therefore also result in significant harm to the spatial openness of the Green Belt by way of site intensification. This increased physical permanence and presence of development on the site, would also be visually apparent beyond the site boundary.

- 6.31 Both Alderbourne Farm and Pinewood South comprise visually open and for the most part, undeveloped land. They are located 1km apart, separated by existing development at Pinewood Studios West. Taking the visual harm caused by development on both sites together, substantial visual harm is considered to result from the replacement of open aspect countryside with large scale and permanent built form across both site. The proposed development would increase the visual size of the existing Pinewood Studios site by half, 45%. The development would therefore result in a clear loss of open countryside to both the north and south of the existing Pinewood Studios development. The openness of the countryside would be further diminished by way of boundary vegetation and security fencing, proposed at all site boundaries.

Green Belt Purposes:

- 6.32 Of the Green Belt Purposes (a – c) are considered relevant to the proposals. Each Green Belt purpose is discussed in turn below.
- 6.33 Green Belt purpose (d), which is “to preserve the setting and special character of historic towns” is not relevant as the application site is not located near to any historic towns. Green Belt purpose (e), which is “to assist in urban regeneration, by encouraging the recycling of derelict and other urban land”, is also not relevant in this instance. There are specific locational requirements that mean that the expansion to Pinewood Studios needs to be sited adjacent to the existing facility, in the Green Belt and could not be located in an urban area; i.e. it is accepted that the development proposal is not footloose.
- (a) To check the unrestricted sprawl of large built up areas
- 6.34 The Stage 2 Green Belt Assessment 2018 finds that Strategic Zone A plays a strong role in meeting the Purpose, noting ‘Overall, while the Green Belt is fragmented in places, it plays a strong role both in the south of the Strategic Zone by preventing the sprawl of Slough and Greater London (Uxbridge / West Drayton) and preventing the sprawl of built-up areas in the north (Rickmansworth, Gerrards Cross / Chalfont St Peter) and further east towards Watford.’ The proposal would result in a sprawl of development which would fill in what is effectively a gap between the existing extent of the Pinewood studios site and the Uxbridge Road to the south; and the Pinewood studios site and the M25 and M40 to the north. It is therefore in conflict with the fundamental aim of the Green Belt but as the application site does not abut ‘large built up areas’, there is no conflict with this purpose.

(b) To prevent neighbouring towns merging into one another

6.35 The Stage 2 Green Belt Assessment 2018 finds that Strategic Zone A plays a strong role in meeting the Purpose, noting 'While the east-west merging of settlements is the key risk the Green Belt in this Strategic Zone acts to prevent, it also plays a role in preventing the north-south merging of smaller settlements, including Rickmansworth and Maple Cross, Iver and Iver Heath, and South Harefield and Harefield, by protecting essential gaps between them.'

6.36 Iver Heath is an urban break in the Green Belt approximately 2km from Uxbridge and Slough. The scale and extent of the development represents an expansion of the urban development on the edge of Iver Heath and would result in north-south merging of development across the Uxbridge Road. The village of Fulmer lies a distance to the north west of the existing Pinewood development, this gap would also be eroded by development on Alderbourne Farm.

6.37 Development sprawl would be somewhat contained by way of Black Park, existing Pinewood Studio site, road boundaries (including the M40/M25 and Uxbridge Road) and the natural boundary of Alderbourne River, restricting the extent of erosion of the gap between settlements. Even so, the gaps between settlements would be visually reduced by the proposed development and therefore there would be significant conflict with this Purpose.

c) To assist in safeguarding the countryside from encroachment

6.38 The Stage 2 Green Belt Assessment 2018 finds that Strategic Zone A plays a moderate role in meeting the Purpose. The proposed development would result in significant physical encroachment into the open countryside through the loss of 41.9ha of open former, agricultural land with substantial development. The harm to this Purpose is therefore apparent. Given the open character of the development sites and the contrasting setting this provides to the adjacent urban development, the harm is considered very significant.

6.39 In summary, the proposed development would constitute inappropriate development and would result in very substantial spatial and visual harm to the openness of the Green Belt. In addition, the proposals would lead to a conflict with the fundamental aim of the Green Belt and two out of the five Purposes of including land in the Green Belt. The proposal would be contrary to policy GB1 of the Local Plan. Very substantial weight is attributed to this identified Green Belt harm. The Framework states at paragraph 148 that VSC 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 assessment of 'other harm' is considered within this report, with the VSCs addressed in the last section of the report entitled 'Planning Balance'.

7.0 Economic

Core Strategy Policies:

CP10 (Employment)

Local Plan Saved Policies:

E2 (Pinewood Studios)

- 7.1 The Framework includes economic policy which places significant weight on the need to support economic growth through the planning system. Paragraph 81 states that: *“Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”*
- 7.2 Paragraph 82 of the Framework places emphasis on the need for a clear economic vision and strategy which positively and proactively encourages sustainable growth, with regard given to Local Industrial Strategies. Paragraph 83 goes on to recognise that there are specific locational requirements for different sectors and that planning policies and decisions should make provision for clusters of, amongst other things, creative industries.
- 7.3 The Framework references the Government’s Industrial Strategy, which promotes five key areas to boost the productivity and earning power of people throughout the UK. The Creative Industries, a group of sectors which includes film and tourism, are two of the five chosen pillars within the Industrial Strategy. Government policy targets growth in this sector requiring substantial increases in studio capacity and skills.
- 7.4 South Bucks’s Core Policy 10 states that the Council will seek to increase the presence of high value and knowledge based businesses in South Bucks. Local Plan Policy E2 (Pinewood Studios) supports the existing Pinewood Studios for film studio use.

Local Strategies

- 7.5 The Buckinghamshire Local Enterprise Partnership (LEP) Local Industrial Strategy places substantial emphasis on, and support for, the creative industries. Pinewood Studios and the National Film and Television School are recognised as a centre of excellence for film and TV production in Buckinghamshire. The Creative and Digital sector in Buckinghamshire is identified within the LEP’s ambition for growth, including,
‘Develop and enhance the Screen Industries Global Growth Hub at Pinewood Studios to improve links between creative content providers and the wider business and specialist education networks both on and beyond the Pinewood lot’.
- 7.6 The LEP has prepared an Economic Recovery Strategy (ERS) with a focus on short term interventions to help with the recovery of local economies and

employment. This includes support for new studio development at Pinewood. The Chiltern and South Bucks Economic Development Strategy acknowledges the important economic contribution made by Pinewood Studios, being amongst the local area's biggest employers.

- 7.7 The Buckinghamshire Strategic Vision, produced by the Buckinghamshire Growth Board, sets out the ambition for a thriving, resilient and successful county. Specific reference is made to the role of Buckinghamshire's growth sectors in underpinning this and the aim to capitalise on existing specialisms and economic hubs, of which the creative sector and Pinewood is one. The Vision further highlights the importance of skills, local employment opportunities and flexible commercial space to support the growth of Small and Medium Enterprises.

National Studies

- 7.8 A recent British Film Industry (BFI) report dating December 2021 highlights that 2021 saw record levels of production in the sector, equating to almost £5 billion production spend solely on film and high-end television resulting in a return on investment to the UK economy including tax reliefs of £13.48 billion GVA, supporting 219,000 jobs.
- 7.9 The Leading Recovery and Growth Strategy highlights the BFI skill review of June 2022 which highlighted film and tv production growth will require between 15,130 and 20,700 additional full time employees by 2025 to meet growth demand on the sector. Action advised is additional spend on skills and training, education and professional development. The proposed Education and Business Hub would help towards providing much needed jobs.

Economic Benefit

- 7.10 The planning proposal is accompanied by a Leading Recovery and Growth Strategy, a statement setting out the commercial justification for Pinewood Studios Screen Hub, an Economic and Social benefits assessment and Chapter 6 of the ES addresses the socio-economic impacts of the proposed development.
- 7.11 These documents demonstrate the significant positive economic effect the proposed development in its entirety would have on the Buckinghamshire and UK economy. During construction 1,390 direct full time jobs would be created, with a further 1,450 jobs via indirect and induced effects. Once the proposed development is in operation it is forecast to create 3,730 direct full time jobs, with a further 3,700 indirect and induced full time jobs and a further 760 spill over jobs. The jobs created would be for skilled labour, with above average annual salaries. It is considered that the proposed development would deliver an additional £641 million GVA to the UK economy, per year, once operational. These economic benefits are set in a backdrop of Covid-19 recovery and a period of economic recession.
- 7.12 The proposed development would also deliver opportunities to increase skill levels through delivery of the Education Hub, which would be able to provide training and learning initiatives for up to 500 people at any given time, including providing tertiary, vocational education focused on film and screen

media, alongside an adult education role. The Business Hub through collaboration with delivery partners, including Buckinghamshire Business First and Creative UK, would facilitate skills and professional development and business growth, through the provision of mentoring schemes and employment and training opportunities, such as those associated with the National Film and Television School, alongside expanding opportunities for start-up businesses in the creative industries.

- 7.13 These employment and training opportunities, would in turn deliver social and health and wellbeing improvements and benefits.
- 7.14 In the appeal decision APP/N0410/A/13/2199037 (PSDF) the Inspector considered the harm to the creative industries sector which would arise from a rejection of that appeal proposal. It was considered that in the context of international competition in the film industry, the lost opportunity would represent a harmful outcome of the development not being permitted.
- 7.15 An employment strategy would be subject to condition and S.106 agreement to ensure local residents benefit from the employment and training opportunities.

Need

- 7.16 The commercial justification statement for the proposed development dating October 2022 highlights that in addition to the skill shortage, there is shortage of large purpose built film and high end television production studios in the UK to accommodate inward investment. In a BFI report, Screen Business' December 2021 it was highlighted that, *"the importance of expanding the UK's film and television studio offer in order to service increasing levels of production was recognised by HM Government which, in 2020, provided the BFI with £4.8 million over three years to expand its work promoting the UK as a destination of choice for film and television studio investment."*
- 7.17 In a letter written to Pinewood dating July 2022 by the BFI, they emphasise the film and tv shortage by stating, *"there is a proven lack of studio stage space in the UK with compelling evidence of significant future demand from inward investors in the global feature film and high-end TV drama market to come here to make their content. In short, there are more films and dramas that wish to film in the UK than the existing studio space available can accommodate. In order to enable the UK to capitalise on this opportunity and remain globally competitive, more studio space or expanded existing facilities are needed. The shortfall of studio space to meet strong and continuing demand has been evident for at least the last five years and more likely over the last decade. Some new schemes have come forward such as your own at Pinewood and Shepperton but there remains a critical shortfall."*
- 7.18 The British Film Commission (BFC) in their Stage Space Support and Development Strategy dated October 2022 also emphasised the crucial need for developing more stage space. In a letter directly relating to the development proposals the BFC state, *"The global demand for audio visual content for theatrical release, broadcast and streaming has never been greater."*

As a result, demand for purpose-built, high quality studio accommodation, in optimum geographical locations, with access to experienced crew, and comprising sound stages (of various sizes), workshops, offices and backlot, is outstripping supply. This has resulted in the loss of multiple major productions, and the associated investment and employment, to international competitor jurisdictions. Pinewood Studios is a globally recognised and respected brand. Along with Shepperton Studios, it provides the kind of purpose-built, high-end accommodation required by the major inward investment film and TV productions which accounted for over £4.7 billion of the total £5.6 billion spent on film and HETV production in the UK in 2021”.

- 7.19 The applicants refer to research carried out by Knight Frank in their ‘Taking Centre Stage’ 2022 report, which found that existing studio stock is insufficient to keep pace with the rising demand and estimated a national demand for 6m sqft studio/stages. There is some concern that this estimated figure is higher than other estimates by Lambert Smith Hampton, Saffery Champness and CBRE who estimate that over the short to medium term the unsatisfied demand for sound stage space to be between 2 and 2.5m sq ft.
- 7.20 However, it is important to note that it is inherently difficult to accurately forecast future studio demand, largely due to the dynamic nature of occupier activity and the immediacy of requirements. This is further complicated on the basis that overall demand is global and is influenced by socio-economic and political factors, as well as wider creative industry factors.
- 7.21 There are a number of developments in the pipeline including those currently under construction, those with planning permission (including that already permitted on Pinewood South), and applications pending. It is also noted that there are other early prospective schemes being worked up which are too early in the process to consider. Whilst there is potential in the pipeline which might meet an un-satisfied demand of between 2 and 2.5m sq ft, some of those developments with planning permission may not obtain the funding and/or industry support to develop or complete them; it is unclear how many of those which do not yet benefit from permission might obtain permission and, if they did, would actually be built out.
- 7.22 The applicants argue that the key issue is location with the benefits of being a leading site within the West London Cluster and the primacy of Pinewood studios setting them apart from many other film and tv studios. The fact that this is a development proposal by the Pinewood Group Limited provides more certainty that the film and tv space will be delivered as the proposal comprises the extension of a well-established facility which has a very strong reputation in the industry and is best placed, qualitatively to meet the need. Pinewood Studios is an established business which already has a strong customer base that benefits the Buckinghamshire economy and has delivered significant growth in its existing facilities. To this end, it is a known fact that the existing Pinewood Studio site is at maximum capacity due to being occupied by Disney. This position was accepted in the determination of the previous Pinewood South, SHUK proposal, which permitted 350,000 sq ft of additional studio space. The applicants have confirmed that Pinewood studios has customer

demand for major new floorspace and that occupier arrangements are in hand for this development. This demonstrates that, in terms of quantitative need, forecast demand is less important in this industry than a proven ability to attract productions, particularly major “block buster” film to the UK through stimulating demand. Pinewood is uniquely placed to stimulate such demand.

- 7.23 Further, advantages of extending the existing studio space at Pinewood include the critical mass of linked facilities for major film and high end television (HETV), with integrated floorspace of sound stages, workshops and offices with access to on-site specialist services, which Pinewood would provide. The applicants argue that other new, greenfield sites do not have this advantage and will always be secondary in any planning assessment. They also state that none of the other proposed film studios can deliver the scale of advantage in content and timely development that the Pinewood Studios can provide. Officers consider that this is a significant matter which weighs heavily in favour of this development. It is acknowledged that additional advantages would be delivered from extending an existing facility, such as economic benefits from a larger creative cluster.
- 7.24 In terms of the consideration of alternative sites the applicants have stated that there are no alternative sites on which the development could be sited given the need for juxtaposition with Pinewood Studios and that the strength of the geographical fix is unique to Pinewood. It is accepted that this is distinct from other studio applications which are largely new, greenfield, speculative and with no assurance of delivery and do not benefit from the critical mass of related services, facilities and skills which Pinewood can offer.. The ‘fixed’ location of the development is due to success (in terms of delivery and economic and other benefits) being dependent on the existing Pinewood Studios, by virtue of benefits delivered through economies of scale and creation of a creative cluster. It is accepted that the proposed development is not footloose. The ‘fix’ presence of the scheme was agreed through the grant of planning permission for a film studios extension as part of the Screen Hub UK planning permission. As such, it is established that the development needs to be co-located adjacent to Pinewood Studios, and thereby is fix in situ and cannot be subject to disaggregation.
- 7.25 It is acknowledged that the availability of skilled crews in the UK to service the levels of forecast stage demand is important and the need for training to meet this need. It is considered that Pinewood Studios also has the available skill and labour set to maximise the additional studio space created and facilitate links with surrounding education facilities (providing up to 500 training opportunities at one time) which would help plug the skilled workforce shortfall. Therefore, there are qualitative and locational factors over above the quantitative need that significantly favour expansion within the industry at Pinewood Studios, above other locations.
- 7.26 This is similar to the stance taken by the Secretary of State when determining appeal relating to the PSDF, who wrote “Pinewood Studios is the only production complex of its size, scale and international profile in the UK. It can readily be accepted that its global high reputation would add particular value

to an extension of facilities through a physical expansion of the existing site, thereby assisting in the continuing attraction of the UK to inward film investment. Thus there is credibility in this respect in the appellant's assertion that PS is the natural focus of expansion within the industry.”
(APP/N0410/A/13/2199037)

- 7.27 The eminence of Pinewood Studios within the film industry is attested to by a number of letters from major Hollywood film studios and industry bodies, demonstrating a high regard for it as a provider of premium studio space and supporting facilities. The importance of Pinewood Studios is also expressly acknowledged in the development plan. Paragraph 10.17 of the South Bucks District Local Plan states that the site is of national and international significance for the production of films, and that the retention of this unique site for film production is extremely desirable. Similarly, paragraphs 1.28 and 2.223 of the South Bucks Core Strategy recognise the national and international importance of Pinewood Studios as a location for film and television production.

Economic Development Officer

- 7.28 The Council's Economic Officer has commented on the proposals and outlined that local strategies prioritise growth of Pinewood in Buckinghamshire. This support extends to industry placements in disciplines befitting the Buckinghamshire economy and to facilitate apprenticeships and employment-led models to address growing skills needs. The proposed Centre Stage, incorporating an Education Hub, would help to support these aims. The value of the film and television sector to the national, regional and local economy, particularly in relation to levels of employment and inward investment is particularly articulated, as well as the role that the proposal could play in supporting the ongoing growth of the sector, in addressing the shortfalls in studio space and addressing skills challenges. In short, there is clear support for proposals from the Economic Officer, emphasising the extent and importance of the proposed development, and its benefits, at both the local and national level.

Summary

- 7.29 The proposal is considered to be of national and international significance and would result in economic growth through a world-leading business in a priority sector for the UK. The investment delivered by the planning proposals would cement Pinewood at the heart of the UK film industry and build on the wider reputation of the UK, meeting an identified need of production growth in this sector. This carries very significant weight in favour of the application.
- 7.30 The proposed development would deliver direct and indirect benefits, retaining and creating thousands of jobs, attracting visitors and spend to the area, and contributing to GVA. The development would build on existing educational and business networks in the region, opening up opportunities to train, work and grow businesses in this sector. There would be of significant benefit to the national, regional and local economies. This benefit is especially

valuable at this time of economic uncertainty, the long term, permanent economic benefits carry very significant weight in favour of the application.

- 7.31 Whilst there is inevitably uncertainty in the forecasts of need for studio space, it is considered that Pinewood has a proven and unique ability to stimulate demand by attracting productions to the UK, particularly major “blockbuster” films, which the proposed development would facilitate. Further, the economic benefits of co-location of the proposed development at Pinewood Studios, taken together, are considered to carry very significant positive weight in favour of the proposals. Positive impacts on social wellbeing derive from the economic benefit. The proposal is consistent with the industrial and recovery strategies and economic priorities of Government and Buckinghamshire LEP, and is consistent with the Framework. This weighting will be factored into the planning balance.

8.0 Design (raising the quality of place making and design)

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

EP6 (Designing to Reduce Crime)

EP7 (Signs and advertisements)

Iver Neighbourhood Plan Policy:

IV2 Design in Iver Heath

- 8.1 Saved Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted. The policy states that the layout should not be dominated by large areas set aside for parking, servicing or access, and where extensive space is required for such activities, it should be sub-divided by landscaping. It further states that the layout of new development should, where possible, create attractive groupings of buildings and spaces between buildings. Saved Local Plan policy EP6, states that development should be designed and laid out to reduce the opportunity for crime against both people and property.
- 8.2 Core Strategy policy 8 states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area. It states that new development should be designed to help tackle the causes of, and be resilient to the effects of, climate change.
- 8.3 Policy IV2 of the Iver Neighbourhood Plan (2022) covers Pinewood South. This policy states that developments must have full regard to the relevant

Townscape Character Study guidelines and, where relevant, to preserving design features that are considered essential to the significance of the village character. Such features includes the entrance structure to Pinewood Studios and boundary landscaping along Pinewood Road.

- 8.4 The Framework at paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 states that developments, among other requirements, should function well and add to the overall quality of the area, should be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history including the landscape setting.
- 8.5 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, any local design guidance and supplementary planning documents such as design guides and codes. The National Design Guide has been introduced and this places great importance on context and detailing, stating, for example, that 'well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones'.
- 8.6 The Framework consultation version (2022) suggests changes to strengthen the design sections, emphasising the creation of beautiful buildings and place, although at present this carries no material weight. However, recent Written Ministerial Statements from Michael Grove, dating December 2022, which carry significant weight, also emphasise the government's increasing commitment to ensuring that the planning system creates more beautiful and sustainable buildings; beautiful, popular and enduring design will be championed.
- 8.7 The applications for proposed developments B and C have been submitted in outline form with all matters reserved except for principal points of access. The detailed design of the schemes is for consideration at the Reserved Matters Stage. However, the proposals include development parameters for approval. The Parameter Plans fix key elements in terms of the maximum scale and quantum, while providing flexibility at the detailed design / reserved matters stage. These include:
 - Defining the key zones of development – backlot land and production space
 - Setting out the green infrastructure framework
 - Creating building zones to identify where built form would be located
 - Identifying areas for movement and parking
 - Indicating the location of vehicular access

- Providing an indication of floor levels and building heights
- 8.8 The Parameter Plans provide the basis for control over the design quality that comes forward at Reserved Matters stage. The Design and Access Statement submitted with the application sets out the design rationale for the proposed development including the development parameters. The scheme is substantial in scale and would reflect the scale and design of development that exists at Pinewood West and East. An illustrative masterplan is provided both for Alderbourne Farm and Pinewood South which illustrates how the Parameter Plans could be interpreted at detailed design stage.
- 8.9 The Design and Access Statement sets out 8 development principles which the scheme would be designed in accordance with. These are as follows:
1. A bespoke development
 2. Delivering a substantial beneficial economic impact
 3. Comprehensive studio facilities to meet the needs of a demanding industry
 4. Integration with and strengthening of the existing Pinewood Studios
 5. An enhanced green/blue infrastructure with biodiversity net gain
 6. Well connected with sustainable movement/transport
 7. A sustainable development- energy, carbon and waste
 8. A visually contained development – through massing of buildings and boundary treatments
- 8.10 The proposed development is of utilitarian design reflecting the function of the buildings and would result in substantial urban structures and built form introduced onto a greenfield site; this is addressed further in the landscape section of this report. The Parameter Plans would ensure green buffers at all site boundaries to help screen and soften the proposals, and maintain some ecological corridors for wildlife. Green buffers would be provided at site boundaries at a minimum of 10 metre widths, which would be increased to 15 metres where residential properties are immediately adjacent.

Pinewood South

- 8.11 In terms of development layout, within Pinewood South large buildings, at 21.5 metres height, would be located to the rear of the site, towards Black Park. The scale of built form would then drop to 14.5 metres at the front of the site towards Pinewood Road. Development to the south of the site, adjacent to properties at this boundary (Pleasant Cottage to Gooseberry Hill) would be restricted to a height of 4 to 8 metres. Entrance features may be provided at site access points, up to a storey in height.
- 8.12 In terms of quantum of proposed built form, Pinewood South would provide up to 126,813 sqm of studio space. This would comprise a mixture of sound stages, workshops and offices. Typically, the scale of these individual buildings are as follows:

- Sound stages (a large internal space to film scenes on sets): 1,500- 4000 sq.m at 9.2 to 21.5 metres high
 - Workshops (working facilities for construction of props, sets, costumes etc): 700 – 2,000 sq.m at 9.2 to 21.5 metres high
 - Offices (flexible working accommodation for the directorial and production teams): 1,000 – 2000 sq.m at 9 to 21.5 metres high
- 8.13 The education and business hub within Pinewood South would not exceed more than 4,645 sq.m in built form and would have a maximum height of 16.2 metres (3 storeys high).
- 8.14 No change is proposed to the Peace Path as part of this proposal. A 30 metre deep landscape buffer is proposed to site boundary with the Peace Path in order to provide further separation between built form and this recreational route and to enhance habitat.

Alderbourne Farm

- 8.15 At Alderbourne Farm Part B, the development envelope would be located within the area of the existing farm building, to ensure built footprint within the site is not extended. Buildings would extend up to 6 metres in height and provide up to 3,252 sq.m of floor space. Unrestricted backlot land would surround this development envelope, extending up to 2.9ha in size.
- 8.16 For the nature reserve, comprising Part A of the permission, an indicative landscape strategy has been provided, although detailed works would be required to be submitted by condition. The landscape strategy for Alderbourne Farm would be based on four strands:
1. An enhanced woodland framework - the strengthening and management of existing woodland and the potential creation of new woodland and scrub planting to create meaningful woodland corridors.
 2. The creation of ecological corridors - the strengthening and enhancement of existing corridors and their extension through the design of new woodland, planting and meadows supported by ecological features such as log piles.
 3. An integrated SuDS provision and wetland expansion - the provision of any required attenuation and infiltration facilities, designed to provide associated landscape and ecological benefit.
 4. Significant amenity benefits via new public access (public car park and permissive paths).
- 8.17 A final and detailed landscape design strategy for the nature reserve at Alderbourne Farm would be required by way of S.106 agreement.
- 8.18 Overall, the Parameter Plans establish the framework for future development design where sensitivities in relation to landscape buffers and the amenity of adjoining users can be addressed. Approval would be subject to appropriate conditions to agree the design and specific details of materials, boundary treatments, landscaping, and lighting. Despite this outlined mitigation and

further submission of design detail, by virtue of the nature and function of the proposed development it would not allow for high quality place making. The, resultant scale and utilitarian appearance of buildings would prevent that. However, there is scope through reserved matters to ensure that the design is the best that can be achieved compatible with the function of the buildings and the proposed development would be consistent with the surrounding Pinewood development. Further, mitigation is provided in the form of screen landscaping. Limited weight is therefore attributed to the harm caused by poor design of the proposed development; contrary to Policy CP8 of the Core Strategy, Local Plan Saved Policies EP3 and EP4 and Policy IV2 of the Iver Neighbourhood Plan.

9.0 Landscape, Visual and Trees

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

Iver Neighbourhood Plan Policy:

Policy IV13: Colne Valley Regional Park

9.1 Core Strategy policy 8 states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area. Policy CP9 places the highest priority to the conservation and enhancement of the natural beauty of the Chilterns Area of Outstanding Natural Beauty, and the integrity of Burnham Beeches Special Area of Conservation. More generally, it seeks to ensure 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.

- Conserving and enhancing landscapes, informed by Green Infrastructure Plans and the District Council's Landscape Character Assessment.
- Improving the rural/urban fringe by supporting and implementing initiatives in the Colne Valley Park Action Plan.

- 9.2 Saved Local Plan Policy EP3 requires the layout and siting of development to be compatible with the character and amenities of the site itself, adjoining development and the locality. Saved Local Plan 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. Policy L10 relates to proposals involving felling or other works affecting trees covered by a Tree Preservation Order.
- 9.3 Policy IV13 of the Iver Neighbourhood Plan (2022) outlines that development proposals should make a positive contribution towards improvement of the Colne Valley Regional Park in line with its objectives and the Colne & Crane Valleys Green Infrastructure Strategy and the detailed strategy for the Mid Colne Sub-Area. In achieving this a list of criteria is set out including, to maintain and enhance the landscape, historic environment and waterscape of the park and additional requirements for proposal affecting a watercourse.
- 9.4 The Framework at Paragraph 174 advises that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, and by recognising the intrinsic character and beauty of the countryside.
- 9.5 Paragraph 130 c) of the Framework emphasises the importance of ensuring new developments are sympathetic to local character, including the landscape setting. Paragraph 134 of the Framework states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change and that existing trees should be retained wherever possible.
- 9.6 The application is accompanied by a Landscape Strategy for Parts A, B and C. The Strategy seeks to retain and extend the key existing landscape features, predominantly located around the perimeter of the site, to provide new and enhanced green/ blue infrastructure that surrounds the development and provides screening and landscape/ ecological connectivity in keeping with local landscape character. Within Pinewood South, this would include creating a green buffer of 30m width, along the Black Park boundary and reinforcing the northern tree belt which is used as a corridor for Bechstein bats. For Alderbourne Farm Part B development, the northern tree boundary would provide a buffer between the built development and the nature reserve. New landscaping would include woodland and scrub planting, wet grassland/ swales, species-rich grassland and native hedges. A similar habitat created on

Alderbourne Farm nature reserve would create a high quality mosaic habitat. New habitat types would also be created including wet meadows, reed bed, open water ponds and new management regimes of existing areas for ecological enhancement through green infrastructure and natural woodland regeneration.

- 9.7 A Landscape and Visual Impact Assessment (LVIA) has been undertaken as part of the ES, (Chapter 7 Landscape and Visual) which includes an appraisal of the main landscape and visual issues and reports the outcome of the assessment of likely significant environmental effects arising from the proposed development in relation to landscape and visual amenity. Lighting has been scoped out of the ES assessment however, a condition is recommended to control light pollution impact on the landscape, and wildlife, particularly at night.

Landscape Character

- 9.8 Pinewood South falls within LCA O4: Iver Heath Mixed Used Terrace, as described in the South Bucks District Landscape Character Assessment and the Iver Heath Terrace LCA as described in the Colne Valley Landscape Character Assessment. Alderbourne Farm falls within LCA P1: Alder Bourne, as described in the South Bucks District Landscape Character Assessment and the Misbourne and Alder Bourne Tributaries LCA as described in the Colne Valley Landscape Character Assessment.
- 9.9 Pinewood South comprises of open agricultural fields formerly subject to gravel extraction. The topography of the site is flat and low lying with little level change (typically ranging from 60m to 62m AOD). There is no public access to Pinewood South save for the permissive footpath which runs from Black Park Country Park to Pinewood Road, also known as the 'Peace Path'. There are footways immediately adjacent to the site, such as along Pinewood Road and Uxbridge Road and footpaths within Black Path itself. Tree cover within the site itself is relatively sparse, although there is a mature tree belt along the permissive Peace Path and an internal hedgerow with a number of scattered mature trees in the south of the site. The site boundaries are relatively well vegetated with a hedgerow and some mature hedgerow trees along the site boundary with Pinewood Road.
- 9.10 Alderbourne Farm comprises part of valley sides and valley bottom of the Alder Bourne. The site comprises of open agricultural land with some centrally placed abandoned agricultural barn buildings and a telecommunication mast in the south-eastern corner of the site. There are trees alongside the stream in the valley bottom, and a deciduous woodland to the eastern end of the site (Brown's Wood), which is an ancient woodland. Existing studio/ workshop buildings associated with Pinewood Studios are visible on the skyline to the south of the site and the M25 and M40 motorways can be viewed from the valley peak in the centre of the site. There is no public access within the site.

9.11 The Pinewood South site contributes to the landscape setting of the Iver Heath Mixed Used Terrace (LCA 22.4) through long, straight, and consistent edges created by Pinewood Road and BPCP; the constant wooded background when viewed from Pinewood Road and the flat open grassy fields which occupy the site. The proposal would harm landscape within LCA 22.4, through:

- The loss of open, long views over fields.
- The loss of undeveloped spaces, in between highly developed areas

9.12 In respect to Alderbourne Farm Part C, the proposed development would result in impact upon the rural characteristics of the Alder Bourne River Valley (LCA 23.1). The proposals would therefore diminish the sense of ‘rural naturalness’ which is a distinctive quality of the Alder Bourne River Valley. The development would also harm landscape identified for LCA 23.1, including the:

- Visual connectivity within the agricultural valley landscape
- The sense of it being an intimate and contained valley
- The variety of field enclosures, which provide time depth to the landscape

9.13 The proposed nature reserve would have a beneficial impact on the natural heritage and recreational qualities of the site through improved management and the introduction of new permissive routes. It would be sympathetic to local landscape character and would achieve Colne Valley Regional Park (CVRP) Purposes and the Strategy and Vision for LCA 23.1. It would also achieve objectives within the CVRP Action Plan. However, the proposals for a nature reserve could not mitigate for all of the harm arising from the development on Alderbourne Farm and Pinewood South (parts B and C) as described within this section.

9.14 A summary of the landscape character effects during completion (year 1) and in the longer term (year 15), is set out in Table below. These have been determined by the applicant’s Landscape Visual Impact Assessment and subsequent review from a specialist landscape consultant appointed by the Council.

Summary of the landscape character effects

Landscape Character Area	Sensitivity	Magnitude of Impact	Significance of Effect
1. Completion (year 1)			

2. Longer term (year 15)			
Alder Bourne River Valley LCA 23.1	Medium to High	Medium	<ol style="list-style-type: none"> 1. Moderate to major adverse 2. 2. Moderate to major adverse
Iver Heath Mixed Used Terrace LCA 22.4	Medium to High	Medium to high	<ol style="list-style-type: none"> 1. Moderate to major adverse 2. Moderate/ Major adverse

Visual Effect

9.15 Based on the ZTV, key visual receptors where there is sensitivity to visual change as a result of the proposed development for Pinewood South are as follows:

- Pinewood Road
- Black Park bridleway WEX/21/1
- Residents within Park Lodge & Royal Lodge
- Users of the Peace Path
- Properties on Parkway at the edge of Iver Heath
- Along Uxbridge Road near the Crooked Billet

9.16 Key visual receptors where there is sensitivity to visual change as a result of the proposed development at Alderbourne Farm are as follows:

- Seven Hills Road
- Alderbourne Lane
- Hawkwood Lane
- Black Park bridleway WEX/21/1
- Residents within Springfield Cottages

9.17 The proposed development in totality would result in a major transformation in the landscape. The landscape change would arise from the introduction of a vast quantum and scale of built form and associated infrastructure in and around the proposed building complex including access road, lighting and backlot land.

9.18 The viewpoints selected were reviewed by a specialist landscape consultant appointed by the Council. The Table below provides a summary of development impact to the viewpoints and their sensitivities.

Summary of viewpoint effects

Viewpoint	Sensitivity	Year 1		Year 15	
		Magnitude of Impact	Significance of Effect	Magnitude of Impact	Significance of Effect
Alderbourne Farm					
Seven Hills Road	Medium	Medium	Moderate Adverse	Low	Negligible and Minor to Moderate Adverse
Alderbourne Lane	Medium	Medium	Moderate Adverse	Low	Negligible and Minor to Moderate Adverse
Bridleway WEX/21/1	Medium to High	Low to Medium	Moderate Adverse	Negligible to Low	Minor Adverse
Springfield Cottages	High	High	Major Adverse	Medium to High	Moderate to Major Adverse
Orchard Cottage	Medium	Medium	Moderate	Low	Minor to Moderate Adverse
Pinewood South					

Pinewood Road	Low	High	Moderate to Major Adverse	Medium to High	Moderate Adverse
Bridleway WEX/21/1 BPCP	High	High	Major Adverse	Medium to High	Moderate to Major Adverse
Park Lodge and Royal Lodge	High	High	Major Adverse	Medium to High	Moderate to Major Adverse
Peace Path	Medium to High	Low	Minor to Moderate	Low	Minor to Moderate
Parkway, Iver Heath	Medium	Low	Minor to Moderate	Low	Minor to Moderate
Uxbridge Road near Crooked Billet	Medium	Low	Minor to Moderate	Low	Minor to Moderate

9.19 Compared with the consented development on Pinewood South, the proposed development would have a greater impact on views from Pinewood Road, Uxbridge Road and Park Lodge because of the increased quantum of built form, replacement of surface car parking, and building location closer to the road.

9.20 Mitigation of operational effects from the scheme would include keeping building heights low in proximity to visual receptors, retaining and reinforcing landscaping, providing green buffers around the site and next to visual receptors and designing lighting in accordance with best practice. The above assessment has factored in such mitigation measures. There would remain a number of significant adverse visual effects.

9.21 In summary, each of the developments at Alderbourne Farm and Pinewood South would result in adverse landscape that are considered to be significant. Compared with the consented development on Pinewood South, the proposed development would have a greater impact on the visual amenity of receptors in the local landscape, particularly people using Pinewood Road. Notwithstanding this impact, the fundamental landscape harm, as it relates to Pinewood South, is broadly consistent with the consented development.

9.22 The six objectives for the CVRP are:

1. To maintain and enhance the landscape, historic environment and waterscape of the Park in terms of their scenic and conservation value and their overall amenity;

With significant harm to landscape identified from the proposed development, there is conflict with this objective

2. To safeguard the countryside of the Park from inappropriate development.

On the basis of the proposal comprising substantial inappropriate development in the Green Belt, there is significant conflict with this objective

3. To conserve and enhance biodiversity within the Park through the protection and management of its species, habitats and geological features;

Impact to species, habitats and geological features would be mitigated through off-setting and biodiversity betterment, as such there is no conflict with this objective.

4. To provide opportunities for countryside recreation and ensure that facilities are accessible to all, promoting active travel networks;

This would be achieved through provision of a publicly accessible nature reserve of 25ha in size.

5. To achieve a vibrant and sustainable rural economy within the Park;

While the proposal would create significant employment on the site, it would not form part of the rural economy. The proposal would therefore not adhere to this objective.

6. To encourage community participation including volunteering and environmental education, and promote health and social well-being through accessible, high quality green space; and

The nature reserve element of the proposal would comply with this objective.

9.23 It is stated that development which fails to demonstrate the above will be refused unless the context of the proposed development means that the above factors are not relevant.

9.24 The proposed development would conflict with two of the six objectives.

9.25 The Colne Valley Regional Park was consulted on the planning application and considered that the benefits put forward in favour of the development are small in comparison to the proposed scale of the scheme and amount of Green

Belt loss. The CVRP therefore object due to an absence of justification of very special circumstances, loss of agricultural land, and inadequate compensation and mitigation provided. The application is considered to conflict with the above outlined objectives.

- 9.26 Resultant harm to the Colne Valley Regional Park has been factored into the landscape impacts assessed within this section, and Green Belt impact section above. Mitigation of impacts is outlined in the infrastructure and development contributions section of this report.

Coalescence and settlement identity

- 9.27 The proposed development would inevitably result in the expansion of the urban development on the edge of Iver Heath. It would result in north-south merging of development across the Uxbridge Road. The village of Fulmer lies a distance to the north west of the existing Pinewood development, this gap would also be eroded by development on Alderbourne Farm. Development sprawl would be somewhat contained by way of Black Park, existing Pinewood Studio site, road boundaries (including the M40/M25 and Uxbridge Road) and the natural boundary of Alderbourne River, restricting the extent of erosion of the gap between settlements. Even so, the gaps between settlements would be visually reduced by the proposed development however, some green separation would remain, to retain some element of settlement identity and sense of place to these settlements.

Summary

- 9.28 Overall, the proposed development would result in an adverse cumulative impact to landscape character, including impact to the Colne Valley Regional Park, visual harm to residential receptors and visual harm when taken in combination with existing development at Pinewood Studios, increasing the footprint of the existing Studios by approximately 41.9%. These visual effects relate to the loss of a connection with the countryside along the western side of Pinewood Rd, BPCP and bridleway WEX/21/1. The adverse effect, albeit localised, would be significant and long term both within the landscape and for many receptors. Therefore the proposals are considered to conflict with Core Strategy policies CP8 and CP9. Overall the harm identified would be significant attracting significant weight which will be carried forward to the planning balance.

10.0 Arboriculture (Trees)

- 10.1 To inform the Arboriculture Impact Assessment (AIA) a tree survey was carried out in accordance with British Standard (BS): 5837, accompanying this AIA is a Tree Protection Plan (TPP). These were done to evaluate the direct and indirect effects of the proposed layout design on the surveyed trees and hedgerows. A method statement is also incorporated outlining measures to protect the root

protection area of trees, and methods of construction where development intrudes into these areas.

- 10.2 124 trees, 15 group trees, 2 hedgerows and 1 adjacent area of woodland were surveyed as part of the development proposals for Pinewood South (Part C). Of these, 4 trees (Nos. 1, 48, 50 and 160) were assessed as category 'U' are therefore unsuitable for retention. 12 trees were category 'A' trees (Nos. 9, 29, 31, 33, 35, 36, 40, 42, 43, 115, 165, 168) and 1 category 'A' group of trees (G4). 58 trees were category 'B' trees and 5 category 'B' groups of trees. The remaining 50 trees, 10 group trees and both hedgerows were assessed as category 'C', being either of low quality, very limited merit, only low landscape benefits.
- 10.3 The proposed development on Pinewood South would result in the removal of 1 category 'U' tree (English oak No,50) and two sections of hedgerow (Nos. H1 and H2).
- 10.4 215 trees, 33 groups trees, 4 hedges and 8 woodland areas were surveyed as part of development proposals for Alderbourne Farm (Parts A and B). 22 trees were assessed as category 'U' (Nos. 7, 12, 27, 28, 48, 106, 121, 125, 131, 133, 145, 150, 201, 219, 222, 227, 232, 236 – 237, 257, 259, 266), 2 category 'A' trees (Nos. 101, 115) and 1 category 'A' woodland (W23). 52 trees were categorised as 'B' tree and 1 category 'B' group of trees (G29) and 5 category 'B' woodlands (W1, W4, W5, W6, and W21). The remaining 133 trees, 32 groups of trees, four hedgerows and two woodlands are assessed as category 'C'.
- 10.5 The proposed development on Alderbourne Farm would result in the removal of 20 individual trees and 11 groups of trees/hedgerows with 3 hedgerows to be partially removed. All these trees are category 'C' or 'U' specimens.
- 10.6 In terms of landscaping reinforcement and replacement, for Pinewood South the plans identify a green infrastructure buffer of between 10m and 30m around the perimeter of the site. This aligns with the existing tree lines that are around the boundaries. At Alderbourne Farm, the plans identify green infrastructure around the proposed development areas which ranges from 12m to 35m plus in width.
- 10.7 It is concluded that the proposed developments would allow for the retention of all the principal arboricultural features of the sites, with only very limited removal. The assessment concludes that the scheme would not have a significant impact on the arboricultural character and appearance of the local area.
- 10.8 The Woodland Trust objected to the proposed development at Alderbourne Farm Part C, due to concerns regarding the new car park locations shown on the parameter plan for Alderbourne Farm, as this would be sited in too close proximity to Browns Wood Ancient Woodland. A 50 meter buffer between the

car parking area and Browns Wood Ancient Woodland was requested. This buffer was outlined as required for both air quality purposes and to ensure appropriate Root Protection Areas. Reference is made to the Natural England and Forestry Commission's standing advice which advises a larger buffer than 15 metres if impacts are likely to extend beyond this distance, such as the effect of air pollution.

10.9 The Council's Tree Officer commented on proposals and although no objection was raised in terms of the submitted arboricultural reports, he wished to reinforce comments made by the Woodland Trust; emphasis in this regard was placed on the requirement for at least a 50 metre buffer to be secured around Blooms Wood Ancient Woodland in order to maintain its integrity. It is noted that the 50 metre depth is not yet in legislation. The legislation change is due to be introduced through the Environment Act.

10.10 The applicant has responded to the request for a 50 metre deep buffer around the Ancient Woodland, and considers that the Ancient Woodland would have a buffer greater than 15 metre at most places. They also state that further protective boundary treatment and planting is possible. Historic fly-tipping is also highlighted as reducing the ecological value of ground flora of the edges of the ancient woodland in any event. However, Planning Practice Guidance Paragraph 033 states:

'Local planning authorities need to consider both the direct and indirect impacts on ancient woodland and ancient or veteran trees when assessing development proposals and the scope for avoiding or mitigating adverse impacts. 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).'

10.11 As such, noting the objection from the Woodland Trust, the proposed development does secure a 15 metre buffer around the Ancient Woodland. Overall, the evidence indicates that Blooms Wood would be enhanced by the development and any effect arising from the construction and operation of the development, particularly the car park, would be mitigated by the extent of the buffer proposed. Should there be any residual effect, it will be far outweighed by the benefits to Blooms Wood which would be secured as part of the development. The 15 metre buffer is therefore considered to be adequate in this instance, having regard to the compensation strategy put forward to ensure the long term management and maintenance of Blooms Wood. This strategy would also extend to include removing existing fly-tipping around the woodland edge, and is to be secured by condition. It is considered that overall there would be no loss or deterioration of ancient woodland having regard to paragraph 180 of the Framework.

Summary

10.12 On balance, although the proposed development at Alderbourne Farm Part C would maintain a buffer of 15 metres in some places, this is considered adequate having regard to the long term management and maintenance of Blooms Wood which would be secured and the overall benefit which would result to the Woodland. There would also be the removal of existing fly-tipping. As such, matters relating to Arboriculture weigh neutrally in the planning balance.

11.0 Residential amenity

Core Strategy Policies:

Core Policy 13 Environmental and resource management

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

11.1 Core Policy 13 Environmental and resource management requires new development to be directed away from existing sources of noise.

11.2 Saved Local Plan Policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted. It states that developments should not adversely affect the character or amenities of any nearby properties. Permission will not be granted for uses which would be, or which would have the potential to be, detrimental to the character and 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.

11.3 Saved Local Plan Policy EP5 states that development will only be permitted where its design and layout would not result in a significant loss of daylight or sunlight to adjacent buildings or land.

11.4 The Framework at Paragraph 130 states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

11.5 The Framework Paragraph 174 states that decisions should contribute to and enhance the natural and local environment by amongst other things, preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution.

11.6 Paragraph 185 states that planning decisions should ensure that new development is appropriate for its location taking into account the likely

effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should identify and protect tranquil areas which have remained relatively undisturbed by noise.

Pinewood South

Park Lodge and Royal Lodge

11.7 In relation to Pinewood South, Park Lodge and Royal Lodge are located centrally with the application site surrounding these properties on three sides. These properties are set within an extensive shared curtilage, extending to approximately 2.45ha and are accessed via a shared driveway from Pinewood Road. The existing residential buildings are set deep within the site and would be contiguous with the Production Studios development zone.

11.8 The built form components of the proposed development comprise an outline application with matters of layout, appearance, landscaping and scale reserved for approval at a later stage. Within Chapter 7 of the ES, based on the parameter plans, consideration is given to the visual impact of the proposed development. This includes a range of visual receptors, some of which are within adjacent residential areas. The assessment concludes that residents within Park Lodge and Royal Lodge would experience major adverse visual impact reducing to Moderate to Major Adverse once the vegetation buffer has developed. To put this impact into context, the proposed development would be located approximately a minimum of 70 metres away from the Production Studios Development Zone, which would comprise large scale film and tv production buildings and sound stages, of up to 21.5 metres in height (equivalent of five storeys). Although boundary treatment, at least 25 metres in depth, may help to screen views, trees would not be established to such an extent to entirely screen the proposed development. These features would mean that the nearest buildings could be 50 metres away from the properties. The scale of change from the existing base line is significant however, the impact on the amenities of these dwellings would be mitigated by the extent of green infrastructure and buffer provisions. These dwellings also retain an open aspect eastwards to Pinewood Road, across their own residential curtilage. Given the separation between the proposed building and these dwellings it is not considered that any concerns arise in terms of loss of daylight and sunlight, or loss of privacy. Nonetheless, loss of outlook is considered to result to these neighbouring residents.

Firtree Cottage

11.9 Firtree Cottage, Pinewood Road is located to the south of the site, just outside of the site curtilage. To the north of this building, approximately 26 metres away, would be the multi-storey car parking development zone which would allow for a building up to 9.2 metres in height. Again, this would result in a loss

of outlook. Daylight and sunlight is not a significant concern due to the south, east orientation of this property in relation to Pinewood South application site. Due to 26 metre separation from the car park, it is not considered that significant noise disturbance would result to these occupiers, over and above the noise level resultant from the increased activity on the site.

11.10 Taking into consideration the above, and in line with the assessment for the previous development on Pinewood South, app ref: PL/20/3280/OA it is considered that Moderate to Major Adverse impact would result to these neighbouring residential properties as a result of the proposed development by reason of loss of outlook.

Pinewood Manor

11.11 Pinewood Manor is located to the south of, and adjoining, the site. Its northern boundary would be adjacent to the multi-storey car parking zone and Production Studios development zone. It is not considered that significant impact to these neighbouring residents would result from the proposed development due to location over 100 metres away from any built form. Due to this separation from the car park, it is not considered that significant noise disturbance would result to these occupiers, over and above the noise level resultant from the increased activity on the site

Alderbourne Farm

Springfield Cottages

11.12 Nos. 1 to 4 Springfield Cottages would be the closest properties to Alderbourne Farm, with their residential curtilages adjoining the south-western corner of the site. To the northern curtilage of No.4, the Production Studios Development Zone would sit just beyond the green infrastructure buffer. To the eastern curtilage of all Springfield Cottages the unrestricted backlot land would be located just beyond the green infrastructure buffer.

11.13 The built form components of the proposed development comprise an outline application with matters of layout, appearance, landscaping and scale reserved for approval at a later stage. Within Chapter 7 of the ES, based on the parameter plans, consideration is given to the visual impact of the proposed development. This includes a range of visual receptors, some of which are within adjacent residential areas. The assessment concludes that residents within Springfield Cottages would experience major adverse visual impact initially, potentially reducing to moderate/major adverse after 15 years. This assumes that at least a 25m wide belt of woodland is planted and maintained so as to establish a dense belt of planting. However, even once established, the woodland would result in the loss of the open outlook from Springfield Cottages, and during winter months at least some of the development is likely to be visible from upper storeys. The proximity of these neighbours approximately 55 – 90 metres from the backlot land would result in loss of

outlook. The woodland buffer which would be immediately adjacent to these properties would also give rise to outlook and daylight and sunlight concerns, especially in the morning.

Other surrounding properties

11.14 Field End Farm would be located adjacent to the nature reserve, positioned to the north of its residential curtilage. Alderbourne Arches would also be located just beyond the northern boundary of the proposed nature reserve.

11.15 Properties to the north of Alderbourne Farm, such as Orchard Cottage and Alderbourne Arches and Field End Farm to the south east, are not considered to experience any adverse visual impact or loss of daylight and sunlight due to the degree of separation from the application site, and location adjacent to the nature reserve at Alderbourne Farm, which comprises of landscaping and habitat enhancement only, with the exception of one building to house bats, which would be located well away from the boundary with these properties.

11.16 Other properties including, Hollydene, Pine Cottage, Larkswood and Astaea located to the western side of Alderbourne Lane would face the development proposal at Alderbourne Farm, to the east but would be located over 100 metres away from built form, avoiding significant adverse impact by way of loss of outlook, daylight or sunlight.

11.17 The proposed mitigation from all residential properties would include a landscape buffer of at least 25m in depth for development on both Pinewood South and Alderbourne Farm. This landscape buffer would mean that the development zone would be approximately 45 metres away, at the closest point. Given the separation, coupled with the vegetation buffer between, the proposed buildings and adjacent dwellings it is not considered that any concerns arise in terms of loss of privacy.

11.18 However, notwithstanding the mitigation it is considered that there would be a residual detrimental impact on outlook and daylight serving residents at Springfield Cottages, and outlook serving residents at Park Lodge, Royal Lodge and Firtree Cottage.

Noise and vibration

11.19 Chapter 12 of the ES assesses the potential noise and vibration impacts of the proposed development. The assessment of this is discussed below.

Construction Impact

11.20 Construction of the proposed scheme would generate noise from construction activities on site and construction traffic on the surrounding road network. Proposed mitigation is through the implementation of good practice measures secured via a Construction Management Plan, and it is concluded that all construction phase effects would not be significant.

Operational Impact

11.21 During operation, road traffic would generate noise on surrounding roads and within the car parks of the proposed scheme itself. The assessment found that, whilst road traffic noise would increase in the locality, the contribution of the proposed development to this increase is not considered significant, given existing baseline conditions. Mitigation could include sustainability measures outlined in a Travel Plan which would reduce car use. The production studio soundstages would be built to reduce sound ingress or egress. The Proposed Scheme would also provide a backlot area at Pinewood South and Alderbourne Farm for outdoor filming activities. These activities would typically involve relatively low noise activities mostly relating to people speaking on set. There may be rare occasions where elevated levels of sound may be needed for particular movies involving special effects or the use of megaphones. A Backlot Management Plan providing control mechanisms and procedures in respect of outdoor filming activities to control noise in accordance with BS 4142 would be conditioned to ensure noise impact from backlot land use is minimised. Further mitigation measures could include noise barriers (a fence and/or earth bund) and low noise road surfacing. Therefore, operational noise from filming activities is also not considered to be significant.

11.22 The nature reserve at Alderbourne Farm is not considered to generate significant noise disturbance, by virtue of the nature of the use. The public access of the nature reserve would also be restricted at certain times, in-line with restrictions on surrounding permissive paths. The hours of opening would be at the discretion of the nature reserve management company.

11.23 Environmental Health raised no objection in relation to noise impact or the proposed prevention matters, subject to recommended conditions. It is considered that the assessment and associated surveys are acceptable in regards to noise impact.

Summary

11.24 It is concluded that the scale of development is not wholly compatible with the character and amenities of the adjoining developments, Nos. 1 – 4 Springfield Cottages, Park Lodge, Royal Lodge and Firtree Cottage, in particular by virtue of loss of outlook and daylight and sunlight; therefore there is a conflict with local plan policy EP3. As the impacts to outlook would be mitigated somewhat, by way of landscaping, the moderate weight to be attributed to the residual moderate/major harm to residential amenity will be carried forward to the planning balance. The resultant harm is given higher significance than under application reference, PL/20/3280/OA (SHUK) due to the additional number of residential properties affected and increase in height, proximity and concentration of built form now proposed at Pinewood South.

12.0 Heritage

Core Strategy Policies:

CP8 (Built and historic environment)

- 12.1 Core Policy 8 Built and Historic Environment places paramount importance on the protection and, where appropriate, enhancement of the historic environment. It states that locally important heritage features and their settings also make an important contribution to the creation of distinctive and sustainable places and will also be protected, conserved and enhanced where appropriate. This policy is not entirely consistent with the language of the Framework set out in paragraphs 199 and 202 as they apply in this instance, how this harm should be quantified, and the balancing of harm against public benefits, and can only be afforded limited weight.
- 12.2 The Framework at Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In that balance, considerable importance and weight should be accorded to the harm to the heritage asset.
- 12.3 A Heritage Statement, and supplementary Addendum for Alderbourne Farm was submitted with the planning application.

Listed Buildings

- 12.4 In relation to built heritage, there are two listed buildings which need to be considered, one of which is within Pinewood Studios (Heatherden Hall) and the other is Little Coppice, which is a Grade II listed cottage located to the east of Pinewood Road.
- 12.5 Little Coppice lies c.100m east of the development site on the east side of Pinewood Road and set back from the highway along a private driveway. The 'Voysey' inspired design is characterised by the whitewashed roughcast render with feature pyramid roof and central brick stack. The building carries significance through its historic value, aesthetic value, architectural value and rarity, its setting contributes to this because of the views and sense of isolation. There are a number of key viewpoints of the listed building from across the development site and from the public right of way within Black Park. The driveway to Little Coppice also creates a well-defined channelled vista towards the development site. The listed building's prominence makes it a local landmark and a strong visual receptor from the parkland. The building's heavily treed backdrop and verdant open and semi-rural setting to the east give it a sense of isolation.

- 12.6 Heatherden Hall lies to the south of the original Pinewood East complex and is a Grade II Listed archetypal late-Edwardian country mansion. The Hall is located c.300m north of the Pinewood South (Part C) separated by a mature tree belt and the formal gardens. The house dates to c.1865 and is a key site in the history of the British film industry. The building carries significance through its architectural, historic, aesthetic and social and communal value and through its rarity. Its setting contributes as identified above; due to the formality of the grounds and close interrelationship with the studios as a functional entity.
- 12.7 The Heritage Officer raised concerns that the proposed development would obscure long distance viewpoints of both listed buildings from Pinewood Road, across the development site to the natural features of Black Park. The development would sit in the foreground of the buildings vista and erode the currently open verdant views.
- 12.8 The proposed development is therefore considered to have a negative impact on the identified settings of heritage assets and therefore would not preserve their architectural and historic interest. The resultant harm is considered to be towards the lower end of less than substantial. In making these comments, the Heritage Officer notes that the planning proposals represents a considerably intensified expanse of additional built development compared to the previous planning proposal at Pinewood South (SHUK). This would include replacing the surface level parking in the north east corner of the site with a multi storey car park and increase in building height across the entire site. This results in more intrusive spread and height of buildings which would sit more proximately in the foreground of the buildings vistas, increasing visibility above tree lines, and further eroding open verdant views with more concreted 'urban' form.
- 12.9 Other designated heritage assets in proximity to the development site are: Langley Park – Grade II Registered Park and Garden & associated Listed Buildings; and, St Margaret's Church, Iver – Grade II Listed Building. These have sufficient separation distance and the presence of intervening development to ensure the setting of these assets would not be affected by the proposed development.
- 12.10 The Garden's Trust and Historic England have no objection to the proposed development in respect to impact on designated heritage assets and consider that the heritage assets considered in the detailed assessment to be appropriate.

Non-designated heritage assets

- 12.11 Following submission of further information pertaining to the Farm House and Dove Cote on Alderbourne Farm, the Heritage Officer confirmed that there are not any non-designated heritage assets within, or in close proximity to the application sites.

12.12 The Garden's Trust and Historic England have no objection to the proposed development in respect to non-designated heritage assets.

Archaeology

12.13 The Archaeological Officer was consulted on the planning application and commented that relatively little archaeological investigation has been undertaken in the vicinity of Alderbourne Farm (Parts A and B). A condition was recommended to be applied which requires the developer to secure appropriate investigation, recording, publication and archiving of the results to meet the requirements of paragraph 205 of the Framework. In relation to Pinewood South (Part C), the Archaeological Officer acknowledges that much of the site has been subject to quarrying and this activity would have significantly impacted any buried archaeological assets; however, the Environmental Statement for application PL/20/3280/OA recognised that there are small areas where ground works were not undertaken. The Historic Environment Records notes features and finds from several periods in the vicinity, and therefore areas of previously undisturbed ground, are required to have archaeological evaluation in the form of trial trenching to assess the buried archaeological potential of these areas and the extent and significance of any remains. This work could be undertaken by condition which may lead to further investigation.

Summary

12.14 The application proposals have been assessed in relation to the relevant statutory duty contained in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This has the effect of establishing a strong presumption in favour of the preservation of the settings and significance of listed buildings. Any harm to the significance of a listed building should be given considerable importance and great weight.

12.15 Overall, the proposed development would result in lower end, less than substantial harm to the setting of Little Coppice and Heatherden Hall, both of which are designated heritage assets to which great weight is given to their conservation, in accordance with paragraph 199 of the Framework. The identified harm should therefore be balanced against the public benefits of the scheme in line with national policy, and this will be dealt with later in the report. It is considered that the less than substantial harm identified represents a conflict with development plan Policy CP8 (Built and Historic Environment). In relation to other heritage assets it is considered that the development proposals preserve their setting and does not result in harm. In relation to potential archaeological interest, conditions are recommended requiring further archaeological evaluation.

13.0 Highway Safety, Transport and Access

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR4 (Provision for those with special needs)

TR5 (Access, highways work and traffic generation)

TR7 (Parking Provision)

TR10 (Heavy goods vehicles)

Iver Neighbourhood Plan Policies:

Policy IV8 Management Traffic

Policy IV9 Reducing Heavy Goods Vehicles

- 13.1 Core Policy 7 Accessibility and Transport, seeks to improve accessibility to services and ensure a safe and sustainable transport network by supporting the rebalancing of the transport system in favour of more sustainable modes of transport, including by encouraging safe and attractive improvements to pedestrian and cyclist routes and facilities.
- 13.2 Saved Local Plan Policy TR5 Access, highways work and traffic generation, addresses the effect of development on safety, congestion and the environment and states that where off-site improvements to the highway are required to serve a development, permission will not be granted unless the applicant enters into a planning obligation to secure the implementation of those works.
- 13.3 Policy IV8 of the Iver Neighbourhood Plan identifies Pinewood Green, and surrounding routes, as a location of management of traffic. These locations require public realm improvements and traffic mitigation to enhance the active travel environment and improve residential amenity and highway safety. Developments in the Green Belt are to be required to make a direct and proportionate contribution to delivering improvements to highways. Any proposal which generates an increase in traffic provision is required to contribute to public realm improvements and traffic mitigation measures infrastructure.
- 13.4 Policy IV9 of the Iver Neighbourhood Plan states that proposals for the intensification of existing businesses, that will lead to an increase in HGV movements that would have an unacceptable impact on highway safety, or which would result in a severe cumulative impact on the road network movements will not be supported.
- 13.5 The Framework Paragraph 110 advises the following: "In assessing specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport can be, or have been taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users; and

- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and
 - d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree”.
- 13.6 Paragraph 111 of the Framework states that: “Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 13.7 Paragraph 113 states that “All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.”
- 13.8 All matters are reserved apart from the principal points of access.

Access

- 13.9 For Pinewood South, the access arrangement remains as per the previous planning proposal for application ref: PL/20/3280/OA. Three primary vehicular and pedestrian access points are proposed for Part C; one from the A412 Uxbridge Road and two from Pinewood Road. This would comprise a left-in/left-out junction from the Uxbridge Road entrance and two simple priority junctions from Pinewood Road.
- 13.10 As part of the proposed access arrangement from the A412 Uxbridge Road, the existing layby immediately to the west of the proposed junction would be removed. The loss of parking because of this layby closure is to be re-provided by extending other laybys on the A412 Uxbridge Road. Pedestrian footways would also be provided from the A412 Uxbridge Road, tying into existing footways; the Pinewood South accesses would also provide footways/cycleways to tie into Pinewood Road footway/cycleway.
- 13.11 For Parts A and B, the permitted access from the Sevenhills Road improvement scheme to Alderbourne Farm would be used to serve the backlots, workshops and nature reserve proposed at Alderbourne Farm. This access takes the form of a priority junction and provide a new pedestrian/cycle route from Pinewood East into Alderbourne Farm. A condition would be attached to the permission restricting use of Parts A and B on the development until the Seven Hills Road improvement is in place.

Construction impact

- 13.12 Construction traffic is anticipated to generate daily additional movements of 100 cars, 10 LGVs and 70 HGVs daily. The routes to be taken would be controlled via the Construction Traffic Management Plan. No local road would

experience an increase in daily traffic flows by more than 30%. In terms of HGV flows, Pinewood Road would experience a 50% increase in HGV movements. It is considered that this impact would be a short term adverse impact and therefore would have minor effect. Construction traffic access the sites typically before the morning peak and after the evening peak, therefore the impact to the road network by virtue of driver delays is considered to be minor. The impact from construction traffic is not considered to be significant. Submission of a CTMP is considered as mitigation of impacts during the construction phase.

Operational impact

13.13 Chapter 9 of the ES details the likely significant environmental effects arising from the proposed development in relation to transport impact. A Transport Assessment informs these findings.

13.14 The scheme's impact on the following junctions were assessed as part of the submitted Transport Assessment.

- Pinewood Road/Pinewood East Access (roundabout)
- Pinewood Road/ Pinewood West Access (roundabout)
- Pinewood Road/ Seven Hills Road (priority junction)
- A412 Denham Road/ Seven Hills Road (priority junction)
- Pinewood Road/ Pinewood Green (priority junction)
- Five Points Roundabout
- A412 Church Road/Thornbridge Road (roundabout)
- A412 Church Road/ Bangors Road North/ A412 Denhm Road (roundabout)
- A142/ Black Park Road (priority junction).
- Pinewood Road site accesses
- A412 left in/let out access
- Alderbourne Farm set access

13.15 Traffic surveys undertaken on the local highway network in March 2022 inform the baseline Average Annual Daily Traffic flows. This baseline includes improvements to Five Point Roundabout (FPR), for which a planning application is currently pending consideration; planning application ref: PL/21/4074/FA. This planning application seeks the following improvements to Five Points Roundabout:

- Controlled signal pedestrian crossings at all arms;
- Widening/ new footways to connect from the pedestrian crossings to the cycleway along Pinewood Road;
- Widening and additional lane capacity on all arms; and
- Signalised gyratory arrangement, with the exception of the A4007 Slough Road.

13.16 The improvement of FPR was a requirement of the PSDF planning permission granted on appeal in 2014 (ref. 13/00175/OUT).

13.17 The Seven Hills Road (SHR) improvement scheme mitigation which would be provided during the operational stage of the proposed development and therefore is also considered in the baseline assessment. The improvements to Seven Hills Road granted under planning application ref: PL/19/4430/FA are as follows:

- A new roundabout junction between Pinewood Road and Seven Hills Road incorporating pedestrian crossing joining public right of way network within Black Park Country Park and the footpaths/permissive paths served by Seven Hills Road;
- A new section of single carriageway to replace the existing section at the western end of Seven Hills Road in order to accommodate two way vehicular movements;
- Reduced speed limit to 30mph at the new carriageway section;
- Widening works to the remainder of Seven Hills Road to better accommodate two-way vehicle movements;
- New permissive path between Pinewood Road and the secondary entrance to Pinewood East; and
- A new pedestrian crossing on Pinewood Road in the vicinity of the Pinewood Green junction.

13.18 The proposed development is therefore reliant on both of these highway improvement schemes being implemented to mitigate the impact on the highways network. To ensure that the delivery of the development is appropriately phased with these improvements a planning condition is proposed. FPR would be required to be delivered prior to first use of any part of the development proposal. The Seven Hills Road improvement scheme would come forward subject to a trigger point assessment, which has been requested by condition through submission of a further Transport Assessment.

13.19 There is no specific location with a particular identified safety problem.

Improvements made to the junction at A412 Uxbridge Road/ Black Road to ban right turns have improved the highway safety of this aspect. A contribution of £25,000.00 towards further safety improvements at this junction is also put forward. The A412 Church Road/ Thornbridge Road junction is shown to be operating at capacity at existing baseline therefore, the financial contribution would assist in mitigating wider impacts on the A412.

13.20 In terms of operational traffic, the only large increase would result to SHR however, the improvement to SHR would cater for this. The FPR improvements would also deliver capacity benefits to the roundabout. As such, although the magnitude of change is considered to be medium there would be long term benefits to the local road network by virtue of reduced journey times and less driver delay; this also relates to traffic improvements on Pinewood Green. The impact from operational traffic is not considered to be significant and the scheme is not considered to result in a 'severe impact'.

13.21 In terms of generated trip rates the Education Hub would add 280 daily trips, the Business Hub would add an average of 327 daily trips to the road network and Studio Production space on both Pinewood South and Alderbourne Farm would add approximately 4,280 daily trips. This would result in a total (two-way trips) of 4,888 anticipated additional daily car trips and 184 HGV movements. The proposed scheme would therefore amount to fewer vehicle trips than the previous Pinewood South development (SHUK) however, a greater number of trips would be concentrated a peak hours. Due to concerns raised regarding this peak traffic impact, a legal requirement would be imposed on the planning permission restricting further build out of PSDF permission, in order to prevent further baseline creep. The PSDF permission allows for 92,836sqm of additional film studio space at the Studios which has not yet been built out. 16,554.50sqm of permitted PSDF floorspace would not come forward alongside the implementation of the current planning application. By offering this, the difference in peak movements between the permitted scheme on Pinewood South with possible PSDF full build-out, and the current proposal, would not be significant. The baseline assessment for the previous Pinewood South proposal included the full floor space permitted under PSDF. The comparison of peak hours this is shown in the table below.

Net Change in Traffic Generation at Peak Hours

	AM Peak 1 (07:00-08:00) Two-way	AM Peak Hour 2 (07:15 – 08:15) Two-way	PM Peak Hour 1 (17:15- 18:15) Two- way	PM Peak Hour 2 (17:30 – 18:30) Two- way
Permitted Pinewood South (SHUK) plus PSDF	492	466	537	513

permitted and Unbuilt				
Proposed scheme plus PSDF built out permissions only	758	656	671	670
Net Cumulative increase in peak hour trips (Two-way)	+266	+190	+134	+157

13.22 The proposed nature reserve at Alderbourne Farm is expected to generate negligible amounts of traffic because it would be used predominantly by local residents for leisure activities (e.g. dog walking) and there would be limited car parking. The traffic generation of the nature reserve is therefore not assessed further.

13.23 At the request of the Highway Authority the applicants have supplied results of sensitivity tests to demonstrate that the March 2022 surveys were undertaken on a typical day and therefore reflective of accurate trips rates and junction model capacity. The following additional technical notes were subsequently submitted:

- ITL17509-024A TN Sensitivity Test Scenario
- ITL17509-025 TN Traffic Flow Diagrams and Comparison
- ITL17509-032TN ATC Analysis and Sensitivity Test 2 Parameters
- ITL17509-030A TN Sensitivity Test 1 [2nd issue]
- ITL17509-034 TN Sensitivity Test 2
- ITL17509-037A Cumulative Impact Assessment
- ITL17509-042 Potential Internal Trips

13.24 These tested the Highway network under conditions of higher demand and background traffic levels for greater certainty of the networks ability to accommodate development traffic. The sensitivity tests also looked at volumes of traffic which could reach the wider road network, to ensure that junctions beyond the assessed network would not be impacted by the proposed development. The Highway Authority is content that the effect on the junctions beyond the assessed network would be such that there would be no change in volumes that would require assessment or mitigation.

13.25 As part of the signage strategy for the proposed development it is proposed to deliver a network of signs that would direct pedestrian and cyclists from Iver Station to the studios. The signage strategy would also direct traffic from the A412 and Pinewood South site, to use the improved SHR route. Clear signs at the M40 motorway Denham Interchange would also be provided to this effect. Details of an expanded signage strategy should be secured via S.106 agreement which includes walking and cycling routes to local services, bus stops and train stations.

Sustainable Transport Measures

13.26 A Framework Travel Plan has been submitted with the planning application this outlines local footway and cycleway improvements, signage of key walking and cycling routes, and the expansion of the existing shuttle bus service that connects the studios with nearby rail stations. The success of the Travel Plan would be monitored on an annual basis. The Travel Plan would seek to meet the following targets:

- To achieve no more than 50% of student arrivals to Centre Stage by car within three years;
- To achieve 71.3% single occupancy car use by Centre Stage staff within five years (i.e. a 10% reduction on the 2011 Census mode share); and
- To achieve 73% single occupancy car use by staff for the Studio Production floorspace within five years. This is a 10% reduction from the car driver mode share identified by the 2016 Travel Plan surveys.

13.27 The proposed scheme would also fund traffic calming measures within Fulmer and the surrounding area, as well as further safety improvements at the A412 Uxbridge Road / Black Park Road junction and footway on eastern side of Pinewood Road. This would deliver further highway benefits. A £150,000 sustainable transport contribution would be put forward to secure such measures.

Parking

13.28 Car parking is a Reserved Matter and would be dealt with by future Reserved Matter planning applications. Up to 2,480 car spaces in Pinewood South and 200 spaces in Alderbourne Farm are proposed. 5% of all parking provided for each proposed site use would be to accommodate disabled users. 5% of all parking spaces would be provided with fast electric vehicle charging points. Up to 320 cycle spaces would be provided for the proposed development, 300 to serve Pinewood South and 20 to serve Alderbourne Farm. This is considered to be acceptable, with no objection raised from the Highway Authority (Buckinghamshire Council) to this level of provision.

13.29 The Highway Authority (Buckinghamshire Council) have commented on the development proposals and have raised no objection subject to recommended conditions relating to further details of security gates, scheme phasing, speed

limited review, servicing management plan, construction management plan and other further details as requested.

13.30 National Highways have commented on development proposals and raised concerns regarding the impact to M40 motorway Denham Interchange as a result of traffic increase. The applicant submitted more information in regards to traffic flow figures for M40 Denham Interchanges and the A412 Denham Road/ Sevenhills Road junction, demonstrating that additional traffic would be modest. The net vehicle uplift through the M40 Denham Interchange has been presented, with a total of 53 two-way trips (07:00-08:00) and a net reduction in the PM peak. The peak hours presented reflect the greatest level of proposed development trips in light of staff shift patterns and therefore reflect worst case. The M40 East Bound off slip generates an additional 29 trips in the AM and a net reduction to the M40 West Bound on slip in the PM peak compared to the consented scheme. This level of additional trips would not typically warrant further modelling assessments or merge/diverge assessments. National Highways removed their objection to the scheme.

Summary

13.31 In summary, both National Highways and the Highway Authority (Buckinghamshire Council) are satisfied that the significant impacts from the development on the transport network can be mitigated to an acceptable degree and that appropriate opportunities to promote sustainable transport are proposed and would not result in a severe residual impact on the safety and convenience of the highway network once the mitigation package has been delivered in its entirety. The Environmental Statement reports that there would be a number of minor adverse impacts affecting pedestrians, and road users; these are not considered significant and accompanied by moderate environmental benefits for drivers and pedestrians/community by way of highway improvements to be secured. The proposals are therefore considered to be in accordance with CS policy CP7 and local plan policies TR4, TR5, TR7, and TR10, Policy IV8 and IV9 of the Iver Neighbourhood Plan (2022) and national policy.

14.0 Air Quality

Core Strategy Policies:

Core Policy 13: Environmental and Resource Management

Local Plan Saved Policies:

Policy TR5 - Accesses, Highway Works and Traffic Generation

Policy TR10 - Heavy Goods Vehicles

Iver Neighbourhood Plan:

Policy IV7: Air Quality

14.1 Core Strategy Policy 13 Environmental and Resource Management, states that the Council will seek to ensure the prudent and sustainable management of the area's environmental resources by seeking improvements in air quality,

especially in the Air Quality Management Area adjacent to the motorways and close to Burnham Beeches SAC. New development will be directed away from existing sources of noise and air pollution to avoid adverse impacts on local communities.

- 14.2 Saved Policy TR5 Accesses, Highway Works and Traffic Generation, states that in considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway or the generation of additional traffic the Council will have regard to their effect on safety, congestion and the environment.
- 14.3 Policy IV7 of the Iver Neighbourhood Plan (2022) requires development within the Iver Parish Air Quality Management Area to contribute to the actions and objectives set out in the air quality action plan and the Iver Clean Air Zone implementation strategy. Development proposals will be required to demonstrate at least Air Quality Neutral standard during both construction and operation to avoid causing or contributing to worsening air quality. An air quality assessment is therefore required to accommodate development proposals. This policy also details further design requirements which would help to lessen impact to air quality.
- 14.4 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, and minimising pollution is part of the environmental objective, one of three overarching objectives. Paragraph 174 states that planning decisions should contribute to and enhance the natural and local environment by preventing new development from contributing to unacceptable levels of soil, air, water or noise pollution. Paragraph 185 states that decisions should also ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects), of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site and the wider area to impacts that could arise from the development.
- 14.5 The Framework Paragraph 186 states that decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. "Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan".
- 14.6 The site is located within an Air Quality Management Area (AQMA) and an Air Quality Action Plan (AQAP) has been put in place to fulfil part of the Council's statutory duties under the Local Air Quality Management framework. It outlines actions likely to improve air quality in the South Bucks area of Buckinghamshire Council between 2020 and 2030. The primary sources of air

pollution are transport related including the motorways (M25, M40, and M4) which pass through the area. An AQMA was declared around the motorway corridors in 2004. In August 2018, due to exceedances of nitrogen dioxide along the High Street and Thorney Lane North and South, Iver was designated an Air Quality Management Area.

- 14.7 Air quality has been considered within the ES Chapter 11, having regard to the impacts of emissions from construction and operational road traffic on NO₂, PM₁₀ and PM_{2.5} concentrations at existing sensitive receptors and potential future users, in line with the EPUK/IAQM guidance. A verification year of 2019 has been used for assessment due to Covid 19 affecting the reliability of results.
- 14.8 During the construction stage of the proposed development, road traffic movements associated with HGVs and light vehicle movements accessing the sites are not predicted to increase concentrations of NO₂, PM₁₀ and PM_{2.5} to sensitive receptors in excess of the annual mean objective. The magnitude of change is assessed as small (adverse) for NO₂ concentrations at the Aysgarth Medical Centre along Church Road and negligible at all other existing sensitive receptors. The magnitude of change is assessed as negligible at all existing sensitive receptors for PM₁₀ and PM_{2.5} concentrations. This impact would be temporary.
- 14.9 The operation of the proposed development is considered to impact receptors with magnitude of change ranging from slight to negligible for NO₂ concentrations. The magnitude of change is considered to be negligible for PM₁₀ and PM_{2.5} concentrations. There would likely to be a direct, permanent, long-term, adverse effect for NO₂ concentrations at Seven Hills Roads and also close to the A4020 / A40 / M40 roundabout, which is considered to be minor. There would likely to be a direct, permanent, long-term effect for NO₂ concentrations at all other existing sensitive receptors which is considered to be negligible. There would likely to be a direct long-term, adverse effect for PM₁₀ and PM_{2.5} concentrations at all existing sensitive receptors however, this is considered to be negligible. Sustainable transport initiatives are considered to be sufficient mitigation for these effects.
- 14.10 Air quality affects generated by the proposed development either during construction and operation are not considered to be significant.
- 14.11 The Council's Air Quality Officer was consulted on the submitted information and raised no objection. Concerns were however, raised about the potential air quality impacts of cumulative developments in the Ivers as many individual schemes, deemed insignificant in themselves, are potentially contributing to a "creeping baseline". There is a concern that in combination the emissions of local planning developments and the National Infrastructure Projects could result in a significant increase in NO₂ concentrations in Iver, and also contribute towards an increase in particulate matter. The Air Quality Action Plan for the Ivers contains a number of measures that should reduce NO₂

concentrations in Iver Parish. A financial contribution is therefore requested from all developments that increase concentrations within the Iver area regardless of magnitude to offset the increase and prevent baseline creep. This contribution would be put towards the Iver Air Quality Action Plan. A condition is also recommended requiring a Construction Environmental Management (CEMP) to minimise dust emissions and particulate matter emissions during construction.

14.12 Although air quality is not considered significant, there would be elevated pollutant concentrations arising from emissions from vehicle exhausts as a residual (after mitigation) impact of the development. The receptors most affected are Moat Place residential dwellings, Seven Hills Road residential dwellings and Aysgarth medical Centre. Taking into account mitigation through the financial contribution secured towards Air Quality Action Plan objectives, it is considered that adverse air pollution effect would give rise to limited harm and this is carried forward to the overall planning balance.

15.0 Ecology and biodiversity

Core Strategy Policies:

Core Policy 9 (Natural environment)

Core Policy 13 (Environmental and resource management)

15.1 Core Policy 9 Natural Environment, states that the highest priority will be given to the conservation and enhancement of the natural beauty of the Chilterns Area of Outstanding Natural Beauty, and the integrity of Burnham Beeches Special Area of Conservation. The conservation and enhancement of Burnham Beeches Special Area of Conservation (SAC), and its surrounding supporting biodiversity resources, will be achieved through restricting the amount of development in close proximity to the site, and ensuring that development causes no adverse effect on the integrity of the SAC. The policy seeks to conserve and enhance the landscape characteristics and biodiversity resources 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.

15.2 Core Policy 13 Environmental and resource management, states that new development must be water efficient and incorporate Sustainable Drainage Systems (SuDs) where feasible. Particular regard should be had to maintaining the integrity of Burnham Beeches SAC and seeking improvements in air quality, especially in the Air Quality Management Area adjacent to the motorways and close to Burnham Beeches SAC.

15.3 The Framework Paragraph 174 states that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing

valued landscapes, sites of biodiversity or geological value and soils and minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

- 15.4 Paragraph 180 a) of the Framework states that when determining planning applications, local planning authorities should refuse planning permission if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for. Paragraph 180 b) states that development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.
- 15.5 Paragraph 182 of the Framework states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 15.6 The application is supported by an Environmental Statement (ES), of which Chapter 8 relates to Biodiversity, as well as the relevant addendum containing updated ecological survey work. These provide an assessment of the proposed development in relation to the effects it would have on ecology and nature conservation.
- 15.7 The habitat on Pinewood South includes improved grassland, scrub, boundary hedgerows, mature trees and bare ground. Alderbourne Farm habitat comprises of semi-improved grassland, natural grassland, mature hedgerows, scrubs and trees, lowland mixed woodland, Alderbourne River and ditches, wet woodland and ancient woodland comprising Brown's Wood and Hawk Wood.
- 15.8 Gossams Wood, Low Farm, Rowley and Gallions Woods and Southland Manor are all Local Wildlife Sites located within 5km of the application site. The site also falls within the Colne Valley and South Bucks Heaths and Parklands Biodiversity Opportunity Areas.
- 15.9 Black Park Local Nature Reserve, Black Park SSSI, Kingcup Meadows SSSI, Denham Local Wood SSSI, Fray's Farm Meadows SSSI, Stoke Common SSSI, Mid-Colne Valley SSSI, Old Rectory Meadows SSSI and Oldhouse Wood SSSI are all national statutorily designated sites within 5km of the application site. The application site for Alderbourne Farm also falls within 5.6km of Burnham Beeches SAC. Burnham Beeches Special Area of Conservation Strategic Access Management and Monitoring Strategy applies only to residential properties,

with the conservation objective aimed to reduce recreational pressure from the building of new homes within 5.6km of the SAC. As such, the proposed development being commercial in nature, does not directly undermine the conservation objectives. Furthermore, the road network which would experience the highest uplift in vehicle movements as a result of the proposed development, would not be in close proximity to Burnham Beeches; with highest traffic increases to the eastern road network, in relation to the application site. The proposed development is therefore not considered to have an adverse effect by reason of air pollution in respect to Burnham Beeches SAC. Natural England were consulted on the planning application and raised no comment in regards to impact on Burnham Beeches. In terms of air quality, it is not anticipated that there is potential for the development to adversely affect the Burnham Beeches SAC either alone or in-combination with other plans or projects, and air quality can be screened out for further assessment at stage 1. Thus a Stage 2 Appropriate Assessment is considered not to be required on air quality.

15.10 Natural England guidelines for undertaking a HRA in relation to the effect on road traffic emissions on internationally designated sites, indicate that traffic increases of over 1000 Average Annual Daily Traffic (AADT) along the primary road network in proximity (typically <200m) to European Sites, trigger a screening threshold for which further investigation is required. Whilst this guidance is specially intended for the purposes of HRA, the general principles for air quality assessment outlined within this guidance are equally relevant for assessing road traffic emissions on national designations, including SSSIs. As the proposed development would result in 4,888 anticipated additional daily car trips, of which 1502 would be along the A412, located 80m to the southeast of Kingcup Meadows Oldhouse Wood SSSI, this would be a requirement. However, the previous proposal on Pinewood South (SHUK) considered this impact in full through further investigations and modelling work. It was considered that the proposed development would not result in an increase in nitrogen deposition on the SSSI at or above 1% critical load threshold. As such the impact would not be significant, and is considered negligible. The current proposal would result in an overall daily reduction of vehicle trips compared to SHUK and therefore the conclusions of this assessment apply equally to the current proposals. It is therefore considered that an HRA is not required.

15.11 The only other roads that would experience an increase of around 1000 AADT are Pinewood Road (between Five Points Roundabout and Pinewood Green), Wood Lane and Seven Hills Road. However, there are no SSSI are adjacent to these locations.

15.12 Following relevant survey work, the following species were found at Pinewood South:

- Breeding birds - Lapwing, Skylark and Barn Owl

- Bat roosts - Soprano Pipistrelle
- Bats
- Reptiles - Slow-worm, grass snake and common lizard.

15.13 The following species were found at Alderbourne Farm:

- Breeding birds - Red Kite, Common Whitethroat, Song Thrush, Mistle Thrush, Greenfinch, Woodpigeon, Common Whitethroat, Wren, Song Thrush, Dunnock and Greenfinch
- Bat roosts - Common Pipistrelle and Brown Long-eared Bats
- Bats
- Badgers
- Otter and Water Vole
- Reptiles - Slow-worm, grass snake, common lizard and adder.

Habitat

15.14 It is considered that mitigation by way of a Construction Environment Management Plan and landscape buffers would resolve the significant adverse effects the proposed development would have on water quality in Alderbourne River, and disturbance to the fauna. A further harmful effect would result from habitat loss, which would be off-set by habitat enhancement resulting from the proposed development; creation of a balancing pond, wet woodland and rich-grassland in Alderbourne Nature Reserve and habitat restoration within Brown's Wood. The full details of habitat to be created in the nature reserve would be secured by condition. Overall, habitat creation on Alderbourne Farm would result in significant beneficial effect.

Breeding Birds

15.15 The grassland habitat loss on Pinewood South and Alderbourne Farm would be off-set through the creation of new grassland, woodland and wetland habitats. The loss of habitat, and thereby the adverse effect on Mistle Thrush, Greenfinch, Skylark and Lapwing (across Pinewood South and Alderbourne Farm) would result in a short term significant adverse effect on breeding birds, which would change to neutral in the longer term, once the Alderbourne Farm habitat is established (2 to 5 years).

Roosting Bats

15.16 No active roosts are present on Pinewood South however, on Alderbourne Farm a total of three farm buildings were found to accommodate bat roosts, all of which would be removed as a result of the proposed development. Demolition would take place in line with a Natural England licence, and planning conditions which require details of the bat barn/building and bat

mitigation scheme to be submitted. The impact on roosting bats can also be mitigated at construction stage through the submission of a Construction and Environmental Management Plan (CEMP) and a lighting strategy. As such, no significant residual effects are considered to result.

15.17 The Local Planning Authority should have regard to the three tests that need to be satisfied before Natural England can issue such a licence; these tests are:

- 1) A licence can be granted for the purposes of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social and economic nature and beneficial consequences of primary importance for the environment.
- 2) The appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
- 3) The appropriate authority shall not grant a licence unless they are satisfied ‘that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.’

15.18 Having regard to the above tests, it is considered that there is an overriding public interest in the proposed development due to the fact that there are significant social and economic benefits to the development scheme including: 1. The significant economic benefits the proposal would deliver, not only in terms of the construction of the development, but the expansion of film and tv production facilities. 2.) The social benefits delivered by way of the jobs and skill package secured through the centre stage development. The proposed development is not footloose due to co-location requirement, adjacent to the existing studio site for the reasons set out in the previous sections of the report. 3.) Shared community use of the proposed buildings The Council’s ecologist considers that the provision proposed within the nature reserve, and associated bat barn, would satisfy any licence requirements. Natural England have raised no objections. It is considered that the three tests can be satisfied.

15.19 Natural England have not provided bespoke advice on the proposal’s impact to protected species within their representation, where they raise no objection to the proposed development.

Foraging and Commuting Bats

15.20 Similarly, in terms of foraging and commuting bats, retention of habitat buffers, a CEMP and outline lighting strategy and creation of a green infrastructure corridor would mitigate against any adverse effect; particularly at Pinewood South, where the northern tree line represents a key feature for the foraging and commuting of the rare Bechstein bat. As such, no significant long-term effect is anticipated.

Otter and Water Vole

15.21 No evidence of water vole was found in any of the ditches and along the Alderbourne River during the May and August 2022 surveys. Otter prints were recorded along the Alderbourne River during the August 2022 survey. Five ditches in Alderbourne Farm were found to be suitable for water vole. The proposed enhancement of the existing ditches for water vole and creation of a new ditch would off-set any potential harm.

Reptiles

15.22 Retention of habitat buffers, a CEMP and an outline lighting strategy would minimise the impact on reptiles. Clearing of scrub, hedgerows, tall herbs and grassland from the development site would reduce the habitat available to the common lizard and slow worm. However, the proposed new habitat would mitigate this harm. The improved habitat alongside Alderbourne River would also result in beneficial residual effect for this protected species.

Badgers

15.23 Badger populations are unlikely to depend upon the habitats present in the earthworks zones at Pinewood South or Alderbourne Farm. Although some habitat would be lost, in the long term Alderbourne Nature Reserve would result in an enhancement of habitat, by improving foraging opportunities. As such, a minor beneficial residual effect is considered to result for this protected species.

15.24 All residual, long term effects to the existing habitat across both sites are summarised in the table below. This table takes into consideration the implementation of the mitigation.

Summary of Residual and Significant Effects on Ecology

Effect	Receptor	Residual Effect	Significant Effect
Construction Stage			
Habitat Enhancement	Colne Valley Biodiversity Opportunity Area	Moderate Beneficial	Yes
Habitat Change	South Bucks Heaths and Parkland Biodiversity Opportunity Area	Negligible	No
Habitat Degradation and Restoration	Ancient Woodland (Browns Wood)	Minor Beneficial	Yes
Changes to Habitat Quality	Alderbourne River	Minor Beneficial	Yes

Habitat Change	Other priory and Locally Notable Habitats	Minor Beneficial	Yes
Changes to Habitat Quality	Breeding Bird Assemblage	Negligible	No
Loss/abandonment of Bat Roosts	Bats	Negligible	No
Disturbance and Habitat Change affecting commuting and foraging bats	Bats	Negligible	No
Disturbance and Habitat Change	Reptiles	Minor Beneficial	Yes
Disturbance and Habitat Change	Badgers	Minor Beneficial	Yes
Operational Stage			
Habitat Degradation due to Air Quality Changes	Kingcup Meadows and Oldhouse Wood SSSI	Negligible	No
Habitat Enhancement	River Alderbourne Eat of Fulmer Biological Notification Site	Moderate Beneficial	Yes
Habitat Enhancement/Disturbance	Colne Valley BOA	Moderate Beneficial	Yes
Habitat Enhancement/Disturbance	South Bucks Heaths and Parklands BOA	Negligible	No
Change to Habitat Quality	Ancient Woodland (Browns Wood and Hawk Wood)	Minor Beneficial	Yes
Change to Habitat Quality	Alder Bourne River	Minor Beneficial	Yes
Change to Habitat Quality	Breeding Bird Assemblage	Minor Beneficial	Yes
Disturbance and Changes to Habitat Quality at Roosts	Bats	Minor Beneficial	Yes
Disturbance and Changes to Habitat Quality of	Bats, including Bechstein's Bats	Minor Beneficial	Yes

Foraging and Commuting Habitat			
Disturbance	Badgers	Negligible	No

15.25 In summary, it is considered that most adverse effects will be short term and, with the mitigation proposed, there will, in the longer term, be betterment.

15.26 Mitigation for the construction phase of the proposed development would take the form of a Construction Environment Management Plan, but mitigation statement and implementation of the green landscape buffer as shown on the submitted Parameter Plans for each site.

15.27 Mitigation for the operational phase of the proposed development would include measures to reduce emissions to air, water and light pollution. The long term management of habitats and Green Infrastructure provision is also required. An outline lighting strategy was submitted with the planning application which outlines measures to reduce light overspill and bright illumination on habitats. A more detailed landscape strategy would be secured by condition. Details of a drainage strategy and long-term landscape management would also be requested by condition. Such details would provide new, varied ecological habitat.

15.28 To summarise, mitigation which would be secured by condition are as follows:

- Green infrastructure boundaries of 15-30 metres in depth on Pinewood South and 10m to 25 metres in depth on Alderbourne Farm- secured through Parameter Plans;
- Provision of green infrastructure corridors - secured through Parameter Plans;
- Habitat enhancement on Alderbourne Farm Nature Reserve – secured by condition;
- Tree retention - condition of arboricultural reports;
- Landscaping and tree planting - secured by landscaping condition;
- Sensitive lighting design - secured by lighting strategy condition;
- Construction Environmental Management Plan to mitigate against environmental effects throughout the construction phase would be secured by condition;
- Bird nest box scheme, to be secured by condition;
- A bat mitigation scheme including provision of alternative roosts, to be secured by condition; and

- Landscape and Ecological Management Plan - to be secured by condition.

15.29 It is anticipated that a Biodiversity Net Gain would be secured at Alderbourne Farm with net gains of 26% for habitats, 21% for hedgerows and 30% for river enhancement likely to result from the development proposal. This is clearly a significant uplift in the local biodiversity resource, delivering significant benefit. Full details of habitat enhancement are to be secured by condition.

15.30 The submitted landscape strategy for Alderbourne Farm has informed the inputs for the Biodiversity Net Gain (BNG) metric for the development proposals in accordance with CIEEM guidelines and the British Standard on Biodiversity. The submitted BNG Report and Biodiversity and Green Infrastructure Reports also outline the inputs and baseline used. Habitat enhancement that is proposed to be introduced would include, traditional orchard, heathland and shrub, woodland planting, wet woodland, ponds and grassland.

15.31 The Council's Ecology Officer was consulted on the proposed development and raised no objection subject to conditions. The Officer's comments pertained to the scope to mitigate the effects of both development site proposals by habitat creation and enhancement within the new nature reserve at Alderbourne Farm; and conditions requesting a Construction Environmental Management Plan, Ecological Management Plan, lighting strategy, net-gain details, and management details relating to the nature reserve. The details that would come forward will provide for would be inaccessible to the public in order to retain high quality biodiversity.

Summary

15.32 The scale of development is such that it would result in ecological impacts and a number of adverse effects have been identified through the Environmental Assessment, these can be mitigated to ensure no adverse residual affect. Overall it is considered that the proposed development on this site is possible whilst mitigating and compensating for impacts on protected, priority and notable species and habitats and delivering a net gain in biodiversity. The proposal is therefore considered to be in accordance with CS policies CP9 and CP13 and national policy. A net gain in biodiversity is a significant benefit of the scheme and this is carried forward to the overall planning balance.

16.0 Climate change and building sustainability

Core Strategy Policies:

Core Policy 8 Built and Historic Environment

Core Policy 12 Sustainable energy

Core Policy 13 Environmental and Resource Management

Sustainable Construction SPD 2015

Iver Neighbourhood Plan Policy:

IV15: PassivHaus Building

- 16.1 Core Policy 8 - Built and Historic Environment, states new development should be designed to help tackle the causes of, and be resilient to the effects of climate change. Core Policy 12 - Sustainable Energy, requires developments to secure at least 10% of their energy from decentralised and renewable or low-carbon sources. Core Policy 13 - Environmental and resource management, states that the Council will seek to ensure the prudent and sustainable management of environmental resources by, amongst other measures, promoting best practice in sustainable design and construction. It requires new development to be water efficient and include Sustainable Urban Drainage Systems, protect and enhance water quality, seek improvement in air quality and minimise noise impacts.
- 16.2 Policy IV14 of the Iver Neighbourhood Plan requires all development to be 'zero carbon ready' by design. All buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Planning applications are required to be accompanied by a Whole-Life-Carbon Emissions Assessment and Energy Statement.
- 16.3 The Framework at paragraph 152 states that the planning system should support the transition to a low carbon future in a changing climate, and it should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.
- 16.4 The application is supported by an Environmental Statement (ES) and Chapter 10 Climate Change, reports the outcome of likely significant effects arising from the proposed development in relation to climate change and how these effects can be mitigated. The application also includes a Sustainability and Energy Statement and Energy document setting out a commitment to sustainable development.
- 16.5 Mitigation measures for the construction stage of the proposed development would include a Site Waste Management Plan in order to reduce general construction waste arising, and a CEMP which would manage general environmental related effects during the construction stage.
- 16.6 At operation stage, proposed mitigation would incorporate the following energy efficiency and carbon reduction measures into the proposed building design, namely:
- Accordance with the energy hierarchy;
 - BREEAM 'Very good' standard scheme, with aspiration to target the Excellent level credits in energy and water;
 - A "fabric first" approach with building envelope performance beyond the minimum backstop requirements of the Building Regulations Part L 2021;
 - 100% low energy (LED) lighting;

- Use of measure to reduce onsite water consumption;
- High efficiency gas boilers or low carbon heat pumps; and
- 10% of the site's energy demand would be delivered through low carbon or renewable energy technology.

16.7 It is considered that the construction of the proposed development would generate a total of 32,540 tCO₂e, (additional tonnes of carbon dioxide emissions above existing assumed business as usual emissions for Pinewood Studios) of Green House Gas (GHG) per year. Construction of the buildings is estimated to result in a total GHG emissions of 97,620 tCO₂e, over the three year construction period. This would equate to circa 1.26% of Buckinghamshire total emissions. Taking the carbon emission generated by each building separately, embodied carbon emissions would be below the RIBA targets for 2025; with the exception of the workshop buildings which would be slightly above this. The proposed development's construction GHG emissions are therefore considered to be consistent with current and emerging good practice and would contribute to meeting the UK's net zero trajectory target. There is therefore considered to be minor effect on climate change, which is not significant.

16.8 The GHG emissions from operation of the proposed development are considered to be 1,224 tCO₂e, annually, this would equate to circa 0.05% of Buckinghamshire's total baseline emissions. The proposed development's operational energy demand would also be below the RIBA 2025 target. The operational effect is not considered to be significant.

16.9 The sustainable transport strategy would also help promote sustainable transport links to the site, over car use, which would further assist in reducing carbon emissions generated by the proposed development.

16.10 The Council's Climate Change Officer reviewed the ES chapter and relevant accompanying information, and raised no objections to the proposed works however, given the outline nature of the planning applications, further details would need to be submitted as part of any reserved matters application. Conditions requesting this further information are recommended. These conditions include preparation of a Materials and Waste Management Strategy, Site Waste Management Plan and Whole Life Carbon Study.

16.11 In summary, officers are satisfied that the detailed strategies and measures to address sustainability and climate change / adaption requirements can be dealt with by condition with the details for approval at reserved matters stage. Therefore, it is considered that the proposals comply with relevant Core policies CP8, CP12 and CP13 and national planning policy in respect of climate change and low carbon infrastructure and energy use.

17.0 Flood risk and drainage

Core Strategy Policies:

CP13 Environmental and resource management

- 17.1 Core Policy 13 Environmental and resource management, states that new development must be water efficient and incorporate Sustainable Drainage Systems (SuDs) where feasible.
- 17.2 The Framework Paragraph 159 advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where appropriate, applications should be supported by a site specific flood risk assessment (paragraph 167) and when determining applications LPAs should ensure that flood risk is not increased elsewhere. The Framework paragraph 169 requires that major developments incorporate sustainable drainage systems, unless there is clear evidence this would be inappropriate. Planning decisions should contribute to and enhance the natural and local environment by preventing new development from contributing to, or adversely affecting, water resources (paragraph 174).
- 17.3 A Flood Risk Assessment (FRA) and Drainage Strategy, as well as an additional technical note, has been submitted in relation to Alderbourne Farm and Pinewood South. Water Resources, Flood Risk and Drainage have been scoped out of the Environmental Statement. The basis for scoping out is that outlined risks associated with construction would be managed by 'best practice' and implementation of a CEMP. It is stated that the surface water drainage scheme would be designed such that there would be no increase in the peak rate of run off from the site. It was concluded that surface water flood risk resulting from the development is unlikely to be considered significant.
- 17.4 Pinewood South has records of superficial geology under the site in the presence of Sand and Gravel and Clay Silt and Sand. Infiltration is not recommended on the site due its former quarry use. Pre-quarry the site was in a high risk surface water area however, due to landfill and restoration there has been a change to ground levels so that the site is now categorised as being at low flood risk. As such, a sequential test is not required. This has been confirmed by the Lead Local Flood Authority.
- 17.5 As the proposed site of Pinewood South is classed as 'Greenfield', the surface water flow from the site would be restricted to greenfield runoff rate. The proposed run off rate is approximately 1.7l/s/ha. The design would consider an allowance of 40% climate change on peak rainfall intensity for calculations. The strategy proposes to utilise the existing watercourses within close proximity of the site as a means of surface water discharge. Due to the site topography, pumping station(s) would likely be required to convey surface water from some areas of the site. Water would be discharged via four surface water outfalls and then into watercourse(s). The drainage strategy would be developed as part of the detailed design stage.

- 17.6 The Lead Local Flood Authority (LLFA) have no objection to the proposed outline arrangement for Pinewood South, confirming accordance with the drainage hierarchy and subject to requested further details by condition.
- 17.7 In relation to Alderbourne Farm, ground deposits of sand and gravel, winter hill gravel and London Clay Formation can be found within the development area. Due to the nature of the site and existing constraints, infiltration is not recommended for the entirety of the site due to the risk of contamination. The application site also comprises high risk fluvial flood zones 2 and 3, and areas of high surface water flood risk around the Alderbourne River. A sequential test is however, not required as there would be no built development in these flood zones, and a sequential test is not required for change of use applications for the uses proposed, in accordance with footnote 56 of the Framework (2021).
- 17.8 LiDAR data was used to determine the flow routes and catchments within and adjacent to the site. It was confirmed that there is a single catchment within the existing site for the Alderbourne Main River. Using this plan, the proposal is to utilise a single surface water outfall into an existing watercourse connected to the Alderbourne Main River. As the proposed site is classed as 'Greenfield', the surface water flow from the site will be restricted to greenfield runoff rate. The proposed run off rate is approximately 8.731l/s. An allowance has been made for 40% climate change on peak rainfall intensity. Due to the site topography, it is anticipated that surface water would discharge into the existing watercourse via a piped gravity connection. The required attenuation would be achieved by provision of an attenuation basin north of the proposed developable area. Impermeable surfaces would drain to this via pipe networks and filter drains. A hydrobrake would be installed downstream of the pond prior to discharge into the existing watercourse within the site boundary. The same arrangement would apply to the proposed backlot sites.
- 17.9 The LLFA reviewed this information and considered that the proposed surface water drainage arrangement and design was acceptable for Alderbourne Farm subject to consent from the LLFA for connection. Conditions would be attached to the grant permission, as recommended.
- 17.10 Maintenance for the drainage networks within both sites would be incorporated into the S.106 agreement to ensure lifetime maintenance; maintenance would follow the maintenance schedule as submitted within the drainage strategies.

Foul Drainage

- 17.11 Development on Pinewood South would utilise connection to the public sewerage network along Uxbridge Road/ Pinewood Road via a conventional piped system.

17.12 The proposal for Alderbourne includes collecting the foul drainage from each building via a conventional piped system. As there are no nearby Thames Water assets, there are two proposed options to manage the foul effluent outfall from the site:

- Option 1: Install pumping station and rising main connection to foul network within the existing Pinewood East development. This option needs to be further explored and reviewed through close consultation with the applicant and Thames Water.
- Option 2: Suitably sized sewerage treatment plant with discharge into the Alderbourne through close consultation with the Environment Agency.

17.13 Thames water commented on the proposed development and raised concerns regarding the sewerage network capacity to accommodate the proposed development. As a consequence, a condition is recommended requesting details of phased connection into the public sewage so that Thames Water could appropriately plan and allocate infrastructure provision, as and where it may be required.

18.0 Ground Conditions, Minerals Safeguarding

Minerals and Waste plan

Policy 1: Safeguarding Minerals Resources

Policy 25: Delivering high quality restoration and aftercare

Policy 26: Safeguarding of Minerals Development and Waste Management Infrastructure

18.1 Policy 25 of the adopted Buckinghamshire Minerals and Waste Local Plan 2016 – 2036 provides support for high quality restoration and aftercare of mineral extraction sites.

18.2 Policy 1 of the Buckinghamshire Minerals and Waste Plan (2019), defines mineral safeguarding areas within Buckinghamshire in order to prevent mineral resources of local importance from being needlessly sterilised by non-minerals development. A Minerals Assessment is required to accompany any planning application in a safeguarded area. Proposals for development within MSAs, other than that which constitutes exempt development, must demonstrate that:

- Prior extraction of the mineral resource is practicable and environmentally feasible and does not harm the viability of the proposed development; or
- The mineral concerned is not of any value or potential value; or
- The proposed development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or

- There is an overriding need for the development

18.3 Policy 26 of the Buckinghamshire Minerals and Waste Plan (2019), states that waste management sites with extant permission and associated infrastructure are safeguarded. Proposals for other forms of development within a site safeguarded for waste development will be permitted where it can be demonstrated that:

- An alternative site could be provided that would be as appropriate for the use as
- The safeguarded location without significant interruption to operations and (for waste management) can service the existing catchment area; or
- There is no longer a need for the facility in either the vicinity or the wider area as appropriate.

18.4 The Framework paragraph 183 advises that planning decisions should ensure that “a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination”. Paragraph 184 of the Framework advises that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

18.5 Pinewood South is a former quarry in the process of being remediated and subject to Environment Agency (EA) Environmental Permits. The land has been used for the extraction of minerals /disposal of (inert) waste by landfill. The quarry has not yet been fully restored.

18.6 There is an approved restoration scheme for the land and the proposed development would result in the loss of the approved restoration scheme and any benefits (such as the re-instatement of agricultural land, tree planting etc.) it would deliver. The geo-environmental preliminary risk assessment undertaken for the site indicates a general low to moderate risk at Pinewood South. Whilst the investigations and assessments may identify that some remediation may be required to support the development of Pinewood South, based on the site history it is anticipated that this is likely to comprise of typical remediation requirements for the redevelopment of brownfield sites such as ground gas protection measures and the installation of capping layers.

18.7 For Alderbourne Farm there is no formal record of contamination of waste disposal by landfill however, some areas of filled land are visible. It is proposed that if these areas, and any others, become apparent they must be treated and remediated. A condition is recommended to secure this. It is considered that when factoring in site constraints, such as existing built form on Alderbourne Farm, adjacent residential properties and ancient woodland, the only extractable area comprises the largest backlot land site, circa 2.5ha. Although it is considered that mineral below this area may be rich and viable to extract,

the need for the development to be delivered in a timely manner, and the significant economic benefits it would deliver, overrides the economic benefit of extracting this mineral. For this reason, extraction of the mineral is not considered appropriate in this instance, and the sterilisation of this potential mineral resource below ground is carried over in the planning balance, with moderate weight attached.

- 18.8 Alderbourne Farm also received permission for a Green Waste Composting Facility; allowed at appeal, APP/P0430/C/16/3152361-2. This permission related to existing unlawful activities already taking place on the site, and therefore was not subject to a time restriction. Nonetheless, the permission dates the 14th May 2018. The attached pre-commencement conditions, such as details relating to site odour management, were never discharged. This would indicate permission to lawfully use the site as a Green Waste Composting Facility was never implemented. Moreover, there is no evidence of this activity, or residual activity, taking place on the site. For this reason, it is considered that Policy 26 does not apply as no operations relating to waste activity have taken place on the site for the past 5 years.
- 18.9 Both the Environment Agency (EA) and the Environmental Health Officer (Contamination) were consulted on the planning application. The EA outlined that the northern entrance to Pinewood South would be located directly on top of Monitoring boreholes GWM01 and GWM10 and the southern access would also destroy GWM07. These locations are critical to the monitoring and assessment of the risks posed by these landfills. These monitoring locations would need to be relocated in line with the requirements of the environmental permit before any work could proceed in establishing new access points. An informative in respect of this point is recommended.
- 18.10 The EA also outlined that the proposal fails to recognise that although the active operations in the landfill have ceased, this activity (and waste) remains present at the site and there is ongoing processes, reactions, maintenance and monitoring required for this regulated landfill. This can be managed in a way that is compatible with the proposed development, if the development recognises the continuing presence of the waste on the site and incorporates this into the proposal design at Reserved Matters Stage.
- 18.11 As the site develops, the exact location of structures is a concern and buildings should be sited to avoid the geological barriers and landfill monitoring boreholes. This has not been considered in the design and access statement or as part of the landscape and Ecological Design or within the Parameter Plans. Some proposals for the layout may not be practical given the limitation of the current below ground uses. An informative is recommended in respect of this point to guide development design as it develops.
- 18.12 Ground conditions and contamination were scoped out of the ES as a review of permitting that has established that fill has been largely inert and risks are considered to be low. The risks of contaminated soil dust exposure would also

be reduced to low risk through excavation and off-site removal of soil and through encapsulation beneath hardstanding on completion of the works. Any effects of contaminated dust are not considered significant. The risk from ground gases and mobilising contaminants via excavation are considered to be low following mitigation measures, via a CEMP. The risks associated are therefore not considered to be significant.

18.13 The Contaminated Land Officer has requested conditions requiring remediation against potential contamination (if identified).

Summary

18.14 The development is considered to be policy compliant in respect to land contamination. The sterilisation of potential mineral resource carries moderate negative weight in the planning balance.

19.0 Environmental assessment matters

Core Strategy Policies: Core Policy 6 (Local Infrastructure Needs)
Core Policy 13 (Environmental and resource management)

Agricultural Land

19.1 The Framework, at paragraph 174 b) notes the benefits of protecting the best and most versatile agricultural land (BMV). The footnote to paragraph 171 also states “where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality”. The glossary of the Framework gives the following definition. “Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.” In assessing the effects of the development on agricultural land it is necessary to have given consideration to the Agricultural Land Classification (ALC), devised by Ministry of Agriculture Fisheries and Food (1988). This is the standard method used for determining the quality of agricultural land.

19.2 Pinewood South is comprised of approximately 32.6 ha of recently restored / in the process of being restored agricultural land. Post 1988 Agricultural Land Classification data identified the site to be a mixture of Grade 3a and 3b land, the majority being Grade 3b. Of these grades, only Grade 3a is classified as best and most versatile (BMV) agricultural land. The site has since been used as a quarry for mineral extraction and been partly restored to agricultural land. The proposed development would result in the loss of the agricultural land. Defra guidance recommends consultation with Natural England if the loss of BMV land is over 20ha. Considering the agricultural land is restored and previously did not comprise over 20ha of BMV land, it is not considered that the threshold is met and the loss of BMV land is not considered to be a significant environmental effect and not considered further in the EIA or reported in the ES.

- 19.3 The development at Pinewood South would result in the loss of some BMV agricultural land but not to a significant extent and given the former quarry use this loss would only be afforded very limited negative weight in the planning balance.
- 19.4 Alderbourne Farm, although also comprised of agricultural land, does include any BMV agricultural land and therefore no conflict to planning policy in regards to loss of BMV would result on this part of the site.

Materials and Waste

- 19.5 The production of waste and disposal as landfill has been scoped out of the ES as it is considered unlikely to be significant. The ES Appendix 2.1 states 'At this scoping stage the specific types and amounts of these and other materials is not known within the Proposed Scheme. However, it is assumed that as part of the detailed design of the Proposed Scheme, a Materials and Waste Management Strategy will act as a robust tertiary mitigation measure.' The effects of consumption of materials are unlikely to be considered significant and are not considered within the ES. As part of the detailed design and subject to Reserved Matters approval, a Materials and Waste Management Strategy would be required to mitigate the adverse effects associated with the consumption of materials during construction, and with the operational phase. This will be dealt with by condition.

20.0 Infrastructure and developer contributions

Core Strategy Policies:

CP6 -Local infrastructure needs

Local Plan Saved Policies:

T4 -New built development to provide tourist facilities

- 20.1 Core Policy 6 states that the Council will use obligations where appropriate to secure provision of essential infrastructure directly and reasonably related to the development. Any agreement would be subject to having regard to the statutory tests for planning obligations in the Community Infrastructure Levy Regulations and the National Planning Policy Framework.
- 20.2 Having regard to the relevant guidance and statutory tests for planning obligations in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the measures set out below are required to be secured within a section 106 agreement in order for the proposed development to be acceptable.

Travel Plan Provisions

- 20.3 Measures to secure Travel Plans for each element of the development to support sustainable travel; the appointment of a Travel Plan Co-ordinator and a monitoring contribution for reviewing and supervising the implementation of each Travel Plan for each element of the development.

Black Park

20.4 A contribution of £25,000 for improvements to footpath, cycleway and bridleway links to Black Park

Bat mitigation: Woodland Management Contribution

20.5 A financial contribution of £30,000 to fund Woodland Management measures within Black Park to improve the habitat for Bechstein bats.

The Sustainable Transport Contribution Provisions

20.6 A contribution of £150,000 towards the costs of implementing measures to promote the use of sustainable transport.

The Air Quality Management Contribution Provisions

20.7 A contribution of £150,000 towards the costs of implementing measures aimed at the improvement of air quality in the AQMA.

Traffic Calming in Fulmer Provisions

20.8 £150,000 as a contribution towards the costs of implementing measures to calm traffic flows and ease congestion in Fulmer in the vicinity of the development site.

Traffic Calming in Iver Provision

20.9 £250,000 as a contribution towards the costs of implementing measures to calm traffic flows and ease congestion in Iver Heath in the vicinity of the development site.

Wood Lane footpath/cycleway and/or sustainable transport scheme

20.10A sum of £500,000 would be reallocated towards the Wood Lane sustainable transport scheme which was agreed mitigation for PSDF, yet to be implemented.

Iver Cycleway

20.11 A sum of £600,000 would be allocated towards provision of new cycleways in Iver and Iver Heath.

Shuttle Buses

20.12 The number and frequency of buses (including seating arrangement) to be increased once the Film Production Facilities are occupied, if required.

Sevenhill Road Improvement Scheme

20.13 Planning permission for the Sevenhills Road Works issued by the Council on 4 August 2021 under the Council's reference PL/19/4430/FA, to be implemented within an agreed timeframe.

A412/Black Park Road junction safety contribution

20.14 A contributions of £25,000 towards safety improvements in proximity of the Black Park/A412 junction

Pinewood Road Footway

20.15 Construction of a new footway on the eastern side of Pinewood Road between the Pinewood East roundabout and Sevenhills Road.

Signage Strategy

20.16 Details of signage to be erected on the public highway and sum that equates to the cost of implementing and completing the signage scheme as set out.

Traffic Regulation Survey

20.17 Review of the Traffic Regulation Order Survey, carried out by the applicant, provision of a £30,000 required for making and implementing any traffic regulation order that is required to give effect to any change in the prevailing speed restriction on Pinewood Road;

Education Hub and Business Growth Hub Provisions

20.18 To make the land and building available at nil cost for the development of the hubs and to support the developer/s throughout the planning process until the approval of all Reserved Matters in respect of the hubs.

Peace Path Improvement

20.19 Improvements to the Peace Path for use as footpath and cycleway.

Summary of Highway Improvement

- Provision of a footway along Pinewood Road from Pinewood West entrance to Fulmer Common Lane;
- Cycle route between Pinewood Studios and Iver Station;
- Cycle route between Five Points Roundabout and Bangors Road North along the A4007;
- Wood Lane footpath/cycleway and/or sustainable transport scheme;
- Enhancement of existing shuttle bus service;

- Fulmer traffic calming and management;
- Road signage improvements;
- Iver traffic calming and management;
- A412/Black Park junction safety improvements; and
- Seven Hills Road improvement scheme.

Local Economic Benefits Provisions

20.20 Measures:

- to deliver a construction apprenticeship scheme to be operated through the building contracts;
- to provide a National Film and Television School (NFTS) bursary scheme;
- to provide a Schools Outreach Programme of film and media learning support in education at primary, secondary and tertiary education levels to be delivered at the site;
- to prioritise employment opportunities for local people; and
- to prioritise opportunities for local businesses to supply goods and service

Aldbourn Farm Nature Reserve

20.21 A scheme to create a nature reserve with public access. Funding to be provided to maintain the nature reserve for a 30 year period. Although this ecological betterment has been considered a benefit of the scheme, it is required for mitigation of ecological habitat and wildlife displacement, as well as for Biodiversity Net Gain off-setting.

20.22 The South Bucks and Chiltern Council's open space strategy highlights that the South Bucks District is particularly well-provided with Parks and Gardens. The District is privileged to have access to a number of sites of at least national significance. These include the Cliveden Estate and Burnham Beeches. These sites are accessible to the public. By 2036 there is predicted to be an oversupply in parks and gardens in the South Bucks District of 838.0 ha. Within Iver, residents have good access to a Park and Garden within walking distance. Due to the site's proximity to Burnham Beeches and Black Park a further publicly accessible nature reserve would not add significant value to residents. Moderate weight is given to the provision of a publically accessible 25.6ha nature reserve and its long-term maintenance. This will be factored into the planning balance.

20.23 The following is a summary table of obligations to be secured by the proposed development:

Summary of obligations

	Contribution
1. Travel Plan	
a. Operate shuttle bus service with possible pro-rata increase as film production facilities increase	Cost of works and monitoring costs
b. Travel plan implementation and monitoring	£5k (for 5 years and if targets not meet will be extended).
2. Delivery of sections 1 and 2 of cycle Route 2 (Ivers Cycleway Options Development Report)	£988.3k- To comprise: <ul style="list-style-type: none"> - Ivers Cycleway Contribution of £600k - £500k (increased by index-linking to £520k) carried over from PSDF, for Wood Lane part of Cycleway
3. Seven Hills Road improvement scheme	Cost of works
4. Fulmer Traffic Calming improvements	£250k
5. Iver Heath Traffic Calming improvements	£250k
6. A412/Black Park Road junction safety contribution	£25k
7. Pinewood Road footway	Cost of works
8. Sustainable transport (SHUK) contribution	£150k

9. Peace Path footpath improvements	Cost of works
10. Black Park footpath improvements	£25k
11. Signage strategy	Cost of works
12. Traffic Regulation Survey	Survey and if TRO required to TRO contribution of £30k
13. Centre Stage	To market and build both hubs to shell and core if occupier found and to lease them at market rent
a. Education hub	
b. Business growth hub	
14. Local economic benefits	Jobs, Skills and Services Programme to be delivered - £2,125m capped spread over a five year period
a. NFTS bursaries	
b. Direct employment	
c. Work introductions – Placement, taster days	
d. Traineeships	
e. Apprenticeship programme	
f. Career development initiatives	
15. Target employment opportunities for the least advantaged – in most deprived wards	
16. Partnership connections	
17. Education outreach	
18. Leadership and delivery	
a. Coordinator (full-time)	

b. Running costs	
19. Priority offers for local jobs and services in construction and operational roles	
20. Promotion of job opportunities with users and occupiers of the site	
21. Nature Reserve at Alderbourne Farm	Provision of nature reserve for public access
22. Habitat mitigation Provisions	£30k
23. BNG monitoring contribution	£35,400
24. Air quality management contribution	£150k
25. SuDs features management and maintenance	Cost of works

20.24 The above obligations sought are necessary and proportionate, and are considered to comply with the tests set by Regulation 122 for which there is clear policy basis either in the form of development plan policy or supplementary planning guidance, and which are directly, fairly and reasonably related to the scale and kind of development.

21.0 Performance against the Development Plan and Overall Balance

21.1 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.

21.2 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.

21.3 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and

the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation). The application provides for four principal elements, The Productions Studios, the Education Hub, the Business Hubs (Centre Stage) and Green Infrastructure. The facilities would be fully accessible for all visitors, regardless of any relevant protected characteristics as stated above and no discrimination or inequality would arise from the proposal.

21.4 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

21.5 The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest.

Other considerations and planning balance:

21.6 Paragraph 11 of the Framework 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 Framework 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.

21.7 There are relevant development plan policies that apply to this application. Those policies which are most important for determining this application are Core Strategy Policies 7, 9, and 10 and Saved Local Plan policies GB1, GB4, EP3, EP4 and TR5. Overall, the suite of development plan policies is considered to be up-to-date. Of these most policies, the proposed development would fail to accord with Core Strategy Policies 9 and 10, and Saved Local Plan Policies GB1, GB4, EP3 and EP4. The proposed development would be in compliance with Core Strategy Policy 7 Saved Policy TR5 of the Local Plan.

21.8 The Framework sets out in paragraph 147 that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'Very Special Circumstances'. It is also clear that unless and until Very Special Circumstances are demonstrated, even were the policies most important for determining the application to be out of date, the tilted balance referred to in paragraph 11 of the NPPF is not engaged (by reason of NPPF footnote 7).

21.9 Paragraph 148 of the Framework 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.”

21.10 Development should be regarded as inappropriate in the Green Belt except in specified exceptions as set out in Framework Paragraph 149 (a – g). Saved Local Plan policy GB1 similarly identifies categories of development that may be considered appropriate. The proposed development does not fall within any of the exceptions listed in paragraph 149 or policy GB1. The proposals are therefore inappropriate development based on this paragraph of the Framework and contrary to policy GB1.

Green Belt and other harm

21.11 *Green Belt:* The proposed development would constitute inappropriate development and would result in spatial and visual harm to the openness of the Green Belt. It would result in substantial urbanising development and encroachment into the open countryside. In addition, the proposals would lead to a conflict with two out of the five Purposes of including land in the Green Belt. The proposal would not accord with Policies GB1 and GB4 of the Local Plan and the Framework. The harm to Green Belt openness is substantial and this is afforded very substantial weight.

21.12 *Design:* The scale, character and appearance of the proposed development is such that high quality place making would not be achieved. Nonetheless, the appearance of the scheme is typical for film and tv production and would not be out of character with the adjacent development at Pinewood Studios. The proposed development would therefore be contrary to Policy CP8 of the Core Strategy, Saved Local Plan Policies EP3 and EP4 and Policy IV2 of the Iver Neighbourhood Plan. Limited weight is attributed to this identified harm.

21.13 *Landscape:* The scale and extent of the development is such that there would be adverse cumulative landscape and visual effects in combination with existing development at Pinewood Studios. These effects relate to the loss of a connection with the countryside along the western side of Pinewood Road, Black Park Country Park and bridleway WEX/21/1. The adverse effect would be significant and long term for many receptors, conflicting with Policies CP8 and CP9 of the Core Strategy Saved Local Plan Policies EP3 and EP4 and Policy IV13 of the Iver Neighbourhood Plan. This harm is afforded significant negative weight.

21.14 *Residential amenity:* The development would have a transformative effect on the setting of several residential dwellings and result in harm in terms of outlook, noise and disturbance. These impacts would to an extent be mitigated through the detailed design process, by landscaping and environmental controls to be secured by condition. However, there would remain some residual amenity effects on neighbouring residents contrary to Core Strategy

Policy 13 and Saved Local Plan Policies EP3 and EP5. Moderate weight is afforded to this harm weighing against the development.

21.15 *Air pollution*: The site is within an Air Quality Management Area. Exposure to elevated pollutant concentrations arising from emissions from vehicle exhausts is a detrimental impact of the development. However, any significant adverse effect would be substantially mitigated through a financial contribution secured towards the AQAP objectives. On balance, it is considered that the residual adverse air pollution effect amounts to limited harm. The proposed development therefore fails to accord with Core Strategy Policy 13, Saved Local Plan Policies TR5 and TR10 and Iver Neighbourhood Plan Policy IV7.

21.16 *Heritage*: The harm arising from the impact on the setting of the heritage assets is considered to be at the lower end of 'less than substantial harm'. This is to be weighed against the public benefit arising from the development and given great weight in accordance with the Framework paragraph 199 and would conflict with Core Strategy Policy CP8.

21.17 *Agricultural land*: The proposed development would result in the loss of the approved restoration scheme and re-instatement of agricultural land. The loss of agricultural land cannot be mitigated. Given the previous quarry use and the limited extent of BMV agricultural land, the loss is not significant and is afforded very limited negative weight in the planning balance.

21.18 *Loss of Minerals*: There is potential for rich mineral resource of sand, gravel and clay under Alderbourne Farm. The proposed development at Alderbourne Farm (Part B) would sterilise the ground, preventing possible mineral extraction now and in the future. The need and associated economic benefits of the proposed development is considered to override the benefit of extracting this mineral. Moderate weight associated with the permanent loss of this mineral resource, contrary to Policy 1 of the Minerals and Waste Local Plan, is therefore attributed against the planning application.

Benefits

21.19 The applicant has set out material considerations to justify the proposed development and a granting of planning permission, these are:

21.20 *Economic*: The benefits centre on the national significance of what is proposed in terms of developing the strengths of Pinewood Studios in UK film production and delivering a substantial economic benefit. The proposals take advantage of the global asset and anchor institution of Pinewood, realising significant benefits to the national, regional and local economy. The expansion of studio space meeting and stimulating demand would support local, regional and national recovery. The business and education hub would also provide opportunities for training and skill development at time of skill shortage in the sector. Adverse harm by way of not approving the development also needs to

be considered. Together, these benefits carry very significant weight and clearly align with local and national economic growth and recovery strategies.

21.21 *Community/ Social (arts/culture/ education)*: Moderate weight is attributed to this benefit based on provision of the publically accessible nature reserve, the health and social well-being benefits of the scheme in terms of job delivery and skill development opportunity, and community use of buildings.

21.22 *Biodiversity*: The proposed development through delivery and creation of a nature reserve would result in significant uplift in biodiversity, over and above policy requirement. This carries significant weight in favour of the scheme.

21.23 *Nature Reserve*: The delivery and transfer of a publicly accessible nature reserve to be retained in perpetuity is considered to carry moderate weight in favour of the proposed development.

21.24 *The applicants' very special circumstances*: the applicant has also put forward the following points as other considerations to weigh in the planning balance:

- Contributions to leading economic recovery and growth;
- The implementation of economic strategy;
- The geographically fixed location of Pinewood Studios (there is not a choice of location);
- Environmental benefits;
- Community benefits;
- Contribution to arts and culture;
- The National Planning Policy Framework;
- S.106 contributions; and
- The legal fall back.

21.25 The Contributions to leading economic recovery and growth, implementation of economic strategy, environmental benefits, community benefits and arts and culture have been addressed and weighted above and therefore do not need to be recounted.

- *The geographically fixed location of Pinewood Studios:*

21.26 The provision of additional floorspace for film production represents an expansion of existing capacity at Pinewood. Further film production space would respond to the substantial demand that exists in both the West London Cluster and at Pinewood itself. The scale of the additional floorspace is significant (capable of accommodating the production of a large 'blockbuster')

scale movie). The business and education hubs are also locationally tied to the existing film studio and to each other. Centre Stage is a multi-functional hub that would provide education/business growth and community uses/accommodation (in a way that is complementary to other local initiatives and investments). The proposed development is therefore considered to be strongly related to the specific Pinewood site/location. This is already factored into the economic benefit above.

- *The National Planning Policy Framework*

21.27 Reference is made to the sustainability credentials of the proposed development in relation to the means of sustainable development for the purposes of paragraph 7 of the Framework. The economic, social and environmental impacts of the proposed development have been discussed and assessed above as policy requirements, and will not be revisited here. Meeting policy weighs neutrally in the Planning balance.

- *S.106*

21.28 As discussed above, the s.106 contributions are required mitigations which comply with the tests of the CIL regulations in terms of being related, proportionate and necessary to the permission granted. The highway improvement works, active travel contribution and other such measures are therefore necessary to mitigate the impacts of the proposed development and have already been taken into account above.

- *The legal fall-back*

21.29 The fall-back position on Pinewood South for the SHUK permission, approved under application ref: PL/20/3280/OA is noted and has been factored into the assessment of the development proposal in terms of harm and benefits to ensure consistency. It is not however, considered that there is a reasonable prospect of the previous development proposal being implemented due to the amended submission and wish to no longer have a visitor attraction on the site. As such, the previous permission on Pinewood South carries neutral weight in the planning balance as a fall-back position, although the studio space previously permitted is considered a material consideration in the sense that it indicates what the Council has already found to be acceptable on the site.

21.30 In summary, the proposed development is of national significance in terms of developing the strengths of Pinewood Studios in UK film production and delivering very significant economic benefit. The proposals take advantage of the global asset and anchor institution of Pinewood, realising significant benefits to the national, regional and local economy. The expansion of studio space meeting and stimulating demand would aid local, regional and national recovery. The education and business hub goes some way towards addressing the skill shortage in the sector. These benefits are very significant and clearly align with local and national economic growth and recovery strategies. These

are attributed substantial weight. When attributing this weight community benefit, well-being and contribution to arts and culture is factored. The proposed development is considered to be strongly related to the specific Pinewood site/location. This is attributed significant positive weight. BNG is afforded significant weight and the nature reserve is attributed moderate weight.

Planning Balance

Listed Building Harm

21.31 The harm arising from the impact on the setting of the heritage assets is considered to be at the lower end of 'less than substantial harm'. This is to be weighed against the public benefit arising from the development and given great weight in accordance with the Framework paragraph 199. As outlined above, there would be public benefits in relation to the economic, social, community and environmental aspects. These benefits carry very substantial weight in totality. The view of Officers is therefore that the potential public benefits of the scheme would very substantially outweigh the harm identified to the setting of the heritage assets.

21.32 It is considered that the other considerations put forward in favour of the development collectively carry a very substantial amount of weight in favour of the proposal. In the view of Officers the adverse impact of granting permission, are clearly outweighed by the benefits upon which the Appellant relies; Very Special Circumstances do therefore exist in this case. This judgement has been made taking into account the economic benefit the expanded Pinewood would deliver to both the National and Local economy, and with particular regard to previous appeal decision at PSDF, and national and regional strategies. It is therefore considered that other material considerations clearly outweigh the conflict with the development plan. In consequence Officers have concluded that, subject to the recommended conditions and the completion of a section 106 agreement securing the necessary obligations that planning permission should be granted.

Working with the applicant / agent

21.33 In accordance with paragraph 38 of the Framework 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.

21.34 The Council worked with the applicants/agents in a positive and proactive manner by, as appropriate updating applications/agents regularly of any issues that arose in the consideration of their application.

22.0 Recommendation

22.1 That the application is delegated to the Director of Planning and Environment for APPROVAL subject to: referral to the Secretary of State to consider whether to call-in the planning application on Green Belt grounds; and, the publicity of proposals affecting the setting of listed buildings, provided no new substantive planning reasons for refusal arise following completion of the consultation period, and the completion of an agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the details set out in the main body of the report or if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

Subject to the following conditions:

Part A - Full Planning Permission Alderbourne Farm Nature Reserve

Time Limit

1. The development hereby approved must be commenced no later than the expiration of five years from the date of this permission.

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990.

Approved Plans

2. The development shall be carried out in substantial accordance with the approved plans, listed below:

- Site plan 3939-FBA-02-00-DR-A-01 110 P01

Reason: For the avoidance of doubt and in the interests of the proper planning of the area.

Design

3. The development hereby permitted shall not commence until a detailed design scheme for the construction of the nature reserve has been submitted to and approved in writing by the Local Planning Authority.

The detailed design scheme must include:

- Boundary details and means of enclosure;
- Details of minor artefacts and structures (e.g. furniture, bat boxes, seating, refuse or other storage units, signs, lighting etc.)
- Planting plans;
- New habitat to be created, in particular, detailed designs of any wetland features or ponds that will be created including cross sections;
- Infrastructure details such as footpaths, lighting, car parking; and

- Schedules or plants noting species, planting sizes and proposed numbers/densities.

The design scheme shall be prepared in the context and guidance provided by:

- Alderbourne Farm Landscape and Biodiversity Strategy document 10b
- Illustrative Masterplan 3939-FBA-02-00-DR-A-01 101 P01
- Pinewood South and Alderbourne Farm Biodiversity Net Gain dated July 2022
- Biodiversity and Green Infrastructure document 20b dated July 2022
- Development Framework & Design and Access Statement document 08 dated July 2022
- Pinewood South and Alderbourne Farm Arboricultural Report Document 11
- Alderbourne Farm Flood Risk Assessment and Drainage Strategy dated September 2022
- 3939-FBA-01-00-DR-A-01_001_P01 - PP1 Site Context (current levels)
- 3939-FBA-01-00-DR-A-01_002_P01 - PP2 Site Context (proposed levels)
- 3939-FBA-01-00-DR-A-01_003_P01 - PP3 Development Zones
- 3939-FBA-01-00-DR-A-01_004_P01 - PP4 Land Use
- 3939-FBA-01-00-DR-A-01_005_P01 - PP5 Green Infrastructure
- 3939-FBA-01-00-DR-A-01_006_P01 - PP6 Access and Movement
- 3939-FBA-01-00-DR-A-01_007_P01 - PP7 Building Heights
- 3939-FBA-01-XX-SC-A-01_008_P01 – PP9 Proposed Demolitions
- 3939-FBA-01-XX-SC-A-01_000_P02 – PP8 Proposed Numbers and Yield

The nature reserve shall not be constructed otherwise than in accordance with the approved details and thereafter retained.

Reason: This is required to be pre-commencement as it comprises approval of details for construction/implementation. To ensure good design in-line with the provisions of Section 12 the Framework (2021), Saved Local Plan (1999) policies EP3 and EP4, CP8 of the Core Strategy (2011) and Policy IV2 of the Iver Neighbourhood Plan (2022).

Pipeline Buffer

4. No built form within any part of the development shall be constructed within 3 metres of the British Pipeline Agency pipeline shown on plan BPA Reference Number: 2022-4794.

Reason: To maintain the high-pressure petroleum pipeline system under the application site for safety and hazard prevention in accordance with Paragraph 183 of the Framework (2021) and Policy EP16 of the Local Plan (1999).

Watercourse Buffer

5. No development shall commence until a scheme for the provision and management of an 8 metre wide buffer zone alongside the Alderbourne watercourse has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include:

- Plans showing the extent and layout of the buffer zone;
- Details of any proposed planting scheme/s (for example, native species suited to the conditions on site);
- Details, including cross sections and designs of the wetland features to be constructed;
- Details demonstrating how the buffer zone and features within them will be protected during development and managed over the longer term;
- A management plan outlining the future management and maintenance of the buffer zone;
- Details of location of any proposed footpaths, materials, fencing and lighting, which are in proximity of the footpaths to the water course;
- A programme for its implementation; and
- Details and designs of any proposed bridges.

The development shall be carried out and maintained in accordance with these approved details. No further landscaping or other works shall take place within the buffer zone of the watercourse.

Reason: This is required to be pre-commencement as it seeks to protect the land alongside the watercourse as it is particularly valuable for wildlife and construction or excavation works within buffer zones can impact on protected species and habitats; in accordance with Paragraph 174 of the Framework (2021) Policies CP9 and CP13 of the Core Strategy (2011).

Habitat Restoration Plan

6. Prior to first use of the development hereby permitted a detailed habitat restoration and management plan for Blooms Wood Ancient Woodland including a programme for implementation shall have been submitted to and approved in writing by the Local Planning Authority. The restoration and management shall be carried out in accordance with the approved details.

Reason: To result in ecological improvement of the Ancient Woodland, as outlined in the ES in accordance with Paragraph 174 of the Framework (2021), and Saved Policy L10 of the Local Plan (1999).

Biodiversity Net Gain Plan

7. Prior to the commencement of development hereby permitted a Biodiversity Gain Plan (BGP) shall be submitted to and approved in writing by the Local Planning Authority. The BNG plan shall include the following:

- a description and evaluation of the application site and its features as at the date of grant of planning permission (required base-line);
- a BNG calculation (including the related methodology) in respect of the development hereby permitted to achieve a net gain of at least 20 %, in combination with Parts B and C;
- a Biodiversity management plan which outlines measures to ensure the management and maintenance of the BNG for at least 30 years.

The development shall be carried out in accordance with the BGP. Thereafter it shall be managed and maintained in accordance with the approved details.

Reason: Required to be pre-commencement to ensure net-gain is delivered as part of the proposed development in accordance with Policies CP9 and CP13 of the Core Strategy.

Landscape and Ecological Management Plan (LEMP)

8. No development shall take place (including demolition, ground works, and vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- description and evaluation of features to be managed, including BNG, as outlined in conditions 3 and 7;
- ecological trends and constraints on site that might influence management;
- aims and objectives of management including the delivery of the required biodiversity net gain;
- appropriate management options for achieving aims and objectives;
- prescriptions for management actions;
- preparation of a work schedule and implementation programme (including an annual work plan capable of being rolled forward over a five-year period); and
- ongoing monitoring and remedial measures.

The development shall be carried out in accordance with these approved details and retained thereafter.

Reason: This is required to be pre-commencement to ensure appropriate protection and enhancement of biodiversity during construction of the proposed development and to provide a reliable process for implementation and aftercare; in accordance with Paragraph 174 of the Framework (2021) Policies CP9 and CP13 of the Core Strategy (2011).

Archaeology

9. Where significant ground works are proposed, no development (including works of demolition) shall commence until a written scheme of archaeological evaluation has been submitted and approved in writing by the Local Planning Authority. This may take place over a number of phases and may lead to targeted excavation.

The development shall be carried out in accordance with the approved scheme.

Reason: This is required to be pre-commencement as it seeks to secure appropriate investigation, recording, publication and archiving of archaeological results before development begins, in accordance with Framework Paragraphs 192, 194 and 205, Policy CP8 of the South Bucks Core Strategy (2011) and Saved Policy C15 of the Local Plan (1999).

Outline Permission

Conditions pertaining to Parts B and C of the development hereby permitted.

Reserved Matters

10. Approval of the following details (herein referred to as 'Reserved Matters':

- layout;
- scale;
- appearance; and
- landscaping

Relating to each part of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that Part. The development of that part shall be carried out in accordance with the approved details.

Reason: This is an outline permission granted in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Implementation of Reserved Matters

11. The first application for approval of Reserved Matters shall be made to the Local Planning Authority no later than 3 years from the date of this permission.

The development shall be begun before the expiry of 2 years from the date of approval of the last of the Reserved Matters.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended) and to reflect the scale of the development.

Timescales

12. Application for approval of the last reserved matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended) and to reflect the scale of the development.

Approved Plans

13. The development shall be carried out in substantial accordance with the approved plans, listed below:

Pinewood South:

- Existing Site Plan 3939-FBA-01-00-DR-A-01_110 P01
- 3939-FBA-01-00-DR-A-01_001_P01 - PP1 Site Context (current levels)
- 3939-FBA-01-00-DR-A-01_002_P01 - PP2 Site Context (proposed levels)
- 3939-FBA-02-00-DR-A-01_003_P01 - PP3 Development Zones
- 3939-FBA-01-00-DR-A-01_004_P01 - PP4 Land Use
- 3939-FBA-01-00-DR-A-01_005_P01 - PP5 Green Infrastructure
- 3939-FBA-01-00-DR-A-01_006_P01 - PP6 Access and Movement
- 3939-FBA-01-00-DR-A-01_007_P01 - PP7 Building Heights
- 3939-FBA-01-XX-SC-A-01_000_P01 - PP8 Development Numbers and Yield
- ITL17509-GA-001 Rev C Proposed Priority Junction Arrangement from Pinewood Road- Southern Access
- ITL17509-GA-002 Rev B Proposed Priority Junction Arrangement from Pinewood Road- Northern Access
- ITL16184-GA-002 Rev D Proposed Left in/ Left out Arrangement from A412 Uxbridge Road
- ITL17509-GA-011 Proposed Gravel Path Along Pinewood Road
- ITL17509-GA-012 Proposed Gravel Path Along Pinewood Road
- ITL16184-GA-015 Proposed Amendments to Existing Lay-bys
- Illustrative Masterplan 3939-FBA-02-00-DR-A-01 101 P01

Alderbourne Farm:

- Existing Site Plan 3939-FBA-02-00-DR-A-01_110 P01
- 3939-FBA-01-00-DR-A-01_001_P01 - PP1 Site Context (current levels)
- 3939-FBA-01-00-DR-A-01_002_P01 - PP2 Site Context (proposed levels)
- 3939-FBA-01-00-DR-A-01_003_P01 - PP3 Development Zones
- 3939-FBA-01-00-DR-A-01_004_P01 - PP4 Land Use
- 3939-FBA-01-00-DR-A-01_005_P01 - PP5 Green Infrastructure

- 3939-FBA-01-00-DR-A-01_006_P01 - PP6 Access and Movement
- 3939-FBA-01-00-DR-A-01_007_P01 - PP7 Building Heights
- 3939-FBA-01-XX-SC-A-01_008_P01 – PP9 Proposed Demolitions
- 3939-FBA-01-XX-SC-A-01_000_P02 – PP8 Proposed Numbers and Yield
- Illustrative Masterplan 3939-FBA-02-00-DR-A-01 101 P01
- ITL17509-GA-010 Rev B Proposed Access and Pedestrian Crossing

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure satisfactory principal points of access

Approved plans and documents

14. The details of the reserved matters submitted pursuant to this permission shall be in substantial accordance with the approved plans and documents listed below:

- Development Framework & Design and Access Statement document 08 dated July 2022
- ITL170509-004E R Framework Travel Plan [2nd ISSUE] dated 13th December 2022
- Pinewood South and Alderbourne Farm Biodiversity Net Gain Document 20A dated July 2022
- Biodiversity and Green Infrastructure document 20B dated July 2022
- Pinewood South and Alderbourne Farm Arboricultural Report Document 11
- Energy Statement dating July 2022 Document 18
- Sustainability Statement Document 16
- Economic and Social Benefits Assessment Document 13
- Transportation Assessment and Framework Travel Plan Document 09
- Pinewood South Flood Risk Assessment and Drainage Strategy dated September 2022
- Alderbourne Farm Flood Risk Assessment and Drainage Strategy dated September 2022
- Landscape and Biodiversity Strategy Document 10B
- Landscape and Biodiversity Strategy Document 10A

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure a satisfactory form, layout, scale, appearance and landscaping and to comply with the Environmental Statement and Addendum.

Orderly development

15. Each reserved matters application shall be accompanied by an updated illustrative masterplan and programme for delivery, which provides an up to date context for

the development as a whole including how it fits with subsequent parts of the development to come forward as Reserved Matter Applications.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area.

Design and Appearance

Levels

16. Each Reserved Matters application for approval of appearance for that relevant part of the development shall include details of the finished floor levels of the buildings and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels within that part of the development.

Reason: To accord with the National Planning Policy Framework and to ensure the satisfactory design of the development, in accordance with Policy CP8 of the Core Strategy, Saved Local Plan Policies EP3 and EP4 and Policy IV2 of the Iver Neighbourhood Plan

Materials

17. Each Reserved Matters application for approval of appearance for that relevant part of the development shall include details of materials proposed for all of the external faces of the building(s) within that part, including walling, fenestration and roofing. Sample panels shall be made available at the request of the LPA on the application site.

Reason: To accord with the National Planning Policy Framework and to ensure the satisfactory design of the development, in accordance with Policy CP8 of the Core Strategy, Saved Local Plan Policies EP3 and EP4 and Policy IV2 of the Iver Neighbourhood Plan

Phased Biodiversity Net Gain Plan

18. Each Reserved Matters application for approval of landscaping for that relevant part of the development shall include a Biodiversity Net Gains Plan demonstrating that Biodiversity Net Gain will be achieved. The Biodiversity Net Gain Plan shall include the following details:

- Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- a description and evaluation of the application site and its features as at the date of grant of planning permission (required base-line);
- a BNG calculation (including the related methodology) in respect of the development hereby permitted to achieve a least 10%;
- a Biodiversity management plan which outlines measures to ensure the management and maintenance of the BNG for at least 30 years.

Reason: To accord with the National Planning Policy Framework and to ensure net-gain is delivered as part of the proposed development in accordance with Policies CP9 and CP13 of the Core Strategy.

Landscape and Ecology Design

19. Each Reserved Matters application for the approval of landscaping for that part of the development shall include details of both hard and soft landscaping works, ecology works and an implementation programme.

The details shall include (but not be limited to the following):

- boundary details and means of enclosure;
- noise barriers (a fence and/or earth bund) as may be required;
- hard surfacing areas (e.g. surfacing materials) and their permeable qualities;
- planting plans including details of schedules or plants noting species, planting sizes and proposed numbers/densities;
- ecological assets/features to be retained and enhanced;
- new habitat to be created, in particular, detailed designs of any wetland features or ponds that will be created;
- treatment of site boundaries;
- infrastructure such as footpaths, lighting, car parking; and
- written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment).

All hard and soft landscaping works shall be carried out in accordance with the approved details, implementation programme and British Standard BS4428:1989 Code of Practice for General Landscape Operations and therefore retained.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Saved Policies EP3 and EP4 of the Local Plan (1999).

Landscape and Ecological Management Plan (LEMP)

20. No development shall take place (including demolition, ground works, and vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:

- description and evaluation of features to be managed, including BNG, outlined in conditions 18 and 19;
- ecological trends and constraints on site that might influence management;
- aims and objectives of management including the delivery of the required biodiversity net gain;
- appropriate management options for achieving aims and objectives;
- prescriptions for management actions;

- preparation of a work schedule and implementation programme (including an annual work plan capable of being rolled forward over a five-year period); and
- ongoing monitoring and remedial measures.

The development shall be carried out in accordance with these approved details and retained thereafter.

Reason: This is required to be pre-commencement to ensure appropriate protection and enhancement of biodiversity during construction of the proposed development and to provide a reliable process for implementation and aftercare; in accordance with Paragraph 174 of the Framework (2021) Policies CP9 and CP13 of the Core Strategy (2011).

Landscape Replacement

21. Any planting which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Saved Policies EP3 and EP4 of the Local Plan (1999).

Arboricultural documents

22. No development (including for the avoidance of doubt any works of demolition) shall commence on Part B or Part C until a tree protection plan and method statement (in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (or any replacement thereof or EU equivalent)) has been submitted to and approved in writing by the Local Planning Authority.

The method statement shall provide, as required, details of:

- Areas of no dig;
- Phasing of demolition and construction operations;
- Siting of work huts and contractor parking;
- Areas for the storage of materials and the siting of skips and working spaces; and
- Areas for the erection of scaffolding;

Protective fencing detailed in the method statement shall consist of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels shall be securely fixed with wire scaffold clamps. The fencing shall be erected to protect existing trees and other vegetation during construction and shall conform to British Standard 5837:2012 'Trees in Relation to Construction' or any replacement thereof or EU equivalent. The approved fencing shall be erected prior to the commencement of any works or development on the site including any works of demolition. The approved fencing shall be retained and maintained until all building, engineering or other operations

have been completed. No work shall be carried out or materials stored within the fenced area without prior written agreement from the Local Planning Authority.

Reason: This condition needs to be pre-commencement as it requires measure to ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities; in accordance with Saved Policies EP4 and L10 of the South Bucks District Local Plan (1999).

Environmental Protection

Pipeline Buffer

23. No built form within any part of the development hereby permitted shall be constructed within 3 metres of the BPA pipeline which runs through the site as shown on plans ref. BPA Reference Number: 2022-4794 and BPA Reference Number: 2021:3477.

Reason: To maintain the high-pressure petroleum pipeline system under the application site for safety and hazard prevention in accordance with

Backlots

24. No use (for any film or television related activities) shall commence on any backlot within Part B or Part C the development hereby permitted, until a Backlot Management Plan has been submitted to and approved in writing by the Local Planning Authority. The backlots shall thereafter be managed in accordance with the approved Backlot Management Plan. The plan shall include, but not be limited to, the following details:
- hours of operation;
 - details of any external lighting; and
 - details of any noise generating plant, machinery, equipment
 - measures for managing noise associated with filming and pyrotechnics with the potential to impact on surrounding amenity

Reason: This is required to be pre-commencement as it controls the temporary use of Backlot lands prior to the construction of any set(s) in order to prevent negative impacts upon ecology and to ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from plant/mechanical installations/ equipment; in accordance with the Framework, Policy 13 of the Core Strategy (2011) and Saved Policies EP3 and EP5 of the Local Plan (1999).

Noise and Vibration

25. Prior to first use of any building or the backlot land on any part of parts B or C of the development hereby permitted, details of the external sound level emitted from plant, machinery equipment (including powered mobile mechanical plant, including materials handling and lifting equipment), and any mitigation measures in respect of that building or backlot land, shall have been submitted to and approved in writing by the Council.

Approved mitigation shall be put in place prior to use of that buildings or the backlot land and thereafter be permanently retained. The impact assessment shall be made of sound levels at the nearest and or most affected noise sensitive receptors with all machinery running concurrently at operational capacity. The Specific Sound Level emitted from fixed plant, machinery and equipment shall be at least 5dB below the typical Background Sound Level (as per BS4142:2014 + A1:2019).

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise or vibration from plant/mechanical installations/equipment; in accordance with the Framework, Policy 13 of the Core Strategy (2011) and Saved Policies EP3 and EP5 of the Local Plan (1999).

Foul Water Drainage Scheme

26. Prior to first use of the development hereby permitted a foul water drainage scheme with details of a programme for any proposed connection into the public sewage network, shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall not be carried out otherwise than in accordance with the approved scheme.

Reason: In order to avoid flooding and/or potential pollution incidents in accordance with the Paragraph 170 of the Framework (2021) and Policies CP9 and CP13 of the Core Strategy (2011).

No Infiltration drainage

27. No drainage systems for the infiltration of surface water to the ground are permitted within Parts B or C of the development hereby permitted.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. In accordance with Paragraph 170 of the Framework (2021) and Policy CP13 of the Core Strategy (2011).

SuDs Maintenance

28. Prior to the commencement of any part of the development hereby permitted a SUDS whole life maintenance plan shall be submitted to and approved by the Local Planning Authority in writing.

The plan shall set out how and when to maintain the full drainage system (including 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-built drawings and/or photographic evidence of the drainage scheme.

The development shall be carried out in accordance with the approved plan.

Reason: In order to ensure long term maintenance of the drainage system as required under Paragraph 165 of the National Planning Policy Framework, for

sustainable drainage and the satisfactory management of flood risk and Policy CP13 of the Core Strategy (2011).

Construction Environmental Management Plan (CEMP)

29. No development (including demolition, ground works, vegetation clearance) of any part of the development hereby permitted shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for that part of the site. The CEMP shall include the following details of:
- no materials, machinery or work encroaching onto Black Park Site of Special Scientific Interest or Blooms Wood at any time;
 - risk assessment of potentially damaging construction activities;
 - identification of “biodiversity protection zones”, including specific reference to badger, great crested newt, breeding birds and ancient woodland;
 - practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity during construction (which may be provided as a set of method statements) and biosecurity protocols;
 - the location and timing of sensitive works to avoid harm to biodiversity features;
 - descriptions and mapping of all exclusion zones (both vehicular and for storage of materials) to be enforced during construction to avoid any unnecessary soil compaction on area to be utilised for habitat creation;
 - contingency/emergency measures for accidents and unexpected events, along with remedial measures;
 - details of drainage arrangements during construction identifying how surface water run-off will be dealt with so as not to increase the risk of flooding to downstream areas;
 - responsible persons for managing and monitoring the works and lines of communication;
 - the role and responsibilities on site of a qualified ecological clerk of works (ECoW) or similarly competent person, and times and activities during construction when they need to be present to oversee works;
 - measures for removal of any invasive species within the site;
 - proposed mitigation measures to deal with any dust, vibration, noise and general disturbance (including to residential amenity) and measures to monitor the same;
 - use of protective fences, exclusion barriers and warning signs;
 - measures to ensure works to habitats that support nesting birds are undertaken outside of nesting season (March – September inclusive)
 - how certain activities will be limited in time, location or noise level to minimise the risk of disturbance to ground nesting birds;

- a Soil Resource and Management Plan (in accordance with the DEFRA 'Construction code of practice for the sustainable use of soils on construction sites (2009));
- measures for on-going monitoring and assessment during construction to ensure environmental objectives are achieved;
- species composition and abundance where planting is to occur;
- proposed management prescriptions for all habitats for a period of no less than 30 years; and
- measures for the removal of in-situ treatment of fly tipped materials within Blooms Wood.

The construction of the development of that relevant part shall be carried out in accordance with these approved details and managed thereafter in accordance with the CEMP.

Reason: this condition is required to be pre-commencement in the interests of improving biodiversity and to ensure the survival of protected and notable species during construction of the proposed development in accordance with Section 15 of the Framework and Policies CP9 and CP13 of the Core Strategy.

Lighting Strategy

30. Prior to first use of any part of the development hereby permitted a lighting strategy for that part of the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- outline maximum luminance;
 - detail location, height, type and direction of light sources and intensity of illumination;
 - details of the lights to be switched off/ and or dimmed at night including times;
 - identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;
 - show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
 - assess the impact of external lighting from the existing baseline of the existing Pinewood development on the woodland edge of Black Park, Blooms Wood and the existing Peace Path route within the application site;
 - identify recommendations for actions to reduce the lighting impact of the proposed development on the Black Park and Blooms Wood woodland edges

and the existing Peace Path route within the application site (having regard to the impacts identified at (a) above); and

- include a programme for completion of the actions identified at (d) above.

The development shall be carried out in accordance with these approved details and retained thereafter. No other lighting should take place on site without the prior permission of the Local Planning Authority.

Reason: To ensure that the cumulative effect of the lighting of the proposed development mitigates adverse impacts on the protected species; in accordance with Section 15 of the Framework and Policies CP9 and CP13 of the Core Strategy.

Bat Mitigation Method Statement

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

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

The development shall be carried out in accordance with the approved statement and thereafter any mitigation measures shall thereafter be retained.

Reason: This is required to be pre-commencement as it seeks to establish new habitat for bats before existing habitat is removed/destroyed. In accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation concern in accordance with Section 15 of the Framework (2021) and Policies CP9 and CP13 of the Core Strategy (2011)

Contamination Preliminary risk assessment

32. No development (including for the avoidance of doubt any works of demolition) shall commence on part A or B of the development hereby permitted until a preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses, a conceptual model of that part of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination of that part of the site has been submitted to and approved in writing by the Local Planning Authority

Reason: This conditions is required to be pre-commencement to ensure that risks from potential 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; in accordance with Policy CP13 of the Core Strategy (2011)

Contamination Scheme of Investigation

33. If the assessment at Condition 29 shows a material risk, an investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be

affected, including those off site shall be submitted to and approved in writing by the Local Planning Authority.

This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

Reason: To ensure that risks from potential 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; in accordance with Policy CP13 of the Core Strategy (2011)

Contamination Options Appraisal and Remediation Plan

34. If the investigation carried out under Condition 30 shows a material risk, an options appraisal and remediation plan giving full details of the remediation measures required and how they are to be undertaken shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from potential 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; in accordance with Policy CP13 of the Core Strategy (2011)

Contamination Verification Plan

35. If a remediation scheme is required under Condition 31 a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in Condition 31 are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from potential 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; in accordance with Policy CP13 of the Core Strategy (2011)

Verification Report

36. Prior to first use of the any part of the development hereby permitted a verification report that demonstrates the effectiveness of the remediation carried out in respect of that part pursuant to condition 32 shall be prepared together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils and submitted to the Local Planning Authority for approval in writing. The monitoring and maintenance programme shall be implemented in accordance with these details.

The verification report shall be undertaken in accordance with the Environment Agency's 'Land contamination risk management (LCRM)' guidance, available online at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

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; in accordance with Policy CP13 of the Core Strategy (2011)

Unexpected Contamination

37. 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 in accordance with the requirements of condition 29 and 30 above and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 31 and 32, 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; in accordance with Policy CP13 of the Core Strategy (2011)

Highways

Travel Plans

38. No part of the development hereby approved shall be brought into first use until a detailed travel plan (including a programme for its implementation) for the relevant part of the development has been submitted to and approved in writing by the Local Planning Authority. Each travel plan shall be in substantial accordance with the Framework Travel Plan document dated 13 December 2022 and each approved travel plan shall subsequently be implemented.

Reason: To ensure that provision is made for sustainable travel as characterised within the Transport Assessment and Framework Travel Plan in accordance with Paragraph 111 and 112 of the Framework (2021), Policy CP7 of the Core Strategy (2011), Saved Policy TR5 of the Local Plan (1999) and Policy IV8 of the Iver Neighbourhood Plan (2022).

Reserved Matters Highway Details

39. Each Reserved Matters application for approval of layout for that relevant part of the development shall include the following details:
- the number and location of car parking spaces to be provided ;
 - electric vehicle charging provision at a rate of 5% of the parking spaces to be active provision and 5% to be built as infrastructure ready passive provision;

- disabled parking provision to be provided;
- a scheme for the off street parking of cars, coaches and buses to include details of manoeuvring, loading and unloading areas;
- a scheme for the off street manoeuvring, loading and unloading of vehicles;
- an internal movement plan in respect of pedestrians, cycles, cars, coaches and buses;
- details of the locations of primary security gates provision and any vehicular barriers;
- the provision, location and layout of appropriately covered and lit cycle parking;
- e-bike charging provision, cycle storage lockers and racks;
- changing facilities and lockers for the storage of personal effects;
- details of routes to be maintained at all times for emergency vehicle access and servicing of the relevant part of the development; and
- details of routes to be maintained at all times to ensure safe pedestrian access throughout the relevant part of the development separated from vehicular movements and servicing activities.

The approved details shall be completed and made available prior to the first use of the relevant part of the development hereby permitted and the areas retained thereafter.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway; to secure the scale of the parking provision across the site; and to ensure that sustainable modes of travel are accessible in accordance with the outline application parameters in accordance with Policy CP7 of the Core Strategy (2011), Saved Policy TR5 of the Local Plan (1999) and Policy IV8 of the Iver Neighbourhood Plan (2022).

Five Points Roundabout

40. No part of the development shall be first used until the Five Points Roundabout improvement works permitted under application reference PL/21/4074/FA (or any variation of it) have been completed and are open to traffic.

Reason: In the interests of highway safety and to ensure safe and suitable access to the development in accordance with Paragraphs 111 and 112 of the Framework (2021), Policy CP7 of the Core Strategy (2011), Saved Policy TR5 of the Local Plan (1999) and Policy IV8 of the Iver Neighbourhood Plan (2022).

Seven Hills Road

- 41.
- No part of the development shall commence until a Seven Hills Road Improvement Scheme trigger point Transport Assessment has been submitted to and approved in writing by the Local Planning Authority. This transport

assessment shall identify the quantum of floorspace at which the Seven Hills Road improvement scheme shall be completed and open to traffic. The Seven Hills Road scheme is as approved under application reference PL/19/4430/FA or any subsequent permission.

- ii. No quantum of floor space greater than the trigger point identified under (i) above shall be used until such time as the Sevenhills Road Improvement Scheme is completed and open to traffic

Reason: In the interest of highway safety and capacity and to ensure safe and suitable access that would not generate severe adverse traffic impacts at any of the following locations:

- (1) Pinewood Road / Pinewood East access (roundabout);
- (2) Pinewood Road / Pinewood West access (roundabout);
- (3) Pinewood Road / Sevenhills Road (priority junction);
- (4) A412 Denham Road / Sevenhills Road (priority junction);
- (5) Pinewood Road / Pinewood Green (priority junction);
- (6) Five Points Roundabout (FPR);
- (7) A412 Church Road / Thornbridge Road (mini-roundabout);
- (8) A412 Church Road / Bangors Road North / A412 Denham Road (mini-roundabout);
- (9) Pinewood Road site accesses (priority junctions); and
- (10) Development traffic on Pinewood Green.

In compliance with Paragraphs 111 and 112 of the Framework (2021), Policy CP7 of the Core Strategy (2011), Saved Policy TR5 of the Local Plan (1999) and Policy IV8 of the Iver Neighbourhood Plan (2022).

Construction Traffic Management Plan

42. No development shall commence (including any works of demolition and ground works) on each relevant part of the development hereby permitted until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority in respect of that relevant part of the site. The CTMP shall include details of the following matters in relation to the construction for that relevant part:
 - text, maps, and drawings as appropriate of the scale, timing and mitigation of all construction related aspects of the development;
 - construction details of all new site access points;
 - routing and types of vehicles;
 - measures to limit delivery journeys on the Strategic and Local Road Network during highway peak hours;

- traffic movements (including an estimate of daily construction movements and a cumulative estimate of other approved CTMPs in respect of each individual part of the development);
- traffic management (to include the co-ordination of deliveries, plant and materials and the disposal of waste to avoid undue interference with the operation of the public highway, particularly identifying sensitive times to be avoided);
- operating times of construction traffic movements;
- site hours of operation;
- construction compounds and storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- location of parking, loading and unloading areas;
- wheel and chassis cleaning mitigation and suppression of dust, vibration, noise and general disturbance (including to residential amenity) and measures to monitor the same;
- location and specification of temporary lighting;
- risk management and emergency procedures;
- location, design, material and scale of hoarding; and
- a condition survey of Pinewood Road prior to any ground works and demolition.

The construction of that part of the development permitted shall be carried out in accordance with the approved CTMP.

Reason: To ensure the traffic and movement impacts of construction are managed and monitored to maintain safe operation of the highway and a worst case scenario of the entire development proposal being built out at the same time is assessed; in accordance with Paragraphs 111 and 112 of the Framework (2021), Policy CP7 of the Core Strategy (2011), Saved Policy TR5 of the Local Plan (1999). and Policy IV8 of the Iver Neighbourhood Plan (2022)

Climate Change

Renewable energy

43. Each Reserved Matters application for approval of appearance for that part of the development shall include an Energy Statement.

The statement shall include full details of the decentralised, renewable or low-carbon technologies that are to be integrated into the development and shall demonstrate how they will meet at least 10% of the energy demand on site. It shall include details of:

- The baseline CO2 emissions;
- The reduction in CO2 emissions achieved from low carbon or renewable sources; and

- U-values, thermal bridging, g-values and air tightness specifications of the development.

The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the development is sustainable and to comply with the requirements of CP12 (Sustainable Energy) of South Bucks Core Strategy (2011).

Measures to minimise water usage

44. Each Reserved Matters application for approval of appearance for that part of the development shall include a report outlining measures to reduce water usage levels within the proposed buildings in that part and detailed measures for how this is to be achieved.

The development shall be carried out in accordance with these approved details and retained thereafter.

Reason: To ensure the development is sustainable and to comply with policy CP13 of Core Strategy (Sustainable Energy) of South Bucks Core Strategy (2011).

Whole life carbon assessment

45. With each reserved matters application a Whole Life-Cycle Carbon Assessment shall be provided to the Local Planning Authority that shall demonstrate:

- The embodied carbon footprint of that part of the proposed development together with measures to reduce these where practical, feasible and viable; and
- The operational carbon footprint of that part of the development over a 30-year period and the measures taken to reduce carbon emissions

The development shall be carried out in accordance with the approved details.

Reason: To ensure sustainable construction and operation of the proposed development in line with the Climate Change objectives as set out in the submitted ES and in Policies CP8, CP12 and CP13 of the Core Strategy (2011) and IV15 of the Iver Neighbourhood Plan (2022).

Site Waste Management Plan

46. Prior to construction of the relevant part of the site, a Site Waste Management Plan in respect of that part shall be submitted to and approved in writing by the Local Planning Authority. This shall include principles for handling, disposing of and managing waste during construction, and confirming targets for the reuse and recycling of waste and diversion of waste from landfill for that part of the development.

Construction shall be carried out in accordance with the approved details.

Reason: To ensure sustainable construction of the proposed development in line Policies CP8, CP12 and CP13 of the Core Strategy (2011) and IV15 of the Iver Neighbourhood Plan (2022).

Conditions relating to Part B

Maximum Floorspace

47. For Part B of the development here by permitted no more than the maximum floor space set out in Parameter Plan, 3939-FBA-01-XX-SC-A-01_000_P02- PP8 Development Numbers and Yield, shall be constructed on the relevant part of the site.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure a satisfactory form, layout, scale, appearance and landscaping and to comply with the Transport Assessment and Environmental Statement and Addendum.

Restriction of development at Alderbourne Farm

48. Prior to first use of the Part B development hereby permitted the Seven Hills Road improvement scheme shall have been completed and opened to traffic in accordance with planning permission PL/19/4430/FA (or any subsequent permission).

Reason: In accordance with the baseline environmental impact and in the interest of highway safety and capacity and to ensure safe and suitable access to the development; in accordance with Policy CP7 of the Core Strategy (2011), Saved Policy TR5 of the Local Plan (1999) and Policy IV8 of the Iver Neighbourhood Plan (2022).

Mineral Recovery Plan

49. Prior to the commencement of Part B of the development hereby permitted, a Mineral Recovery Plan shall be prepared which will assess the areas of construction where minerals would be potentially recoverable, such as groundworks, SUDS and landscaping areas. The Mineral Recovery Plan should consider the extent to which any minerals available on site would meet the specifications required for construction of the development and record the tonnages of recovered usable minerals where possible. The Mineral Recovery Plan shall be submitted to, approved by the Local Planning Authority and adhered to for the duration of construction works on site.

Reason: This condition is required to be pre-commencement to ensure any useable mineral resource on site is recovered and used in construction of the proposed development; in accordance with Policy 1 of the Minerals and Waste Local Plan 2019.

Archaeology

50. No development on Part B hereby permitted (including for the avoidance of doubt any works of demolition) shall take place until a written scheme of archaeological evaluation in respect of that part, has been submitted and approved in writing by the Local Planning Authority. This scheme shall be in the form of a geophysical survey which will be ground truthed through trial trenching. The archaeological investigations should be undertaken by a professionally qualified archaeologist. The development shall be carried out in accordance with the approved scheme.

Reason: This is required to be pre-commencement as it seeks secure appropriate investigation, recording, publication and archiving of archaeological results before development begins, in accordance with Framework Paragraphs 192, 194 and 205, Policy CP8 of the South Bucks Core Strategy (2011) and Saved Policy C15 of the Local Plan (1999). Reason: To secure appropriate investigation, recording, publication and archiving of the results in conformity with Framework Paragraph 205 and CP8 of the South Bucks Core Strategy (2011).

Drainage Details

51. No development shall commence on any part of Part B of the development hereby permitted until a surface water drainage scheme for that part of development, based on Alderbourne Farm Flood Risk Assessment and Drainage Strategy (Rev 04 December 2022, Civic Engineers), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary;
- 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;
- confirmation that the discharge rate should be limited to 8.73l/s;
- ground investigations including:
 - Infiltration in accordance with BRE365
 - Groundwater level monitoring over the winter period
- proposed ground conditions permit, surface water drainage should be managed by infiltration-based SuDS;
- confirmation that, where required, floatation calculations based on groundwater levels encountered during winter monitoring (November-March);
- SuDS components as set out in the FRA (5.4.11) and Drawing nos. 1278-03-CIV-XX-XX-D-C-30001;
- full construction details of all SuDS and drainage components;
- detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components;
- 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; and

- details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

The surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the development is brought into first use and thereafter retained.

Reason: The reason for this pre-commencement condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 167 and 169 of the Framework (2021) to ensure that there is a satisfactory solution to managing flood risk in accordance with Policy CP13 of the Core Strategy (2011)

EPS licence Bats

52. No development shall commence on Part B until either of the following have been submitted to and approved in writing by the Local Planning Authority:
- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitat and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead in relation to impact on bats and bat roosts; or
 - b) a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence in relation to impact on bats and their roosts.

Reason: This condition is required to be pre-commencement in order to comply with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation importance; in accordance with Section 15 of the Framework and Policies CP9 and CP13 of the Core Strategy.

Conditions relating to Part C

Maximum Floorspace

53. For Part C of the development hereby permitted no more than the maximum floor space set out in Parameter Plan PP8 Development Numbers and Yield shall be constructed on the relevant part of the site.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure a satisfactory form, layout, scale, appearance and landscaping and to comply with the Transport Assessment and Environmental Statement and Addendum.

Archaeology

Trial Trenching

54. No development on Part C hereby permitted (including for the avoidance of doubt any works of demolition) shall take place within the development hereby permitted until a written scheme of archaeological evaluation in respect of that part, has been submitted and approved in writing by the Local Planning Authority. This scheme shall include watching provisions and trial trenching on areas of previously undisturbed ground which will be impacted by development proposals. The archaeological investigation should be undertaken by a professionally qualified archaeologist.

The development shall be carried out in accordance with the approved scheme.

Reason: This is required to be pre-commencement as it seeks secure appropriate investigation, recording, publication and archiving of archaeological results before development begins, in accordance with Framework Paragraphs 192, 194 and 205, Policy CP8 of the South Bucks Core Strategy (2011) and Saved Policy C15 of the Local Plan (1999).

Drainage Details Part C

55. No development shall commence on any part of Part C of the development hereby permitted until a surface water drainage scheme for that part of the development, based on Pinewood South Flood Risk Assessment and Drainage Strategy (Rev 04 December 2022, Civic Engineers), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary;
 - 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;
 - confirmation that the discharge rate should be limited to 1.7l/s/ha;
 - proposed ground investigations including:
 - Infiltration in accordance with BRE365
 - Groundwater level monitoring over the winter period
 - confirmation that where ground conditions permit, surface water drainage should be managed by infiltration-based SuDS;
 - where required, floatation calculations based on groundwater levels encountered during winter monitoring (November-March);
 - SuDS components as set out in the FRA (5.4.11) and Drawing 1278-01-CIV-DR-30001-P02 30001;
 - full construction details of all SuDS and drainage components;
 - detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - 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; and

- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

The surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the development is brought into first use and thereafter retained.

Reason: The reason for this pre-commencement condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 167 and 169 of the Framework (2021) National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk in accordance with Policy CP13 of the Core Strategy (2011).

Foundation Works Risk Assessment

56. No development on any part of Part C of the development hereby permitted shall commence until a foundation works risk assessment for that relevant part of the site has been submitted and approved in writing by Local Planning Authority.

Construction of the development shall be carried out in accordance with the approved details.

Reason: The site is located on top of a landfill protected with a geological barrier. This barrier must be protected to ensure there is no harm to groundwater resources in line with Paragraph 183 of the Framework (2021) and Policy CP13 of the Core Strategy (2011).

Site access

57. The construction of the A412 site access shall not commence until a scheme for the replacement A412 parking bays as shown in principle on drawing ITL16184-GA-015 has been submitted to and approved by the Local Planning Authority.

The approved scheme shall be implemented prior to first use of the A412 access.

Reason: To ensure the existing layby provision is replaced and provides suitable provision for highway users; in accordance with Policy CP7 of the Core Strategy (2011), Saved Policy TR5 of the Local Plan (1999) and Policy IV8 of the Iver Neighbourhood Plan (2022).

Informatives

1. Connection to Ordinary Watercourse

Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage

Consent from the LLFA, information and the application form can be found on our website. Please be aware that this process can take up to two months

2. Works on Main Rivers

Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, this development will require an Environmental Permit from the Environment Agency for connections to a main river. The applicant is advised to contact the Environment Agency for further information.

3. Section 278 Agreement

The applicant is advised that prior to any works to the public highway an agreement pursuant to section 278 of the Highways Act 1980 will be required to be completed. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the application form. Please contact Highways Development Management at the following address for information: -

Highways Development Management (Delivery team)
Buckinghamshire Council
6th Floor, Walton Street Offices
Walton Street,
Aylesbury
Buckinghamshire
HP20 1UY

highwaysdm@buckinghamshire.gov.uk

4. Signage Strategy

Signs proposed on the strategic road network outside Local Authority jurisdiction shall require the approvals from the controlling Authority. Highway signs shall be in accordance with the Traffic Signs and Regulations and General Directions and require technical approval through an appropriate agreement with the Highway Authority.

5. Requirement for an environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence

- (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure
- (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Please note for works impacting the river Alderbourne any permit will require a protected species survey. Of particular relevance in this case is water vole, which may be present at this location. Any works impacting natural bank within 5m of top of bank could impact water vole and their habitat.

Although this application will most likely not qualify for a FRAP the Environment Agency would like to be notified of the commencement of work and the duration of works as there is annual essential maintenance which will need to be undertaken and appropriate access will be needed.

6. Asset liability

The Environment Agency would like to remind the applicant that, in the absence of an alternative agreement or special transference of liability or contract, the owner of the asset remains responsible for the asset. The risk remains with the asset owner and this response does not remove any of this liability from the owner or contractually responsible party.

7. Riparian responsibilities

As Alderbourne runs within the red line boundary, it is likely that you own a stretch of watercourse. This means you have riparian responsibilities. Responsibilities include (but are not limited to) the maintenance of the river at this location including the riverbank.

Further information on this can be found here:
<https://www.gov.uk/guidance/owning-a-watercourse>

8. Water Resources

Increased water efficiency for all new developments potentially enables more growth with the same water resources. Developers can highlight positive corporate social responsibility messages and the use of technology to help sell their homes. For the homeowner lower water usage also reduces water and energy bills. We endorse the use of water efficiency measures especially in new developments. Use of

technology that ensures efficient use of natural resources could support the environmental benefits of future proposals and could help attract investment to the area. Therefore, water efficient technology, fixtures and fittings should be considered as part of new developments.

We recommend that all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.

9. Protection of great crested newts and their breeding/resting places

The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Buckinghamshire Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

APPENDIX A: Consultation Responses and Representations

APPENDIX B: Site Location Plan

APPENDIX C: Parameter Plans

APPENDIX D: Illustrative Masterplans

APPENDIX E: Schedule of mitigation

Do not scale – this map is indicative only

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