

Mr Peter Weatherhead
DTZ
125 Old Broad Street
London
EC2N 2BQ

Our Ref: APP/N0410/A/10/2126663
APP/N0410/A/11/2152595
APP/N0410/A/11/2152591

19 January 2012

Dear Mr Weatherhead,

**TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 78)
APPEALS BY PINWOOD STUDIOS LIMITED.
APPLICATION REFS: 09/00706/OUT, 09/00708/FUL, 09/00707/FUL
LAND ADJACENT TO PINWOOD STUDIOS, PINWOOD ROAD, IVER HEATH
(APPEAL A - PROJECT PINWOOD).
DENHAM ROAD/SEVENHILLS ROAD JUNCTION, IVER, BUCKS (APPEAL B).
FIVE POINTS ROUNDABOUT, IVER HEATH, BUCKS (APPEAL C).**

1. I am directed by the Secretary of State to say that consideration has been given to the report of the Inspector, Ava Wood, DIP ARCH MRTPI who held a public local inquiry which opened on 5 April 2011, into your client's appeal under Section 78 of the Town and Country Planning Act 1990 against the decision of South Bucks District Council to refuse outline planning permission for a development of a living and working community for the creative industries comprising: external streetscapes for filming, employment uses, education provision, residential development, landscaping and re-profiling of a former landfill area, formal and informal recreation provision, local retail and community facilities, an energy centre, access road, car parking and ancillary facilities, on land adjacent to Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH (Project Pinewood (Appeal A)). Also against the failure of South Bucks District Council to give notice within the prescribed period of decisions on applications for highway improvements to the Denham Road/Sevenhills Road junction (Appeal B); and highway improvements to the Five Points Roundabout (Appeal C).

2. Project Pinewood was recovered for the Secretary of State's determination on 28 April 2010, in pursuance of section 79 of, and paragraph 3 of Schedule 6 to, the Town and Country Planning Act 1990, because it involves a proposal for significant development in the Green Belt, and proposes over 150 units on a site of more than 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities. Appeals B and C were recovered for the Secretary of State's determination on 17 May 2011, because they are most efficiently and effectively decided alongside the appeal relating to the outline application for Project Pinewood.

Inspector's recommendation and summary of the decision

3. The Inspector, whose report is enclosed with this letter, recommended that Project Pinewood be dismissed and planning permission refused, and that Appeals B and C be allowed and planning permission granted. For the reasons given in this letter, the Secretary of State agrees with the Inspector's recommendation. All paragraph references, unless otherwise stated, refer to the Inspector's report (IR).

Procedural Matters

4. In reaching his decision, the Secretary of State has taken into account the Environmental Statement submitted under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (IR2.1). Like the Inspector (IR13.1.5) he considers that the environmental information as a whole meets the requirements of these regulations and that sufficient information has been provided for him to assess the environmental impact of the application.

5. Following the close of the Inquiry, the Secretary of State received written representations from those organisations and individuals listed at Annex A to this letter, which he has carefully considered. However, he does not consider that this correspondence raises any new issues which would affect his decision or require him to refer back to parties prior to reaching his decision. Copies of this correspondence are not attached to this letter but may be obtained on written request to the above address.

Policy considerations

6. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan comprises the Regional Spatial Strategy for the South East of England (South East Plan), the saved policies in the South Bucks District Local Plan, and the South Bucks District Core Strategy. The Secretary of State considers that the development plan policies most relevant to the appeal are those set out at IR4.2.2-4.2.17.

7. Other material considerations which the Secretary of State has taken into account include those documents listed at IR4.1.1-4.1.2; Circular 11/95: *Use of Conditions in Planning Permission*; Circular 05/2005: *Planning Obligations*; and the Community Infrastructure Levy (CIL) Regulations (2010 and 2011).

8. The draft National Planning Policy Framework which was published for consultation on 25 July 2011 is a material consideration. However, as this is a consultation document and is subject to change, the Secretary of State has afforded it little weight.

9. The Secretary of State considers that the revocation of Regional Strategies has come a step closer following the enactment of the Localism Act on 15 November 2011. However, until such time as the South East Plan is formally revoked by Order, he has attributed limited weight to the proposed revocation in determining this appeal.

Main Issues

Appeal A – Project Pinewood

10. The Secretary of State agrees with the Inspector that the main issues are those set out in IR13.1.3-13.1.4. He notes that there is no dispute that the proposal amounts to inappropriate development in the Green Belt and is therefore harmful to it (IR13.1.2).

General matters

11. The matters addressed in this section have been dealt with above.

Effect on openness, on the purposes of including land in the Green Belt and on Green Belt objectives

12. The Secretary of State agrees with the Inspector's reasoning and conclusions on the effect on openness, on the purposes of including land in the Green Belt and on Green Belt objectives, as set out in IR13.2.1-13.2.15. He agrees; that the loss of openness would not only be visually apparent, but would all but destroy the concept of the site as part of open Green Belt land (IR13.2.3); that the proposal would amount to urban sprawl of the type the Green Belt is seeking to contain (IR13.2.6); that it would undermine the specific purpose of preventing merger of neighbouring towns or settlements (IR13.2.7); that the Green Belt purpose of preventing encroachment into the countryside would be considerably compromised (IR13.2.8); and that the effect that the proposal would have on assisting urban regeneration is less clear cut (for the reasons given in IR13.2.9-13.2.10). The Secretary of State agrees with the Inspector's conclusions that the proposal would fail when considered in the light of LP Policies GB1 and GB4 designed to protect the Green Belt from inappropriate development and from proposals injurious to the Green Belt (IR13.2.15).

13. On the matter of precedent set out in IR13.2.14, the Secretary of State agrees that, given the unique circumstances of Project Pinewood, the weight of policy considerations applicable to proposals for development in the Green Belt would not be diminished should planning permission be granted.

Effect on the character and appearance of the area, and on protected trees and biodiversity of the site

14. The Secretary of State agrees with the Inspector's reasoning and conclusions on the effect on character and appearance, protected trees and biodiversity, as set out in IR13.3.1-13.4.4. He agrees that the proposal would significantly alter the landscape character and appearance of the area to its detriment, that it would run counter to the aims of the Colne Valley Park and that it fails against the aims of RS Policy WCB5 and CS Core Policy 9 (IR13.3.6). He also agrees that, whilst it is difficult to reconcile the inevitable loss of trees and hedgerows with the policy protection afforded to such features under CS Core Policy 9, if the circumstances of the importance of Project Pinewood, and its propensity to clearly outweigh the harm to the Green Belt, is accepted, the loss of trees, hedgerows and effect on The Clump would not of itself justify turning away the appeal (IR13.4.4).

Sustainable Development

15. The Secretary of State agrees with the Inspector's reasoning and conclusions on sustainable development, as set out in IR13.5.1-13.5.12. He agrees that locating Project Pinewood adjacent to Iwer Heath and in the Green Belt runs counter to the settlement hierarchy of the CS and to the South East Plan's approach of directing development to built-up areas (IR13.5.3).

16. The Secretary of State notes that a number of measures would serve to enhance the sustainability of the proposal, such as the improved potential for residents to use cycles, buses and trains in place of cars to access their workplace (IR13.5.7) and that the community centre and school delivered through the s106 planning obligation would reduce the need for travel to access such facilities (IR13.5.8). However, he agrees with the Inspector that the appeal site is an inherently unsustainable location (IR13.5.10). Like her, he considers that while the concept of a living/working community is an attractive one, in this case neither the level of facilities on-site or nearby, nor the transport measures proposed, would significantly reduce the need to travel or render the development acceptable against the objectives of national, regional and local policies aspiring to key sustainability principles namely PPS1, PPS3, PPG13, the South East Plan's spatial planning principles and CS Core Policy 7 (IR13.5.10).

17. The Secretary of State agrees with the Inspector's analysis and conclusions about energy performance and greenhouse gas emissions at IR13.5.11-13.5.12.

The Highways Congestion and Safety Implications and Parking issues

18. For the reasons given in IR13.6.1-13.6.11 the Secretary of State agrees with the Inspector that the limited period during each day that congestion on certain sections of the local highway network is likely to occur should not by itself be held against the proposal (IR13.6.5) and that the parking standards proposed are acceptable, as recognised by the Council (IR13.6.11).

Residents' living conditions

19. The Secretary of State agrees with the Inspector's reasoning and conclusions on residents' living conditions, as set out in IR13.7.1-13.7.2. He agrees that if the benefits and gains alleged clearly outweigh the harm identified so far, the effect on individual householders is unlikely to be of such consequence as to cause the project to fail (IR13.7.2).

Other material considerations, including social and cultural benefits of, and the economic case for, Project Pinewood

20. The Secretary of State agrees with the Inspector's reasoning and conclusions on those other material considerations set out in IR13.8.1-13.8.49. In reaching his decision, the Secretary of State, like the Inspector (IR13.8.2), fully recognises the value of the creative and screen-based industries to the UK, and the importance of Pinewood Studios within that industry.

21. The Secretary of State agrees with the Inspector that, in the absence of tangible data or evidence of demand, it would be imprudent to conclude positively on the

cultural or economic benefits of the streetscapes (IR13.8.18). He also agrees that in the absence of a proven demand for the employment floorspace, and because the facility could be accommodated at Pinewood Studios, little weight can be accorded to the claims with regard to the employment benefits of Project Pinewood (IR13.8.26).

22. Like the Inspector, the Secretary of State has had regard to the fact that the CS is a recently adopted document and that it includes policies to deliver housing growth beyond that required of it in the South East Plan (IR13.8.35). Furthermore, he has taken account of the Inspector's comment that the Council is able to demonstrate a housing land supply of about 11.5 years (IR13.8.35). In common with the Inspector he concludes that the development would deliver new homes in quantities far exceeding levels expected to be accommodated in the CS, at the risk of dismantling the overall spatial pattern (IR13.8.37) and that it would depart from the strategy for the District to such a degree that future options for meeting needs in the sustainable manner expected would be materially compromised.

23. As for the economic case put forward, the Secretary of State agrees that the advantages of economic growth said to flow from the job creating elements of the project, individually or collectively, are either overstated or reliant on the weight invested in the housing need case put forward by the appellant (IR13.8.46).

Other matters

24. The Secretary of State agrees with the Inspector's consideration of those other matters addressed in IR13.10.1-13.10.6.

Overall conclusions

25. The Secretary of State agrees with the Inspector's overall conclusions as set out in IR13.11.1-13.11.2. Furthermore, he has concluded that the appeal site is an inherently unsustainable location and that the housing element of the scheme would depart from the strategy for South Buckinghamshire to such a degree that future options for meeting needs in the sustainable manner expected would be materially compromised. Having weighed up all of the material considerations he concludes that the benefits of the proposal do not clearly outweigh the harm to the Green Belt and that very special circumstances to justify development in the Green Belt do not exist. He considers that the proposal conflicts with the development plan and national planning policies as set out above, and that there are no material considerations of sufficient weight which would justify granting planning permission.

Appeals B and C

26. The Secretary of State agrees with the Inspector's reasoning and conclusions on Appeals B and C as set out in IR15.1.1-16.2. He agrees that, in the circumstances of this case, the safety improvements forthcoming from Appeal B's proposed junction alterations are sufficient to clearly outweigh the totality of the harm caused by the inappropriateness of the development, and its effect on the area (IR15.2.3). In respect of Appeal C, like the Inspector (IR15.2.5), he considers that the scale of improvements in the operation of the roundabout alone is weighty enough to endorse the Council's view that the harm caused to the Green Belt and to other interests would be clearly outweighed. He also agrees that without Project Pinewood there is sufficient evidence

to point to material benefits of the highways works proposed, and that as discrete applications there is no valid reason for withholding permission (IR15.3.2)

Conditions and obligations

27. The Secretary of State agrees with the Inspector's assessment of conditions and obligations as set out in IR12.1.1-12.3.3. For the reasons given by the Inspector at IR12.1.18 and 15.3.1, he also agrees with her that the wording on highway works in the planning obligation (ID7E Schedule, Part 1 clause 1.1) would not be sufficiently robust to ensure the effective operation of Project Pinewood. However, given that he has decided to dismiss Appeal A, this is no longer a concern and condition 65 is unnecessary. The Secretary of State is satisfied that the proposed conditions are reasonable and necessary and that they meet the tests of Circular 11/95. However, he does not consider that they overcome his reasons for dismissing Appeal A. For the reasons given by the Inspector, he is also satisfied that the obligations would meet the CIL Regulation 122 tests and the provisions of Circular 5/05 and he accords them significant weight (IR12.1.19).

Formal decision

28. Accordingly, for the reasons given above the Secretary of State agrees with the Inspector's recommendations. He hereby:-

Dismisses Appeal A and refuses outline planning permission for a development of a living and working community for the creative industries comprising: external streetscapes for filming, employment uses, education provision, residential development, landscaping and re-profiling of a former landfill area, formal and informal recreation provision, local retail and community facilities, an energy centre, access road, car parking and ancillary facilities, on land adjacent to Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire, SL0 0NH, in accordance with application Ref: 09/00706/OUT, dated 1 June 2009.

Allows Appeal B and grants planning permission for highway improvements to the Denham Road/Sevenhills Road junction, Iver, Buckinghamshire, in accordance with application Ref: 09/00708/FUL, dated 16 February 2011, subject to the conditions set out in Annex B to this letter.

Allows Appeal C and grants planning permission for highway improvements to the Five Points Roundabout, Iver Heath, Buckinghamshire, in accordance with application Ref: 09/00707/FUL, dated 16 February 2011, subject to the conditions set out in Annex C to this letter.

29. An applicant for any consent, agreement or approval required by a condition of this permission for agreement of reserved matters has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the Local Planning Authority fail to give notice of their decision within the prescribed period.

30. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

Right to challenge the decision

31. A separate note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged by making an application to the High Court within six weeks from the date of this letter.

32. A copy of this letter has been sent to South Buckinghamshire District Council. A notification letter has been sent to other parties who asked to be informed of the decision.

Yours sincerely

Christine Symes

Authorised by the Secretary of State to sign in that behalf

Annex A

Rt Hon Jeremy Hunt MP, Secretary of State for Culture, Olympics, Media and Sport
Rt Hon Dominic Grieve QC MP
Rt Hon Don Foster MP
Kwasi Kwarteng MP
The Lord Puttnam of Queensgate CBE
Sir Sydney Samuelson CBE
Sir Ridley Scott
Alex Pratt OBE JP, Buckinghamshire Business First
Dinah Caine OBE, Skillset
John Cridland CBI
Peter Oillataguerre, MGM Studios Inc
Adrian Wootton, Film London
Nik Powell, NFTS
Gill Clipson, Amersham & Wycombe College
Martin Spence, BECTU
A Gears
L Jeffery
Ms Payne
Mr Newman
Travers Smith LLP
Ian Urquhart
M J Edwards
Kevin Francis
Nick Brain
Jaskarn Randhawa
John West

Annex B – Conditions (Appeal B) Denham Road/Sevenhills Road

Timing/ Phasing

1. The development to which this permission relates shall begin not later than the expiration of five years beginning from the date of this decision notice.

Design

2. The development to which this planning permission relates shall be undertaken solely in accordance with the drawings hereby listed:-

PP-SP-701 01
PP-LP-701 01
PP-TR-701 01
SHS-7951 04
SHS-7950 04
SHS-7920 02
SHS-7903 01
SHS-7902 04
SHS-7901 04
SHS-7900 04
SHS-7001 02
SHS-7000 04
SHS-7920 01

Junction Visibility

3. No development shall commence until details of a visibility splay at the junction of the access to Round Coppice and the A412 measuring 2.4m (x distance) by 120m (y distance) shall have been submitted to the Local Planning Authority and approved in writing. The details shall be implemented as approved prior to the junction hereby permitted being brought into operation and the visibility splay thereafter retained.

Trees / Landscape

4. The existing trees and hedgerows to be retained on the site, as shown on drawing No. PP-TR-701 01 shall not be removed, felled, topped, lopped or disturbed in any way without the prior consent of the Local Planning Authority in writing. Similarly, no damage shall be caused to the roots of the trees and/or hedgerows. Any trees and hedgerows removed, felled or damaged or destroyed shall be replaced by another tree or shrub of the same species at the same location, at a time agreed in writing by the Local Planning Authority.

5. No works or development shall take place until a tree constraints plan and method statement (in accordance with British Standard B.S. 5837:2005 'Trees in Relation to 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 phasing of construction operations; siting of work huts and contractor parking; areas for the storage of materials and the siting of skips and working spaces. 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 5837:2005 '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. The approved fencing shall be retained and

maintained until all 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.

6. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years from the date of the implementation of the development has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation.

Operational / Management

7. No development shall take place until details of the provision to be made to accommodate all site operatives, visitors and construction vehicles loading, offloading, parking and turning within the site during the construction period, has been submitted and approved in writing by the Local Planning Authority. These details shall thereafter be implemented as approved before the development begins and be maintained throughout the development.

Annex C – Conditions (Appeal C) Five Points Roundabout

Timing/ Phasing

1. The development to which this permission relates shall begin not later than the expiration of five years from the date of this decision notice.

Design

2. The development to which this planning permission relates shall be undertaken solely in accordance with the drawings hereby listed:-

A068065-35-18-03B
A068065-35-18-07
A068065-35-18-02A
PP-SP-501 01
PP-LP-501 01
PP-TR-501 01

Archaeology

3. No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to the Local Planning Authority for approval in writing. Thereafter the development shall be implemented in accordance with the approved scheme.

Trees/Landscaping

4. The existing trees and hedgerows to be retained on the site, as shown on drawing No. PP-TR-501 01, shall not be removed, felled, topped, lopped or disturbed in any way without the prior consent of the Local Planning Authority in writing. Similarly, no damage shall be caused to the roots of the trees and/or hedgerows. Any trees and hedgerows removed, felled or damaged or destroyed shall be replaced by another tree or shrub of the same species at the same location, at a time agreed in writing by the Local Planning Authority.

5. No works or development shall take place until a tree constraints plan and method statement (in accordance with British Standard B.S. 5837:2005 'Trees in Relation to 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 phasing of construction operations; siting of work huts and contractor parking; areas for the storage of materials and the siting of skips and working spaces. 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 5837:2005 '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. The approved fencing shall be retained and maintained until all 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.

6. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years from the date of the implementation of the development has been submitted

to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation.

Operational / Management

7. No development shall take place until details of the provision to be made to accommodate all site operatives, visitors and construction vehicles loading, offloading, parking and turning within the site during the construction period, has been submitted and approved in writing by the Local Planning Authority. These details shall thereafter be implemented as approved before the development begins and be maintained throughout the development.



The Planning
Inspectorate

Report to the Secretary of State for Communities and Local Government

by Ava Wood DIP ARCH MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 10 October 2011

Town and Country Planning Act 1990

South Bucks District Council

Appeals by

Pinewood Studios Limited

Inquiry opened on 5 April 2011

Land adjacent to Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire SL0 0NH,
Denham Road/Sevenhills Road Junction, Iver, Buckinghamshire and
Five Points Roundabout, Iver Heath, Buckinghamshire

File Refs: APP/N0410/A/10/2126663, APP/N0410/A/11/2152595 & APP/N0410/A/11/2152591

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Appeal A: APP/N0410/A/10/2126663

Land adjacent to Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire SLO ONH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Pinewood Studios Ltd against the decision of South Bucks District Council.
- The application Ref: 09/00706/OUT, dated 1 June 2009, was refused by notice dated 22 October 2009.
- The proposal is for a development of a living and working community for the creative industries comprising: external streetscapes for filming, employment uses, education provision, residential development, landscaping and re-profiling of a former landfill area, formal and informal recreation provision, local retail and community facilities, an energy centre, access road, car parking and ancillary facilities.

Summary of Recommendation: That the appeal be dismissed.

Appeal B: APP/N0410/A/11/2152595

Denham Road/Sevenhills Road Junction, Iver , Buckinghamshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Pinewood Studios Ltd against South Bucks District Council.
- The application Ref: 09/00708/FUL is dated 16 February 2011
- The development proposed is highway improvements to the Denham Road/Sevenhills Road junction.

Summary of Recommendation: That the appeal be allowed and planning permission granted.

Appeal C: APP/N0410/A/10/2152591

Five Points Roundabout, Iver Heath, Buckinghamshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Pinewood Studios Ltd against South Bucks District Council.
- The application Ref: 09/00707/FUL is dated 16 February 2011
- The development proposed is highway improvements to the Five Points Roundabout.

Summary of Recommendation: That the appeal be allowed and planning permission granted.

1. PROCEDURAL MATTERS

- 1.1 On 28 April 2010 the Secretary of State for Communities and Local Government announced that he would determine Appeal A (hereafter referred to as Project *Pinewood*), because it involves a proposal for significant development in the Green Belt and proposes over 150 units on a site of more than 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable mixed and inclusive communities.

- 1.2 Appeals B and C replace appeals¹ against refusal of the South Bucks District Council (SBDC) to approve applications for highway improvements at the Denham Road/Sevenhills Road junction and Five Points Roundabout. The earlier appeals were withdrawn² and replaced by the proposals forming the subject of the appeals considered in this Report. These appeals were recovered by the Secretary of State on 17 May 2011, because they are most efficiently and effectively decided alongside the appeal relating to the outline application for Project *Pinewood*.
- 1.3 SBDC withdrew its highways objections to Project *Pinewood*, as expressed in Reason for Refusal 5 (see Statement of Common Ground CDG/9), following agreements between Buckinghamshire County Council (BCC) and Pinewood Studios Ltd (PSL). Their respective position statements were issued on 21 April 2011³, after Mr Macaulay for SBDC gave evidence on highways and traffic matters on 6 April. Given the agreements reached, Mr Macaulay's evidence was withdrawn in its entirety. His proofs and appendices therefore are not relied upon in my conclusions or recommendations. They are included in the documents lists (Annex G), but only as matters of record.
- 1.4 A pre-inquiry meeting was held on 15 October 2010 by Mr Steve Amos, the Inspector initially appointed to conduct the Inquiry. Notes of the meeting are included as Inquiry Document (ID) 66A. I was appointed in place of Mr Amos and issued a note on 31 March 2011 (ID66B) identifying the main areas for consideration on the Project *Pinewood* and junctions appeals.
- 1.5 The Inquiry initially sat for 15 days in accordance with the Inquiry Programme attached as ID68. It was adjourned on 12 May with a view to reconvening on 14 September, during which time Appeals B and C were validated by the Planning Inspectorate and a timetable agreed for considering the new appeals. The scope of the resumed Inquiry was limited to the proposals for highway improvements at the Denham Road/Sevenhills Road junction and Five Points Roundabout, as confirmed in the letter issued by the Planning Inspectorate on 25 May 2011.
- 1.6 I carried out an accompanied visit to the appeal sites and their surroundings on 4 April 2011. The visit included an inspection of Pinewood Studios. A tour of Shepperton Studios was undertaken on 5 May. During the evening of 19 April, I viewed the Project *Pinewood* site from Nos. 60 and 94 Pinewood Green. On 6 May I retraced the route of the unaccompanied visit and walked or drove to other locations to see features and points of interest referred to in the evidence, and those indicated on ID27 (Agreed Plan of Viewpoints).
- 1.7 Stop Project Pinewood (SPP) was granted Rule 6(6) status under the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000.

¹ APP/N0410/A/10/2126665 & APP/N0410/A/10/2126667

² ID67 – Letter from Pinewood Studios Ltd dated 18 May 2011

³ ID32 – Statement from BCC on Transport Issues and ID32B – Position Statement by Mr Bird for PSL

- 1.8 The proposal for Project *Pinewood* is in outline with all matters of detail, except access, reserved for further approval. The application plans (P_001 – P_006) comprise Core Document (CD) CDG/1, Document 12. Illustrative or Information plans are referred to under CDG/1 Document 13. The plans for Appeals B and C comprise CDG/11 and CDG/12 respectively.

2. ENVIRONMENTAL IMPACT ASSESSMENTS (EIA)

- 2.1 The Project *Pinewood* development falls within the scope of Schedule 2 Paragraph 10 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (EIA Regulations). The planning application was accompanied by an Environmental Statement (ES) and a non-technical summary. Mitigation measures where required are proposed and secured through conditions or planning obligations.¹

3. THE SITES AND THEIR SURROUNDINGS

- 3.1 Although the sites are described in the Statements of Common Ground (SoCG) (CDG/9 & CDG/16), I include brief descriptions to enable this Report to be self-contained. The descriptions additionally provide the reader with references to documents or images to assist with understanding of the sites and the local environment.
- 3.2 Iver Heath is a community of some 1,500 dwellings. The nearest major towns are Slough to the south west and Uxbridge to the east. The M25/M40 motorways junction is close by, to the north of the Project *Pinewood* site².
- 3.3 The Project *Pinewood* site comprises 46 hectares of undeveloped land of mainly semi-improved or improved grassland with some trees, hedgerows, scattered scrub and woodland. The southern boundary of the site marks the boundaries of the established residential development at Pinewood Green, and the edge of the built-up extent of the residential neighbourhood at Iver Heath³. Part of the northern area of the site was previously extracted for minerals and used for landfill⁴. The area was capped, restored and subsequently used as pasture land.
- 3.4 Features of interest within the body of the site include a semi-circular area of mature, mixed broadleaf woodland known as The Clump. This is the subject of a Woodland Tree Preservation Order (TPO) (CDF/4). A recent TPO covers the whole of the site with the exception of The Clump (CDF/1). Lines of mature hedgerow criss-cross the site and mark its boundaries⁵.
- 3.5 Pinewood Road and Pinewood Studios lie to the east of the Project *Pinewood* site. The Studios land covers an area of some 37 hectare⁶. It is occupied

¹ ID21 – Description of mitigation measures proposed in the ES

² CDG/1 Document 6 – ES Appendix 5.1: Shows wider context and relationships to Slough and Uxbridge. Also see CDG/1 Document 3 Design and Access Statement pages 50 and 51

³ CDG/1 Document 6 – Appendix 5.1: Aerial photograph with the 3 sites identified and Viewpoints 4, 8 and 9. PSL/AW/1.2 Mr Williams' appendices - Viewpoints 4, 8, 9, 11 and 13.

⁴ CDG/1 - Document 6, ES Volume 2 – Main Report, paragraph 11.6.2

⁵ CDG/1 Document 6, ES Volume 2 – Main Report, Figure 4.1 on page S4-6 and ID5

⁶ CDH47 – Knowledge on the Lot, page 4: Plan of Pinewood Studios

by an array of buildings in a variety of styles offering over 100,000 sqm of accommodation serving the screen industries. There are 18 stages, including the "007" stage (the largest stage on the site at about 5,500 sqm), an underwater stage, a number of recording theatres, workshops, commercial premises, offices space, mobile units and back lots used for the construction of sets. ID45 documents the main categories of land uses at Pinewood studios and the range of services provided. Images contained within ID45A give some measure of the scale of the Studios operations and illustrate the variety in buildings types and network of internal road systems.

- 3.6 Black Park Country Park is to the west of Pinewood Studios. Iwer Heath Fields, at the south eastern corner of the Project *Pinewood* site, comprises open land owned by SBDC and managed by Iwer Heath Parish Council. Sevenhills Road forms the north eastern boundary of the site. This road extends to and over the M25 to the east. The three appeal sites lie within the Metropolitan Green Belt and the Colne Valley Regional Park¹.
- 3.7 The Sevenhills Road junction with Denham Road is located to the east of the Project *Pinewood* site². The site area totals 1.6 hectares. The junction is surrounded by well established belts of mixed native roadside vegetation. Well established and mature trees with dense shrubby edges face onto Denham Road, with younger trees and a less dense understorey adjacent to Sevenhills Road.
- 3.8 The Five Points Roundabout (south of the Project *Pinewood* site) is a large un-signalised roundabout providing the intersection between Pinewood Road, A412 Uxbridge Road, A412 Church Road, Slough Road and Wood Lane. The appeal site covers an area of about 4 hectares³.
- 3.9 The roundabout is bound by belts of mixed native woodland. TPOs cover two areas of trees to the north and east of the roundabout (CDF/2 & 3). A large part of the land required for highways improvements is in highways use and the remaining areas of the land are in the appellant's or BCC's ownership.
- 3.10 The SoCG describes the existing transport network in the area, including the footpath routes and local rail and bus services⁴. The existing highway network is also described at some length.

4. PLANNING POLICY

4.1 National Policy and Ministerial Statements

- 4.1.1 The national policy documents directly relevant to considering the planning merits of the appeals, and referred to in evidence, comprise Planning Policy Guidance (PPG) 2 and 13, Planning Policy Statements (PPS) 1, 3, 4, 7 and 9. Further policy documents and guidance are listed in the SoCG (CDG/9).

¹ CDE23 – Adopted Proposals Map

² PSL/AW/5.2 – Mr Williams' Figures – Figure 1 Site location and CDG/11: Site Location plan

³ PSL/AW/5.2 – Mr Williams' Figures – Figure 1 Site location and CDG/12: Site Location plan

⁴ Also see CDG/1 – Document 3: Design and Access Statement, page 130 "Pinewood and its Transport Context" plan

- 4.1.2 The Chancellor's March 2011 Budget speech and Report, together with subsequent Ministerial statements, feature prominently in the parties' cases. Those of note include:
- CDH/50 - The Plan for Growth (HM Treasury, March 2011),
 - CDH/51 - Planning for Growth, Speech of Greg Clark, Minister of State (Decentralisation), Communities and Local Government, 24 March 2011,
 - CDH/52 - George Osborne's Budget Speech, 23 March 2011,
 - CDH/53 - 2011 Budget Report (HM Treasury, March 2011),
 - CDH/54 - Planning and the Budget (Department for Communities and Local Government) March 2011, and
 - CDH/55 - Planning For Growth (Chief Planning Officer Letter dated 31 March 2011)
- 4.1.3 The draft National Planning Policy Framework (NPPF) was issued for consultation on 25 July 2011. The main parties written responses to the draft NPPF were submitted during the adjournment and comprise IDs 72, 73 and 74. Broadly, the responses confirm that the document is a material consideration and the weight given to it needs to take into account its status as a consultation draft. The written submissions also confirm that evidence heard at the Inquiry, and presented in writing, addressed the Ministerial Statements listed above, the broad contents of which are echoed in the draft NPPF.

4.2 The Development Plan

- 4.2.1 At the time of the Inquiry, and the writing of this Report, the Development Plan comprised the Regional Spatial Strategy for the South East of England (CDE/29), the saved policies in the South Bucks District Local Plan (CDE/25)¹ and the South Bucks District Core Strategy (CDE/23). The last was adopted in February 2011 following the Inspector's Report of January 2011 assessing the soundness of the Core Strategy. Development Plan policies of relevance to these cases are listed in the SoCG. The section below focuses on those directly pertinent to the arguments presented for or against the proposals.

Regional Spatial Strategy for the South East of England (The South East Plan or RSS) – CDE/29

- 4.2.2 The South East Plan sets a long term spatial planning framework for the period 2006-2026. The focus for new development will be land within built-up areas and specifically within the identified regional and sub-regional hubs, with protection of the identified Green Belt.
- 4.2.3 The RSS reaffirms commitment to the Green Belt through Policy SP5. The existing broad extent of the Green Belts in the region is considered

¹ Inspector's note: a number of previously saved LP policies cited in the SoCG have been superseded by the CS which was adopted after the SoCG was drawn up and submitted. Thus, LP Policies E1, E6, L6, L7, R4, H5 and H7 are no longer extant.

appropriate, to be retained and supported, save for the selective reviews in the defined limited areas; none falls within the South Bucks District. Although Green Belt policy remains central to the South East Plan, it explains that the current boundaries of the Green Belt, *"...should not be considered inviolate if the economy is to be supported and a step change in housing achieved"* (paragraph 21.6) – adding that *"....all authorities will need to demonstrate via their Core Strategies that all necessary development can be accommodated up to and beyond the Plan period without the need to revise their Green Belt boundaries"*.

- 4.2.4 The RSS recognises the importance of supporting regionally important sectors and clusters in the South East. It supports innovation and the role of knowledge driven industry in realising sustainable economic development. Local authorities are urged to promote significant and important sectors as they evolve. Policy RE2 specifically states that *"...the development of nationally and regionally important sectors and clusters will be supported through collaborative working between local authorities, local strategic and economic partnerships, SEEDA and the business community"*. Local development documents are encouraged to include policies that, among other matters, *"....ensure that land and premises are available to meet the specific requirements of nationally and regionally important sectors and clusters"*.
- 4.2.5 The particular challenges faced by the Western Corridor and Blackwater Valley sub-region, where the appeal sites are located, are described. These include: realising the economic potential of the area, without compromising residents' quality of life; delivering sufficient decent homes, including affordable homes; achieving a better balance between the location of growth of jobs and homes, within the constraints of protecting the area's environmental assets and managing demands on transport networks.
- 4.2.6 South Bucks is expected to allocate sufficient land to enable delivery of 1,880 dwellings (average completions of 94 dwellings per year) and thus contribute to the total of 102,100 to be delivered in the sub-region between 2006 and 2026 (Policy WCBV3).
- 4.2.7 The short-term employment needs of the sub-region will be met through existing and allocated land for employment purposes. But authorities are advised to look beyond 2016, protect employment land and identify new sustainable location and sites. Policy WCBV2 is worded accordingly, and goes on to promote the identification of new areas of employment land in development plan documents, in line with sustainable extensions identified in the CS, should existing land be judged to be insufficient.
- 4.2.8 Policy WCBV5 cites the four agreed aims of the Colne Valley Park which look to maintain and enhance its landscape, resist urbanisation, conserve nature conservation resources and provide accessible opportunities for countryside recreation¹.

¹ The Colne Valley Regional Park Action Plan 2009-2012 (CDE/11) adds a fifth aim of achieving a vibrant and sustainable rural economy.

South Bucks District Local Plan (LP) – CDE/25

- 4.2.9 With the exception of 12 settlements and several larger employment sites (including the Pinewood Studios site), the whole of the South Buck District lies within the Metropolitan Green Belt. LP Policy GB1 provides the overarching restraint on development in the Green Belt. Proposals for employment generating or commercial developments in the Green Belt would be contrary to long established Green Belt policies and not permitted under LP Policy GB4.
- 4.2.10 The supporting text to LP Policy E2 recognises the national and international significance of the Pinewood Studios site for the production of films. Its retention for that purpose is regarded as an "*extremely desirable*" aim. Accordingly, the policy applies a permissive approach to extensions, new buildings and conversions within the site for film production or associated uses. A more stringent set of criteria apply to proposals for redevelopment or re-use of the studios.
- 4.2.11 Policy EP3 seeks high quality designs for buildings and their settings. Landscaping of development proposals is covered by Policy EP4 and Policy L10 sets out the procedure to be adopted for applications involving protected trees.

South Bucks District Core Strategy (CS) – CDE/23

- 4.2.12 Part 2 of the CS sets the overall approach to accommodating future development in the District. The strategy aims to protect the Green Belt, by focusing new development on previously developed land within existing settlements. It goes on to say that there are no proposals to amend the Green Belt boundary and that the evidence base demonstrates that future development needs to 2026 can be accommodated without the need to release Green Belt land. To maintain local economic prosperity, existing employment sites and the Principal Settlements of Beaconsfield, Gerrards Cross and Burnham provide the focus for new, high quality employment generating developments.
- 4.2.13 Core Policies 1-3 establish the level of housing for which provision is made, commit to delivering mixed and sustainable communities and to provide 350-500 affordable homes in the District between 2006 and 2026. Developments above the 5 units threshold are expected to yield 40% affordable homes. Core Policy 6 deals with local infrastructure needs. New residential development is expected to be supported by adequate open space and recreational facilities, under Core Policy 6.
- 4.2.14 Core Policy 7 looks to rebalance the transport system in favour of more sustainable modes of transport, while recognising that in rural areas the car will remain the primary mode of travel. The rebalancing is sought by a range of measures, including the focusing of new transport movement generating developments to locations accessible by alternative modes.
- 4.2.15 The text to Core Policy 9 recognises the importance of the Colne Valley Park, as it provides the first taste of countryside to the west of London. The policy commits support to initiatives in the Colne Valley Regional Park Action Plan (CDE/11). More generally, Core Policy 9 looks to conserve and

enhance the landscape characteristics and biodiversity resources within the District.

- 4.2.16 In its employment section of Part 2, the CS points to the number of residents (two thirds) in the District commuting out and a similar number commuting into the area. This is a likely consequence of the inter-relationship between the South Bucks economy and neighbouring larger employment centres. To maintain local employment prosperity, the employment strategy aims to accommodate the needs of existing and new businesses (while recognising the Green Belt constraints) and encourage a greater proportion of people to live and work locally. Thus, Core Policy 10 seeks to retain existing employment sites and accommodate new employment development in existing centres, Opportunity Sites and through appropriate intensification of existing employment sites excluded from the Green Belt.
- 4.2.17 Best practice in sustainable design and construction is promoted in Core Policy 13.

5. THE PROPOSALS

5.1 Project *Pinewood* (CDG/1)

- 5.1.1 Project *Pinewood* is intended to create a purpose-built living and working community for film, television and the creative industries. The project would complement Pinewood Studios through opportunities for film and television production, with related creative businesses and training.
- 5.1.2 Development within three-dimensional building envelopes and density ranges are shown on application plan P_004, with accompanying schedule P_004A and P_005. Construction is expected to be phased over a period of 10 years¹. There would be 5 phases, the first three of which would include 300 dwellings each.
- 5.1.3 Although the outline status of the application restricts detailed assessment of the proposal, the Project *Pinewood* concept warrants some elaboration to understand the cases being presented.

Extent of Development

- 5.1.4 The parameters of the application are based on the following quantum of development²:
- Up to 1,400 residential units in a mix of unit sizes, ranging from one bedroom apartments to five bedroom houses, and variety of tenures (anticipated resident population of up to 3,100).
 - Up to 8,000 sqm gross external area (GEA) of employment floorspace for the creative industries – a mix of incubator and start up commercial units is envisaged.

¹ CDG/1 Document 3 – Design and Access Statement: Section 5.3 Masterplan Phasing

² Also see Plan P_003: Land Use Parameter Plan

- Up to 1,000 sqm (GEA) of ancillary filming accommodation/service space, predominantly B1 uses.
- A Screen Crafts Academy of up to 2,000 sqm (GEA) that would focus on training practical skills, offering one year foundation courses with capacity for training about 120 students per year¹.
- Up to 4,000 sqm (GEA) community facilities to include a 1.5 form entry primary school, a 52 place pre-school and a multi-purpose community building.
- Up to 2,000 sqm (GEA) of local retail provision (A1-A5).
- Up to 2,200 car parking spaces.
- An open air theatre.
- An energy centre.
- A water treatment facility.
- 25.7 hectares of open space

The Masterplan

5.1.5 The Masterplan² is structured with four primary character areas³:

- Area 1: The Core Area is the central mixed use district, forming the highest density sector at 100-200 dwellings per hectare (dph)⁴. Alongside residential units and community facilities, this area would house the employment floorspace (intended to provide small working spaces for the creative industries), the Screen Crafts Academy and a range of retail or other town centre uses. The highest buildings, at 3-6 storeys, are to be located in this area (see Plan P_004: Building Plot Heights and Location Parameter Plan).
- Area 2: This is the built zone providing living and working areas with a range of street types. Neighbourhoods of low density ranges of 30-50dph would be located towards the northern and south western sections of the built-up areas.
- Area 3 is 'The Fields'⁵ - a landscaped park located in the former landfill area. It would be designed with undulating terrain and a variety of open spaces for recreational and filming uses. An open air theatre would occupy part of the land.

¹ Written Representation (WR) 23 – A Proposal for the National Film and Television School, dated February 2011

² CDG/1 Document 13 – Plan P_014: Illustrative Masterplan

³ CDG/1 Document 3 – Design and Access Statement: Section 4.1.3 and Application Plans P_003, 004 and 005

⁴ CDG/1 Document 3 – Design and Access Statement: Image on pages 206 and 207 and Plan P_005: Building Plot Densities Parameter Plan

⁵ CDG/1 Document 3 – Design and Access Statement: Image on pages 4 and 5 and Section 4.2.9

- Area 4 is the ecological zone (also referred to as the Wildlife Buffer in the Open Space and Landscape Strategy¹) which would contain The Clump, new habitats and links with the wider area.

The streetscapes and building types

- 5.1.6 The proposal includes 15 generic streetscapes replicating period or contemporary European and North American generic streets². They are intended to provide adaptable settings for use by film and television productions. An open air theatre and The Fields would provide two additional opportunities for outdoor filming. A range of building typologies and street scales are intended to reproduce the architectural styles, proportions and ambience of the original locations.
- 5.1.7 CDG/1 Document 8 - *Living and Working with Filming: Architectural Typologies Study* illustrates how the technical requirements of film and television would be integrated into the living and working environment, and explains the innovations developed to facilitate use of the dwellings with the filming streetscapes. *The Management and Operational Strategy* (CDG/1 Document 6 – ES Volume 3 Appendix 2.7) sets out proposals for pro-actively managing issues arising from filming and living on the same streets.
- 5.1.8 Street lengths, building lines and layouts would be determined by the need to create convincing locations while providing configurations for a wide range of camera angles and views³. Power and IT services would be provided as part of the in-built infrastructure to enable links to Pinewood Studios with minimal intrusion to the street⁴.
- 5.1.9 Building types would be designed to enable people to live and work without disruption from on-location filming. Each residence would have twin frontages and/or two separate points of access to avoid loss of amenity during filming. The different types of residences would allow for private amenity space to be used at all times and without disturbance from filming⁵. Authentic materials such as Venetian render, Parisian plaster and Amsterdam bricks would be used to add to the realism of the streetscapes.
- 5.1.10 Within the development area there would be active public spaces and quiet residential areas⁶. Public areas would include streets and squares. Each square⁷ would be linked to a filming streetscape. Private spaces would

¹ CDG/1 Document 3 – Design and Access Statement: Section 4.2.9

² CDG/1 Document 3 – Design and Access Statement: The 15 streetscapes and their intended location within the framework of the Masterplan are shown in Section 4.1.4.

³ CDG/1 Document 3 – Design and Access Statement: Section 4.1.9 Working in Pinewood Section 6.2 General Principles and PSL/DH/1.1 - Mr Height's proof – page 11 " How the filming environment works within the street of Project *Pinewood*" and Figure 8

⁴ CDG/1 Document 3 – Design and Access Statement: page 90.

⁵ CDG/1 Document 3 – Design and Access Statement: Section 6.2 General Principles and PSL/DH/1.1 - Mr Heights proof – page 11 " How the living environment at Project *Pinewood* works during filming".

⁶ CDG/1 Document 3 – Design and Access Statement: pages 136-141

⁷ Application Plan P_005: Building Plot Densities Parameter Plan shows likely positioning of the squares

include roof gardens and terraces, courtyards and communal gardens. The Masterplan also indicates on-street, on-plot, undercroft or garage parking, with provision for temporary overspill to compensate for loss of parking when filming takes place.

- 5.1.11 Project *Pinewood* is planned as a low carbon, sustainable community and filming location, complying with Code for Sustainable Homes and BREEAM standards, as well as the screen industry's own standards for carbon emissions¹.

Transport, access and parking

- 5.1.12 Access to the site would be from Pinewood Road and Sevenhills Road (Plan P_006 – Access and Circulation Parameter Plan) to the west and east respectively. Sevenhills Road would be improved (road widening and new footways) to the east of the M25. The internal road layout hierarchy is illustrated on Plan P_006. Primary and secondary routes would be designed to accommodate buses. The main route between Pinewood Road and Sevenhills Road is intended to be adopted, and the main spine road would be built to adoptable standards. Pedestrian and cycle routes within the site are to be provided.
- 5.1.13 Up to 1,780 residential parking spaces are proposed. This equates to an average of 1.29 parking spaces per household, including visitors. There would be 220 non-residential spaces and 200 overspill spaces to be dispersed across the site.
- 5.1.14 Off-site improvements to the footpath and cycling network (ID33), as well as improved bus services would be secured through a planning obligation (ID7E). The SoCG confirms that the junction works forming the subject of Appeals B and C are a necessary part of the Project *Pinewood* scheme².

5.2 Denham Road/Sevenhills Road Junction (CDG11)

- 5.2.1 The proposed works are intended to improve the operational capacity and safety of the junction³. The broad extent of the works are as follows:
- Signal control of all movements around the junction.
 - Widening of the Sevenhills Road over a length of 30m to accommodate separate left and right lanes for vehicles turning into Denham Road.
 - Separately signalled lane for vehicles turning right from Denham Road southbound onto the Sevenhills Road.
 - Widening of Denham Road to two lanes on the southbound carriageway over a length of 350m north of the junction.
 - Widening of Denham Road to two lanes on the northbound carriageway from 120m south of the junction to 120m north of the junction.

¹ CDG1 – Document 9: Energy Statement

² CGG/17 – Paragraph 4.7 6th bullet point

³ CDG11 – 9 no. Transport drawings for Approval

- Development of a controlled crossing to assist equestrian users.
- 5.2.2 The works would require removal of 27 trees and would include planting of a mixed native tree belt (planting height of between 1.25 and 4.25m), located in front of native shrub understorey planting (planted height of between 300 and 600mm)¹.
- 5.3 **Five Points Roundabout (CDG12)**
- 5.3.1 The key features are:
- Signal control of all movements, except for the A4007 Slough Road approach.
 - Widening of the A412 Uxbridge Road approach to four lanes.
 - Widening of the A412 Church Road approach to three lanes.
 - Creation of a two lane exit approach to Wood Lane.
 - Widening of the Wood Lane approach to three lanes.
 - Priority controlled entry from the A4007 Slough Road.
 - Reduction of the westbound circulatory approach to the A412 Uxbridge Road and Pinewood Road to two lanes.
 - Provision of pedestrian crossing facilities on each entry and exit road to the junction.
- 5.3.2 Of the 61 trees to be removed, 53 are protected by TPOs². New landscaping includes the planting of 80 mixed native species trees, and a native shrub understorey of around 3000 sqm³.

6. PINEWOOD STUDIOS AND RELEVANT PLANNING HISTORY

6.1 Pinewood Studios⁴

- 6.1.1 Pinewood Studios' history⁵ dates back to 1936 when Heatherden Hall was purchased by the building tycoon Charles Boot who aspired to create film studios to rival Hollywood. He teamed up with J Arthur Rank. In 2000, the Studios was purchased by investors led by Michael Grade and Ivan Dunleavy. The following year Pinewood and Shepperton Studios merged. In 2005, Pinewood acquired Teddington Studios. Today, the Pinewood Studios Group is the leading operator of film facilities in the UK and Europe, comparable in scale to facilities in Hollywood. In 2009, Pinewood's

¹ CDG11 – 3 no. Landscape Drawings for Approval

² PSL/AW/5.2 – Mr Williams' Figure 2

³ PSL/AW/5.2 – Mr Williams' Figure 4

⁴ PSL/ID/1.1 – Mr Dunleavy's proof, Aerial Photo of Pinewood Studios and PSL/ID/1.2 – Mr Dunleavy's Appendix 7: DVD – presentation of what goes on at Pinewood Studios

⁵ CDG/1 – Document 2, Very Special Circumstances, Appendix 2: A brief history of Pinewood Studios and Pinewood Studios today

contributions to the screen industries were recognised in the BAFTA award for 'Outstanding British Contribution to Cinema'¹.

- 6.1.2 Pinewood and Shepperton Studios between them have 34 sound stages used for feature films, television dramas, music videos, animation and photo shoots. Of the stages, 18 are at Pinewood, including Europe's largest stage (the "007" stage). The underwater stage at Pinewood is the only purpose-built studio-based underwater filming facility of its kind in Europe. There are numerous post-production facilities and Pinewood Studios accommodates some 200 independent, specialist businesses, enterprises and suppliers, all working in the screen and media industries².
- 6.1.3 There is capacity at Pinewood and Shepperton Studios to cater for blockbuster films³. US backed films made at Pinewood include the 22 Bond films and all 8 Harry Potter films. Typically, the Studios hosts three to five blockbuster films in a year and many smaller productions.

6.2 Planning History

- 6.2.1 Details of planning permissions granted for sand and gravel extraction and subsequent restoration on the Project *Pinewood* site are set out in the SoCG.
- 6.2.2 In March 2006 SBDC granted outline planning permission for a Masterplan redevelopment on the Pinewood Studios site⁴. Work on the approved plan has commenced; the permission is therefore extant. The total permitted floorspace under the approved plans is 94,700 sqm, of which there is a net increase over the existing floorspace of 67,260 sqm⁵.
- 6.2.3 The approved redevelopment proposal would allow for additional film and television accommodation to include studios, stages, workshops, post-production facilities and ancillary accommodation. A new roundabout and entrance to the site were proposed. These have been implemented. A building of some 4,028 sqm, approved under reserved matters has been constructed and occupied by Technicolor (See ID24).

Denham Road/Sevenhills Road Junction and Five Points Roundabout Planning History⁶

- 6.2.4 The applications supersede application nos. 09/0070/FUL and 09/00708/FUL refused by the Council on 22 October 2009. The subsequent appeals were withdrawn on 18 May 2011 (ID67).

¹ PSL/ID/1.1 – Mr Dunleavy's proof, Section 2: Contribution to global cinema

² CDH/47 – The Knowledge on the Lot 2010, Directory listing companies based at Pinewood, Shepperton and Teddington Studios

³ PSL/ID/1.1 – Mr Dunleavy's proof, page 8 lists the Hollywood films using the studios in the last two decades

⁴ CDG/4 – Planning Permission 04/00660/OUT and CDG/4B – Pinewood Studios Masterplan

⁵ ID24 – Agreed summary of the floorspace situation on the Pinewood Studios site

⁶ CDG/17 – SoCG: section 4, Planning History and (and Chronology of Application)

- 6.2.5 The current applications were considered at Planning Committee on 6 July 2011 with a recommendation to approve both applications¹. The Planning Committee agreed with the recommendations.

7. THE CASE FOR SOUTH BUCKS DISTRICT COUNCIL

APPEAL A – Project *Pinewood*

The material points are:

7.1 Context and Approach

- 7.1.1 The proposal for Project *Pinewood* constitutes inappropriate development in the Green Belt². There is no serious dispute over the extent of policy conflict which the appeal proposal gives rise to and so the appellant's case is reliant on the Secretary of State buying into the concept of 'Film Town'³ and its claimed benefits to the screen industry, and/or accepting that housing need justifies development of this large Green Belt site.
- 7.1.2 On the evidence, the Film Town concept is not compelling. The utility of the built fabric to the activities of the screen industries is not adequately evidenced and the claimed screen industry cluster benefits of 1,400 dwellings, the employment floorspace and the Screen Crafts Academy unproven. As a result of the paucity of evidence, the screen industry case is advanced now as one of opportunity rather than need and it is no part of the appellant's case that Pinewood Studios would fail or cease to be successful without Project Pinewood.⁴
- 7.1.3 The opportunistic nature of the appeal proposal is also reflected in the housing need case. Initially, housing need was not advanced as in itself capable of amounting to very special circumstances,⁵ but the Ministerial Speech 'Planning for Growth' (CDH/51) is now claimed to place such emphasis on growth that the plan-led process should be set aside, because policy does not expect to defer what is necessary.
- 7.1.4 To override the presumption against inappropriate development on the basis of the Ministerial Statement would be the antithesis of localism. This is particularly the case in circumstances of the evidence base having been recently considered and a locally devised strategy to make provision towards meeting need independently endorsed⁶, and where the Council can demonstrate that its recently adopted CS is wholly compliant with all extant housing policy and other guidance.
- 7.1.5 There is nothing in 'The Plan for Growth' (CDH50) document that justifies exposing the appeal proposal to less rigorous scrutiny than Green Belt proposals prior to the Budget. Equally, the importance of PSL as a local

¹ CDG/17 – SoCG: Officer's reports to committee

² CDG/9 – SoCG: Section 7

³ PSL/ID/1.1- Mr Dunleavy's proof paragraph 6.1: Origins of Project *Pinewood* is in a concept paper for the Pinewood Shepperton plc board entitled "Film Town".

⁴ ID11 - Mr Dunleavy's speaking notes, page 9.

⁵ PSL/JR/1.1 - Mr Rhodes' proof, paragraph 6.4

⁶ CDE/24 – Inspector's report into the CS

employer, with a national and international reputation, does not lessen its onus to justify inappropriate development in the Green Belt. The scale of the development proposed and the implications of the scheme more generally are such that it should only be granted if a compelling case is made out, and the benefits said to clearly outweigh the harm.

- 7.1.6 An important component of the analysis is identifying the nature, extent and weight to be accorded to those benefits which would result from the appeal proposal over and above those which would result from any housing-led mixed use development of this scale within the District. Notwithstanding the documentation presented, how the scale and composition of the scheme was arrived at remains unclear. It appears to be viability driven, but no evidence of viability is advanced to demonstrate that it is properly justified¹. If the Secretary of State does not accept the housing need case, and is not persuaded by the cluster benefits of housing in this location, then the case for 1,400 dwellings cannot be advanced.
- 7.1.7 The allegation by PSL that justifying each element of the proposal represents a "*disappointingly conservative response*"² should be rejected. It downplays risk in favour of the claimed "*exciting concept*". The notion that weight should be given to the potential embarrassment to the appellant should permission be refused, amounts to emotional blackmail and has no place in the planning system.

7.2 **Effect on Openness and on the Purposes of Including Land in the Green Belt**

Openness

- 7.2.1 The effect of the appeal proposal would not be a minor or technical breach of the Green Belt protection policies. Due to the sheer quantum of development involved, a gross built area of some 21.6 ha³, it would result in a substantial loss of openness.
- 7.2.2 The appeal site possesses that most important attribute of the Green Belt. It is entirely free of development save that associated with Saul's Farm to the north. If developed in the manner proposed, the built-up area of the site is likely to be removed from the Green Belt on any subsequent review of boundaries⁴. The openness of the site would be destroyed.
- 7.2.3 Even with 25.7 hectares kept as formal or informal open land, that space would be within or adjacent to a backdrop of substantial urban development, including high density development with buildings up to six storeys in height. This would be a dense urban development, with any

¹ PSL/ID/1.1 – Mr Dunleavy's proof, paragraph 11.14. *Inspector's note: In response to my question Mr Dunleavy confirmed that the viability of the project had been undertaken to a high level of detail. However, no detailed appraisal was placed before the Inquiry due to commercial sensitivity. Reference to viability can be located in Mr Dunleavy's proof (paragraphs 7.4 and 11.14) plus the Design and Access Statement Section 5.1 first paragraph.*

² Mr Rhodes in evidence in chief

³ CDH/9 - SOCG paragraph 1.7.

⁴ Mr Rhodes' evidence in chief and Mr Williams in cross-examination

retained openness limited to the peripheries of the site. The core area would have a density within the range of 100-200 dph, as well as the greatest building heights¹. Views into the core would be down avenues of tall urban buildings fronted by 'city' style streetscenes.

- 7.2.4 None of the analyses carried out by the appellant has properly weighed the impact of the proposal on openness. The only fair assessment of the impact on the openness of the Green Belt comes not in the Planning Statement or Very Special Circumstances Document (CDG/1 Documents 1 & 2) but in the Landscape and Visual Effects section of the ES². The conclusion is reached that the effect of the development would be a "Major Adverse" one³, because *"...the effects would be a contravention of the fundamental principles of the Green Belt⁴."* By contrast the Planning Statement advanced the proposition that *".....the openness of the Green Belt will remain safeguarded through the continued Green Belt status of the site as a whole"⁵.*

Purposes of Green Belt

- 7.2.5 The appellant's analysis of the appeal proposal having regard to the five Green Belt purposes is no more robust. Mr Williams' analysis focussed on *"....the visual experience of the proposed development in the context of the Green Belt⁶"*, assessed from a limited number of viewpoints identified for the purposes of analysing the landscape and visual impact of the appeal proposal. This methodology is flawed for a number of reasons. It assumes that there is no impact on Green Belt purpose if the development cannot be seen in the given view, or if the context could not be seen even if the development is visible. It also assumes that the countryside has already been encroached upon if the urban edge is visible and therefore the need for protection is reduced. The methodology is additionally flawed because it assumes that the purpose of preventing settlement merger does not arise, unless two separate settlements can be seen and the land concerned lies between them. The Council's analysis is preferable.
- 7.2.6 The Council's case is that the Green Belt in South Bucks serves the five purposes of Green Belt land and the proposal would contravene four of these⁷ as follows:

Checking the unrestricted sprawl of large built up areas

- 7.2.7 The need for a firm Green Belt in South Bucks is evidenced by the expansions in the post-war period of Slough (eastwards onto the former Langley airfield and westwards towards Burnham), of Heathrow Airport and of Greater London in the area now covered by the London Borough of

¹CDG/1 - Document3: Design and Access Statement, page 123

²CDG/1 - Document 6: ES Volume 2, pages S5-22 section 5.9

³Ibid page S5-23 paragraph 5.9.1.6

⁴Ibid page S5-22 paragraph 5.9.1.3

⁵ CDG/1 - Document 1: Planning Statement, paragraph 7.24

⁶PSL/AW/1.1 – Mr Williams' proof, paragraph 5.1.1

⁷ Inspector's note: the purpose of preserving the setting of historic towns is not relevant to this case.

Hillingdon¹. As the LP stresses "...the whole of the Green Belt is important in order to keep these larger urban areas in check, not just those parts of it immediately adjacent to them"².

- 7.2.8 The appeal proposal would contribute significantly to cumulative erosion of the urban sprawl purpose in this highly pressurised and seriously fragmented³ part of the Green Belt. It would extend the built-up area beyond the current northern edges of Iver Heath and link it to the Pinewood Studios site, thus creating a significant area of urban sprawl.

Preventing neighbouring towns from merging

- 7.2.9 The importance of the Green Belt as a whole is acknowledged in the LP. It also recognises the particular sensitivity of the Green Belt between Greater London and Slough (at Iver) and between Slough and Maidenhead (at Taplow)⁴. The settlements of Iver Heath, Iver, Richings Park and Stoke Poges are tightly constrained by the Green Belt and consistent application of the policy framework prevents their merger into one another and into larger conurbations nearby.
- 7.2.10 That the appeal proposal in itself will not result in merger, as argued by the appellant, is irrelevant. Only rarely does a decision on a single application result in visual or physical coalescence. What is important to this purpose is the cumulative effect of many schemes eroding the Green Belt and threatening the separate identity of settlements.

Assisting in safeguarding the countryside from encroachment

- 7.2.11 The appellant accepts that the appeal proposal would contravene the purpose of safeguarding the countryside from further encroachment, although the extent of the impact is at issue. Open countryside would be lost; to be replaced by a tight urban development at high density set within an urban parkland setting. The Council maintains that the scale of the loss is substantially harmful.

Assisting in urban regeneration

- 7.2.12 If the appellant's cluster arguments are not accepted, disaggregated elements of the proposed development could and should be used more effectively to regenerate brownfield land. Through disaggregation of elements of the scheme, the development could be spread between the three opportunity sites/areas identified in the Council's Core Strategy⁵ to positive effect. The appellant's Green Belt release approach to meeting housing need flies in the face of this purpose and risks undermining the regeneration strategy of the CS, whilst also setting a harmful precedent for development in the Green Belt.

¹CDE/25 - South Bucks District Local Plan, page 13 paragraph 3.7

²Ibid

³ Ibid paragraph 3.9

⁴CDE/25 - South Bucks District Local Plan, page 13 paragraph 3.11

⁵CDE/23 – Core Strategy pages 83-88 Core Policies 14, 15 and 16 Wilton Park, Mill Lane, Taplow and South of Iver

Green Belt objectives

- 7.2.13 The appeal site additionally makes an important contribution to the land use objectives in the Green Belt. Improving access to this privately owned land does not require construction of this major development. In any case, the character of the land would change from open countryside to open space against an urban backdrop¹. Equally, to create opportunities for outdoor sport or recreation, it is not necessary to develop the site in the manner proposed to achieve this Green Belt aim. The land is not damaged or derelict. The proposal would not be consistent with the objectives of retaining or enhancing attractive landscapes, of securing nature conservation interests or retaining land in agricultural use.
- 7.2.14 It is true that the appeal scheme would perform as well as can be expected against two of the Green Belt objectives, given the likely quantum of development. However, that approach ignores the harm that would arise because development of the land would no longer perform the functions it currently performs.
- 7.3 **Effect on the Landscape, Conservation Value and Amenity of the Colne Valley Park and on the Visual Amenity of the Green Belt**
- 7.3.1 The varied scenery of the Colne Valley Park, ranging from fragmented urban fringe to areas of unspoilt countryside, has informed the main aims for the Park. These were drawn up by the Colne Valley Partnership and included within the Colne Valley Regional Park Action Plan 2009-2012 (CDE/11). This is an ecologically rich area within easy reach of West London's communities, providing extensive opportunities for education and recreation in the natural environment.
- 7.3.2 While the appellant accepts urbanisation of the appeal site itself would be in conflict with Policy WCBV5 of the South East Plan, the Landscape and Visual Effects Assessment within the ES concluded that the appeal proposal would be "Minor Beneficial"². That is not a credible conclusion and its sole justification appears to be that a large mixed use development would not be out of character with the area and would add to the provision of accessible open space³. That approach flies in the face of the aims of the Park of conserving and enhancing landscapes.
- 7.3.3 The intention of maintaining a "*naturalistic setting and open character*"⁴ would not be realised, as the development would introduce a highly visible urban character to the area. Equally, the loss of and threat to trees and hedgerows would be detrimental to the landscape character of the Colne Valley Park.
- 7.3.4 In terms of visual impact, of the 10 viewpoints used in the ES⁵ none is from Pinewood Road looking towards and across the site. The views may be

¹ CDG/1 – Document 3: Design and Access Statement, Images on pages 4, 5, 206 and 207

²CDG/1 - Document 6, ES Volume 2 page S5-23 paragraph 5.9.1.16

³CDG/1 - Document 6, ES Volume 2 page S5-23 paragraph 5.9.1.16

⁴CDG/1 – Document 3, Design and Access Statement, section 3.6.2

⁵CDG/1 – Document 6, ES Volume 3 section 5.2

predominantly for car drivers, but consideration of the likely impact on the sequential views from Pinewood Road is wrongly excluded.

- 7.3.5 The many individual views obtainable across the appeal site from Sevenhills Road are not properly represented within the appellant's Landscape and Visual Effects assessment. The single viewpoint, Viewpoint 8¹, and the appellant's suite of photographs² produced to respond to criticism are not representative of obtainable views. They display a consistent desire to ensure that the angle of view is oblique or obstructed by trunks or ivy and a shyness to engage with the view from the gateway in the north western corner of the site³.
- 7.3.6 Also unaddressed by the Landscape and Visual Effects Assessment is the impact on views from the Pinewood Green properties which back onto the appeal site. There are sufficient affected properties for this to be an issue of public rather than private interest, and these are sensitive receptors. The change from open countryside to a high density urban development warrants a conclusion that the change would be "Major Adverse".
- 7.3.7 Clearly some of the visual impact can be mitigated by landscaping proposals but not as much as optimistically presented in the sightlines study (PSL/AW/3.1). For instance, it is difficult to see how any amount of landscaping could mitigate the extent of the visual and landscape impact from the ambitions to link the core of the new development with the Studios site⁴. The residual impact, however well the scheme is landscaped, would be substantially harmful.

7.4 **Effect on Protected Trees and Hedgerows**

- 7.4.1 The appellant claims that the key principles of PPS9 were followed and that "*ecological constraints have shaped the design*"⁵ do not bear any scrutiny. Avoidance of harm necessitates a full assessment of the site's constraints. However, no British Standard⁶ compliant tree survey was carried out until long after the scheme layout and parameters were fixed. Having fixed the development's footprint without having assessed fully the site's constraints, the appellant seeks to underplay the impact of the development.

Tree loss

- 7.4.2 The landscape and cultural value of many of the trees have been overlooked⁷ and the retention categories of many trees are understated. The alternative tree schedule illustrates why the landscape importance of trees in many of the hedgerows should be categorised at higher values⁸.

¹CDG/1 - Document 6, ES Volume 3 Section 5.2 pp43-47.

²PSL/AW/2.2 - Mr Williams' Rebuttal proof, Appendix A

³Compare Mr Williams Rebuttal proof (PSL/AW/2/2) Appendix Fig R1e with Mr Spooner's Appendix 3 (SBDC 4B) photograph 5.

⁴ CDG/1 – Document 3, Design and Access Statement, Image on page 206

⁵ CDG/1 – Document 3, Design and Access Statement, page 74 section 4.1.2 – Responding to Constraints and Opportunities

⁶ BS 5837: 2005 CDD/23

⁷ SBDC/4B – Mr Spooner's Appendix 1: Tree Constraints Plan

⁸ SBDC/4B – Mr Spooner's Appendix 2: Alternative Tree Schedule

- 7.4.3 Of the protected trees on the appeal site, 26 surveyed trees would be felled to make way for the appeal proposal¹. Seven of the trees lost form part of important hedgerow H12, between the proposed school and its playing fields. As explained in ID53, those trees would need to be felled to create a satisfactory relationship between the two. There is some dispute about the significance of many of the trees and their categorisation. The loss of un-surveyed trees is regrettable; while individually such trees may not have amenity value, collectively they add to the value and ecology of the area.

Hedgerow loss²

- 7.4.4 Hedgerows H2, H3, H7, H8, H10, H12 and H13 are ancient and species-rich, and therefore important. The ES acknowledges their significance³. The development would result in the loss of some 100m of hedgerow and sever three important ones⁴ - H7, H8 and H10. It also seems that H12 would have to be severed.
- 7.4.5 The ES identified hedgerow loss as permanent and a “..*significant negative effect at the District level*”⁵. In evidence however their importance and impact of the loss were downplayed⁶. When that harm is properly understood, it is clear that the development would fail the key performance indicators the ecology strategy set of “*preservation of key ecological features*” and “*maintenance of ecological connectivity*”⁷. Instead, the appellant must rely on off-site compensatory measures to achieve the ‘no net loss’ in biodiversity performance aim. PPS9 clearly identifies avoidance or failing that, mitigation, as preferable to compensation.
- 7.4.6 Important hedgerows and the trees within them are essential to the character of the site. The direct loss of trees and hedgerows is only one part of the harm caused by the scheme. The indirect harm caused by the scheme results from the approach adopted, to “*exploit the mature hedgerows and woodland...*”⁸. The mature hedgerow trees are regarded as a structure for the development to sit within; and the hedgerows are crossed occasionally by access routes⁹. Exploitation of the site’s natural features by the very close juxtaposition of buildings and trees and hedgerows¹⁰ would result in loss of one of the site’s attractive and

¹ ID59. That figure excludes “R” category trees which would be removed in any event, for arboricultural reasons. Note page 1 paragraph 5 which points out that there would also be some loss of un-surveyed trees in addition.

² ID5 – Figure 4.1: Location of fields and hedgerows

³ CDG/1 – Document 6, ES Volume 2 Main Report, page S10-12, paragraph 10.6.1.28 and Table 10.23

⁴ CDG/1 – Document 6, ES Volume 2 Main Report, page S10-29 Table 10.28

⁵ CDG/1 – Document 6, ES Volume 2 Main Report, page S10-29 Table 10.28

⁶ PSL/AW/2.1 – Mr Williams’ rebuttal proof, pages 22-23

⁷ CDG/1 – Document 6 ES Appendices volume (ii) Appendix 10.13 Ecology Strategy, paragraph 2.3.1.1

⁸ PSL/AW/1.1 – Mr Williams’ proof page 19 paragraph 4.2.2

⁹ PSL/AW/1.1 – Mr Williams’ proof page 19 paragraph 4.2.2

¹⁰ For an illustration, see PSL/AW/2.2 Appendix F

characteristic features, in effect views of mature, well structured hedgerow and fine groups of native trees¹.

The Clump

- 7.4.7 The Clump is a mature (potentially ancient) broadleaved woodland with a diverse age structure, a variety of tree species and varied ground flora². It is undeniably of ecological value. Direct and indirect increase in pressures from 3,000 permanent new residents would significantly and permanently compromise its ecological functions, as acknowledged in the ES³. New proposed woodland planting would take 50 years to become established and management to improve the condition of The Clump would take at least 20 years to have effect⁴.
- 7.4.8 Mr Spooner for SBDC conceded in cross-examination that the appellant could not have *"done a better job"* in terms of protecting the trees, hedgerows and ecological values of the site. However, the concession must be understood in the context of the appellant's national interest argument being accepted, and to take the scale of the scheme as a given.
- 7.5 **Whether the Proposal would Compromise Key Sustainable Development Principles**
- 7.5.1 The principal settlements of Beaconsfield, Gerrards Cross and to a lesser extent Burnham are the intended main focus for new development in the CS. Development within the District's Secondary Settlements is intended to be very limited. This strategy is the outcome of a sustainability analysis: its policy making was underpinned by a settlement hierarchy study⁵. The Council's overall approach was judged by the Core Strategy Inspector to be sound and to carry the Council's strategic vision through to delivery, *"in an exemplary manner"*⁶.
- 7.5.2 Consideration of the practicalities of living on the appeal site demonstrates how remote it is. Iver Heath is described in the CS as a Secondary Settlement⁷ which has *"....no single centre, with a very limited range of shops and no secondary school nearby."* The only shops and services within walking distance, beyond those to be provided on the appeal site, are the limited range at Thornbridge Road and the far side of Church Road, about a 20 minute walk⁸ (as is the Crooked Billet public house at the Five Points Roundabout).

¹ For locations where the hedgerows/tree groups are visible from public views, see ID22 Hedgerow sightline drawing.

² CDG/1 – Document 6, ES Volume 2 Main Report, page S10-22 Table 10.23

³ CDG/1 – Document 6, ES Volume 2 Main Report, page S10-29 Table 10.28

⁴ CDG/1 – Document 6, ES Volume 2 Main Report, page S10-29 Table 10.28

⁵ CDE/30B & CDE/31 - South Bucks District Council Accessibility and Infrastructure Study 2006 – main report and South Bucks District Council Accessibility and Infrastructure Study 2006 - appendices

⁶ CDE/24 – Inspector's Report, paragraph 10.

⁷ CDD/23 - Core Strategy page 27 Key Diagram and Spatial Strategy page 23 table 1

⁸ CDG/1 - Document 6, ES volume 4 Transport Assessment figure 4.1 – note that the isochrones is taken from the site entrance. From the housing to the limited range of shops on Thornbridge Road would be about a 20 minute walk.

- 7.5.3 Travel to other facilities, including the Iver Heath Junior School¹ or any secondary school², would require a longer journey and, realistically, that would be made by car; or bus, if available. Children may have to travel to the nearby primary school, potentially until phase 3 or 4 of the development when a primary school would be provided on site.
- 7.5.4 Pedestrian access to the south of the appeal site is poor – people living in the southern part of the site and wanting to walk, for example, to the shops at Thornbridge Road would have to walk north to the main site entrance to go south again³. The same lack of pedestrian integration would make it inconvenient for those in the existing community to access the new primary school or community facilities on foot⁴.
- 7.5.5 The appellant's argument that this is a sustainable location for this development rests on links with Pinewood Studios. The evidence seeks to demonstrate that 20% of those who would live at Project *Pinewood* might be expected to work on the site or at the Studios⁵. The assumption depends upon the availability of new jobs through the development of the Masterplan on the Pinewood Studios site⁶; and the delivery of jobs and homes in tandem on the appeal site. If there is doubt about the availability of those jobs, then the 20% assumption is not just optimistic⁷ but unrealistic. It is not encouraging to note that so few people employed at or working at Pinewood Studios presently live within Iver Heath.
- 7.5.6 Whether there is a concrete sustainability benefit associated with locating creative industries floorspace and streetscapes for filming opposite Pinewood Studios depends upon whether those facilities would be in demand. If they were, whether those using them also used facilities at Pinewood Studios. Thirdly, even if they did, whether the amount of travel, or distance travelled would be reduced. There is no satisfactory evidence on any of these issues
- 7.5.7 The development would on any analysis, be a very substantial generator of travel demand⁸ - 15,480 daily external trips. To the extent that what has driven the quantum of various aspects of the development can be discerned, it simply has not aimed to minimise out-commuting. It seems

¹ On St Margaret's Close in Iver Heath – can be seen marked "Sch" on CDG/1 document 6 volume 4 Transport Assessment Figure 4.1

² The nearest secondary school The Chalfonts Community College is in Chalfont St Peter, some way to the north of the area shown on the cycling isochrone figure at CDG/1 document 6 ES Volume 4 the Transport Assessment figure 4.2 and not accessible by bicycle

³ CDG/1 - Document 3, Design and Access Statement page 15 (the Master Plan) and page 115 shows the pedestrian network in blue.

⁴ The unsustainability of the site's location was also identified by CABE as a significant weakness of the scheme, see their letter of 28 July 2009.

⁵ CDG/1 - Document 6, ES Volume 4 Transport Assessment, paragraph 6.6.4.13

⁶ There is "no timeline" for the development of the Masterplan on the Pinewood Studios site (Mr N Smith in cross examination).

⁷ CDG/1 - Document 1, Planning Statement, page 48 paragraph 8.79

⁸ PSL/DB/3.2 – Schedule attached to Mr Bird's note in response to Inspector's questions

inevitable that the development would be attractive to commuters, even before Crossrail¹, which would no doubt add to its attraction.

- 7.5.8 The development is also regarded as one that would “...*significantly and dramatically reduce the carbon footprint of film and television production, particularly through the reduction in travel and transport requirements...*”². The Carbon Footprint Study (CDG/1, Document 4) show that the 34-38% savings in greenhouse gas emissions resulting from a hypothetical film production filming at Project *Pinewood* would come from reductions in air freight and travel. The study did not address whether there might be significant air travel from those coming from abroad to film in the UK.
- 7.5.9 In any case, the study concedes that many more film projects would need to be assessed in order to have representative and reliable carbon data³. The sustainability measures grafted on to the appeal proposal, including improvements to bus services, a car club and measures to encourage cycling⁴, would make only a relatively minor difference to the carbon footprint of the development⁵, given the limited public transport connections to the site.
- 7.5.10 The PPG13 objective of reducing the need to travel, especially by car, would not be met by locating 1,400 residential units, together with employment floorspace and supporting uses, on the appeal site. Given its relatively remote location, and “*excellent access to the strategic highway network*”⁶, siting a strategic scale development here would also be contrary to PPS1, paragraph 27. Properly understood, national policy requires decision makers to assess the characteristics of a location before sustainable transport measures are grafted onto a scheme, as well as afterwards.
- 7.6 **The Traffic and Highways Safety Implications and Parking Issues**
- 7.6.1 On 21st April 2011, the County Council presented a statement to the Inquiry⁷ which indicated that it had reached agreement on revised assessments carried out by the appellant (as explained in Mr Bird’s position statement)⁸. As a result, it was satisfied that a revised strategy proposed by the appellant would satisfactorily mitigate the effects of the development. On that basis, and with immediate effect, the County Council withdrew its objection to the scheme and the evidence of Mr Macaulay (for SBDC). In consequence, SBDC stated that it would not pursue the highways reason for refusal but maintained its own independent objection to the unsustainable location of the site.

¹ PSL/DB/3.1.

² CDG/1 - Document 2 “Very special circumstances for development in the Green Belt” page 3 penultimate paragraph

³ CDG/1 - Document 4, Carbon Footprint Study, page 39 last paragraph

⁴ PSL/DB/1/1 - Mr Bird’s proof section 4 page 13 and ID7E - the S106 Agreement

⁵ See CDG/1 document 4 p19 section 4.2.1 fourth para; p21 which compares the scenarios; and Mr Rhodes xx.

⁶ PSL/DB/1.1 – Mr Bird’s proof, page 3 paragraph 2.3

⁷ ID32 – Statement from BCC on transport issues, dated 20 April 2011

⁸ ID32B – Highways Position Statement from Mr Bird, dated 21 April 2011

7.6.2 It is clear from the Transport Assessment work and the sensitivity tests carried out by Mr Bird¹ that the network would be considerably congested either with or without the appeal development. In a District in which the opportunity for capacity improvements is likely to be limited, this underlines the importance of ensuring that the planned growth for the District is both located and designed so as to achieve the most sustainable solution.

7.7 **Effect on the Living Conditions of Existing Residents**

7.7.1 People that choose to live at Project *Pinewood* could be regarded as buying into living with filming. Existing residents living in close proximity to the development are in no such position.

7.7.2 Aside from noise, lights and general disruption arising from nearby filming, which would need to be addressed by condition, the principal issue for the Council in relation to neighbouring amenity is the considerable impact arising from the introduction of a dense, urban form of development next door to Pinewood Green. The development would not be in scale with what surrounds it. In design terms, as well as in terms of integration, the development would be separate and distinct from the existing community.

7.8 **Compliance with the Development Plan**

7.8.1 The development plan comprises the South East Plan, the South Bucks Core Strategy and the saved policies of the South Bucks District Council Local Plan. While the Localism Bill includes provision for the revocation of Regional Strategies and the Government's commitment to revocation of Regional Strategies is capable of being a material consideration², the Bill remains at an early stage of the Parliamentary process and little weight should be attached to the prospect of revocation at this stage.

7.8.2 The extent of the conflict between the appeal proposal and the development plan is undeniable. A new settlement within the Green Belt is contrary to LP Policy GB1. The proposal would be in a location that performs poorly having regard to the principles of sustainability established by the CS, not least the focus of development on higher order centres within a settlement hierarchy which it offends. That is contrary to the CS for the WCBV sub-region and the employment land provision strategy of both the RSS and the CS.

7.8.3 The development would also come at a considerable cost to the environment. It would urbanise this part of the Colne Valley Park contrary to its key aims, and therefore conflict with RSS Policy WCBV5 and Core Policy 9 of the CS. It would have a harmful and irremediable impact on The Clump, a direct and indirect loss of visual amenity and landscape character, and result in the fragmentation of important hedgerows. It would therefore conflict with LP Policies EP3 and EP4 and L10.

7.8.4 The scheme is intended predominantly to facilitate physical and functional links with Pinewood Studios. There has been no meaningful attempt to

¹ ID35 – Sevenhills Road Signalisation Assessment and PSL/DB/3.2 – Mr Bird's response to Inspector questions

² *Cala Homes (South) Limited v. Secretary of State for Communities and Local Government & Winchester City Council* [2011] EWHC 97 (Admin)..

ensure that the design integrates with the existing settlement of Iver Heath. The objective has been to create a separate settlement 'with edges'. Those edges would effectively insulate Project *Pinewood* from the existing settlement. However, little can be done to protect the amenity of Iver Heath from the effects of the project, given its scale, height, form and proposed use. The appeal proposal thus performs very poorly when assessed against LP Policy EP3.

7.9 Other Material Considerations

The economic case and contribution to growth and employment

7.9.1 The five principal facets to the appellant's case on the economic benefits are:

- That the provision of streetscapes would benefit the screen industries;
- The creative industries would benefit from the provision of employment floorspace and the Screen Crafts Academy;
- There would be significant benefit to the economy from jobs provided at Project *Pinewood*;
- Development as a whole would add beneficially to a screen industries cluster;
- Project *Pinewood* would add materially and beneficially to Pinewood Studios' reputation.

The streetscapes

7.9.2 The streetscapes are promoted as a facility which will be "*very attractive*" to production companies¹. Reliance is placed on the use of three streetscapes at any one time, over a thirty year period². It is therefore reasonable to expect that their composition, the locations selected and the number and extent required, would have been informed by analysis of what the industry wants or needs and would, in due course, use. No such work has been done.

7.9.3 Instead, the design of the streetscapes was "*informed by expert practitioners in set design, to ensure that an appropriate scale and range of opportunities is created for filming*"³. The appellant has relied exclusively on the firm belief of Mr Dunleavy and Mr N Smith⁴ that the streetscapes would prove popular with the industry. Mr Dunleavy's list of films⁵ that used the various city locations proposed for Project *Pinewood*, does not

¹ PSL/IS/1.1 - Mr Iain Smith's proof, page 3 paragraph 3.1

² Mrs Rosewell in chief explained that utilisation rate would be constrained by capacity issues such as parking, rather than industry demand.

³ CDG/1 - Document 2: Very Special Circumstances for Development in the Green belt, page 27 paragraph 6.37

⁴ Chief Executive and Commercial Director respectively of Pinewood Shepperton plc

⁵ PSL/ID/2.2 - Mr Dunleavy's rebuttal Appendix 5: Films that used Proposed Streetscapes as Locations

provide evidence that the streetscapes were the result of any detailed analysis of need or demand.

- 7.9.4 On the contrary, the number of streetscapes and selection of typology seems to have been the outcome of a design process aimed at achieving a critical mass of housing and employment development on the appeal site or, as the Design and Access Statement terms it, "*value engineering the project and defining the viability of the scheme*"¹. The quantity and range do not emerge from a response to any assessment of the likely market for filming on the streetscapes. In essence, the opportunity has been taken to provide streetscapes which can be made to work within the scheme, rather than the scheme evolving from any identified requirement.
- 7.9.5 There is also no evidence of any empirical analysis of the market for use of the streetscapes, other than the work done by Mr Gears² which indicated that there would be very limited, if any, demand to use the streetscapes for filming. Indeed, there seems also not to be a consistent industry view about what the streetscapes might be used for or their utilisation rate.
- 7.9.6 Assumptions made about utilisation differ substantially between the planning application estimate of 10%³ (i.e. 25 days per annum on the basis of 5 days a week for 50 weeks of the year operation) and Mrs Rosewell's 20% utilisation rate⁴, with no apparent change in the market to explain the doubling of usage. Furthermore, not all the housing would incorporate filming facades⁵. Of those identified for filming, not all would be available for use⁶. It is not clear whether these exclusions affect the utilisation rates used in the economic argument.
- 7.9.7 As for their utility, on the one hand the evidence suggests that there would be a market among small to mid-budget films and television dramas⁷; scripts would be written around the streetscapes and duration of use by a production would be for short periods⁸. On the other, there is a firm belief that the streetscapes would be attractive to a range of users - major productions⁹, small and medium budget films, television and computer games and advertising¹⁰.
- 7.9.8 The letters of support do not demonstrate that the assumptions about usage are reasonable. At their highest, they show that some individuals in

¹ CDG/1 – Document 3, Design and Access Statement, Section 5.1 page 158

² See TP5 and TP6 to TP20 – Mr Gears' (local resident) written submissions

³ CDG/1 - Document 4 Transport Assessment page 24 paragraph 6.10.1.1 and CDG/1 Document 5 Economic Impact Assessment page 21 paragraph 3.35

⁴ PSL/BR/1.1 – Mrs Rosewell's proof, page 9 paragraph D3 and in cross examination

⁵ ID57 – see fourth page, right hand column. See also ID 60: 13%, or roughly 182 dwellings are not part of any streetscape, "core and frontage to fields" would be excluded and the spine road would not be used for filming. Also see ID61 – Mr Height's response to ID60.

⁶ CDG/1 – Document 3, Design and Access Statement, page 105: 876m identified as a Modern European streetscape (15% of filming façade) would only be used for filming in "exceptional circumstances".

⁷ Mr Norris in evidence

⁸ Mr Iain Smith in responding to a question from a third party (Mr Gears)

⁹ PSL/IS/1.1 – Mr Iain Smith's proof, page 3 paragraph 3.1

¹⁰ Mr N Smith in evidence and WR14 – Written statement from Sir Martin Sorrell

the industry are prepared to offer their support to Pinewood Studios and a handful asserts that the streetscapes would be invaluable¹. The majority however are supportive of Pinewood Studios and its general ability to grow, rather than providing any meaningful guide to the likely utility of the Project *Pinewood* offer.

- 7.9.9 There is no business plan for the streetscapes and no evidence that the risks associated with the development of this concept have been properly assessed. Until Project *Pinewood* there has never been an attempt to create film sets with people living in them. Given the obvious tensions between filming and ordinary residential existence², that is not surprising. A very high level of management would be required to make the filming and residential uses as compatible as possible³. That would come at a cost.
- 7.9.10 In addition to the risks of combining filming with living, new technology could render the streetscapes quickly obsolete. The film industry continually reinvents itself⁴. Use of green screen technology to create cityscapes (WR52) adds to the weighty note of caution. Artificial streetscapes could raise quality issues, due to wear and tear and paraphernalia associated with residential occupation.
- 7.9.11 Although claims are made by the appellant about the likely costs saving to the industry⁵, there is no evidence of the costs of using the streetscapes or whether it would be cheaper to film at Project *Pinewood* rather than on location, studios or using green screens. In fact the evidence is that studio costs are a deterrent which operate in favour of filming on location⁶. In place of a business plan testing the concept, the approach has been to take on board the "*compelling*" response from conversations with people in film and television. In an industry in which commercial failure⁷ is the norm rather than the exception, assertions of that kind should be treated with caution.
- 7.9.12 The lack of a business plan or the disclosure of any details about costs or revenue associated with the streetscapes, means that the Secretary of State is left in the position of having no reliable guide as to the extent of the economic benefit to the film industry arising from their use for filming.

¹ PSL/ID/1/1 – Appendix 6: Letters from Ridley Scott, Paramount Pictures and Olsberg/SPI

² PSL/ID/1.2 - Mr Dunleavy's Appendix 3: Statement from Mr Harm (freelance locations manager) in which he describes the challenges of shooting on location. And Mr Iain Smith's evidence describing the lengths he has to go to to minimise disruption to residents and to ensure security.

³ CDG/1 – Document 6, ES Volume 3, appendix (i), appendix 2.7

⁴ Mr Iain Smith in response to question from Inspector

⁵ CDG/1 – Document 1, Planning Statement, page 23 paragraph 6.7 and PSL/ID/1.1 – Mr Dunleavy's proof, page 11 paragraph 6.2.

⁶ CDH/13 – Report: A comparison of the production costs of feature films shot in ten locations around the world (September 2008) and PSL/ID/1/2 – Mr Dunleavy's Appendix 3: paragraphs 3.4 and 3.6

⁷ PSL/ID/2.2 – Appendix 4, Dragon Film Studios News Release

Employment floorspace

- 7.9.13 The 8,000 sq m of creative industries floorspace proposed as part of the appeal scheme equates to less than 12% of the new floorspace permitted on the Pinewood Studios site as part of the Masterplan planning permission¹. Also of note is the permission granted in June 2010 to Deluxe Laboratories Ltd. for a building of 9,530 sqm within the Pinewood Studios site. Due to advancements in digital technology, they now only require a building of some 4,650 sqm². The original permission alone would allow for more than the provision of incubator or small medium enterprises (SMEs) proposed at Project *Pinewood*.
- 7.9.14 A study produced for the appellant in August 2008³ concluded that at the SME end of the market, the high level of cost sensitivity means that rents would have to be kept at a level too low to justify capital investment at Pinewood. It also recognised the preferences of creative businesses to focus on central urban locations, close to shops, cultural/leisure facilities and transport hubs. The study does not provide good evidence of an unmet need for additional creative industries floorspace over and above that permitted by the Studios Masterplan, let alone a need which would require to be met on the appeal site.
- 7.9.15 In fact, the appellant has demonstrated little confidence in the market at which the floorspace is aimed. The planning obligation only commits to marketing premises to sole-traders and SMEs for a period of 3 months⁴. There is no requirement that the floorspace must be suitable for their occupation or be offered on terms likely to be attractive to this end of the market. Three months is also a very short time for commercial premises. Reluctance to accept a condition linking occupation of employment floorspace with occupation of the housing reflects little confidence in the likely demand for the employment provision in what the Deluxe Laboratories example shows is an unpredictable market.
- 7.9.16 There is no evidence of unmet need for employment land locally. It is no part of the appellant's case to suggest that a need would go unmet if the employment floorspace was not provided at Project *Pinewood*, or that it could only be located on the appeal site. In reporting on the soundness of the CS, the Inspector confirmed that there was no evidence of significant qualitative or quantitative shortage of employment land and no strategic need to seek further employment land in the Green Belt (CDE/24, paragraph 30). The benefit to the creative industries in the provision of 8,000 sqm over and above the 67,720 sqm already permitted at the Studios site would be limited. Much of the extant permission is yet to be implemented and does not indicate a pressing demand for this type of employment floorspace.

¹ ID24 – Agreed note on committed floorspace: Total permitted floorspace 94,700 sq m of which the net increase in floorspace is 67,260 sq m.

² ID43 - SBDC pre Application Letter regarding Denham Laboratories

³ CDH/32 – Project *Pinewood* Creative Industries Research

⁴ ID7D – S106 Agreement, Schedule 3 Part 3 Clause 8

Screen Crafts Academy

- 7.9.17 The S106 agreement¹ commits the developer to deliver a Screen Crafts Academy as part of phase 1 of the development. However, there is no specification provided for the building, the nature of the courses is unsecured and the belated commitment to funding of the operation of the Academy² adds no more certainty. There is even some confusion about what type of building would be required³.
- 7.9.18 There is no Skillset funding committed to the academy⁴. There is still some doubt about whether the Academy is what is wanted by the industry. Insofar as there are existing skills shortages, there is no evidence that this relates to a shortage of academic courses as opposed to the draw of other industries competing for labour. There is no evidence that existing courses are failing to deliver the required skills⁵. Mr Smith was at the launch of the recently funded and committed Craft and Technical Skills Academy at the Hammersmith and West London College (ID48), which could meet the need identified. The evidence does not make it clear whether a further need remains in the light of this recent launch. If another academy is to be provided at Pinewood, the Studios site is an obvious location.

Jobs

- 7.9.19 The appellant points to the benefit of "*national significance*" that would come with the direct added value of the proposal at some £1.1 billion over 30 years, plus an additional £1.6 billion via the multiplier effect - a total of some £2.7 billion⁶. The £1.1 billion is simply the calculated value to the economy of the claimed number of following jobs arising from the appeal proposal⁷:
- The construction jobs - **£170 million**
 - Jobs arising from the facilities supporting the housing: the retail jobs (£60 million), jobs in the primary school, nursery and community centre (£43 million), and those managing the scheme (£61m), which totals - **£164 million**
 - Jobs in the Screen Crafts Academy – **£3 million**
 - The jobs assumed to arise from the employment floorspace - **£407 million**
 - The equivalent full time jobs representing the production jobs of those filming on the streetscapes - **£348 million**

¹ ID7D – S106 Agreement Schedule 3 part 2 Clause 1.3

² S106: Schedule 3 Part 2 paragraph 1.3

³ Compare image on the front of Mr Height's proof (PSL/DH/1.1) with what the NFTS consider to be the requirements for a building in WR23 "*an industrial finish – portal frame steel sheds with mezzanines*".

⁴ Mr Iain Smith (chairman of Film Skills Council) in cross examination

⁵ Mr Iain Smith in cross examination

⁶ PSL/BR/1.2 – Mrs Rosewell's Appendix D – Employment Impact of Pinewood

⁷ PSL/BR/1.2 – Mrs Rosewell's Appendix D, D.11 and CDG/1 – Document 5, Table 3.2 plus Mrs Rosewell in cross examination

- 7.9.20 Of the above, the Academy and streetscape related jobs distinguish the appeal scheme from any other large housing scheme with a commensurate element of commercial floorspace and other supporting uses. Together, their direct added value is £351m over 30 years. When questioned, Mrs Rosewell agreed that the £407m contribution made by the employment floorspace over a space of 30 years is not of national significance. It must therefore follow that neither the contribution by the Academy or the streetscape, either individually or together, would amount to added value of national significance.
- 7.9.21 There is no evidence to suggest that if the development was refused permission, the UK would lose out on film production. The absence of streetscapes would not necessarily lead to films being made overseas. A gasworks site in south east London, for instance, was used to represent Saigon in a Stanley Kubrick film. The example of film production locating at Chiswick, due to "*lack of good urban facilities*"¹ shows that business does stay in the UK, if not Pinewood.
- 7.9.22 The evidence base for the £348m direct value from production jobs arising from the streetscapes is weak. Firstly, the 30 year period used for the analysis serves to inflate all the figures. The calculations also assume maximum utilisation or 20%. The figured is double that assumed in the planning application² and assumes that at each and every production unit involves 90 production staff in contrast to the 65 average indicated in the planning application³ and 34 used in the Carbon Footprint Study⁴. There are no deductions to take account of risks, such as recession, technology change, competition or changes to incentives such as the tax credit scheme. Assumptions are made on the basis of 270 production staff engaged in filming somewhere within Project *Pinewood* and that this would be compatible with the residential amenity of occupiers. No assumptions are made for deduction due to displacement⁵. From understanding the components of the direct value added calculation, it is apparent that the economic impact of the streetscapes is over-estimated.
- 7.9.23 The evidence points to fiscal advantages as a key determinant in the UK's competitiveness in the film industry. Fiscal advantages, such as the film tax relief⁶, are more likely to persuade film makers to work in the UK than the provision of streetscapes. There is no compelling evidence to establish what further advantage the streetscapes and live/work community would give the UK economy. If it was a significant advantage, then other countries would be building more permanent streetscapes to compete in the international market. That is not happening. Tax incentives remain the most significant reasons for raising the competitiveness of the film industry worldwide⁷.

¹ PSL/BR/1.1 – Mrs Rosewell's proof, paragraph 12.13

² CDG/1 - Document 5 Economic Impact Assessment, page 21 paragraph 3.35

³ CDG/1 - Document 5 Economic Impact Assessment, page 21 paragraph 3.33.

⁴ CDG/1 – Document 4, page 8 Table 2

⁵ CDG/1 - Document 6 ES Volume 2 Main Report pS14-10

⁶ CDH/40 - The Economic Impact of the UK Film Industry, page 86

⁷ PSL/ID/1.1 – Mr Dunleavy's proof, paragraph 5.8 and ID17 – Pinewood Studios response to the House of Lords select Committee (March 2009)

Industry Cluster

- 7.9.24 While there is academic support for the principle of increased productivity through industry clustering¹, no such published research or support extends to the inclusion of housing as a necessary or valuable component of an industry cluster. This paucity of information led to the appellant commissioning its own study². The study was "*keen to understandhow clustering might be enhanced through the creation of live-work communities*"³. As the study was commissioned in February 2010 (after submission of the planning application in May 2009), the scheme was advanced without a full understanding of whether the live/work concept would act as a catalyst to greater economic benefit. Furthermore, it offers no conclusions on the implications of including a live/work concept and no support for the claim that inclusion of housing would benefit industry cluster.
- 7.9.25 It is apparent from almost all the published literature relating to the screen industries, that the principal screen industry cluster in the UK is centred on London⁴. London is the hub from which the spokes extend to important supporting facilities dispersed around the south east. As part of the successful functioning of the UK as a global "*creative hub*"⁵, the screen industries congregate in London and the south east⁶. The smaller scale clusters of Soho, Westminster and Pinewood⁷ are part of the wider London-centric cluster. There is clear evidence of good interrelationships between key players within this cluster, notwithstanding the absence of immediate co-location⁸. There is therefore nothing dysfunctional in a cluster which is widely spread over a region.
- 7.9.26 This is not to deny the importance of the local cluster at Pinewood, but it casts doubt on the contention that housing at Project *Pinewood* would produce any meaningful benefit to the screen industries, even if affordable to those employed within it. The majority of those employed in the screen industries are employed in London⁹.
- 7.9.27 Given the substantial reliance within the screen industries on freelance labour¹⁰, the advantages of co-locating housing with film industry

¹ CDH/24 - Clusters and the new Economics of Competition (Porter 1998)

² PSL/BR/1.2 – Mrs Rosewell Appendix A: The Work Foundation Report: Creative Clusters and the Changing Economy: A Review for Pinewood

³ Ibid, page 3, third paragraph

⁴ CDH/40 – The Economic Impact of the UK Film Industry – page 24 and examples of key industry clusters on pages 25-26.

⁵ CDH/9 – Creative Britain: New Talents for the New Economy (DCMS), page

⁶ CDH/40 – The Economic Impact of the UK Film Industry, paragraph 4.6 page 24.

⁷ Ibid – pages 25-26

⁸ PSL/ID/1.1 - Mr Dunleavy's proof Pinewood, Shepperton and Teddington operate synergistically as an entity (page 7 paragraphs 1.1 & 4.4). A single large budget film may be made at more than one UK Studio (page 9 paragraph 4.17) and IT connections are now such that audio visual material can be securely transmitted anywhere in the world (page 6 paragraph 4.6).

⁹ CDH/40 – The Economic Impact of the UK Film Industry page 24 paragraph 4.6: 26,300 i.e. 55% of all those employed in the Core Film industry are employed in London

¹⁰ CDH/2 - Economic Impact of the UK Screen Industries, page 56.

employment are far from obvious. This may well be the explanation for the limited number of Pinewood employees who live within Iver Heath¹.

Furthermore, the flexibility which the freelance workforce provides is itself a contributor to innovation and would indicate that too much proximity might be prejudicial – “freelancers who move across businesses play a significant role as a source of ideas and new knowledge for innovation”².

- 7.9.28 The notion that Project *Pinewood* would provide an environment in which a “creative class” of “high bohemians”³ would be attracted and wish to cluster is fanciful. London has the “urban buzz” and the appeal. A housing estate beside the M25 motorway, which is likely to be a building site for at least 10 years is unlikely to have the same bohemian buzz. The services and facilities within Project *Pinewood* that are unlikely to provide the environment attractive to SMEs may also struggle to attract creative types.
- 7.9.29 Furthermore, the average wage of those in the creative industries is £32,300, while the average gross income in the UK production sector is £33,700⁴. Based on the Strategic Housing Market Assessment entry level price of £239,950, the ratio of price to earnings would be 5.6, and therefore unaffordable⁵. Given the affordability issue, the cluster principle turns largely on the availability of the 150 on-site affordable units to those employed within the creative industries and the 50 ‘Targeted Rented and Target Shared Equity Units’⁶. While some priority would be given to Local Eligible Households⁷, there can be no guarantee of occupation by those employed in the creative industries. If the Target properties prove unattractive to potential screen industry workers they may be occupied by anyone and freed from any restrictions after five years in any event. At any level, both the broad cluster and local benefit claims based on housing provision are unconvincing.
- 7.9.30 As to the broader contribution of Project *Pinewood* to the Pinewood cluster. Consideration of the component elements reveals that the Screen Crafts Academy remains at concept stage only and may have been overtaken by the provision of another nearby facility with broadly the same offer. Whilst those seeking to enter the screen industries may benefit from the employment opportunities available at Pinewood Studios, that benefit is not dependent upon the Academy being located at Pinewood, not least because there is at least some doubt that sufficient employment opportunities for the predicted students would be available at Pinewood Studios⁸.
- 7.9.31 The 8,000 sqm employment floorspace would not make a significant difference to the Pinewood Studios offer, particularly in comparison to the

¹ PSL/DB/1.2 - Mr Bird’s Appendix D, Community Travel Plan Framework Appendix A.1 Less than 1% of tenant staff live within 3km of the Studios.

² CDH/42 - Creative Clusters and Innovation, page 35

³ PSL/BR/1.1 – Mrs Rosewell’s proof, paragraph 12.11

⁴ CDH/40 - The Economic Impact of the UK Film Industry, paragraph 5.3

⁵ CDE/1 – Bucks Strategic Housing Market Assessment – page 138

⁶ ID7D - S106 Agreement, Schedule 2 Part 2

⁷ Defined in S106, paragraph 1.1 and Schedule 2 paragraph 1.7

⁸ CDG/1 - Document 11: Report on the Employee, Stakeholder and Tenant Workshops, May 2008, page 15 section 2.4. sixth bullet

existing Masterplan potential. Whether the streetscapes would prove a useful addition to Pinewood Studios depends upon whether assumptions about their filming potential are reliable, whether the combination with residential use is realistic; and whether they would prove adaptable and useful in the long term, notwithstanding the predictable onslaught of competing technology, in a fast moving industry. The benefits are unproven.

Reputation

- 7.9.32 Part of the claimed very special circumstances case for the development is that it would enhance Pinewood Studios' capacity to withstand growing competition from international initiatives and substantially strengthen its status and reputation¹. Perhaps sensitive to the claim about combating international competition while rolling out a programme of international franchises², the appellant's approach to identifying its international competitors has not been entirely consistent³.
- 7.9.33 The appellant has chosen not to adduce evidence of anticipated financial benefit to Pinewood Studios arising from the development of the appeal scheme. The extent to which a reputational benefit would accrue depends upon the success of the scheme and in turn each of its component parts. Without any form of business plan produced in evidence, it is simply not possible to gauge to what extent Project *Pinewood* would benefit Pinewood Studios or the screen industries other than providing capital receipts. Without some form of rigorous analysis of productions likely to use the streetscapes, the regularity of that use and reasons for it and the alternative if Project *Pinewood* were not available, the nature and extent of the advantages cannot sensibly be identified, let alone weighed.

Cultural benefits

- 7.9.34 Pinewood Studios plays an important part in the cultural value of the UK and in attracting and facilitating film and television production. That is supported by the Council – as is evident from the special policy relating to the site and the Masterplan permission aimed at fostering the growth and development of the company. The Council's support, however, is not uncritical. There is insufficient evidence to demonstrate that there is a significant market for using the streetscapes, and the Screen Crafts Academy is poorly conceived. There is no proven cultural benefit.

¹ CDG/1 - Document 2, Very Special Circumstances for Development in the Green Belt

² PSL/NS/1.1 – Mr N Smith's proof, paragraph 1.5: "...we have exported Pinewood-branded studios to Germany, Canada, Malaysia and the Caribbean. This has meant that our commercial proposition has developed to the point where I have now set up Pinewood offices in Los Angeles, Toronto and Kuala Lumpur".

³ Mr Dunleavy in evidence suggested that Toronto's market of episodic North American TV and small budget films do not travel to the UK. PSL/NS/1.1 – Mr N Smith's proof, paragraph 3.2, and in evidence, identifies Canada as being in direct competition with Pinewood and the UK.

Social benefit

- 7.9.35 The scheme makes appropriate provision for community facilities to meet the development's needs, which include on the site - a nursery, primary school and community centre. Those facilities would be available for use by local people. That is properly to be regarded as a benefit of the scheme. If access to those facilities on foot was better, greater weight could have been given to them.
- 7.9.36 Further, contributions are proposed to be made which mitigate the development's impact on local facilities and are therefore neutral in the balance. To the extent that the development would provide additional support to existing facilities, that is a benefit, albeit unquantifiable but would flow from any large scale housing scheme in close proximity to an existing secondary settlement. It can attract little weight.

Absence of alternatives

- 7.9.37 Section 10 of the Planning Statement (CDG/1, Document 1) provides the only consideration of the extent to which alternatives were considered. The absence of alternatives cannot be afforded much weight in the Green Belt balance unless the appellant's concept of Project *Pinewood* is accepted. If it is not, then disaggregation would be feasible.
- 7.9.38 Even if the appellant's resistance to disaggregation were supported, the evidence for rejecting alternative creative locations in the wider South East, which might be capable of delivering the cluster criteria, is inadequate. Project *Pinewood* could be located close to another studio (Leavesden, as an example) on previously developed land and avoiding the need to encroach on to an open Green Belt site.
- 7.9.39 The exercise of looking at alternatives largely assumes that the quantum of development is inviolate, that disaggregation of any element of the scheme is not feasible and that no alternative other than one within Pinewood's ownership would be acceptable. It is not argued that any single element of the scheme of itself could be justified in the Green Belt.
- 7.9.40 The quantum of development is not a product of a detailed assessment revealed to the Inquiry. If the dwellings were removed from the scheme then the ancillary facilities could also be omitted. The Academy of 2,000 sqm size could be accommodated on the Pinewood Studios site and the same could apply to the 8,000 sqm of creative commercial floorspace. That leaves the streetscapes.
- 7.9.41 No consideration was given to constructing streetscapes on the existing Pinewood Studios site. The concept was 'Film Town' and nothing more. With the extent of demolition anticipated as part of the Studios Masterplan, there would be sufficient space for at least some streetscapes on the site (ID10). With some redesign of the Masterplan, there would be scope for the creation of some comparable streetscapes (IDs 19 & 20). There is sufficient flexibility to accommodate the proposed 4,000m of streetscape onto the 5,518m of frontage that would be potentially forthcoming, should the Studios Masterplan be fully implemented. There is neither the demand nor

capital to build out the Masterplan, other than in the long term. So there is scope for review.

- 7.9.42 If there was a genuine commitment to make streetscapes work on the Studios site, the management and access issues raised by the appellant could be addressed¹. The approved grid pattern under the Masterplan allows for maximum flexibility in this respect. The inability of Pinewood Studios to consider the options² sits uncomfortably with all that the Inquiry has heard about the creative problem solving which this industry is so expert at. Little weight should thus be afforded to the claimed absence of alternatives in the very special circumstances case.

Delivery of affordable housing

- 7.9.43 The Buckinghamshire Strategic Housing Market Assessment (CDE/1) identifies that entry level prices for housing in Buckinghamshire are over 45% higher than the average for England and Wales, and are also higher than the average for the South East region. South Bucks records the highest entry level price³. The CS recognises that house prices within the District are amongst the highest in the country and that one of the problems and issues for the District is where and how to provide more affordable housing, particularly in those parts of the District that have the greatest affordability problems and where there is little existing affordable housing⁴.
- 7.9.44 The annual need identified by the Strategic Housing Market Assessment within the District is for some 459 affordable dwellings per annum⁵. The CS acknowledges that in recent years delivery of affordable housing has been limited (45 dwellings in the period 2006-2010), largely due to the policy position on qualifying site size thresholds.
- 7.9.45 To maximise delivery of affordable homes in the District, the CS now adopts an area threshold of 0.16 ha to work alongside a dwelling threshold of 5 units⁶. A target of 350-500 affordable dwellings to be provided in the period 2006 to 2026 is set in the CS. Some will be delivered by market housing schemes and some on Rural Exception sites⁷. The CS Inspector recognised the target as challenging but regarded it achievable⁸, and the evidence base for that range was adjudged to be realistic⁹. The only material change to that evidence base, since adoption of the CS has been the approach by Deluxe Laboratories to the Council indicating that their move to Pinewood Studios is no longer required. Thus, calling into question the delivery of the 60 affordable housing units permitted as part of that

¹See ID51 – SBDC response to ID45

² ID45 – Assessment of Pinewood Studios as potential site for part of Project *Pinewood*

³ Ibid page123 paragraph 7.16 and page 138 paragraph 7.57

⁴ CDE/23 – Core Strategy, page 13

⁵ CDE/23 – CS, page 44 paragraph 3.2.18

⁶ CDE/23 – pages 45&46 paragraphs 3.3.21 & 3.2.25

⁷ Ibid - Core Policy 3

⁸ CDE/24 – Inspector's Report, page 8 paragraph 29

⁹ CDE/36 - Overall Affordable Housing Target – Background Paper

redevelopment scheme¹. However, any potential constraints to the delivery of the Strategic Housing Land Availability Assessment sites are properly built into the targets.

- 7.9.46 As is the case for all of the constituent authorities within Buckinghamshire, save Aylesbury Vale, the annual requirement for affordable housing within the District² exceeds the South East Plan annual housing requirement. The RSS Panel accepted that this was a widespread issue and that simply building more housing would not of itself resolve the problem³. Furthermore, unless the principles of sustainable development are to be abandoned, there is no prospect of delivering the number of dwellings identified within the Strategic Housing Market Assessment, as the document itself recognises⁴.
- 7.9.47 To meet the affordable housing need over the period to 2026 would require between 262 and 367 hectares of housing land at Core Strategy compliant densities of 25-35 dph⁵. Those amounts would be likely to threaten the integrity of the Green Belt within the District. If the appeal scheme is justified having regard to housing need alone, when would any housing development in the Green Belt be unacceptable? To accept affordable housing need as sufficient in itself to outweigh Green Belt harm would open up the Metropolitan Green Belt to housing development not just in South Bucks but throughout the South East.
- 7.9.48 Had the Council considered that Green Belt release to meet affordable housing need was justified by the identified need, it would have undertaken an analysis of where the need should best be provided for, or on the basis of properly planned Rural Exception Sites, as specified in Core Policy 3. The analysis would have had regard to ensuring that such development took place in least harmful and the most sustainable locations. There is no evidence that the appeal site would be a sensible contender were that structured comparative appraisal process to be undertaken. The affordable housing contribution at Project *Pinewood* is advanced as an opportunity available now rather than either the only or the most appropriate means to address need.
- 7.9.49 A single tranche of affordable housing beyond any existing settlement is not a sensitive approach to meeting affordable housing need. It is an ad hoc, opportunistic response to need rather than reflective of an appropriate comparative assessment of options. In terms of a contribution to need, it delivers the requirement of policy and no more. It is therefore delivering only what any large scale Green Belt release could be expected to deliver. Within this overall context, the affordable housing contribution cannot be sufficiently weighty or indeed be determinative within the paragraph 3.2 PPG2 balance.

¹ ID43 - Letter from SBDC to Mr Rhodes regarding the Deluxe site, dated 14 April 2011 and CDE/36 - page 8 Table B

² CDE/1 - The Buckinghamshire Strategic Housing Market Assessment, page 206 Table 9.25

³ CDE/34 - SEP Panel Report, page 3 para 1.11

⁴ CDE/1 - page 206 paragraphs 9.89 & 9.90

⁵ 459dpa x 20 = 9180. 9180 divided by 23 & 35 is 367 and 262 respectively

Contribution to the Region's housing targets

- 7.9.50 The RSS set a minimum target of 1,880 dwellings over the Plan period to 2026¹. The CS was prepared in conformity with the South East Plan and makes provision for between 2,200 and 2,800 dwellings over that same period². The Council has therefore done precisely what the Ministerial Statement (CDH/51) encourages it to do. It has pressed ahead without delay in preparing an up-to-date development plan, and put in place a policy framework which is proactive in driving and supporting growth in a way that is consistent with the key sustainable development principles.
- 7.9.51 This proactive approach towards growth is reflected in the development control decisions of the Council. As at 1 April 2010, the total completions and commitments within the District stood at 1,855 dwellings³. That equates to an 11.5 years supply of housing land assessed in accordance with the requirements of PPS3⁴. The Council thus has in place a flexible and responsive supply of land for housing, as required by the Ministerial Statement and, in putting that in place, has complied with both its statutory and policy obligations.
- 7.9.52 The contention that even the lower end of the range of CS Housing Strategy cannot be met⁵ should be dismissed. The 246 units at the Deluxe Laboratories site are not essential to meeting the target. Opportunity sites in the CS build in considerable flexibility into the housing provision⁶. Not a single windfall site is allowed in the Council's housing land assessment. But given the past and continuing contribution of such sites in the District, there is every prospect that the CS targets will be at least met. The CS Inspector concluded that the targets would be met and that : *"The evidence base is robust.....and no contingency sites, within or outside the Green Belt, are required to make the strategy more deliverable or more flexible"*⁷.
- 7.9.53 The appellant contends that the Government's 'The Plan for Growth' (CDH/50) call for action will now require the Council to undertake an early review of its CS. They further make the case that the Ministerial Statement requires the setting aside of all approved or adopted strategy in favour of the ad hoc release of strategic scale sites, even in areas heavily constrained by Green Belt in order to meet the national imperative for growth. In fact, the Ministerial Statement leaves all existing Government policy in place, most notably PPS3 and PPS4 and the CS conforms with both.
- 7.9.54 The emphasis of the Minister's Statement 'Planning for Growth' is to promote economic growth and jobs⁸. It seeks to do so within a plan-led

¹ CDE/29 - South East Plan, pp54-55 Policy H1

² CDE/23 - Core Policy 1

³ CDE/23 - CS Table 7

⁴ CDE/22 - PPS3, page 16 paragraph 5.10

⁵ Mr Rhodes in evidence in chief

⁶ ID52 - Position with Wilton Park and Mill Lane Opportunity Sites. The numbers delivered on these sites would compensate for retention of the Deluxe site in employment use

⁷ CDE/24 - Inspector's Report pp5&6 paragraphs 16-18

⁸ CDH/51 - Second paragraph and penultimate paragraph

system¹. Local planning authorities are expected to plan positively for new development, to deal favourably with applications that comply with up-to-date plans and national planning policies and wherever possible approve applications where plans are absent, out of date, silent or indeterminate. There is no out datedness, silence or absence of clarity in SBDC's development plan policy. The strategy of the CS strikes the appropriate balance within this District between protection of the environment and the need to drive growth. That balance is entirely consistent with both the strategy and the evidence base of the South East Plan which the CS had to be in general conformity with.

- 7.9.55 Whilst it is a fact that the Panel Report into the South East Plan concluded that their recommended level of housing provision was *"right at the bottom end of what our analysis of strategic factors would suggest"*², they did not recommend a higher level of provision *"because we accept the strength of the Assembly's arguments and much of its background work"*³. To the extent that meeting need in the most sustainable locations might give rise to the need for selective Green Belt release, the Panel were *"firmly of the opinion that RSS is the right place to identify such needs"*⁴.
- 7.9.56 The Panel identified that South Bucks could make a contribution towards the 1,880 additional dwellings they were recommending for the sub-region as a whole, in order to meet locally generated need⁵ *"within the urban fabric without any implications for the Green Belt"*⁶. This strategic approach recognises that not all Districts can, consistent with the key principles of sustainable development, make an equal contribution to growth. That is consistent with the Ministerial Statement which urges authorities to work together to ensure that needs and opportunities that extend beyond (or cannot be met within their own boundaries) are identified and accommodated in a sustainable way, such as housing market requirements that cover a number of areas, and the infrastructure necessary to support growth⁷.
- 7.9.57 The Government does not expect each District to make provision for its locally generated need. A cooperative approach to meeting need is entirely compliant with existing and anticipated Government policy. Recognition of that approach is important because, as the Panel itself identified, within the WCBV *"the high quality of environment in the sub-region is a key contributor to the quality of life and a major factor in making the WCBV an attractive location for investment and growth"*⁸.
- 7.9.58 Within Buckinghamshire, that cooperative approach has manifested itself in the joint Buckinghamshire Strategic Housing Market Assessment (CDE/1). Rather than expressing any concern as to the sustainability of its strategy,

¹ Ibid - Third paragraph

² CDE/34 - Panel Report, page 2 paragraph 1.6

³ Ibid

⁴ Ibid page 3 paragraph 1.10

⁵ Ibid page 322 paragraph 21.56

⁶ Ibid page 330 paragraph 21.95

⁷ CDH/51 - "Planning for Growth" - fourth paragraph

⁸ CDE/35 - South East Plan, page 313 paragraph 21.12

the South East Plan Panel recommended increases to the high emphasis on Aylesbury Vale¹ as the motor of future growth within the County and constraints elsewhere.

- 7.9.59 There is no evidence that this strategy is constraining economic growth or leading to unacceptably unsustainable patterns of development. Unemployment remains well below the County and national average². Commuting flows in and out of the District to employment are in balance³, which the Core Strategy Inspector recognised was "*not entirely sustainable*"⁴. However, the vast majority of the commuting movements in and out of the District are to the immediately adjoining Districts or Boroughs⁵ rather than long distance commutes.
- 7.9.60 The addition of 1,400 dwellings from Project *Pinewood* would bring with it a resident workforce of 1,600. On the assumption that 20% of that workforce would work at Pinewood Studios or Project *Pinewood*⁶ some 1,120 employees would be commuting elsewhere, and that is likely to be outside the District. That out-commuting from the appeal scheme would be overwhelmingly by motorised private vehicle given the location of the appeal site⁷.
- 7.9.61 That is the very antithesis of the approach advocated by the South East Plan Panel, which recognised that Green Belt land should remain inviolate, unless it provided the most sustainable location upon which to meet identified requirements. The appellant has undertaken no analysis of the comparative merits of locations within the District to demonstrate that, even if needed, the appeal site is in one of the most sustainable locations. Within the context of a development of clearly strategic scale, promoted outside the development plan and in the absence of any comparative sustainability assessment, the claim that it should be permitted because it happens to be on the table now, should be given little weight. The appeal proposal is so contrary to the spatial strategy for the District that no weight should be accorded to its contribution to general housing need. The appeal proposal delivers nothing which would not be delivered by any large housing scheme within the Green Belt.

Highways and transport advantages to the local community

- 7.9.62 Whilst the County Council raises no objection to Project *Pinewood* on highways safety and capacity grounds, if the new junctions (and other mitigation measures) are delivered, it is far from clear on the basis of the evidence whether there will be any appreciable net benefit to the local community looking at the operation of the local road network overall. The

¹ CDE/1 – SHMA, page 52

² CDE/2 - 2010 Employment Land Review Update, page 18 paragraph 2.52 and page 19 Table 13

³ CDE/23 - CS, page 64 paragraph 3.4.2

⁴ CDE/24 - CS Inspector's Report, page 8 paragraph 31

⁵ See CDE/2 - 2010 Employment Land Review Update, page 19 Table 14.

⁶ CDG/1 - Document 6, ES volume 4 Transport Assessment, paragraph 6.6.4.13

⁷ See PSL/DB/3.2 - Mr Bird's response to Inspector's queries, Daily External Trip Totals Table (final page of Note).

intention of the highway proposals is not to provide any additional capacity as that could serve to attract more traffic to the local road network¹. The benefit claimed for the new junction proposals was a safety enhancement.

- 7.9.63 That is confirmed by the analysis. With the Five Points improvement, the junction is to all intents and purposes operating at capacity at the base year in the AM peak². The Sevenhills junction will be safer and less congested³, but the Bangors Road North/Church Road/Denham Road mini roundabout, the Thornbridge Road/Church Road mini roundabout, the Slough Road/Bangors Road North mini roundabout, the Slough Road/Bangors Road South mini roundabout and the Wood Lane/Langley Park Road junction would all operate over capacity on the bases of the assessments⁴. Whilst this would also be the position under the 2022 base case, it is not possible to identify any clear benefit.
- 7.9.64 As a number of third parties were keen to stress, several key attractors of travel demand could only realistically be accessed by vehicle from the development and only by means of use of these other congested junctions. The consequence is that people will adjust their journey time (if they can) or re-route their journeys. Re-routing is likely to lead to additional traffic through villages such as Fulmer, as those seeking to get to, for example, Gerrards Cross, avoid the A412. That is a disbenefit albeit one which the County Council is now satisfied can be acceptably mitigated.
- 7.9.65 If there is any benefit it is difficult to gauge the extent of that benefit and therefore not possible to attach any material weight to it in the balance. The only safe conclusion is to treat the highway safety and capacity issue as a neutral one.
- 7.9.66 The provision of enhanced public transport to both the Studios and the local community is a benefit. The principal benefit will be to the Studios who will gain most with accessibility to the two limited-stop peak hour services, in addition to the enhanced and re-routed existing Route 58 Slough to Uxbridge service⁵. There is no analysis of likely bus demand from either the Studios or the local community, so the extent of the benefit is not readily quantifiable but it does weigh in favour of the appeal. However, weighing against that benefit is the fact that the location of the site is such that the vast majority of trips have to be made by car and unlikely to be local trips.
- 7.9.67 Any advantage to the local community from pedestrian links is limited to the enhanced provision for pedestrian crossing at the Five Points Roundabout and Sevenhills Road for the small number of walkers likely to use them. The cycle links are of greater potential benefit for those seeking to cycle to Slough. Again the number of users is likely to be small. Overall, therefore, there is at best a small benefit from the appeal proposal in terms of access to non-car modes.

¹ Mr Bird's evidence in response to a local resident

² ID35 – Summary of Assessments

³ ID35 – Summary of Assessments

⁴ PSL/DB/3.2 – Mr Bird's response to Inspector queries

⁵ PSL/DB/1.1 – Mr Bird's Proof, pp18&19 paragraphs 4.36–4.49

7.10 The Overall Balance

- 7.10.1 The harm to the Green Belt and other harms when properly assessed are very substantial. The appeal proposal is not distinguishable from any other opportunistic development for housing development in an area of high demand within the South East. The film industry case is not adequately justified by the evidence. The benefit of the streetscapes is uncertain in terms of actual value even in the short term, demand for the employment floorspace inadequately demonstrated and the Screen Crafts Academy unsecured.
- 7.10.2 The very special circumstances case has been grafted on to support the already determined concept rather than the scheme being a product of a rational and objective process demonstrating very special circumstances. The rigour underlying the appellant's approach to the scheme is concerning. There is a history of those high up in the film world making what prove to be misconceived claims about what the industry needs or will benefit from¹. The risk of failure of the concept underlying the appeal proposal falls entirely on the public interest, because the development can and will function perfectly well as a new settlement with absolutely no connection with the film industry whatever.
- 7.10.3 The appellant has had to be cajoled into committing to anything other than a generic new settlement proposal. In a very special circumstances case there should be no need to counteract such inertia, the commitments should have been thought through and offered at the outset². Even now, the commitments are inadequate. The absence of commitment together with the appellant's emphasis on meeting general housing need mean that the issue of precedent cannot be dismissed lightly.
- 7.10.4 There remains nothing to prevent immediate disposal of the site to a housing developer upon grant of outline consent, in which case there would be no means of securing the relationship to Pinewood Studios. The co-management obligation is triggered only on first occupation by which time PSL may have no interest in the appeal site, in which case they are released from the provisions of the S106 agreement³ and there is no adequate means of securing that relationship by an enforceable condition⁴.
- 7.10.5 Whilst some benefits will be secured, affordable housing and limited highways benefits, together with enhancements to public transport for instance, even when added to the uncertain benefits to the film industry these do not clearly outweigh the harm to the Green Belt and other harms. The content of the draft NPPF to the extent that it should be accorded any weight does not materially alter the planning balance⁵.

¹ PSL/ID/2.2 – Mr Dunleavy's Rebuttal Appendix 4 Dragon Film Studios News Release *"...actor Lord Attenborough, has said previously that it could be a centre of the UK film industry"*

² The need for certainty of delivery of the benefits of the scheme was identified by CABE as early as the 28 July 2009 (last para).

³ See the combined effect of clause 7 and Schedule 3 part 3.

⁴ See the permutations of Condition 64 and their obvious weaknesses.

⁵ ID72 – SBDC response to draft NPPF

7.11 APPEALS B AND C: Highway Improvements to the Denham Road/Sevenhills Road Junction and Highway Improvements to the Five Points Roundabout

- 7.11.1 The Council confirmed it would not be objecting to either of the two applications¹. That is clear from the Statement of Common Ground (CDG/17) and the committee report appended to it. The Council draws a clear distinction between these applications and the Project *Pinewood* proposal which they are intended to facilitate. For the reasons set out in the Council's case, it remains firmly opposed to that development and nothing in the junctions appeals materially affects the balance which underlies that judgement.
- 7.11.2 However, the appeal proposals are the subject of discrete applications and must be considered on their own merits. If they are acceptable judged in isolation, then irrespective of the conclusion on the Project *Pinewood* application, they are entitled to permission. Only if they were unacceptable on their own merits that any benefit they bring to the Project *Pinewood* proposal would weigh in the balance.
- 7.11.3 Were the Secretary of State to conclude, contrary to the Council's case, that Project *Pinewood* would demonstrably result in the national benefit which the appellant argues for, then the Council accepts that would be sufficient in itself to justify the junction appeal proposals in the Green Belt. The junction improvements should proceed in the circumstances of Project *Pinewood* being implemented, as without the works impact on the local highway network would be significantly harmful. While the changes to the junctions may not address all the concerns raised, the capacity of the junctions would be significantly improved.
- 7.11.4 On the proposals themselves, SBDC's position is that the highway schemes would fail to maintain openness and conflict with the purposes of including land in the Green Belt. Therefore, the works amount to inappropriate development. Over and above the harm the Green Belt there would also be harm to the Colne Valley Park from the extent of tree loss and localised landscape impact. Of the 61 trees lost to the Five Points Roundabout development, 53 are protected by the TPO (CDF/2 & 3).
- 7.11.5 However, with appropriate mitigation secured by conditions, the benefits in terms of the safe and efficient operation of the highway are such that, irrespective of the Project *Pinewood* application the harm identified would be clearly outweighed. Each of the junction applications should be permitted.

¹ SBDC 2D – Letter from SBDC dated 10 August 2011

8. THE CASES FOR STOP PROJECT PINEWOOD (SPP)¹, IVER, DENHAM AND FULMER PARISH COUNCILS

APPEAL A – PROJECT PINEWOOD

The material points are²:

8.1 Introduction

8.1.1 The genesis of Project Pinewood is to be found in a concept paper entitled 'Film Town', written by Mr Dunleavy in 2006³. The project was conceived not to address any identified housing and employment needs of the South Bucks District, but to tackle issues confronting the Pinewood Studios' business. The issues identified are: pressure to reduce the cost of screen based production; increasing demands of the screen industry; loss of skilled people overseas and the absence of a UK centre for the creative industries. The next stages of the project saw consultation with industry experts and executives, appointment of consultants and a viability analysis before the applications were submitted.

8.1.2 The applications mirror the needs of Pinewood Studios and reflect its perception of what constitutes a new community. The approach to community development is more than a mere assemblage of urban components as proposed here. A community develops over time. As in the cases of the Parishes of Denham, Fulmer and Iver, which date back to the Domesday Book and beyond, the fabric of communities has been in a constant state of flux for over a 1000 years. Yet they do not wish to be preserved in aspic.

8.1.3 The communities recognise that change is inevitable. They have no particular antipathy to Pinewood Studios; many of the residents are proud of their association with the Studios and appreciate its contributions to community life. Objections to the proposals do not arise from knee-jerk protectionism but from genuine concerns about the day to day pressures of living and working locally and for local services. The views of the Parish Councils are those of democratically elected bodies expressing the concerns of 17,000 local people. These should not be dismissed lightly.

8.2 Green Belt and Colne Valley Park

8.2.1 The appeal site, known locally as Pinewood Fields, is an integral part of the rural village feel of Iver Heath. It has long been regarded by residents of Iver Heath as common land used for recreational purposes for more than 30 years⁴. Residents bought houses with gardens backing on to the fields on

¹ SPP is an action group formed to fight Project *Pinewood*. It represents the residents of Iver Heath. Iver Parish Council

² In closing, counsel confirmed that, except for the highways issue, SPP fully supports the case put forward by SBDC. The Green Belt issues in particular have been dealt with by SBDC. My reporting of the SPP and Parish Council cases on topics already covered in the case for SBDC is brief and emphasises the local slant.

³ PSL/ID/1.1 – Mr Dunleavy's proof, paragraph 6.1

⁴ A Village Green Application was applied for by the local community in 2010 but failed

the understanding that Green Belt land would remain protected and unspoilt.

- 8.2.2 The appellant's evidence points to the CS as fundamentally flawed and in urgent need of review, despite the fact that it was adopted as recently as February 2011. It is additionally said that Government policy on the Green Belt will change in the near future¹. However, the current policy position, while supportive of development and growth, is equally supportive of key sustainable development principles and protection of the Green Belt. In any event, national policy on Green Belt has not been invoked or replaced. There is nothing to indicate lessening of support for the plan-led process to development. More importantly, PSL need to show that very special circumstances exist to render this inappropriate development acceptable to the Secretary of State.

8.3 **Very Special Circumstances**

Housing and Employment

- 8.3.1 The CS recognises that the management and scale of new housing development is one of the key spatial issues facing the District. In the context of Project *Pinewood's* offer to provide a total of 560 affordable homes, the CS target of 350-500 may appear modest. However, the Inspector who examined the CS, concluded that the Council's policy on affordable housing was "*realistic and justified*", based on a robust and up to date evidence base².
- 8.3.2 The CS additionally recognises a settlement hierarchy in South Bucks. Iver Heath and Iver Village are categorised as Secondary Settlements, Denham as a Tertiary Settlement and Fulmer as a Rural Settlement (CS Table 2, page 30). The Strategic Housing Land Availability Assessment (CDE/14) has identified the potential over the period 2010-2026 for 153 additional dwellings in Secondary Settlements, 28 in Tertiary Settlements and 33 in Rural Settlements. In other words, a total of 214 new dwellings will be required for the whole of the South Bucks area outside the Principal Settlements of Beaconsfield, Gerrards Cross and Burnham over the plan period³.
- 8.3.3 This is a reflection of the overall spatial strategy for the District which seeks to protect the Green Belt, and to focus new development on previously developed land within existing settlements, with an emphasis on new development in the Principal Settlements. The fact that the CS has been approved as sound by a Government Inspector and the Secretary of State himself should carry significant weight when Project *Pinewood* is judged against the CS. Additionally, the CS has involved community consultation, and can be safely regarded as adequately reflecting the concerns and desires of stakeholders and the wider public.

¹ CDH/54 – Planning and the Budget

² CDE/24 – Inspector's Report into the CS – page 8, paragraph 29

³ CDE/23 – CS: Table 6, page 38. Inspector's Note: the CS records that 1,380 dwellings will be built in the 'rest of the District' between 2006-2026, but about 1,170 have already been built or granted planning permission.

- 8.3.4 The appellant refers to the Project *Pinewood* proposal as an “*opportunity to create something special*”, a “*unique proposal*”, an “*extraordinary proposal*” that “*pushes the boundaries of sustainable living*”¹ and that as such it should effectively be allowed to override any and all relevant policies in the CS which might constrain the proposal.
- 8.3.5 There must be no doubt about what Project *Pinewood* consists in the context of the CS. It would provide up to 50% of the entire District's housing supply in one location in less than the time allowed for in the Plan period. The 560 affordable dwellings would be more than the target identified as appropriate for the entire District up to 2026. Far from contributing to the achievement of the vision of the CS, the Pinewood proposal would undermine a newly adopted spatial strategy for the District, it would wholly distort the very heart of a carefully considered spatial strategy which has addressed local issues and concerns, resulting in uneven, unbalanced and distorted development.
- 8.3.6 In addition to housing, local economic prosperity and employment are also addressed by the CS. Three significant development sites are identified in the Green Belt in the CS (Wilton Park, Beaconsfield, Mill Lane, Taplow and Court Lane in Iver) but Pinewood is not identified as a development site. The employment, housing and affordable housing benefits all conflict with adopted planning policies set out in the CS.
- 8.3.7 Of the 960 jobs anticipated to be created out of Project *Pinewood*, 50% are expected to go to those living there². This leaves some 1120 of the total working population at Project *Pinewood* competing with existing residents for jobs in the area. That is worrying to the local community and undermines the case for the development as an employment benefit.

Screen Crafts Academy

- 8.3.8 The Academy could comfortably be accommodated at the existing Studios, and would probably be better located there in closer proximity to film production. It does not need to have a Green Belt location.
- 8.3.9 The proposal for an Academy would set an unwelcome precedent. If Tesco, for example, were to propose the development of a hyper-mega store with associated residential development on this site; it could be argued that provision of an Academy of Retail Skills constitutes a very special circumstance. Similarly, Lloyds TSB Bank plc could propose the construction of a major financial centre, with housing, in the Green Belt, and argue that provision of an Academy of Creative Accounting should tip the balance in favour of the scheme.

Pinewood Studios at the forefront of the international film industry

- 8.3.10 Project *Pinewood* is a commercial venture seeking commercial returns³. PSL is a private company, not a publicly owned industry, whose primary responsibility is to its shareholders, whose primary aim is to maximise its

¹ Mr Rhodes in evidence in chief

² CDG/1 – Document 1, Planning Statement: paragraph 8.78

³ PSL/ID/1.1 – Mr Dunleavy's Proof page 16 paragraph 11.2

profitability. In this context it is therefore perfectly valid to ask whether assisting a private company to maintain its dominant position in its particular industrial sector by means of the destruction of Green Belt land in itself is of sufficient weight to override the harm.

- 8.3.11 Pinewood Studios do not make films. They are landlords and rent out studio space, firm lots, and stages. A variety of different businesses involved in the film industries operate from the Studios site. Project *Pinewood* is a thinly disguised opportunity for the company to build a housing estate and boost their flagging shares.
- 8.3.12 A great deal of evidence was provided on the macro-economics of the British Film Industry as a sector of the UK economy. However, there is no disaggregated evidence of Pinewood's specific contribution to that sector. Nor is there evidence about the company's annual turnover, profitability, asset value, or income generated investment. There is no objective economic data at all. The assumption is that all of these data fall within the category of "*commercial sensitivity*", and therefore not available to the Inquiry.
- 8.3.13 The only economic calculation produced is that the scheme will generate added value of £1.1 billion (or £2.7 billion with the multiplier effect) over a 30 year period¹. But there is no cost-benefit or risk analysis, no independent audit of the data or indication as to what element of that global total will remain in the UK. The assumptions on which the projection is based has itself not been tested.
- 8.3.14 In summary, there is no reliable objective economic data on which any confidence can be placed. There is no basis upon which the viability and deliverability of the scheme can be assessed. This perfunctory approach may be successful within the film industry, but it is no basis upon which to grant planning permission for a major development within the Green Belt. In the absence of this evidence, the first very special circumstances cannot be established with any degree of confidence and consequently should be rejected.

8.4 **Transport and Highways**

- 8.4.1 Transport issues have been, and remain, a particular concern of SPP at this appeal, not just in respect of the junction appeals, but, more importantly, in respect of the likely impacts of the proposed scheme on the local network and the compliance of the scheme with transport planning policy as set out in PPG13, the South East Plan and the CS.
- 8.4.2 BCC maintained its objections to the junction appeals until Day 9 of the Inquiry. There is no detailed expert evidence as to the reasons for the late withdrawal of the objection and no indication as to whether the Officers maintained their objections but were overruled by the Council Cabinet. Given these circumstances, little weight should be afforded to BCC's position, and more significant weight given to the actual evidence on transport matters before the Inquiry.

¹ PSL/BR/1.1 – Mrs Rosewell's proof, paragraph 15.11

Impact on local highway network

- 8.4.3 As accepted in the appellant's evidence, Project *Pinewood* would generate substantial travel demand and this would largely be met by motorised vehicle. There is no evidence that grant of permission to Project *Pinewood* would reduce overall vehicle kilometre travel, as that comparative work has not been undertaken.
- 8.4.4 Much of the project's compliance with transport policy depends on the success of presumptions regarding the number of people living and working at Project *Pinewood*. The project will do no more than provide people with the opportunity to do so. There is not the specific evidence to show that people actually want to live where they work.
- 8.4.5 Specific evidence of the total daily trips generated by the development is absent and the outputs of traffic modelling are intended to demonstrate that all would be well in the post-development scenario¹. The inputs to the models were not based on either estimated modal shares of car trips generated by the development, or actual trips likely to be generated. Instead the modelling added growth to base flows recorded in March 2008, and then reduced that to take account of on-site living and working and the effects of the sustainable transport package². The conclusions produced by this exercise are as confusing and contradictory as the methodology applied. Production staff was found to have a significant bearing on the potential level of traffic generated³. However, little is known regarding the operation of Pinewood.
- 8.4.6 For example, the model originally predicted for the Bangors Rd North/Slough Road mini roundabout junction for the AM peak a queue of 386 vehicles⁴. After application of the 2nd sensitivity test this is reduced to a queue of 263 vehicles⁵. Mr Bird (for PSL) agreed that it was highly unlikely that Bangors Road North could physically accommodate a queue of that length, and that the modelled output was clearly an overestimate. It was observed by Mr Bird that this overestimate was a function of the model outputs themselves becoming increasingly unreliable once the predicted range of congestion moved beyond flow to capacity ratios (RFC) of 0.95 and 1.1.
- 8.4.7 The assumption is that despite the output of the model, congestion will not occur in practice because of "*trip reassignment*". In other words, people will leave for work half an hour earlier, make appointments to avoid peak periods, or find alternative routes to avoid pinch points. An alternative scenario, is, however, the gridlock of Iver Heath and Pinewood Green during morning and afternoon peaks⁶. Furthermore, no attempt has been made to

¹ PSL/DB/1.1 – Mr Bird's proof Tables 6.1-6.14 and PSL/DB/3.2 – Arcady Assessments

² ID32 – Position Statement from Mr Bird and PSL/DB/3.2 – Mr Bird's response to Inspector's question (ID47)

³ ID32 – Position Statement from Mr Bird

⁴ PSL/DB/1.1 - Mr Bird's main proof, Table 6.10

⁵ PSL/DB/3.2 - Table paragraph 5

⁶ SPP 1 – Mrs Lowe's proof Section 3, SPP4 - Mr Wilson's proof (Iver PC), page 5, Mr Graham's proof (Denham PC), Section 3,

assess the alternative routes that may be taken by people to avoid the pinch points, and what impact that in turn may have on the wider highway network¹.

- 8.4.8 The local road network is unable to cope with current levels of traffic². Even small increases in traffic would exacerbate already congested roads. Local roads around Fulmer and other villages are narrow with few passing spaces. These roads cannot carry more traffic. Additional traffic generated by Project *Pinewood* would cause unacceptable levels of inconvenience to local residents, add to safety concerns and to pollution in the area.

Alternative modes of transport

- 8.4.9 Much reliance is placed by PSL on the provision of improved public transport links, cycleways and walkways to promote accessibility to jobs, shops and services. The transport model itself relies heavily on the validity of assumptions regarding reductions in employment trips and Pinewood Studios Masterplan traffic. Consequently these assumptions and the likely success of the encouragement of alternative modes of travel warrant closer scrutiny. Local people should not be expected to alter their travel patterns or day to day activities to counter the effects of the new development.
- 8.4.10 The pedestrian isochrone³ purports to show what areas are accessible from the development site within units of a 5, 10, 15 and 20 minute walk. However, the walk-times were calculated from the entrance to the development site, and not from the actual dwellings on the site. Due to the lack of permeability between the development site and Pinewood Green, an additional 4 minutes walk time or so needs to be added to any pedestrian journey from the site. Consequently, the nearest primary school to the site, St Margaret's, falls well outside a 15-20 minute walk, as does the nearest infant school. Infants and primary school children will not happily walk such a distance every day, as assumed by the appellant.
- 8.4.11 Equally unreliable is the evidence that the weekly supermarket shop in Slough, Uxbridge or Gerrards Cross will be done by residents using the new improved bus services and not the private car, or by internet shopping, utilising the locker-storage facilities provided on-site. It is clear that certain difficulties might be experienced with perishable goods when residents could not take delivery during film shoots.
- 8.4.12 PSL's assumptions come from the belief that the residents of the new development will differ from that of the wider community and would be far more amenable to using sustainable modes of travel, and innovations such as internet shopping and storage lockers. The basis for this is the Pinewood Studios Travel Survey which shows that the largest proportion (36.5%) of the respondents to the survey is in the age range of 25-34 years old⁴.

¹ SPP 6 – Mrs Vahey's proof (Fulmer PC), section 3.5.1

² SPP 1 – Mrs Lowes proof: see description of traffic conditions on the junctions and roads likely to be affected

³ PSL/DB/1.2 – Mr Bird's Appendices, Figure 9,

⁴ PSL/DB/2.2 – Mr Bird's rebuttal Appendix G, Table 2

- 8.4.13 The same survey indicates that over 50% of respondents to the survey (50.6%) are over the age of 35. The age range of 35-44 make up 20.5%, 45-54 17.8% and 55 and over 12.3%. When this data is set against the possible mix of residential dwellings on the site, the outline application could permit 65% of the housing to be of 3 bed houses and larger¹. With the exception of the 150 affordable dwellings and 50 "tied cottages" to be provided on site, there is significant doubt over the affordability of the market housing element of the proposal either for those working within the film industry or in other sectors, and this, in turn, raises doubts over the likely demographics of the development and its propensity to utilise sustainable modes of transport.

Parking

- 8.4.14 The level of parking proposed (1.29 parking spaces per household including visitors) is significantly below the SBDC Draft Interim Guidance². The development would lead to unacceptable levels of parking overspill on local residential streets.

8.5 Impact on Local Infrastructure and Local Amenity

- 8.5.1 The demands of a new development the size of Project *Pinewood* raises concerns about effect on local water supply and sewage disposal. The development would increase pressure on secondary education places. The Chalfonts Community College already at full stretch with over 2,000 pupils could not cope with an influx of students. Waiting time at the A&E department of the Wexham Park Hospital is lengthy and the development would stretch the hospital's resources.
- 8.5.2 During filming at Pinewood Studios it is not unusual to hear sounds of explosions or wind machines and the lights can be seen from some distance. Filming on the Project *Pinewood* site would bring such noise and disturbance closer to the houses at Pinewood Green and affect residents' living conditions.

8.6 Conclusions

- 8.6.1 If the development were to proceed, Green Belt land would be irretrievably lost and every day lives of many people would be irrevocably and harmfully changed. This needs to be balanced against the financial interests of Pinewood Studios. The harm likely to be caused by Project *Pinewood* can be predicted with a reasonable degree of certainty, whereas the benefits put forward are highly speculative, uncertain and unpredictable. The Green Belt is the last place to experiment with community design and living. The draft NPPF brings nothing new to the table nor advance the appellant's case.

8.7 APPEALS B AND C

- 8.7.1 Acceptability of the junctions applications is dependent on whether Project *Pinewood* is granted permission. SPP's position is strongly reiterated insofar

¹ CDG/1 – Document 4, Transport Assessment: Table 4.1, page 10 Appendix 6.1

² CDG/1 – Document 4, Transport Assessment: paragraph 4.5.6.5

as Project *Pinewood* is regarded as an unacceptable unsustainable development on Green Belt land.

9. THE CASE FOR PINEWOOD STUDIOS LTD. (PSL)

APPEAL A – PROJECT *PINEWOOD*

The material points are:

9.1 Introduction and Background

- 9.1.1 Pinewood Studios is a business of national significance and international importance. It is a world-leading player in the creative industries field. This is exactly the sort of business that the Coalition Government relies upon in its 'The Plan for Growth' document to lead UK's recovery from recession. The Government's determination that successful businesses like Pinewood Studios should "*out-compete, out-smart and out-pace the rest of the world*"¹ perfectly encapsulates exactly what Project *Pinewood* would deliver.
- 9.1.2 Pinewood Studios' unique, multi-faceted proposal for a living and working community for the screen-based creative industries, adjacent to Pinewood Studios, incorporating real, lived-in, streetscapes would attract international interest and attention. This is not an ordinary case fit for a default answer refusing permission because of the site's location in the Green Belt. The nation's competitors would be delighted were a project of such significance to be rebuffed. This is a case where we risk ridicule if we don't get it right. The circumstances here truly are 'very special' and more than sufficient to grant permission for Project *Pinewood*, as demonstrated by the evidence put before the Inquiry and considered below.

9.2 The Green Belt Approach

Very special circumstances: the threshold

- 9.2.1 PPG2 is clear that being located in the Green Belt does not represent an absolute prohibition on development. There is a general presumption against inappropriate development within the Green Belt but that presumption can be rebutted where very special circumstances exist. Very special circumstances describes an overall state of affairs where the countervailing factors, which may be more than the sum of their parts, clearly outweigh the harm². It is wrong to look at each individual factor relied upon and refuse planning permission on the basis that no single factor is 'very special'. The Courts have held that there is no reason why a number of factors ordinary in themselves cannot combine to clearly outweigh the harm to the Green Belt and cause very special circumstances to exist³.

¹ CDH/50 - The Plan for Growth, page 4.

² *R (Basildon BC) v. First Secretary of State and Temple* [2004] EWHC 2759 (Admin); *Winter v. First Secretary of State and South Cambridgeshire DC* [2004] EWHC 2952 (Admin).

³ *R (Basildon BC) v. Secretary of State for the Environment* (1996) P. & C.R. 61, paras. 9-10 and *Wycharon DC v. SSCLG* [2009] 1 P. & C.R. 15 at paras. 21-36 (where the Court of Appeal

- 9.2.2 Accordingly, the positive aspects of Project *Pinewood* overall must be looked at and whether taken together these clearly outweigh the harm that the scheme would cause. If the Secretary of State accepts Pinewood Studios' case concerning the national significance of Project *Pinewood* and that there is no alternative site, then that would be sufficient to outweigh the Green Belt presumption.
- 9.2.3 As with any built development in the Green Belt, save for the very limited exceptions in PPG2, Project *Pinewood* is inappropriate development and is therefore, by definition, harmful to the Green Belt. Substantial weight is to be given to this. PSL accepts this, but PPG2 requires consideration to be given to the degree of any other harm which arises in the case in hand aside from the inevitable definitional harm.

Precedent

- 9.2.4 The combination of features that this scheme offers is unique. Each planning application for otherwise inappropriate development in the Green Belt requires an individual balancing exercise based upon the particular circumstances of the case in hand. The only principle that could be drawn from the grant of permission for Project *Pinewood* would be that the positive benefits of the scheme were considered to clearly outweigh the harm - in other words a straightforward application of Green Belt policy.
- 9.3 **Effect on Openness, on the Purposes of including Land in the Green Belt, on the Character and Appearance of the Green Belt and the Colne Valley Park**
- 9.3.1 A number of representative viewpoints were identified and agreed with SBDC for the purposes of the EIA process¹. The assessment investigated the visual experience of Project *Pinewood* in the context of the Green Belt and how they relate to the relevant purposes².
- 9.3.2 Of the 14 viewpoints selected, nine would have no impact on the purposes of the Green Belt. Of the remaining five, all but one would impact on one of the purposes, while one (Viewpoint 8) would affect two of the four Green Belt purposes tested. The assessment shows that the impact would be localised. While Project *Pinewood* would extend northwards from Pinewood Green, the three dimensional assessment along the lines undertaken shows that the perception of unrestricted sprawl would be minimal. As the appeal scheme would lie to the north of Iver Heath, there is no realistic risk of coalescence. Encroachment on the countryside would be apparent from only two of the 14 viewpoints, but that would not amount to the "severe detrimental" impact on the Green Belt feared by the Council.
- 9.3.3 Openness itself is a relatively minor characteristic. In PPG2 terms that means 'without development' and is encapsulated in the definitional harm

disapproved the contrary approach suggested by Sullivan J in *R (Chelmsford BC) v. First Secretary of State* [2004] 2 P. & C.R. 677 at para. 58)

¹ PSL/AW/1.2 – Mr Williams' Appendix A, Figures 4A and 4B.

² PSL/AW/1.1 – Mr Williams' proof, Section 5.4 comprises detailed viewpoint assessments against the range of purposes west out in PPG2 from 14 different viewpoints with summary tables to identify the scale of impact.

caused by inappropriateness, as opposed to visual harm, which requires a three dimensional visual analysis.

- 9.3.4 The appeal scheme was tested against the nine surrounding landscape character types¹. The characteristics of the Green Belt in the vicinity of the site are highly varied, ranging from the Iver Plateau, Woodland Residential, Valley Farmland to Motorway Corridor. Further to the east are the Colne Valley Fringe, and the built-up areas to the immediate west and south of Pinewood Studios and Iver Heath Residential respectively. Three of the nine character types would be adversely affected, but of those three the impact would be confined to small geographic areas. While the scheme would reduce the openness of the Green Belt, using the PPG2 meaning, it would not be damaging in terms of the three dimensional characteristics of the landscape, as demonstrated in the visual exercises carried out.
- 9.3.5 Location of the site within the Colne Valley Park overlaps with the Council's Green Belt objection². Core Policy 9 of the CS (the policy which covers the Park as well as other landscape interests) recognises that development *"that would harm landscape character"* is permissible if *"the importance of the development outweighs the harm caused"* and *"the development cannot be reasonably located on an alternative site that would result in less or no harm"*³. If the Secretary of State concludes that the positive aspects of Project *Pinewood* clearly outweigh the harm and justify development in the Green Belt, then the same considerations would be more than sufficient to outweigh any harm to the Colne Valley Park.
- 9.3.6 The assessments show that harm to the Green Belt and the Colne Valley Park, and the landscape and visual impacts of the scheme, would be localised⁴. Moving away from the boundary of the site, the impacts would be very well contained. That the impacts would be so localised for a development of this scale is a significant point.
- 9.3.7 It is misleading to refer to the Project *Pinewood* as 'urban'. There is no denying that many of the streetscene types would have some urban characteristics. The core of the development, for instance, with its 3-6 storey buildings extending to the same height as the 007 stage, would be the urban centre for the scheme. By contrast, it is important to note that the core makes up only 20%, with a similar area of low density housing areas and over 50% of the site area comprising open space, retained hedgerows and woodland.
- 9.3.8 The scheme would perform well in relation to the advice in PPG2 that *"when any large-scale development ...occurs in the Green Belt ...it should, so far as possible contribute to the achievement of the objectives for the use of land in Green Belts (see paragraph 1.6 above)"*. The Council's witness

¹ PSL/AW/1.1 – Mr Williams' proof, Section 6: Landscape and Townscape Character Assessment

² Mr Kyle himself stated in cross examination that *"there is certainly overlap"* between the two issues.

³ CD E/23 - Core Strategy, page 64.

⁴ PSL/AW/1.1 - Mr. Williams' proof sections 5-6, Mr. Kyle's answers in cross examination and Mr Bird QC's Opening on behalf of the Council at paragraph 26.

acknowledged that there were only two of the land use objectives set out in PPG2 that Project *Pinewood* as a large-scale development would be capable of contributing to – namely (i) providing opportunities for outdoor sport and recreation (the 2nd objective) and (ii) securing nature conservation interests (the 5th objective). Mr Kyle agreed that Project *Pinewood* would contribute to both of these.

9.4 Effect on Protected Trees and Hedgerows

- 9.4.1 SBDC and PSL agree that only 26 trees¹ out of nearly 500 would have to be felled. The retained trees and hedgerows would be successfully integrated within the development².
- 9.4.2 At each stage of the design process, all reasonable efforts were made to avoid, minimise and mitigate for predicted adverse ecological impacts. While it is acknowledged that there would be loss of bio-diversity on site, the off-site compensatory works would off-set those impacts, with no net loss of biodiversity³.
- 9.4.3 The Clump would be retained in its entirety. Increased recreational use may affect breeding birds, but a combination of sensitive design, long term management and on site planting would mitigate any impacts⁴.
- 9.4.4 The ecological significance of the hedgerows is exaggerated, particularly given the relative abundance of comparable features across the wider area. Their value comes mainly from age and they are not known to support significant protected species interest, as revealed by the ecological surveys carried out⁵. The loss of less than quarter of the site's hedgerows would not be significant at County or National levels.
- 9.4.5 In any event, as the Council's witness agreed, if the Secretary of State concludes that there are very special circumstances to justify granting permission for Project *Pinewood*, the scheme could not have done a better job in relation to landscape or ecological issues. It follows from this that the scheme's impact on trees and hedgerows cannot constitute a free-standing reason for refusing planning permission, should the fundamental Green Belt issue be determined in PSL's favour.

9.5 Whether the Proposal would Compromise Key Sustainable Development Principles

- 9.5.1 The local highway authority confirmed during the course of the Inquiry that it no longer has any objection to Project *Pinewood* in terms of transport,

¹ ID59A - Mr Spooner's note of 11th May 2011; this figure excludes "R" category trees the felling of which is not of concern.

² PSL/AW/2.2 - Mr Williams' Rebuttal Appendix F, and the photographs in PSL/AW/4.2 of trees/a hedgerow that have been successfully incorporated into an urban development in Warwick.

³ CDG/1 – Document 6, ES Volume 2, Main Report: Section 10.11 and PSL/AW/2.2 – Mr Williams rebuttal Appendix C, Ecological Statement from Mr Harwood of Arup

⁴ CDG/1 – ES Volume 2, Main Report: paragraph 10.1.2.2 and PSL/AW/2.2 – Mr Williams rebuttal Appendix C, Ecological Statement from Mr Harwood of Arup, paragraph 3.1

⁵ CDG/1 – ES Volume 5 – Appendix 10 to ES

highways or sustainability¹. Mr Macaulay's evidence in support of that objection was withdrawn. Nevertheless, SBDC has maintained its objection on the basis of the site's location and sustainability aspects of Project *Pinewood*. The sustainability/accessibility of the location should be judged with the development in place, and not by ignoring the improvements forthcoming to accessibility by sustainable transport modes.

- 9.5.2 As a matter of principle, housing and employment co-located represents sustainable planning. Pinewood Studios is already the biggest employment site in the District. Together with Project *Pinewood* it would host nearly 4,000 jobs, if permission is granted². This represents an obvious and excellent opportunity to achieve a far higher proportion of people both living and working within the same community than would normally be possible in this part of the South East.
- 9.5.3 The cautious estimate advanced is that 20% of residents would work at Project *Pinewood* or Pinewood Studios³, but this is likely to be on the conservative side. The Kings Hill mixed use development in Kent with 13% of the working population living and working on the site is a conventional employment plus residential scheme. Project *Pinewood*, by contrast, as a scheme designed specifically as a living and working community for the creative industries would lead to a greater uptake. It is inconceivable that four out of five residents would have nothing to with the creative industry cluster on their doorstep.
- 9.5.4 On top of that, the 150 on-site affordable units and 50 Target Housing Units would be prioritised for people working at Pinewood, Project *Pinewood* or within a 1.5km radius⁴. Of the remaining 1,200 market units, only 80 or 6.6% would need to be occupied by persons working in the industry for the 20% figure to be reached⁵.
- 9.5.5 Currently bus provision is very poor: a single, low frequency stopping service between Slough and Uxbridge passing some 1.2km from the site⁶. An existing free shuttle bus service between Pinewood Studios, Slough and Uxbridge Stations is available to staff. Project *Pinewood* would deliver a radical transformation in the range and frequency of bus routes serving the site and its vicinity. The scheme would introduce a regular morning and evening limited stop service to Slough and Uxbridge taking only 16 minutes to each, as well as a limited stop service to Gerrards Cross, and an enhanced limited stop service between Slough and Uxbridge throughout the day⁷. The journey times would be no more than by car and would be

¹ See ID32 – Statement from BCC on transport issues

² CDG/1 – Document 5, Economic Impact Assessment, The total number of jobs will be 3,250 once the permitted Masterplan is completed (paragraphs 3.3-306), plus the 628 generated by Project Pinewood: 3,878 in total (paragraphs 3.15-3.39)

³ CDG/1 - Document 6, ES volume 4 Transport Assessment, paragraph 6.6.4.13

⁴ ID7D – S106 Agreement Schedule 2 Parts 1 and 2

⁵ 20% of 1400 = 280 units. The (prioritised) affordable housing and Target Housing totals 200 units.

⁶ PSL/DB/1.2 – Figure 2

⁷ PSL/DB/1.1 – Mr Bird's proof 4.42 and following and PSL/DB/1.2 – Mr Bird's Figure 12 and ID7E – S106 Agreement Schedule Part 2

attractive options for residents wishing to access those towns or the rail network.

- 9.5.6 Accessibility of the site by bike would also be upgraded. Off-road cycleways to Langley (where it will connect up with the Slough cycle network) and Uxbridge are proposed¹. As far as travel-to-work cycle routes in this part of the South East go, the off-road cycleways would compare very favourably. Uxbridge and Langley stations are within a 20 minute cycle ride². The Comprehensive Cycling Strategy sets out a wide range of incentives to use cycling as a viable mode of travel – these include vouchers for residents to purchase a bicycle, employers encouraged to deploy Cycle to Work Scheme, rent-a-bike schemes, walking and cycle signage and maps among others.
- 9.5.7 The bus and cycle routes would link in with the Crossrail stations at Slough and Langley. This would result in a door-to-door time from Project *Pinewood* to Soho, and vice versa, of barely an hour³. Travel to and from Soho is likely to be a popular route, given Project *Pinewood's* focus on the creative industries. A door-to-door travel time of just over an hour via bus/cycle + Crossrail is likely to compare very favourably, in both time and cost, to the less sustainable alternative of covering the same journey by car.
- 9.5.8 Personalised Travel Planning would be used to help those living and working at Project *Pinewood* understand the range of sustainable transport opportunities available to them. In addition to the above, a site travel plan would include a car club and car share scheme.
- 9.5.9 It is already apparent that travel planning at Pinewood works. The 2009 Travel Survey of those working at the studios indicates that the existing shuttle bus has resulted in a modal split of just 67% for the private car – receiving praise from the County's Travel Planning Officer⁴. Of those still using the private car, 58.9% said that this was because public transport was not available⁵. With Project *Pinewood*, this would no longer be the case for those coming from Slough, Gerrards Cross, Uxbridge or any of the stops on the Crossrail line.
- 9.5.10 The Transport Assessment assumes a 10% modal shift away from the private car compared to the travel patterns indicated in the 2001 census data for Iver Heath, thus leading to an overall modal split of 62% by car⁶. The 2001 census data comes from a time when realistic sustainable transport opportunities for Iver Heath were practically zero. Given the contrast between this unsatisfactory starting point and the range of sustainable transport options forthcoming with Project *Pinewood*, the pace

¹ ID33 and PSL/DB/1.1 - Mr Bird's paragraphs 4.28-4.35

² PSL/DB/1.2 - Mr Bird's Figure 10. Mr Macaulay accepted that, whilst these isochrones take the existing site access as the starting point, rather than the centre of Project *Pinewood*, the additional distance would be only about 200-300m which would translate as an additional 1-2 minutes maximum.

³ PSL/DB/3.1 – Mr Bird's note regarding use of rail stations

⁴ PSL/DB/2.2 – Mr Bird's rebuttal Appendices G and H.

⁵ *Ibid*, Table 11.

⁶ PSL/DB/3.2 – Table: Project *Pinewood* Daily External Trips Total

of change away from the private car is likely to be significantly greater than the average 14% reduction described in *Smarter Choices*¹.

- 9.5.11 Perhaps the best indicator is the 2009 Travel Survey of those working at Pinewood Studios², which shows that of the 224 respondents, 67% access the studios by private car. Comparing this to the Transport Assessment 's predicted modal split for travel to work at Project *Pinewood* (73% by car)³ demonstrates that even before a single of the proposed enhancements have been achieved, the targets are already being beaten. That shows that the Transport Assessment's projected modal split is conservative.
- 9.5.12 Furthermore, Project *Pinewood's* commitment to low energy buildings, use of renewable energy sources, water efficiency and waste recycling measures would assure reductions in greenhouse gas emissions some 39-45% below that expected with a standard property development⁴. Significant overall sustainability gains would be achieved, as film crews would reduce the need to travel globally. The study, based on a hypothetical small to medium budget film, shows that providing typical streetscapes for several frequently used destinations at Project *Pinewood*, production companies would also reduce carbon emissions⁵. The film and TV industries are increasingly leading initiatives to improve their green credentials and reduce carbon emissions.

9.6 The Traffic and Highways Safety implications of the Proposal, and Parking Implications

- 9.6.1 Although the SBDC objections on highway and transportation grounds were withdrawn, SPP maintains its concerns on the basis of the impact of Project *Pinewood* on congestion on the local highway network. The only expert evidence on the subject is provided by Mr Bird on behalf of PSL. Endorsement of his position by the local highway authority (BCC) is a matter of very considerable weight.
- 9.6.2 The issue here is largely one of congestion and not safety. Even before the SBDC objection was withdrawn, the witness confirmed in cross-examination that with effective mitigation actions no safety issues arise⁶. The congestion at peak hours is a common phenomenon in the South East. There is no evidence that the degree of congestion in the vicinity of the appeal site is particularly unusual by Home County standards. Concerns about congestion cannot act as a bar on beneficial development, if the region really is to deliver on the Government's call for urgent sustainable growth.

¹ CDD/26 - The research study *Smarter Choices* indicates that, where significant enhancements are provided in non-urban areas, a "cautious estimate" is that reductions of 14% in private car use are likely at peak hour

² PSL/DB/2.2 – Mr Bird's rebuttal Appendix G

³ CDG/1 - Document 6, ES volume 4 Transport Assessment, page 19 Table 6.9

⁴ CDG/1 – Document 4, Carbon Footprint Study

⁵ CDG/1 – Document 4, Carbon Footprint Study

⁶ Mr Macaulay in evidence

- 9.6.3 In any event, the evidence shows that the local highway network can and would satisfactorily accommodate the traffic generated by Project *Pinewood*. Since the Transport Assessment, extensive discussion between PSL and BCC led to agreements about traffic flows that are appropriate for analysis. The assumptions on base flows, Studios Masterplan traffic and employment trips used to analyse junction capacity performance¹ is recorded in ID32 (Position Statement from Mr Bird). Both base flows (those that would occur on the network in any case) and development flows were overestimated in the Transport Assessment. The base flow assumptions are conservative since they are based on traffic counts in July (i.e. one of the busiest months at Pinewood Studios: see ID26) and have been factored up to March (the busiest month of the year generally). The reality is that base flows will normally be significantly lower². Using neutral month flows, July 2008 counts and eliminating growth factors provides a robust and realistic basis for predicting base flows.
- 9.6.4 Development flows should be adjusted from the Transport Assessment estimates to allow for an additional 20% living and working on the site (the Transport Assessment wrongly includes the normal 11% working at home and 3 % within 2 km of home). Trip rates from employment and community uses are also overestimated by 105 trips³ and no allowance was made for the existing community, including those working at Pinewood Studios, using the proposed bus service.
- 9.6.5 Further analysis using a 2nd sensitivity test, applying the adjustments, was carried out. These included the earlier assumptions plus growth⁴ applied from 2010 to 2022⁵. ID35 comprises summaries of results from TA flows, 1st and 2nd sensitivity tests at the proposed Sevenhills junction and Five Points Roundabout. BCC acceptance of the new junctions is on the basis of 2nd sensitivity tests, plus mitigation packages. Tables in PSL/DB/1.1 and PSL/DB/3.2 provide summary results using TA flows and 1st and 2nd sensitivity tests at other nearby junctions likely to be affected by the proposal⁶.
- 9.6.6 The two local 'pinchpoints' – the Five Points Roundabout and the Denham Road/Sevenhills Road junction – are to be upgraded to enhance their performance and would operate within capacity even at peak hours (see ID35). These improvements would actually improve the free-flow of traffic compared to the existing position⁷.

¹ PSL/DB/1.2 – Mr Bird's Appendix G: flow diagrams showing revised flows. See PSL/DB/1.1 (Mr Bird's proof) Tables 6.1 -6.14 for summary results for specific junctions

² PSL/DB/3.2 paragraph 2.

³ PSL/DB/1.1 & 4.1 – Mr Bird's proofs paragraphs 5.16 and 4.15

⁴ Growth rates of 9% in the morning peak and 6% in the evening were used

⁵ PSL/DB/3.2 – Mr Bird's response to Inspector's questions paragraph 10

⁶ Mr Bird cautioned against relying on figures when junctions are close to capacity, such as the PCU figure of 228 in PSL/DB/1.1, Table 6.8

⁷ PSL/DB/1.2 – Mr Bird's proof paragraph 8.13 and PSL/DB.2.1 - rebuttal proof paragraphs. 7.9-7.10

- 9.6.7 The over-capacity at the Slough Road / Bangors Road double mini-roundabout¹ is a pre-existing problem and not caused by Project *Pinewood*. The overcapacity would only be for a short period of time during peak hours. If it does lead to some road users suffering intolerable delays, over the 10 year build-out period they are likely to adjust their journey time or mode accordingly². It must also be said that the ARCADY assessment does not take account of a likely reduction in traffic using this junction owing to the enhancement of Five Points Roundabout, which would present a more attractive option to some road users³.
- 9.6.8 The S106 planning obligation incorporates a range of measures⁴ to combat traffic issues and to bring forward significant transport benefits. The provision of an Additional Mitigation Fund of £1.2million would allow for a flexible and responsive approach to the management of traffic from the development, addressing issues as they arise. Measures include traffic calming schemes in Pinewood Green, Fulmer Village and Iver Heath that would dissuade drivers from rat-running. This strategy is endorsed by the County Council⁵.
- 9.6.9 Concerns about additional HGVs are misplaced. The quarry planning permission granted by the County Council allows up to 146 HGVs per day along Pinewood Road (CDH/56). The HGVs associated with the construction of Project *Pinewood* would be, at their most, only 84 HGVs per day⁶, which is less than 60% of the permitted quarry number. Moreover, the quarry permissions are due to expire by 2013. If they are not renewed, the level of traffic along Pinewood Road (and thus the base flows) would reduce by up to 146 HGVs per day.
- 9.6.10 Local residents' objections about the development leading to cars being parked on the road are also unfounded. The County Council, in its capacity as local highway authority, is satisfied that the level of on-site parking provided is appropriate⁷. Instances of members of a TV audience parking on the local roads rather than within Pinewood Studios (e.g. due to incorrect instructions being given by the organisers of the TV show) are very rare⁸. Project *Pinewood* would not involve filming with TV audiences and therefore would not generate any such issues itself.
- 9.6.11 There is no merit in the suggestion that Project *Pinewood* would become a theme park/tourist attraction. It is not in Pinewood Studios' commercial interest for the site to become a tourist attraction, given the requirements of their clients with regards to filming. The scheme would not be marketed

¹ PSL/DB/3.2 – ARCADY assessment shows the junction will be at over-capacity at peak hours

² PSL/DB/1.1 – Mr Bird's proof paragraphs 5.65-5.67

³ Mr Bird in evidence in chief

⁴ ID32 – Mitigation Package and S106 Terms of Agreement

⁵ See the Agreed S106 Heads of Terms with the County Council (ID32A) and SBDC 3B Mr Macaulay's Appendix F page 147.

⁶ CDG1 - Document 6 Volume 4 (Transport Assessment) page 31 Table 8.3.

⁷ CGG/10- Transport Statement of Common Ground, paragraph 4.7.

⁸ The highest it was put was by Mr Rosetti who said that in his 20 years of living opposite Pinewood, there had been instances such as this on 8-10 occasions – i.e. less than once every two years.

as a tourist destination¹. That would be counter-productive to the close and secure filming environment needed and intended at Project *Pinewood*. The streetscapes would remain in private ownership and access would be controlled when filming takes place. Should any issues arise there is every opportunity to introduce a gradation of practical management measures. As the scheme would be built out in phases, experience would be gained over time.

- 9.6.12 In summary, impact on the local road network would be acceptable and the transport benefits would be available to the local community, as well as those living and working at Project *Pinewood*.

9.7 Effect on the Living Conditions of Future and Existing Residents

- 9.7.1 Given the exceptional degree of care that has been given to every aspect of the scheme, those living in Project *Pinewood* would enjoy a high quality of life². The architecture, layout and open spaces would combine to create a living and working place capable of effectively integrating the filming environment with normal day to day residential uses. Such issues are specifically addressed in the Infrastructure and Services Strategy (CDG/1, Document 10). A condition requiring submission and approval of a Management and Operational Plan would provide the Council with the opportunity to scrutinise and influence how the scheme would be managed. The film industry is used to filming on locations where people live and has already developed good practices in ensuring that residents are given adequate advance notice and that their interests are respected³.
- 9.7.2 The layout and design would put in place measures for protecting the amenities of those living in the vicinity of Project *Pinewood*. The building line of the southern edge of the development would be set back from the homes on the northern side of Pinewood Green, reflecting the existing separation between the streets of properties in Pinewood Green⁴. There would be a substantial green buffer in between. There would be no filming within this gap. Detailed controls to be submitted under conditions would mitigate any residual lighting and noise impacts from filming. Large scale lighting is likely to be extremely rare for the kind of filming that would take place in the streetscapes⁵.
- 9.7.3 The Council was correct to conclude that there would be no unacceptable impact on the residential amenity of neighbouring properties.

¹ PSL/ID/2.1 – Mr Dunleavy's rebuttal paragraphs 7.1-7.2

² CDG/1 – Document 3, Design and Access Statement, paragraph 6.1.7

³ Mr Norris and Mr Iain in evidence

PSL/DH/2.1 - Mr Height's slides page 20

⁵ WR48 – Mr Hoare's objection to lighting

9.8 Other Material Considerations

The importance of the UK creative industries¹ to the national economy

- 9.8.1 In recent years the creative industries have been a particularly important source of economic growth for the UK. As the economy continues to emerge out of recession, the Government attaches critical importance to the ability of creative industries, amongst others, to play a role in the recovery². The industry is closely correlated with high level of entrepreneurialism - a key driver behind the rapidity of growth.
- 9.8.2 'The Plan for Growth' (CDH/50) reiterates the priority, specifically citing the creative industries as one of the areas in which *"we should determine to become a world leader"* (page 3) as it has *"the potential to drive significant growth in the UK"* (2.216). The Council is of a similar view, endorsing the statement in the Bucks Employment Land Review Update that the creative industries are *"a national priority"*³.
- 9.8.3 The screen industries are a central component of the creative sectors. The UK has built up a particular reputation in the screen based industries. At their core, they include TV, film, commercials and computer games. British films are globally recognised; they generate positive export earnings and promote cultural values. Contemporary British films have worldwide appeal. Few countries regularly and consistently produce film for a global audience. The USA is a dominant force in this respect and films produced there have a greater reach than those made in the UK. Nevertheless, the UK performs well, given the combination of heritage, creative talents, skills, infrastructure, good story telling and the English language.
- 9.8.4 A report published in 2010 by Oxford Economics finds that the UK film industry accounted for over £4.5 billion of GDP in 2009⁴. The Report also found that the film industry directly employed 36,000 people in 2009 and, through UK tourism, trade and merchandise, supported a total of 100,000 jobs. Gross of tax relief a contribution of over £1.2 billion went to the Exchequer in 2009. The most up to date document (ID38) shows that in 2010 the UK film production spend hit a record level of £1.1 billion with international investment setting a new record of over £928 million spend on 28 films.
- 9.8.5 Acknowledgement of the economic value of the UK film industry is a major reason behind Government's support of the sector⁵. Recent commitment to

¹ CDG/1 – Document 5, Economic Impact Assessment, Table 1: DCMS definition of creative industries sectors

² David Cameron: Transforming the British economy: Coalition strategy for economic growth 28th May 2010 <http://www.number10.gov.uk/news/speeches-and-transcripts/2010/05/transforming-the-british-economy-coalition-strategy-for-economic-growth-51132>

³ CDE/2, Appendix p.12.

⁴ CDH/40 – Oxford Economics: The Economic Impact of the UK Film Industry

⁵ PSL/ID/2.2 – Mr Dunleavy's rebuttal Appendix 3: Evidence of emerging Government policy and commitment to creative industries and enterprise – March 2011 and PSL/BR/1.1 – Mrs Rosewell's proof, Ministerial quotes, paragraphs 6.5-6.7

film tax credit – an effective enabler of UK film – is a key element of that support. A leading British film producer, Mr Iain Smith, has been appointed as Chairman of the British Film Commission with the specific remit of acting as ambassador for the UK film industry to encourage more foreign investment¹.

- 9.8.6 In an increasingly internationalised market, there is significant potential for further growth by attracting more inward investment from overseas. While international exporters are a competing force, they also help to build and maintain UK's export market. In 2010, for instance, US studios spent £919m on the production of 18 films in the UK².

The importance of Pinewood to the UK creative industries

- 9.8.7 Pinewood Studios is at the forefront of the UK screen-based creative industries and is central to their success³. It is acknowledged as a market leader and enjoys a reputation for excellence and capability. The Studios is synonymous with British film making. The filmography⁴ of Pinewood Studios represents some of the best and most enduring cinema produced in this country.
- 9.8.8 The Council recognises Pinewood's status as a world beating location at which to film. The CS describes it as "*nationally important*" in the context of maintaining economic prosperity⁵. The saved Local Plan Policy E2⁶ describes it as "*a site of national and international significance for the production of films.*" Pinewood Studios is unique in the UK in the manner in which it competes successfully with Hollywood and other international studios. The resources, skilled workforce, long history of hosting film productions and reputation attract many production companies. Pinewood Studios is becoming increasingly popular as the choice for Hollywood pictures to shoot in the UK⁷. Twelve of the 20 highest grossing films in the UK of all time were made at Pinewood⁸. To be associated with Pinewood Studios is to be perceived as "*premium brand*"⁹. Without its existence and continued health, the UK film industry would be unable to maintain its global position.
- 9.8.9 Alongside its internationally significant stage infrastructure, Pinewood Studios accommodates some 200 independent specialist businesses¹⁰, all operating and working in or supporting the screen-based creative industries,

¹ Mr Iain Smith in evidence

² PSL/BR/1.2 – Mrs Rosewell's proof: Of the seven major inward investment titles of 2010, six were made in Pinewood Studios, including Pirates of the Caribbean and the latest Harry Potter

³ PSL/ID/1.1 - Mr Dunleavy's proof section 4.

⁴ PSL/ID/1.2 – Mr Dunleavy's Appendix 4: Pinewood Studios Filmography, 1936-2011

⁵ CDE/23 – CS page 10, paragraph 1.2.28 and page 36 paragraph 2.2.23

⁶ CDE/25 - LP page 143, paragraph 10.17

⁷ PSL/ID/1.1 – Mr Dunleavy's proof: paragraph 4.12, List of Hollywood Pictures shot at Pinewood Studios since 1991

⁸ PSL/BR/1.2 – Mrs Rosewell's Appendix B

⁹ PSL/SN/1.1 – Mr Steve Norris' proof paragraph 1.3

¹⁰ CDH/47 – The Knowledge on the Lot 2010, Directory listing companies based at Pinewood, Shepperton and Teddington Studios

and employing some 750 people¹. Pinewood Studios has evolved a bespoke and unique offering to support all forms of audio-visual content production², providing an extensive range of world-class specialist skills, expertise, experience, equipment and facilities across the myriad of everything that is required to produce films, TV programmes, commercials, music videos and computer games³. The immediacy of this cluster of expertise and services is one of the most important facets of Pinewood Studios⁴. There is no other facility like it in Europe⁵.

- 9.8.10 Pinewood Studios is also the most significant employment site in the District. An average of 1,750 people work there each day, rising to 2,750 during periods of peak filming. With the present number of employees, Pinewood Studios makes a contribution of over £93,000 to UK's GVA⁶. When the Masterplan planning permission for the Studios site is fully implemented, a further 1,500 additional jobs will be generated⁷.

The need for Pinewood Studios to innovate

- 9.8.11 Pinewood Studios may be a success story but it cannot simply rest on its heritage. English language productions face new competition. National markets are competing for the attention of cinema goers and TV viewers. Traditionally, Hollywood and Los Angeles were the principal competitors; now other studios and countries⁸ are attracting film producers. Tax incentives introduced in overseas jurisdictions, for instance in Ireland, Germany, South Africa, Australia and Canada among others, lure film productions away from the UK.
- 9.8.12 There is clear and consistent evidence from the industry experts⁹ that the UK's screen-based creative industries, with Pinewood Studios at their forefront, must continue to invest in innovation otherwise we will fall behind to increasing global competition. Increased competition from Eastern Europe and Canada amongst others means that *"we have to be very current in order to sustain the business we've got"*¹⁰. A film producer's recent query: *"This movie is set in London – where are we going to shoot it?"* gives some measure of the forces in play.
- 9.8.13 The UK film industry is dependent on Pinewood Studios continuing to invest in its business facilities in a highly competitive, global market place in which

¹ PSL/BR/1.1 - Mrs Rosewell's proof paragraphs. 14.3-14.4 and Table 1

² PSL/NS/1.2 – Mr N Smith's proof at paragraph 3.1

³ PSL/ID/1.1 – Mr Dunleavy's Appendix 7: DVD

⁴ PSL/ID/1.1 – Mr Dunleavy's proof paragraph 4.7

⁵ Mr Iain Smith in re-examination

⁶ CDG/1 – Document 5, Economic Impact Assessment, paragraphs 3.7-3.10

⁷ CDG/1 – Document 5, Economic Impact Assessment, paragraphs 3.3-3.6

⁸ CDG/1 – Document 2, Very Special Circumstances, Appendix 8: International competition for Pinewood Studios and Appendix 10: Film and television studios in Britain and international film studios

⁹ Evidence given at the Inquiry by: **Mr Ivan Dunleavy** CEO, Pinewood Shepperton Plc; Director, Pinewood Studios Ltd. **Mr Nicholas Smith** Commercial Director, Pinewood Shepperton Plc, **Mr Stephen Norris** Chairman UK Screen, **Mr Iain Smith** OBE, Film Producer, Chairman Film Skills Council and current Chair of British Film Commission

¹⁰ Mr Iain Smith in evidence in chief

the international film industry operates. It needs to maintain its reputation as a state of the art facility throughout the film-making world and that means continuing to innovate. *"If we stop innovating someone else will take our place very quickly"*¹.

The importance of Project Pinewood to the screen-based creative industries and the national economy

- 9.8.14 The Council supports the strengthening of Pinewood Studios as a leading location for film, TV and other media production. The key question therefore is whether Project *Pinewood* is justified in order to achieve such aims².
- 9.8.15 Project *Pinewood* is multi-faceted, a living and working creative community but the attention grabbing element of the scheme comprises the real, lived-in streetscapes. The concept, developed from the original idea of 'Film Town', was based on the knowledge that moving filming around the world is time consuming, expensive and risky.
- 9.8.16 Permanent streetscapes would minimise the risks and challenges of on-location shooting faced by film makers³, especially with the convenience of co-location with Pinewood Studios. With built-in power supply, fibre technology, camera angles, and demountable street furniture, the streetscapes would deliver unparalleled cost advantages and reduce carbon footprint. Permanent streetscapes would provide reality and could be re-used, unlike temporary ones which are bespoke, suffer wear and tear and do not last. They would be highly adaptable and the plug-in infrastructure would avoid the need for generators. Each streetscape would contain one unit for green room/changing/work rooms, thus obviating the need for large trailers⁴. The rates for filming at Project *Pinewood* would be set at levels attractive to the market.
- 9.8.17 Project *Pinewood* would offer huge savings in time and money, given the cost advantages of not having to shift people around to different locations. It would benefit customers at every single level, from blockbusters to smaller budget films. The cost of a day's delay can easily be £250K and more for a major film⁵. Smaller budget films and TV productions would benefit from writing-in location scenes, when previously the time and expense of location shooting might deter such projects⁶. Delays caused by inclement weather would be less of an issue with the opportunity to utilise facilities across the road. The streetscapes would provide film makers the opportunity to fulfil more of their production requirements in one single place.

¹ Mr Nicholas Smith in evidence in chief

² SBDC 2A – Mr Kyle's proof, paragraph 6.130.

³ CDG/1 – Document 2, Very Special Circumstances, Appendix 6: The challenges of filming on location and PSL/ID/1.2 – Mr Dunleavy's Appendix 3: Statement from Mr Harm, freelance locations manager

⁴ CDG/1 – Document 3, Design and Access Statement: paragraph 4.2.10

⁵ Mr Iain Smith in evidence in chief and PSL/ID/1.1 – Mr Dunleavy's proof, paragraph 3.24

⁶ Mr Norris and Mr Dunleavy in evidence in chief

- 9.8.18 This is a carefully considered scheme¹ drawn up with specific input from the film industry experts including a world leading artistic director². That it is based on an innovative idea and the expert evidence of those best able to judge such matters is especially significant. Thus, Mr Norris declares that *"I find it impossible that it wouldn't make economic sense to use Project Pinewood rather than travel to location."* Mr Iain Smith describes the scheme as inspired and *".....: people using Pinewood Studios stages will automatically be saving money by not travelling on location....."* and *"The idea of Project Pinewood is inspired.... it says we're open to business, we want you to come here – that alone will make a big difference to the UK Film industry."* It would provide *"...another reason to base your production in the UK, to base your production at Pinewood"* (Mr Norris). The advertising magnate Sir Martin Sorrell considers that the streetscapes will be of *"great value"* to advertisers, enabling agencies to offer their clients *"imaginative, high quality cost effective local campaigns – and all from a single location"*³.
- 9.8.19 Project *Pinewood* will keep Pinewood at the forefront of world's creative industries and provide a unique opportunity for the UK to stay ahead of global competitors through this innovative idea. There is a proven track record of successful innovation at Pinewood Studios without 'evidence' or 'reports' of the type that the Council appears to demand. Innovations such as the underwater stage and the introduction of TV production to Pinewood, and more recently the globalisation of the Pinewood Studios brand with 'Pinewood' branded studios around the world have been hugely successful. Successful innovations such as these are based on commercial experience, business judgment and feel for how the industry works⁴. This is an industry where people think on their feet. No amount of reports commissioned from academics or consultants would have been a substitute for first-hand expert judgments from the people in the industry.
- 9.8.20 The living and working creative industries community is integral to this innovative scheme. Production staff has been described as footloose, but in many cases this is by necessity, not by choice, owing to the demands of filming on location; the cluster that would exist through the synergy between Pinewood Studios and Project *Pinewood* would provide them with the opportunity for an 'anchor' that they do not currently have⁵. Super-fast broadband connections linking the scheme to Pinewood Studios would be of significant value to people working in the creative industries⁶.
- 9.8.21 Pinewood has a good tradition and record in encouraging young people to enter the industry. A number of apprenticeship schemes are run on site, and staff members are encouraged to attend courses at local educational establishments. The Screen Crafts Academy would be operated by the

¹ CDG/1 – Document 3, Design and Access Statement and CDG/1 – Documents 8, Architectural Typologies

² PSL/DH/2.1 – Mr Height's presentation pages 38-40

³ PSL/ID/1.2 – Mr Dunleavy's Appendix 6.

⁴ Mr Nicholas Smith and Mr Dunleavy in evidence

⁵ Mr Dunleavy in Evidence and PSL/NS/1.1 – Mr Nicholas Smith's proof paragraph 3.21

⁶ CDG/1 – Document 3, Design and Access Statement: section 7.7.2

NFTS and Skillset¹ and complement courses offered at the former. The new Academy would ensure that future generations reap the benefits of the 'cluster culture' from the outset of their careers. Vocational skills to be taught at the Academy would plug the gap between secondary and higher education, as opposed to duplicating media study or similar courses. It is particularly important for the Academy to be part of a working film studio. The UK's craft and technical skills bring overseas productions to the country. We need to maintain the pool of talent – some of which is lost to other industries².

- 9.8.22 The Academy would be provided in the first phase of development. Following detailed discussions between the NFTS and the Pinewood Group, a fully fleshed-out business plan has already been drawn up³. A high quality building would be provided for the Academy; far superior to the NFTS' minimum requirement of a "*portal framed steel shed*"⁴. The recently established Ealing, Hammersmith & West London College scheme⁵ is merely an interim arrangement, brought into place to address a pressing need, while the planning process at Project Pinewood runs its course⁶.
- 9.8.23 In terms of employment, Project *Pinewood* would bring with it 960 jobs including 628 directly created, as well as construction jobs⁷. Buckinghamshire had 5,700 residents aged between 16 and 24 who were unemployed in the year ending June 2010⁸. The opportunities that Project *Pinewood* would create cover the whole range of skills, from craft to management, and would therefore be particularly valuable in finding opportunities for those not in employment, education or training (NEETS)⁹ – as demonstrated by the success of the current and previous Pinewood Studios led initiatives to attract NEETS¹⁰. This is seen as a matter of considerable importance by Screen South (WR/31) and SEEDA (WR/35).
- 9.8.24 The proposed employment floorspace is geared towards small and medium enterprises (SMEs) in the creative sectors. There is a consistent and high level of demand from SMEs for floorspace at the Studios Media Park¹¹ with 90% occupancy of available commercial space at Pinewood, despite the effects of the recession. That level of occupancy is significantly above the rate found in other business parks in the Thames Valley area. The proposed employment floorspace would be cross-subsidised by the wider scheme, and its provision secured by condition.

¹ Sector Skills Council for the creative media industries

² Mr Iain Smith in evidence

³ WR/23 – Screen Craft Academy, A proposal prepared for the National Film and Television School

⁴ Mr Dunleavy in evidence in chief in response to NFTS proposal (WR/23). Final page

⁵ ID48 – Article "Skillset launches Academy"

⁶ ID58 – email response from Mr Smith, 10 May 2011

⁷ CDG/1 – Document 5, Economic Impact Assessment, paragraph 3.15-3.39

⁸ PSL/BR/1.1 – Mrs Rosewell's proof paragraph 15.10

⁹ *Ibid.*

¹⁰ See PSL/BR/4.1 section 5, On The Lot – New Entrants Programme.

¹¹ ID 40 – Letter from Mr Wight (Head of Group Property, Pinewood Shepperton PLC), dated 26 April 2011

- 9.8.25 There are real and tangible benefits for businesses in a cluster like this. Co-location improves output and productivity by driving innovation and more general growth through collaboration, competition and exchange of ideas¹. The clustering advantages are already apparent at Pinewood Studios; these would be enhanced and consolidated with Project *Pinewood*. Those working in the creative industries will find this an attractive location in which they can network in their field and yet be in immediate reach of Central London.
- 9.8.26 In summary, Project *Pinewood* would send a powerful message internationally of the UK's seriousness of intent to develop its screen based industry and maintain the UK's position as the leading destination in the world for screen production².

Nationally significant economic benefits

- 9.8.27 Project *Pinewood* would bring both quantitative economic benefits which register on a national scale and significant qualitative positives as well. One must not be looked at to the exclusion of the other.
- 9.8.28 On the quantitative side of the equation, Project *Pinewood* would generate some £2.7 billion³ of added value over a 30 year assessment period⁴. This amount is of national economic significance, as it would make a contribution of 2.4% to 3% to the value of screen industries (ID29). Comparing this degree of positive growth with the Net Present Value (NPV) of the film tax relief scheme, Project *Pinewood* would be the equivalent of about half of the value of the film tax relief scheme but at no cost to the taxpayer⁵. The adjustments made to the figures in response to propositions put in cross-examination would lead to only a marginal change to the overall calculation⁶. The evidence shows using a much higher London / South East multiplier (between 1.8 and 2.5)⁷ is justified and which would increase the overall positive impact of the scheme to some £3.1 to £3.8 billion⁸.
- 9.8.29 Another way of thinking about the value of this investment is to consider trade. Average exports generated by film production and royalties over the period 1995-2007 were £1 billion per year⁹. Increasing exports by even 1 per cent is £10m, which would represent around a quarter of the annual additional output from Project *Pinewood* and improve the trade balance by around 7%¹⁰. In itself that would amount to an economic benefit of national significance.

¹ PSL/BR/1.1 – Mrs Rosewell's proof, section 4 and PSL/BR/1.2 – Mrs Rosewell's Appendix A: Creative clusters and the changing economy, A report for Pinewood Studios

² PSL/SN/1.1 – Mr Norris' proof paragraph 5.5

³ £1.1 billion for the project itself plus indirect benefits (ID29)

⁴ PSL/BR/1.2 - Mrs Rosewell's Appendix D and in particular paragraphs D8-D9 and ID29. 30 years spans from start of construction in 2013 to 2042

⁵ ID29 and PSL/BR/4.1 – section 4

⁶ PSL/BR/4.1 – Mrs Rosewell's further information on economic impact, section 3

⁷ CDH/2 - Cambridge Econometrics Report, page 68.

⁸ PSL/BR/4.1 – Mrs Rosewell's further information on economic impact, section 1.

⁹ PSL/BR/4.1 – Mrs Rosewell's proof paragraphs 16.6 and 16.9

¹⁰ PSL/BR/1.1 – Mrs Rosewell proof paragraph 16.6

- 9.8.30 On the qualitative side of the equation, Project *Pinewood* would build on the reputation and global brand of an established agglomeration or cluster, enhancing the productive capacity of one of the UK's leading creative industry hubs. Project *Pinewood* would be important to maintaining existing investments in, and the scale of the creative industries in the UK will suffer if we do not innovate. Innovative activity generates further innovation and maintains the potential for further fast growth. Continued innovation is necessary otherwise global rivals will catch up and outstrip the UK.

Securing economic growth and employment are paramount

- 9.8.31 Through 'The Plan for Growth'¹ document, the Government has issued "*an urgent call for action*" for private sector growth, in response to the fact that Britain has lost ground in the world's economy. The Government is committed to ensuring that the planning system does everything it can to support growth. 'Planning for Growth'² is the immediate and initial response of the national planning policies to this urgent pro-growth agenda. The top priority is to promote sustainable economic growth and jobs, with every effort made to identify and meet housing, business and other development needs. As a mark of the significance of these new policies, we are told that the Secretary of State will take these principles into account in determining appeals.
- 9.8.32 'Planning for Growth' is the most important statement of ministerial policy for at least the last 10 years. These policies could have been written with innovative schemes like Project *Pinewood* in mind. A new policy dynamic has been established which inevitably will prove extremely challenging to authorities like South Bucks. But 'The Plan for Growth' acknowledges that they are required in the national interest, although these proposals are not without controversy.
- 9.8.33 Protection of the Green Belt remains in place ('Planning and the Budget', CDH/54) but pro-growth and pro-green belt statements can be reconciled without any different approach to the established policy requirement that very special circumstances need to be demonstrated. Significant weight must now be given to the pro-growth agenda.

Delivery of market and affordable housing

- 9.8.34 There is an extremely high demand for housing in this District, with a total of 1,498 property transactions in the last year for which data was available³. The South East Plan recognises that the level set in the RSS is significantly below the forecast growth of households⁴. The Strategic Housing Market Assessment calculates an annual net need for affordable homes of 459 per annum in South Bucks⁵. This is in stark contrast to the annual delivery rate of just 11 affordable homes per annum since 2006. Set against this overwhelming demand, the projected delivery rate for the

¹ CDH/50 – The Plan for Growth

² CD H/51 – Planning for Growth

³ CDE/14 - Strategic Housing Land Availability Assessment, page13 paragraph 2.41.

⁴ CDE/29 – The South East Plan, paragraph 7.6

⁵ CDE/1 – Strategic Housing Market Assessment, paragraph S27

remainder of the CS period to 2026 is only 23 homes per annum (including affordable homes)¹.

- 9.8.35 Many people seeking a home here simply cannot afford one. South Bucks has some of the highest property prices in the country outside London, due in part to the fact that demand massively outstrips supply. The average price of homes is 235% of the England and Wales average, significantly higher than any other district in Buckinghamshire². Entry level prices in the third quarter of 2010 were £275,000 – or 13 times the lower quartile income³.
- 9.8.36 In the face of these conditions, the Council continues to adopt the position that the level of housing provision has been conclusively determined by the CS for the remainder of the Plan period to 2026. Therefore, the balance between providing homes to meet demand and recognising the constraints on further development has already been struck. This approach cannot be sustained, given the new imperative of 'Planning for Growth' (CDH/51), which is clearly intended to be a step change in economic growth and housing.
- 9.8.37 Even though the Community Strategy and CS cite the importance of achieving a significant increase in delivery across the District, the Council will be unable to meet even its own aspiration to deliver 350-500 affordable dwellings to 2026⁴. That is because the Strategic Housing Land Availability Assessment sites are likely to deliver fewer units than anticipated owing to the relaxation of density requirements and removal of previously developed status of domestic gardens. Furthermore, there are uncertainties concerning delivery of the Deluxe Opportunity Site, given that its permission is about to expire⁵.
- 9.8.38 The more fundamental issue however is that the CS housing strategy was based on what is perceived to be the RSS requirements. But the RSS was expressed to be only a "*limited response at present*" due to an insufficient evidence base⁶. It goes on to declare that a review would be necessary to meet strategic needs⁷. Figures contained in the RSS are not ceiling limits and it urges authorities to make future planning decisions based on merit

¹ The CS proposes between 2,200 and 2,800 between 2006-2026 (or 110-140 homes per annum). These figures slightly exceed the RSS requirement of 94 dwellings per annum because planning consents have come forward in the early part of the Plan period more quickly. Hence the lower trajectory of completions in the period 2015-2026. See CS Core Policy 1

² CDE/1 – Strategic Housing Market Assessment (2008), paragraph S39

³ CDE/1 – Strategic Housing Market Assessment, paragraph 7.57.

⁴ CDE/23 – CS Core Policy 3

⁵ ID43 – Letter dated 14 April 2011 from SBDC to Mr Rhodes. The letter confirms that Denham Laboratories cannot commit to their relocation to Pinewood Studios which would have released their present site for redevelopment to provide 246 dwellings. The change of circumstances is due to changes in technology which has caused them to reconsider the move to Pinewood Studios

⁶ CDE/29 – South East Plan, paragraph 7.7

⁷ CDE/29 – South East Plan, paragraph 7.7

and local circumstances, including long term housing needs and affordability in an area¹.

- 9.8.39 The RSS Panel Report found that a step change was needed in the WCBV sub-region *"...in this sub-region, the penalties of under provision of housing seem to impose greater risks to the local and regional economy than the impact of additional housing on infrastructure and the environment"*². The practice of treating self-imposed policy constraints, including Green Belt, as absolutes was criticised as undermining the ability for strategic thinking about housing distribution within the sub-region³. The CS therefore could only claim to be an interim solution, and it cannot reasonably be said to provide a conclusive, once-and-for-all determination of housing provision in South Bucks for the next 15 years. The alternative is to continue on the basis of chronic shortage, which is irresponsible.
- 9.8.40 The Council's reliance on the CS to the District's housing supply issue is out of step with the Government's pro-growth agenda expressed in 'The Plan for Growth' and 'Planning for Growth' (CDH/50 & 51). The former states that there is an urgent need to increase the supply of housing and calls on local authorities to deliver more development. Put simply, sustainable economic growth requires significantly more homes to be provided. 'Planning for Growth' urges authorities to *"press ahead without delay"* in preparing up to date development plans and use that opportunity to *"be proactive in driving and supporting the growth this country needs"* and that they should *"make every effort to identify and meet the housing, business and other development needs of their areas, and respond positively to wider opportunities for growth, taking full account of relevant economic signals such as land prices"*. Just revising the CS is wholly inconsistent with an *"urgent call for action"* to put off meeting pressing needs and being pro-growth. The CS is out of date within the meaning of paragraph 110 of the draft NPPF⁴.
- 9.8.41 The Secretary of State has the opportunity to give this approach immediate effect by allowing this appeal and delivering a step change in the provision of housing, and in particular affordable housing, in South Bucks. The scheme would deliver (up to) 1,400 homes on the site, including 150 affordable homes, in a development designed to exemplary standards. The affordable homes would be prioritised for those working at Pinewood and in the immediate vicinity. Pinewood Studios commits to providing assistance to help those working in the creative industries to get onto the property ladder on a further 50 market homes (Target Houses)⁵. The remaining market homes would also have an effect on the affordability of housing in the area, as they would lead to an unprecedented shift in the demand/supply ratio. On top of all that, a commuted sum (agreed at £28.7m) would enable the Council to deliver a further 410 affordable homes elsewhere in the District.

¹ CDE/29 – South East Plan, paragraph 7.8

² CDE/35 – Panel Report, paragraph 21.56.

³ Ibid paragraphs. 21.57-21.58.

⁴ ID74 – PSL response to draft NPPF

⁵ ID7D - S106 Agreement Schedule 2 Part 2

- 9.8.42 The much needed new housing that Project *Pinewood* would deliver is sufficient in its own right to constitute very special circumstances to justify building in the Green Belt, given the huge scale of need in South Bucks and the Government's recently stated emphasis on the urgency of meeting needs and delivering growth¹. Three Rivers District Council is facing similar issues of housing shortage but are addressing the problem differently, as demonstrated by their approach to Green Belt land and the application for development on a site adjacent to Leavesden Studios owned by Warner Brothers (CDG/16).

Sustainability Benefits

- 9.8.43 By allowing film-makers and advertisers to film on location without travelling overseas, Project *Pinewood* would offer the opportunity to make substantial carbon savings². The film industry has high ambitions for greener filming as demonstrated, for instance, in the 60% reduction in emissions by 2025 aimed for in the 'Green Screen' strategy promoted by Film London and the London Mayor³. Project *Pinewood* provides the chance to turn these aspirations into action.
- 9.8.44 The residential element of the scheme would incorporate energy efficiency measures, including a commitment for all dwellings built by 2016 to achieve Code for Sustainable Homes (CSH) Levels 5-6⁴. Conditions would also provide the opportunity to deliver 10% of the development's energy requirements from renewable sources, with future uplift in that proportion or to CSH standards captured in the conditions.
- 9.8.45 Accessibility of the area by sustainable means of transport would be greatly improved. In particular, the new bus and cycle routes would connect into the heart of Slough, Uxbridge and Gerrards Cross with easy access to a range of shops and other facilities including the Crossrail network into the heart of London. This is likely to lead to local residents' travel patterns undergoing a significant modal shift away from the private car.

Quantum and viability of development

- 9.8.46 Considerable thought and level of care has gone into the Project *Pinewood* scheme. The overall quantum of development, its make-up and distribution, evolved into the application scheme as "*an optimised balance*" of a host of considerations⁵. The development is put forward as a whole and not as a number of individual, unrelated, elements.

¹For an illustration of affordable housing being the primary factor in VSC in a GB case, see ID50 – Secretary of State decision at Stoke Gifford

² CDG/1 - Document 4 Carbon Footprint Study, which demonstrates that the scheme will be capable savings of up to 45% of the carbon of a typical film.

³ PSL/JR/1.2 – Mr Rhodes' Appendix 3 paragraph 2.7 and Appendix 4

⁴ CDG/1 – Document 9, Energy Statement is to be tied by condition to any grant of permission. Condition 27.

⁵ CDG/1 – Document 3, Design and Access Statement, page 104 Section 4.2.2 and page 158 Section 5.1

- 9.8.47 The viability of the scheme has been kept under continuous review¹. Pinewood Studios is not pleading a case of enabling development in which it would need to demonstrate that it is putting forward the minimum scale of development to realise funds for some positive end. Hence the absence of detailed evidence concerning such matters.
- 9.8.48 The homes proposed are not put forward as the necessary price to pay for some other element of the scheme, such as the streetscapes. Project *Pinewood* is put forward as a whole as an exceptional scheme with considerable positive benefits across a wide range of considerations.

Alternative sites

- 9.8.49 The purpose of considering whether there is a feasible alternative location for the proposal elsewhere is to assess whether developing in the Green Belt could be avoided. A range of options have been considered for the location of Project *Pinewood*, including alternative sites physically capable of accommodating Pinewood Studios and Project *Pinewood*, alternative sites for *Pinewood* and disaggregating the constituent parts of *Pinewood* to a number of sites. A location adjacent to another creative location had also been considered².
- 9.8.50 A location away from Pinewood Studios is untenable. The recent example of the Dragon Studios, which failed notwithstanding its funding by the Welsh Assembly and the EU³, shows the necessity of co-locating with existing studios with an established centre of excellence, together with all its facilities, skills and expertise. Streetscapes could not be built on an industrial site or as part of a housing estate. In order to work, the concept has to be able to integrate with and feed off not only existing studios but Pinewood Studios in particular. This is because Pinewood is the market-leading centre of excellence, the strongest in Europe, and the best that UK has to offer.
- 9.8.51 Shepperton Studios is a smaller centre than Pinewood and does not have the physical capability to accommodate the project without demolishing much of its existing infrastructure⁴. Leavesden is even less suitable. It is a converted airfield with nothing remotely resembling the range of tenants, skills, facilities or infrastructure at Pinewood⁵. A project such as this could only happen at Pinewood, given the closeness to the crucial resources that the Studios has⁶.
- 9.8.52 The notion that the Studios Masterplan could be re-thought is misconceived. It would fundamentally and unacceptably compromise the permitted Masterplan, which aims to modernise, re-order and rationalise the existing

¹ PSL/ID/1.1 – Mr Dunleavy’s proof, paragraphs 9.3 and 11.14

² CDG/1 – Document 1, Planning Statement, Appendix 5: Alternative site assessment criteria

³ PSL/ID/2.1 – Mr Dunleavy’s rebuttal proof paragraph 4.3 & PSL/ID/2.2 – Mr Dunleavy’s Appendix 4

⁴ CDG/1 – Document 2, Planning Statement, Section 10 and Appendix 5: Shepperton Studios

⁵ PSL/ID/2.2 – Mr Dunleavy’s rebuttal proof, section 3

⁶ PSL/SN/1.1 – Mr Norris’ proof, paragraph 4.5

studios site and add to its capacity¹. The Masterplan is required to refresh the existing business. It has been carefully phased so as to allow it to be built out without undermining the success of the Studios. By contrast, the point of Project *Pinewood* is to provide something altogether new so as to provide additional growth. The Masterplan permission would allow Pinewood to build more of what they currently offer, but would not offer the opportunity to do anything new or innovative or different.

- 9.8.53 Even if the idea of streetscapes built on the Pinewood Studios site could be made to work, it would have none of the benefits forthcoming from Project *Pinewood*. The streets are designed with the input of one of the world's leading Artistic Directors. Getting the right length, depth and dimensions and a whole range of interesting camera angles for filming are critical aspects of the scheme². These optimal arrangements would be severely compromised.
- 9.8.54 The appeal scheme's proposed streetscapes have been designed to be real and lived in. Streetscapes or facades shoe-horned into a busy industrial studios environment would be contrived and very different to the carefully designed proposal of Project *Pinewood*. The idea would not be taken forward by Pinewood Studios. It is unworkable for a number of practical reasons and would seriously affect operations at the Studios site³ to the extent of endangering its future⁴.
- 9.8.55 If the different elements of Project *Pinewood* were disaggregated, the overarching principle of the scheme as a living, working creative community would be lost. The various elements of the scheme are tightly interwoven, interdependent and cannot be separated out without losing the principle of what the proposal is all about. Duplication of services across multiple sites would also increase costs and reduce economies of scale and delivery. Furthermore, it is the direct connection and connectivity between the various elements of Project *Pinewood* and Pinewood Studios that would create the unique and stimulating environment envisioned for the creative industries. Finally, the Screen Crafts Academy requires capital funding which would be provided as part of the overall Project *Pinewood* but not otherwise.
- 9.8.56 The mutual benefits and advantages gained from proximity to Pinewood Studios are crucial to the success of Project *Pinewood* and demonstrate that no other options exist. Disaggregation would not deliver the benefits of co-location and integration that Project *Pinewood* is seeking to deliver.

Overall conclusions concerning 'very special circumstances'

- 9.8.57 For all the reasons articulated, the harm by inappropriateness and any other harm would be clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development. ID74 (PSL response to the draft NPPF) identifies the parts of the drafts NPPF

¹ Mr Dunleavy in evidence in chief

² CDG/1 – Document 3, Design and Access Statement Section 4.1.9, 6.1.5, 6.2.3

³ ID45 – Assessment of Pinewood Studios as potential site for part of Project *Pinewood*

⁴ ID55 – Response to SBDC's note ID51

that lend greater weight to the benefits of Project *Pinewood* and therefore reinforce the appellant's case (outlined in the closing submissions) that the very special circumstances test is met.

9.9 **Compliance with the Development Plan**

- 9.9.1 To the extent that there are any inconsistencies with Development Plan policies, the self-same considerations which amount to 'very special circumstances' would also constitute material considerations which indicate otherwise under the terms of s.38(6) of the 2004 Act.

9.10 **Overall Conclusions**

- 9.10.1 Project *Pinewood* is all about out-competing, out-smarting and out-pacing the rest of the world. It is a scheme that promises to deliver a great deal not only for the good of Pinewood Studios, a world-beating British success story, but also and very significantly, for the greater best interests of UK PLC. In order to stay successful, businesses like Pinewood Studios must stay ahead of the field in an increasingly competitive global market. Growth and building on success will not be achieved by leaving things as they are. After all, pioneering vision and ambition led to the building of Pinewood Studios in the first place.
- 9.10.2 Even if Project *Pinewood* did not deliver its potential, it would still deliver 1,400 new homes in an area where there is huge unmet need for market housing and even more so for affordable housing. When compared to what the Council has actually secured in recent years, Project *Pinewood* would bring forward the equivalent of many decades worth of affordable housing, and in a highly sustainable, mixed-use, world-class scheme with limited impacts.
- 9.10.3 There is a very special opportunity on offer here and a decision to encourage the scale of vision, ambition and innovation that underpin Project *Pinewood* would be more than justified. The draft NPPF echoes the urgent call to action in 'Planning for Growth' and continues the direction of travel of national planning policy towards delivering immediately on the urgent pro-growth agenda.

9.11 **APPEALS B & C – Highway Improvements to the Denham Road/Sevenhills Road Junction and Highway Improvements to the Five Points Roundabout**

Junctions Improvements

Denham Road/Sevenhills Road Junction

- 9.11.1 Problems with the junction identified are: poor visibility to the left for traffic turning out of Sevenhills Road and inadequate capacity to cater for flows for traffic turning out of Sevenhills Road, particularly as the volume of traffic on Denham Road (A412) restricts opportunities for exiting. Because of these operational and safety issues, the junction needs to be improved to accommodate additional traffic from Project *Pinewood* using Sevenhills Road.

- 9.11.2 The staged signalling at the junction and the two lane approach on the A412 would facilitate the right turn into Sevenhills Road without traffic having to cross gaps in the northbound flow. A controlled crossing would add to the safety of the junction. It would provide a safer option for horse riders, who currently have to wait for gaps in traffic to cross the A412¹. The junction would have adequate capacity to accommodate predicted traffic flows, including the Project *Pinewood* scheme and would improve the existing situation.
- 9.11.3 It could also cater for traffic diverted from its current route via Pinewood Road and Five Points Roundabout thus offering relief to that junction. The arrangement also allows for bus priority measures to be introduced, should the highway authority consider it necessary.
- 9.11.4 An adequate visibility splay would be achievable at the Round Coppice private access, south of the junction². Visibility splays of 2.4m x 120m would be guaranteed by condition even when the traffic signal is on green. There would be more opportunities for gaps in traffic flowing along Denham Road with a signalised arrangement, than is currently the case, thereby improving on the existing situation.

Five Points Roundabout

- 9.11.5 This is a critical node in the local road network. PSL is keen therefore to offer an improvement to the junction to address existing operational and safety concerns as well as accommodate Project *Pinewood* flows. The signalised road entries (save for the Slough Road entry) and controlled pedestrian crossings on all arms would provide significant safety benefits, given the record of accidents, due to poor lane discipline and lack of formal crossing facilities at present. Signalisation at Five Points would avoid collisions by controlling access to the roundabout and avoid approaching traffic having to break sharply if an oncoming vehicle means they cannot join the roundabout. Lane designations markings would improve lane discipline, which is a significant cause of accidents in this location. This scheme also has the capacity for bus prioritisation by allowing more 'green light time' to a lane with a bus approaching.

Junctions Capacity Assessments

Denham Road/Sevenhills Road Junction

- 9.11.6 With the base and development traffic flows derived from adjusted assumptions (see paragraph 9.6.3 and 9.6.4 above). The results for Denham Road/Sevenhills Road junction can be summarised as follows³:
- The junction works well within capacity with a practical reserve capacity of 13% in the morning peak and 11% in the evening peak.

¹ PSL/DB/4.2 – Mr Bird's Figure 2: bridle path route is shown on the plan

² It was confirmed at the Inquiry that the access serves four properties

³ PSL/DB/4.1 – Mr Bird's proof Tables 4.1 and 4.2

- This compares well with the analysis of the existing priority junction in the Transport Assessment which shows that it currently operates over its practical capacity of 1.0 on Sevenhills Road.
- The outcome of the 2022 base flow analysis with the existing arrangements in place, and using the 2nd sensitivity test, is also that the junction will operate above its practical capacity¹ unless mitigation measures are implemented. This will lead to road safety concerns for those using the junction.

9.11.7 Therefore, the application proposal not only mitigates the impact of Project *Pinewood* but would also bring capacity improvements compared with the existing situation.

Five Points Roundabout

9.11.8 The summary results for the Five Points roundabout changes demonstrate the following²:

- The junction would operate within design capacity in the evening peak (88% maximum). During the morning peak it would operate within the 100% practical capacity but just above design capacity at 94%.
- Presently during the morning peak all arms operate above the non-signalised design aim of 85%.
- An improvement scheme for the roundabout was secured as part of the Studios Masterplan. Using base flows, the assessment demonstrates that the junction would operate with much higher levels of congestion and queuing than with the improvements proposed under Appeal C.
- The 2022 base case existing layout assessment shows that the roundabout would operate with longer queues and higher ratio to flow capacity (RFC) on some arms, while others show reduced queues on lower RFCs³. Overall, the analysis shows that without intervention the junction would operate at levels significantly above its current capacity, with long delays on several approaches, particularly Church Road.

Effect on openness, on the purposes of the Green Belt and impact on Colne Valley Park

Denham Road/Sevenhills Road Junction

9.11.9 The land take works would involve widening Sevenhills Road over a length of 30m; 350m length widening of the Denham Road southbound carriageway and 120m length widening of the northbound carriageway. In each case the roads would be widened using grass verges, plus additional land to the east on Denham Road. The latter is densely vegetated, lies

¹ PSL/DB/4.3 – Mr Bird’s supplement to proof PSL/DB/4.1 - Sevenhills Road Junction Table

² PSL/DB/4.1 – Mr Bird’s proof Tables 4.3, 4.4 and 4.5

³ PSL/DB/4.3 – Mr Bird’s supplement to proof PSL/DB/4.1 – Five Points Roundabout Table

outside the highway boundary and at 2,200 sqm represents some 12.5% of the application site of 1.6 Ha.

- 9.11.10 The works would be implemented within the perceived 'highway corridor' and impact on openness would be slight. Carriageway widening, traffic lights and equestrian crossing would be visible, but such features would be entirely compatible with a junction of this nature. Retained vegetation and new planting would continue to provide views enclosed by vegetation. The junction would continue to perform well against the Green Belt purpose of preventing encroachment into the countryside. The view corridor assessments¹ demonstrate that the works would not impinge on the landscape character of the area or that of the Colne Valley Park. Tree and hedgerow loss would be localised and suitably mitigated through native tree and shrub planting.

Five Points Roundabout

- 9.11.11 The highway improvements would be carried out predominantly by taking land already in highway use (either the road verge or central reservation). The largest area of loss would be between Church Road and Slough Road which is well vegetated. In widening these two roads, land outside the highway boundary would be used. However, this would represent only 3% of the application site; a reasonable proportion of the area would be for public footpaths with carriageway works beyond the existing highway boundary comprising some 350 sqm or less than 1% of the application boundary. The impact on openness would be negligible.
- 9.11.12 The view corridor images demonstrate the following:
- As no additional development would be evident beyond the highway corridor, the Green Belt would continue to prevent countryside encroachment and there would be a negligible impact on visual amenity at the Pinewood Road, Church Road, Slough Road and Uxbridge Road view corridors²
 - The Green Belt would continue to perform moderately in respect of countryside encroachment at the Wood Lane view corridor and negligible impact on visual amenity³.

Conclusions

- 9.11.13 Whether one or both of highway schemes is inappropriate development depends on whether they maintain openness and do not conflict with the purposes of including land in the Green Belt. Applying the tests, the evidence shows that the Denham Road/Sevenhills Road scheme is inappropriate development, while the Five Points Roundabout scheme is appropriate.
- 9.11.14 Ultimately, whichever side of the line the schemes fall is little more than an academic exercise since, as the Council has agreed, the benefits derived

¹ PSL/AW/5.2 – Mr Williams Appendices Figures 6, 7A and 7B

² PSL/AW/5.2 – Mr Williams' Figures 4A, 4B & 4C

³ PSL/AW/5.2 – Mr Williams' Figure 4B

from the proposals would clearly outweigh harm, if any, caused to the Green Belt and to the Colne Valley Park. Very special circumstances therefore exist to justify the developments.

10. THE CASES FOR OTHER THIRD PARTIES IN ORDER OF APPEARANCE AT INQUIRY

The material points are:

10.1 Mr A Gears¹

- 10.1.1 Mr Gears is a local resident. He has worked at all levels of range of businesses until his retirement some 10 years ago. Under cross-examination Mr Gears confirmed that he had conducted interviews with people connected with the film and TV industry. Each interview lasted about 1½ hours. For reasons of confidentiality he was not prepared to release the names of those interviewed, nor the complete notes of the meetings.
- 10.1.2 The consequence of the weight to be attached to evidence from anonymous respondents was explained to Mr Gears, and he subsequently submitted documents TP5-TP19. TP5 comprises a note of the methodology used to conduct the interviews. TP6-TP19 are redacted versions of Mr Gears' notes following the interviews; the names of most of the respondents remain unknown. Although limited weight can be attached to the responses, given the evidential circumstances, Mr Gears' submissions to the Inquiry are summarised below.
- 10.1.3 Support for Project *Pinewood* is unenthusiastic and there is no evidence of a market need. Use of the streetscapes at the rate indicated is speculative and not backed up with evidence. The level of vehicles on site during a shoot is underestimated. Crews need vehicles, even if they live on the site. Producers and location directors are strongly against the concept of using the same location more than once, unless there is good reason for doing so.
- 10.1.4 There are misgivings about the practicalities of residents and filming co-existing. Permanent film sets cannot be mixed up with houses. The concept would not work. There are questions about the long term feasibility of the streetscapes and what would happen should they be abandoned.
- 10.1.5 Pinewood Green was built for people working at Pinewood Studios. But very few industry employees live there. Most workers associated with the industry are freelance and follow the work.
- 10.1.6 Competition within the industry is intense. It is not a stable business, with USA as the big player. The UK is an important market for American productions, attracted by favourable tax and currency movements. Internal competition is also a threat, with Warner Brothers (at Leavesden) likely to become the largest studio complex in Europe and would have a negative impact on Pinewood's business. Film and TV productions are additionally moving to the Regions, thus challenging the South-East bias.

¹ TP5-TP20 - Mr Gears' written presentation.

- 10.1.7 Pinewood Studios is a property company that rents out studios. Film making ceased in the 1950s and the company that passionately made films for around 70 years ceased to exist altogether in 2004. If granted planning permission, Project *Pinewood* would double Pinewood Studios' net asset value, intensify shareholder demands, invite calls to break up the company and probably attract predators. Pinewood Studios' own future in terms of ownership or intentions is uncertain¹.
- 10.1.8 PSL admits that the project is only feasible with a capital gain from housing, which is a damning indictment for a commercial proposition. If planning permission is granted, there is a high risk of change in Pinewood's ownership. The project is in Pinewood's interest only and not in the national interest.
- 10.2 **Mr Peter Treadwell on behalf of CPRE Penn County District**²
- 10.2.1 The Project *Pinewood* documents attempt to devalue the land, which is undeveloped and part of the Green Belt.
- 10.2.2 One objective of the Colne Valley Park is to prevent urban sprawl. The construction of 1,400 dwellings and commercial premises would amount to urban sprawl and loss of Green Belt land. This is inappropriate development that would have a major impact on the countryside.
- 10.2.3 The Government is committed to protecting the Green Belt, as demonstrated in the assurances given by the Secretary of State for Environment, Food and Rural Affairs.
- 10.2.4 The additional 1,400 dwellings would be likely to double the population of Iwer Heath and overload local infrastructure. The development would have a domineering visual impact on the local community, in particular along Pinewood Green. Buildings with heights of up to 22m would be some 5-10 higher than the existing houses. Residents' quality of life would be adversely affected by the 10 year construction span.
- 10.2.5 There would be a large increase in local traffic not just due to the increased trips to local shops and facilities but also with the additional commercial Pinewood related traffic. The roads towards Fulmer and Gerrards Cross are narrow and unable to accommodate the additional traffic. There would be insufficient parking for residents. With staff and contractors' vehicles, well over 3,000 parking spaces are required which would not be forthcoming as part of the development. Local roads would have to take the strain of the additional parking requirements.
- 10.2.6 The value and usefulness of the streetscapes are questioned. They would not reduce significantly the amount of off-site location filming. Film makers would want the scope offered by the genuine locations. Streetscapes could be computer generated.
- 10.2.7 The employment, training/education and ancillary filming facilities offered at Project *Pinewood* could be accommodated on the Pinewood Studios

¹ ID13 – Statement by Pinewood Shepperton plc, re: share price movement, dated 08/04/11

² TP21 – Mr Treadwell's written presentation

Masterplan development. The employment benefits are supported, provided they are confined to the Studios site.

10.3 Mr J Rossetti¹

- 10.3.1 Mr Rossetti works as a freelance lighting cameraman, having worked continuously in the film and TV industry since joining the BBC in 1963. He lives at Pinewood Green, is a 'friend' of Pinewood Studios and uses its facilities.
- 10.3.2 The desire to compete with studios on a global scale is understandable but including permanent housing within the project is not Pinewood's core business and a step too far in achieving their objectives. The development would attract unwelcome attention, with determined visitors avoiding security and entering the site to view the filming. An open day at Pinewood some years ago was tried with detrimental consequences in terms of traffic and crowds, and was never attempted again.
- 10.3.3 The site is too close to the M25 motorway and would cause difficulties in recording on location, particularly when there is a prevailing easterly wind. The site could be better utilised as a space that would allow the construction of temporary sets. Such a project would be more likely to suit the individual needs of programme makers.
- 10.3.4 Given the facilities at the NFTS in Beaconsfield and the London Film School, the need for another Academy is questioned.
- 10.3.5 Mr Rossetti chose to live in the area for personal reasons and because it was convenient for him at a time when he was working with a company based at Pinewood Studios. However, employment within the industry is by nature temporary and mobile. Workers in the industry are generally freelance and tend to work anywhere in the world. Their place of residence is therefore irrelevant.
- 10.3.6 The Clump is of significant value for wildlife if used by 20-30 people a day. However, it cannot be a benefit or an amenity when used by 1,400 householders. The Clump should be given over to the people. Project *Pinewood* should proceed but without the housing.

10.4 Councillor Alan Oxley²

- 10.4.1 Mr Oxley is a local resident and a councillor for SBDC and Iver Parish. He has also recently been appointed Chairman of Governors at the Iver Junior School.
- 10.4.2 The issue of impact of the development on the secondary school education of local children is of considerable concern, especially to those attending Iver Junior School. The Chalfont Community College is 16 km from Iver (half hour travel time). Its site is constrained and expansion is unlikely to be easy. The school is currently over-subscribed and has to operate a two-shift system to accommodate the arrival and departure of pupils. Increased

¹ TP1 - Mr Rossetti's written presentation

² TP2 & 2b – Councillor Oxley's written presentations

pupil projection for 2013 will put further pressure on secondary education without any additional contributions from new housing developments, unlike that proposed in the S106 accompanying Project *Pinewood*¹.

10.4.3 Project *Pinewood* would be likely to generate some 220 upper school and 130 Grammar school pupils, with the effect of taking the Chalfont Community College over its capacity on a regular basis. That would mean some 200 children living south of Iver would need to travel further to Amersham or High Wycombe.

10.4.4 While it is not the Secretary of State's role to resolve the County's school population problems, this just illustrates the kind of pressure Project *Pinewood* would impose on already over-stretched services. It may be possible for Pinewood Studios to explore the possibility of providing a Secondary Academy on the site, specialising in Communication Technology and Creative Arts. Such a proposal would be supported by the local community, as they have been seeking a new secondary school for many years.

10.5 **The Rt Hon Dominic Grieve MP²**

10.5.1 SBDC's consistent policy of protecting the Green Belt enjoys overwhelming support from local residents. As a consequence of development pressures, real and threatened, residents are left feeling beleaguered by the changes that are affecting their quality of life.

10.5.2 The three main concerns raised with regard to Project *Pinewood* relate first, to loss of Green Belt open landscape in the Colne Valley Park, in an area already under pressure from degradation and fragmentation; second, the lack of trust in Pinewood Studios' need argument for Project *Pinewood* and third, the impact on local infrastructure³.

10.5.3 Mr Grieve has always been supportive of SBDC's policy of Green Belt protection and the efforts made to develop the assets of the Colne Valley Park, as a key environmental and recreational corridor along the western edge of London. While mindful of the importance of business and the wealth it generates, Project *Pinewood* is viewed with some misgiving for the precedent it could set for further applications. This could eventually undermine any prospect of realising the Park's potential.

10.5.4 Pinewood Studios has always maintained that the project is essential to its future and justifies the development in the face of policy opposition. The matter needs to be explored in depth to ensure that local residents will be satisfied on the issue. The employment prospects of the development carry little weight with local residents and there are serious concerns about the traffic impact. The quality of education could suffer from increased pressure on the upper school system already over-capacity and stretched. Careful

¹ ID7D – S106 Agreement, Section 7 of Part 2 of Schedule

² TP3 – Mr Grieve's written presentation.

³ As these concerns are covered in length in other third party and written representations, they are not reported fully here.

consideration must be given to whether the alleged benefits of Project *Pinewood* clearly outweigh the obvious harm that would result from it.

10.6 Mrs Sharon Parsons¹

- 10.6.1 Pinewood Studios is seeking to recreate a version of Hollywood in Iver Heath. The former evolved over a period of time, offering space, silence and sunshine in an arid, sparsely populated corner of a large continent. Iver Heath offers none of these. It is situated in a lush, densely populated corner of a small island and on protected Green Belt land.
- 10.6.2 If this protected land is to be sacrificed it is important to establish, beyond reasonable doubt, that the project is both essential and desirable and that the gains of the film industry are sufficient to justify the losses to national and local amenity, wildlife, social and aesthetic benefits of the land. A project on which the sets themselves are not financially viable and has to be built over a period of 10 years does not appear to be of such importance to the film industry or to the nation.
- 10.6.3 The permanent sets, without the iconic buildings or locations often associated with the selected cityscapes, may well be what filmmakers need today. However, there is no assurance that they will be attracted to the idea in the future when the sets start to look shabby as houses often do, or with residents adapting their homes to suit their lifestyles.
- 10.6.4 Business clusters may be in fashion now, but research shows that the most successful ones were spontaneous, organic accumulations of competing businesses within a particular region. If South Bucks were an attractive place for such a cluster, it would have become one by now. To an extent it has and can continue to evolve without Project *Pinewood*. In fact the real cluster for the screen industries is in London² which naturally benefits from the "*urban buzz effect*"³, and which is unlikely to be replicated on a housing estate in South Bucks. It is questionable whether the young, creative media types expected to inhabit Project *Pinewood* would integrate with the existing community of residents holding rather more prosaic jobs.
- 10.6.5 The site is not an underused piece of countryside as alleged. As part of the Green Belt it helps safeguard the countryside from encroachment and prevent urban sprawl. Project *Pinewood* would extend the sprawling settlement of Iver Heath – stretching out alongside the M25 motorway without a meaningful centre and a limited range of shops. Grazing land would be lost as a result of the development. The site makes a positive contribution to the character and setting of the local area. It is attractive because it is open and undeveloped. There is a wealth of habitats supporting a range of wildlife – to the local community that is indeed paradise and priceless.
- 10.6.6 The Green Belt has an important role in combating climate change. It provides opportunities for access to the countryside and outdoor recreation.

¹ TP4 – Mrs Parsons' written presentation

² PSL/BR/1.1 – Mrs Rosewell's proof, Figure 3: page 21

³ PSL/BR/1.1 – Mrs Rosewell's proof, paragraph 12.12

The appeal site more than satisfies that objective. Accounts by children, teenagers and elderly people using the land for recreation, and in particular enjoying The Clump, attest to its contributions to Green Belt objectives.

- 10.6.7 Project *Pinewood* would sit in the context of a hostile community, protected landscape, an uncertain demand and a developer taking no risks. Without even a single scene being shot on location, the owner of the development will make a substantial profit from the housing. This would be a risk-free investment by PSL, on a very low initial stake but at the expense of a treasured national asset with only indirect benefits to the local population.

10.7 Mr Fagin

- 10.7.1 Mr Fagin's concerns arise from the changes to the private access (Round Coppice) situated to the south of the Denham Road/Sevenhills Road junction. The existing opening is wide with sweeping splays. The proposal would reduce the length of the drive and the width of the splays making it more dangerous for drivers exiting the access.

11. WRITTEN REPRESENTATIONS

APPEAL A – Project *Pinewood*

- 11.1 In this section the written representations submitted in response to notification of the appeal are summarised (Documents WR1- WR55) Submissions made at the application stage are summarised in the Committee Report (CDG4A).
- 11.2 The points in support of the Project *Pinewood* proposal are:
- The screen industry is one of the leading growth sectors of the UK economy but subject to increasing international competition. The creation of 960 full time jobs is a positive contribution as the UK continues to move out of recession.
 - Project *Pinewood* would give programme and film makers a high degree of flexibility and control over their productions and reduce logistical problems associated with filming on location. It would increase the competitiveness of the industry by allowing them to do more for less.
 - Creation of a bespoke filming environment of the scale, diversity and quality proposed would be a real attraction. The use of indoor stages and outdoor filming environment could be optimised as part of an integrated shooting schedule.
 - There is no point in having all the film-making talent currently in the UK if it cannot be fully exploited by the provision of permanent film sets. These will double up as homes, of which there is a desperate shortage in Buckinghamshire.
 - Efficiency saving and reduction in carbon emissions would be achieved.
 - Use of permanent structures would help meet the challenges of high definition, where increased authenticity is required.

- Project *Pinewood* would be of great value to advertising agencies offering clients imaginative, high quality and cost effective local campaigns from a single location.
- Ready access to Project *Pinewood* by road, rail and air and the many good hotels in East Berkshire will prove very convenient to screen industry workers and would contribute to the local economy. The project would not threaten Iver Heath.
- Project *Pinewood* will be regarded by other countries as evidence of the UK's creativity and forward thinking. It is exactly the kind of proposal that would help to maintain the UK as a centre of creative excellence and a safe choice to base future international production activities.
- Project *Pinewood's* importance to the economy provides the justification for development in the Green Belt. It would add substantially to the capacity, resources and attractiveness of Pinewood Studios. A healthy and innovative Pinewood is critical to the success of film and media businesses in the UK.
- The Academy would provide young people the opportunity to further their careers, and real work experience. A world class training facility would ensure the continued provision of high quality craft support for future generations of film and programme makers working in the UK.

11.3 Objections to Project *Pinewood* can be summarised as follows¹:

- The plans are contrary to Green Belt policies. Green Belt land would be destroyed.
- A dangerous precedent would be set for development in the Green Belt.
- This is inappropriate development in a rural area.
- Habitats would be destroyed.
- Tree protection measures are difficult to monitor and enforce. Those intended to be retained could come under pressure for removal over time.
- Local villages would be transformed.
- Development would be out of keeping with the scale of buildings in the area.
- Pressure on local infrastructure would be considerable.
- The population of Iver Heath would double.
- The development should be located on the Pinewood Studios land, which is already developed.
- Economic value of the project is speculative and exaggerated.

¹ This is a brief summary of topics raised in the written representations. Many of the objections have been covered at length in the cases for SBDC, SPP and Parish Councils

- This is little more than a disguised attempt to build a housing development on Green Belt land.
- Project *Pinewood* would become a tourist attraction, adding to problems of congestion in the area.
- High rise buildings would be out of keeping with the area.
- The social, economic and environmental value of the Green Belt has not been factored into the assessment of the value of the benefits that would accrue from Project *Pinewood*.
- As the streetscapes would not be financially viable without the housing element of Project *Pinewood*, they cannot be as vital to the film industry as claimed.
- Most screen industry workers are on short to medium term contracts and peripatetic – they do not need permanent housing in this area.
- The streetscapes could not compete with the 3D computer generated films of the future.
- Given property prices in South Bucks, most of the new dwellings would be occupied by people not involved with Pinewood Studios.
- If there is such a desperate need for accommodation close to the Studios, there would be more pressure on existing properties in the immediate area. But that is not the case.
- Road safety is of particular concern to local residents.
- HGV movements in the area would increase to the detriment of road safety.
- The predominant mode of travel to and from the site would be the private car.
- Traffic mitigation measures are likely to add to journey times.
- The major cause of congestion in the area is not the Five Points Roundabout but the two mini-roundabout junctions at Bangors Road North and Thornbridge Road.
- Construction of Project *Pinewood* for a period of 10 years or more will affect local residents through noise, disturbance, dust and pollution.
- The proposed development would affect existing residents by loss of privacy, increased noise and lighting during filming.
- The level of parking proposed is insufficient and would result in cars being parked on local residential streets. Recent experience of audiences attending a TV production at Pinewood Studios shows the extent to which the neighbourhood is affected by indiscriminate parking by visitors¹.

¹ ID18 – Images of cars parked around Pinewood Studios

- Night shooting is inappropriate and should not be permitted.

APPEALS B AND C

11.4 The points below summarise representations made in writing at the application stages of the developments:

Denham Road/Sevenhills Road Junction

- In peak times traffic is backed up to Denham roundabout – traffic lights will not help this.
- Lane widening and complex traffic signalling system will be harmful to character of area and reflect a major interchange.
- Land needed is the Green Belt and Colne Valley Park and should not be used for development.
- Next inevitable step will be to upgrade Sevenhills Road destroying its quirky village character.
- Alterations may slightly improve access at this point but will do nothing to alleviate the substantial extra congestion.
- Feeder roads in surrounding area not equipped to handle increased traffic – many are single carriageway.
- Increased traffic noise and pollution.
- Loss of important trees and wildlife habitat.
- Loss of trees has carbon footprint associated with it.
- Changes stem from Pinewood's ambitions to become property developer to the detriment of the local community and Green Belt countryside.
- Traffic lights and pedestrian crossings have the potential to create complete mayhem.
- Improvements would be less intrusive than the previous application but still unacceptable.
- Traffic jams will require a new by-pass but where could one go?
- This is merely a stepping stone for Pinewood to get their main development approved. As the main Project is pure speculation it should be dismissed and there would then be no justification for these highway works.
- Factors of concern should take precedence over profit for applicant.
- Any marginal improvement in local traffic would be short lived.

Five Points Roundabout

- Land is within the Green Belt and Colne Valley Park and should not be used for development.
- Feeder roads in surrounding area not equipped to handle increased traffic – many are single carriageway.
- Increased traffic noise and pollution.

- Loss of important trees and wildlife habitat.
- Loss of trees has carbon footprint associated with it.
- Lights and pedestrian crossing would jam the roads further.
- Entering the garage and public house by the roundabout would be a matter of luck if a driver is in the wrong lane.
- Changes stem from Pinewood's ambitions to become a property developer to the detriment of the local community and Green Belt countryside.
- Motorists would seek to avoid the roundabout by rat-running through Pinewood Green/Thornbridge Road and other minor roads.
- Traffic lights would cause further restrictions to flow on main A412.
- Project Pinewood would lead to more cars on the road with bottle necks and traffic jams – traffic lights and pedestrian crossings have the potential to create complete mayhem.
- Improvements would be less intrusive than the previous application but would still be unacceptable.
- Traffic jams would require new bypass but where could one go?
- This is merely a stepping stone for Pinewood to get their main development approved. As the main project is pure speculation it should be dismissed and there would then be no justification for these highway works.
- Increased traffic would make entry and egress to some nearby driveways very dangerous.
- Objection to widening of A4007 Slough Road.

12. CONDITIONS AND PLANNING OBLIGATIONS

12.1 Appeal A – Project *Pinewood*

- 12.1.1 Acceptability of Project *Pinewood* is dependent on appropriate timing, phasing and design of the proposals and mitigating or enhancing measures to counter the effects of development. These would be secured through conditions or planning obligations.

Conditions (ID8F)

- 12.1.2 Save for Nos. 7 and 64, the conditions are largely agreed between the parties. They were discussed at length at the Inquiry. Should planning permission be granted, it should be subject to the conditions listed in Annex A to this Report. They are necessary for the reasons explained at the end of each condition. I have modified the wording of some conditions, in the interests of clarity, brevity, compliance with Circular 11/95 or updated policy advice. Reasons for changes in the wording of conditions, or for not modifying them, are explained below.
- 12.1.3 Condition 6: The parties resisted deletion of the words "*...unless a revised Strategic Phasing Plan is agreed in writing by the Local Planning Authority*", on the basis that some flexibility should be allowed for in a 10 year

development. However, the discretionary approach sought could allow for unofficial circumventing of S73, which provides the proper mechanism for reconsidering conditions attached to a permission. The words should be deleted. Text along similar lines in Condition 55 should also be deleted.

- 12.1.4 Condition 7: SBDC would wish to restrict the 15 streetscapes to those specifically prescribed in the Design and Access Statement (CDG/1 Document 3), as the design and economic benefits of the development are based on the specific streets described. Given the likely 10 year construction span, it would be unreasonable to confine the project to the generic cityscapes currently promoted; a degree of latitude is reasonable to allow for changes in demand, fashion and popularity.
- 12.1.5 Condition 16: At the Inquiry it was agreed that Condition 16 would be unnecessary if a management plan was in place. Accordingly, additional wording recommended in Condition 13 renders Condition 16 superfluous and it should be deleted.
- 12.1.6 Condition 33: Specific reference to The Clump was requested by a third party. However, I agree with the Council that reference to that feature, albeit a significant one, begs the question why other features, such as protected trees and hedgerows are not specifically indicated in the condition. The wording as it stands adequately protects The Clump and the site's other natural assets.
- 12.1.7 Condition 36: As detailed surface water strategies are expected to comply with the strategic site-wide surface water strategy required by Condition 35, there is no need to specify the level of detail included in the wording of Condition 36. The condition should be changed accordingly.
- 12.1.8 Condition 44: a condition requiring "*reasonable funding to property owners...*" is imprecise and contrary to advice in paragraph 83 of Circular 11/95. The mitigation strategy would cover a range of noise related aspects and listing examples of measures required is unnecessary.
- 12.1.9 Condition 45: Alternative wording is suggested in the interest of clarity and enforceability.
- 12.1.10 Condition 58: The condition looks to cover a range of management and operational issues. Ownership, responsibility and management of the residential area, reservation of rights and service charges go beyond what can be reasonably described as relevant to planning and should be deleted. The remaining items listed are covered by other conditions. The reworded condition is necessary to safeguard the amenities of residents from the impact of filming and to facilitate the link with Pinewood Studios. I have doubts about the workability and long term effectiveness of the operational link suggested with Pinewood Studios for the reasons expressed in relation to Condition 64 below.
- 12.1.11 Condition 62: SBDC argues that the condition provides no commitment to incubation units, is not specific about size, management or support of the units and provides no trigger to govern occupation of the houses with the employment floorspace. The matters are addressed in Section 13.8.23 of this Report. Given that Project *Pinewood* is promoted as a creative

industries networking cluster linked to Pinewood Studios, and its operations, the wide scope for interpretation of the words “...and other related industries” is inappropriate. The suggested wording corresponds with SBDC’s suggestion on earlier versions of the condition.

12.1.12 Condition 64: The condition is suggested to cement the connection with Pinewood Studios and to strengthen the concept of a creative cluster. While recognising the appellant’s genuine desire to achieve the project’s objectives, the extent to which the matter could reasonably be covered by condition is questionable. It is too wide, and open to interpretation or misinterpretation. For instance, taken literally, tying management of the residential properties to operation of the Studios could unreasonably fetter future operations of the Pinewood Studios site. Looking at it from the objectors’ side, it would require only a minimal amount of activity connected with the creative arts or filming to take place on the site for the condition to take effect. The condition is unworkable. My view is that it should be deleted.

12.1.13 Condition 65: See paragraph 12.1.17 below.

Planning Obligations

12.1.14 Against, the background of policy infrastructure expectations and affordable housing needs, plus delivery of the principles of Project *Pinewood* and the highways/mitigating requirements, the application is accompanied by two completed agreements and a unilateral undertaking under S106 of the TCPA. Details of what is to be provided through the obligations are listed in ID7J, which also lists the policy basis for the items included in the planning obligations and justification for their provision.

Planning Agreement ID7D and Unilateral Undertaking ID7F

12.1.15 The main elements of the obligations are as follows:

- Financial contributions for off site ecological mitigation directed at enhancement measures at the nearby Black Park and Langley Park Country Parks.
- 100 affordable rented units and 50 intermediate units on site, with priority given to accommodation of Local Eligible Households¹ in the affordable units.
- Financial contribution for the provision of 410 affordable units at locations off-site.
- 50 of the market units to be offered as Target Rented Units or Shared Equity Units made available for a period of not less than 5 years on rented and equity loan terms to target households – i.e. persons working within the creative industries at Pinewood Studios or at Project *Pinewood*.

¹ Defined as Eligible Households comprising students attending the Academy or households living or working within a 1.5 mile radius of the Pinewood Studios or appeal site

- Provision of a 1.5 form entry primary school and a 52 place pre-school on site, plus a financial contribution towards the provision of equipment.
- Financial contributions towards secondary and special education in Buckinghamshire.
- A multi-purpose community centre to include a children's centre and a drop-in facility for the Thames Valley Police¹ (ID7G).
- The Screen Crafts Academy to be constructed as part of phase 1, together with funding to ensure that a viable and sustainable facility is operational for a period of 10 years.
- On site formal and informal sports and recreational facilities.
- Financial contribution to Thames Valley Police Authority to enable provision of a police community support officer² (ID7G and Appendix 1 to ID7D).
- Funding for the Fire Service to provide education and training for community fire services at the development (ID7H and Appendix 2 to ID7D).
- Financial contribution to enable the Buckinghamshire Primary Care Trust to enhance local facilities (ID7I and Appendix 3 to ID7D).
- PSL commits to a management contract that secures management or operation of the development by the manager or operator of Pinewood Studios for a minimum period of 20 years on first occupation of the development.
- PSL have also entered into a unilateral undertaking for reciprocal and matching obligation on the part of Pinewood Studios (ID7F and Appendix 4 to ID7D)
- PSL are required to use reasonable endeavours to market the employment floorspace for 3 months to sole traders, small and medium sized enterprises for use by companies or individuals engaged in the creative industries.

Planning Agreement (ID7E)

12.1.16 The obligation covers the provision of on-site and off-site highways and transport aspects of the development. The main elements are:

- Delivery of off-site highways works at the Five Points Roundabout, Denham Road/Seven Hill Road junction, widening of part of Sevenhills Road, a footway/cycleway and resurfacing of the western side of Pinewood Road from Five Points Roundabout.

¹ WR50 – Written statement on behalf of Thames Valley Police making a case for the financial contributions and drop-in facility

² Ibid

- Delivery of limited stop bus services between Uxbridge, Project *Pinewood* and Slough and between Project *Pinewood* and Gerrards Cross. Diversion of the existing No 58 service to pass from Five Points Roundabout, to the Slough Road/Bangors Road North junction via the Project *Pinewood* site and Sevenhills Road. Financial support for the bus services for a period of 20 years from the date of first occupation of Phase 1 of Project *Pinewood*.
- Additional Mitigation Fund for implementing measures identified by a Transport Review Group (TRG)¹.
- Funding to BCC to implement restrictions on the use of Sevenhills Road North.
- Financial contributions towards the provision of new or improved cycle routes to connect Project *Pinewood* with Slough and Uxbridge.
- Further contributions towards provision of intelligent transport systems, enhancement of public transport infrastructure in the area (mainly upgrading existing bus stops) and a trial Personal Transport Planning initiative.
- Implementation of a Community Travel Plan to include: electric vehicle charging points, a car club scheme, vouchers towards purchase of a bicycle to each household, monitoring and reporting on use of bus services and trip generations/modal splits/achievement of agreed targets and promotion of a local car sharing scheme.

12.1.17 Given the scale and nature of Project *Pinewood*, the demand for additional facilities or pressures on existing ones, there is clear justification for the affordable homes, education and community elements of the S106. Other components would assist with delivering the concept of Project *Pinewood*. The off-site highways works and transport measures in the agreement are necessary.

12.1.18 The highway works to which the clause relates are essential to the effective operation of Project *Pinewood*. However, the term "*as soon as reasonably practicable and without unreasonable delay*" raises concerns about enforceability (ID7E Schedule, Part 1 clause 1.1). If the Secretary of State considers that timely delivery of the works could be compromised by such wording, a Grampian style condition along the lines recommended in Condition 65 (Annex A of this Report) should be imposed.

12.1.19 There is sufficient information and policy support for all of the items in the S106 agreements², plus clear evidence of how and where the monies would be spent. Furthermore, the parties agreed that the provisions of the S106 agreements are related in scale and kind to the development. The planning obligations therefore meet the Community Infrastructure Levy (CIL) Regulation 122 tests and the provisions of Circular 05/05. The provisions of

¹ Membership and terms of reference of the TRG are set out in Section 4, Part 1 of the Schedule.

² ID7J – Planning Obligations Justification

the planning obligations have been accorded significant weight in consideration of the parties' cases and the conclusions.

12.2 **Appeal B – Denham Road/Sevenhills Road Junction¹**

12.2.1 The conditions listed in Annex B were discussed at the Inquiry and should be imposed for the reasons recorded at the end of each condition. If Project *Pinewood* were granted planning permission, in view of the complexity of the project, extending the time limit for implementation of the junction proposal from the standard 3 to 5 years is reasonable and justified.

12.2.2 The 5 years should also be imposed even if Appeal B were to proceed in the absence of a permission for Project *Pinewood*. Funding for the works is not in place and the 5 years would allow for the funding shortage to be addressed.

12.3 **Appeal C – Five Points Roundabout**

12.3.1 Conditions listed in Annex C should be imposed for the reasons recorded.

12.3.2 The appellant wishes to extend the time limit to 10 years from the 5 years suggested by the Council. Given the complexity of Project *Pinewood* and relationship of the highway works with the development, PSL is concerned that the timescale of 5 years is too tight and would not allow for slippage in the programme of works. However, to extend the start of the works to 10 years introduces a high degree of uncertainty and does not sit well with the appellant's intended Phasing programme for Project *Pinewood*. Five years is a reasonable timescale for the start of the highway improvements, even in the event that Project *Pinewood* is not granted permission. The appellant accepted that the 5 years would be appropriate in the circumstances of the highway works being implemented without Project *Pinewood*.

12.3.3 Archaeology is the only other point of issue between the Council and PSL. Given the possibility of archaeological remains in the area, a condition to secure investigation is not unreasonable.

¹ ID8I – Conditions list submitted by SBDC

13. CONCLUSIONS ON APPEAL A – PROJECT *PINEWOOD*

(Numbers in brackets refer to paragraphs or sections in this Report from which these conclusions are drawn)

13.1 Main Issues and General Matters

Main Issues

- 13.1.1 These conclusions are broadly structured to follow the main issues identified in the pre-inquiry note to the parties, with some variation to take account of the evidence presented to the Inquiry. [1.4]
- 13.1.2 There is no dispute that the proposal amounts to inappropriate development for the purposes of PPG2 and Policy GB1 of the South Bucks District Local Plan (LP). It is therefore by definition harmful. [7.1.1, 8.2.2, 9.2.3]
- 13.1.3 With that in mind, the following main issues are key to determining the acceptability or otherwise of Project *Pinewood*:
- The effect the development would have on openness, on the purposes of including land in the Green Belt and on Green Belt objectives.
 - Its effect on the character and appearance of the area.
 - The effect on protected trees and bio-diversity.
 - Whether the proposal would comply with key sustainability principles.
 - The highways congestion and safety implications of the development, and parking issues.
 - Impact on existing and future residents' living conditions.
 - The extent to which the proposal would comply with national and development plan policies.
 - Whether the harm by inappropriateness or any other harm is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.
- 13.1.4 The 'other considerations' fall into the following broad categories:
- Social and cultural benefits of the project, including the contribution it would make to the region's housing and affordable housing needs.
 - Economic case for Project *Pinewood*.
 - Alternative locations.
 - The highways and transport advantages to the local community

General Matters

- 13.1.5 The Environmental Statement (ES) was submitted in accordance with the EIA Regulations. As agreed by the main parties, the requirements of the Regulations have been met. The contents of the ES, and all environmental information, are taken into account in arriving at the recommendation in this Report. [2.1]

- 13.1.6 The starting point for considering this appeal, as well as Appeals B and C, is S38 (6) of the Planning and Compulsory Purchase Act 2004. The development plan for the area comprises the saved policies of the South Bucks District Local Plan (LP), the South Bucks District Core Strategy (CS) and the Regional Spatial Strategy for the South East of England (the South East Plan or RSS). [4.2.1]
- 13.1.7 The provisions of the Localism Bill which is now before Parliament reflects the Government's intention to revoke Regional Strategies. While the recommendations have taken this matter into account, it can be given limited weight at this stage of the parliamentary process. The matter was also addressed by Mr Bird in closing for the Council. As reported in earlier sections of this Report, the South East Plan (as part of the development plan) featured prominently in the main parties' cases. [4.2.1, 7.8.1]
- 13.1.8 The Draft National Planning Policy Framework (NPPF) was issued on 25 July. The parties referred extensively to the Ministerial and Departmental Statements issued in advance of the NPPF, the contents of which are broadly repeated in the emerging NPPF. Given the draft status of the NPPF, it has not been referred to in any depth. The Statements, on the other hand, feature at relevant points in these conclusions.
- 13.2 **Effect on Openness, on the Purposes of Including Land in the Green Belt and on Green Belt objectives**

Openness

- 13.2.1 With the exception of the small group of buildings associated with Saul's Farm at the north eastern corner of the appeal site, the 46 hectares of land that comprises the site is undeveloped and unencumbered by buildings or structures, other than lines of fencing. The Clump, individual and groups of trees and hedgerows marking the boundaries and sub-dividing the site may disrupt open views across the swathe of grassland, but the land is open in the sense of being undeveloped. Even previously excavated areas of the site are barely distinguishable as anything other than the surrounding area of grassland. [3.3, 3.4, 7.2.2]
- 13.2.2 In this context, there can be little doubt that Project *Pinewood* would amount to a considerable urban incursion into an otherwise undeveloped area of land. It cannot but have a substantial impact. The openness of the site would not just be reduced, as conceded by the appellant, but would be substantially eroded. The 25.7 hectares (over 50%) of land that would remain open as formal or informal recreational space would not overcome the considerable incursive effects of such a large development with its high intensity of residential and commercial activities. The low density housing would comprise buildings, roads and domestic gardens in place of open land. Its coverage across the site would be no less harmful to openness than the tall buildings and high density development within its core. [7.2.1, 7.2.3, 9.3.3, 9.3.4, 9.3.7]
- 13.2.3 Given the scale and nature of Project *Pinewood* (21.6 hectares of gross built area), the loss of openness would not only be visually apparent but would all but destroy the concept of the site as part of open Green Belt land. The

fact that the visual effects may be localised does not diminish the fundamental breach that would occur. [7.2.1, 7.2.4, 9.3.3, 9.3.6]

Purposes of the Green Belt

- 13.2.4 It was agreed that, of the five purposes listed in PPG2, the development has the potential to affect four. Judgement on how a development would contribute or not to the purposes involves more than just an assessment of the extent to which it would be visible. Equally, lack of apparent views of the context in which the site is located or of nearby settlements, or even the fact that existing built-up areas are visible from the countryside do not imply that the purposes of the Green Belt cannot be contravened, as demonstrated below. [7.2.5, 9.3.2]

Checking the unrestricted sprawl of large built up areas

- 13.2.5 The LP recognises that "*...the whole of the Green Belt is important in order to keep these larger urban areas in check, not just those parts of it immediately adjacent to them*". PPG2 explains that urban sprawl can be prevented by keeping land permanently open. The Green Belt to the west of London, and in South Bucks, is considered to be seriously fragmented and highly pressurised. [7.2.7, 10.5.2]
- 13.2.6 The parameter plans show how the built-up sectors of the new development would be confined to the areas indicated. Nevertheless, they would extend the settlement of Iver Heath and consolidate it with the vast array of densely packed buildings on Pinewood Studios to the west of the appeal site. Given the extent of the built development, and other physical manifestations of a mixed use development, even if not wholly apparent from many distant views, the scheme would extend the present built-up reaches of the area and amount to urban sprawl of the type the Green Belt is seeking to contain. [7.2.8, 9.3.2, 10.2.2, 10.6.5]

Preventing the merger of neighbouring towns

- 13.2.7 The Green Belt in South Bucks prevents the merger of Iver Heath, Iver, Richings Park and Stoke Poges. The fact that one or more of these settlements may not be visible from another does not remove the threat of a merger. Because of the distance between settlements, visual or physical coalescence is unlikely to be caused by any single development. However, continual chipping away at the Green Belt by a combination of proposals extend settlements, threaten their individual identities and cause the sort of fragmentation already prevalent in this area of the Green Belt. Project *Pinewood* would contribute to that fragmentation and undermine the specific purpose of preventing merger of neighbouring towns or settlements. [7.2.9, 7.2.10, 9.3.2]

Assisting in safeguarding the countryside

- 13.2.8 The scale of Project *Pinewood's* encroachment into the countryside would be substantial: just over 20 hectares of land to be developed. The 25.7 hectares of open land would be within or viewed as landscaped parks or semi-informal areas marking the edges of an urban development. They would not represent countryside in the way that the appeal site currently functions. The Green Belt purpose of preventing encroachment into the

countryside would be considerably compromised, regardless of the extent to which the development would be seen from different viewpoints. [7.2.11, 8.2.1, 9.3.2, 10.2.2, 10.6.5]

Assisting in urban regeneration

- 13.2.9 The effect that Project *Pinewood* would have on this purpose of the Green Belt is less clear cut. The appellant argues against disaggregation of the development, on the basis that each of the individual elements is integral to the concept of Project *Pinewood*. Equally, proximity to Project *Pinewood* is vital to the clustering benefits of the project and to the notion of a living/working community with creative connections. In such circumstances, the appellant has demonstrated that there are no options to the undeveloped greenfield site close to the present Pinewood Studios. [7.2.12, 9.8.55, 9.8.56]
- 13.2.10 On the other hand, if there was a case for separating the various elements of the project, closeness to Project *Pinewood* for many of the uses proposed becomes less of an imperative. Should that be the case, locating one or more of the discrete components of the project on the appeal site and in the Green Belt could undermine the incentive to recycle urban land. [7.2.12]

Green Belt objectives

- 13.2.11 The appeal site is in the private ownership of Pinewood Shepperton PLC. While access to the land may have been possible in the past, my site visits revealed that unauthorised access is now positively discouraged. As it stands, the land does not get used for outdoor sports or recreation. While recognising the reasons for restricting public access to the site, the argument that these objectives can only be fulfilled with the development proceeding is not a strong one. Should the owners be so inclined, opportunities for such activities and greater access to the open countryside could be provided without developing the site in the manner proposed. [7.2.13, 7.2.14, 8.2.1, 9.3.8]
- 13.2.12 The land is not damaged or derelict. Nor could it be said to be in use for agricultural or forestry use. The landscape in and around the site may not be of a quality that merits specific designation, but there are protected natural features within the body of the site and around its edges. Furthermore, it is undeveloped and part of an area of countryside under pressure for development. For these reasons, the site is highly valued by local people and should be credited with meeting Green Belt expectations of attractive landscapes near where people live and securing nature conservation interests. [3.3, 3.4, 7.2.13, 8.2.1, 9.3.8, 10.3.6, 10.6.5, 10.6.6]
- 13.2.13 With the care and attention to detail accorded to landscaping and ecological issues, Project *Pinewood* would perform as well as can be expected with a development of the size and scale proposed. Nevertheless, it would prevent this part of the Green Belt from fully performing a number of the functions listed in PPG2. [7.2.14, 9.4.5]

Precedent

- 13.2.14 The unique circumstances of Project *Pinewood* as a specific concept dependent upon its co-location to an existing large and important employment site, renders slim the prospect of applications for similar projects in South Bucks or the Green Belt. The positive benefits of future applications or of housing delivery at the scale intended in an area of high demand and need would have to be balanced against the implications of developing in the Green Belt, and other likely impacts. In other words, the weight of policy considerations applicable to proposals for development in the Green Belt would not be diminished should permission be granted for Project *Pinewood* to proceed. [7.2.12, 7.10.3, 9.2.4, 11.3]

Conclusions on Green Belt

- 13.2.15 The development would fail when considered in the stark light of LP Policies GB1 and GB4 designed to protect the Green Belt from inappropriate development and from proposals injurious to the Green Belt. [4.2.9]

13.3 Effect on the Character and Appearance of the Area

- 13.3.1 This section looks at the impact of the development on landscape, on the conservation and amenity value of the Colne Valley Park, and also covers the visual amenity of the Green Belt. It must be said at the outset that if the positive aspects of Project *Pinewood* clearly outweigh the harm caused to the Green Belt, then the same considerations would equally apply and outweigh harm to the Colne Valley Park. [9.3.5]
- 13.3.2 The Park covers much of the eastern part of South Bucks. It is the first taste of countryside to the west of London, providing a complex, diverse pattern of landscape and presenting many opportunities for improvement. The aims include conservation of the landscape and of biodiversity resources, resisting urbanisation and providing opportunities for countryside recreation. [4.2.8, 4.2.15, 7.3.1, 7.3.2, 10.5.3]
- 13.3.3 Open fields, woodland blocks, hedgerows and intimately scaled countryside are as much characteristic of the appeal site as other areas falling within the Iver Plateau landscape character area. The appellant's evidence recognises that the nature of the change would be adverse, but it is said that over time the proposed landscape would help integrate the development into the wider area. That may well be the case if the aim is to integrate the development with the residential development of Pinewood Green to the south. However, It is difficult to envisage how a development of up to 1,400 dwellings with commercial, retail, filming and community facilities, with the attendant activities, external works and domestic paraphernalia, could reflect or complement the essentially rural characteristics of the site's surroundings. [7.3.6, 9.3.4]
- 13.3.4 Project *Pinewood* would amount to a clear incursion into the countryside and an intensive urban extension with little connection to the open (i.e. undeveloped) landscape in which it would lie. That the proposal would provide scope for outdoor recreation or high quality landscape are creditable attempts to meet the policy and social demands of a development of this scale. It does not point to its acceptability when assessed against the aims

of the Colne Valley Park or its landscape, conservation or amenity values. [5.1.4, 5.1.5, 7.3.2, 9.3.7]

- 13.3.5 The scale of change would be significant and visible from local viewpoints, but the effects would not be confined to the immediate area. The level of activities generated by a development of this scale would be apparent over a much wider area. Furthermore, the tall, dense parts of the development would be seen from some distance, in much the same way that the large stages on the Pinewood Studios site are visible. The notion that the impact of the development would be limited and local is therefore fanciful. In fact, the commercial success of the scheme would depend to a certain extent on its visual connection with Pinewood Studios, as evidenced by the ambitions to link its core with the Studios site. [7.3.3, 7.3.5, 7.3.7, 9.3.4, 9.3.6]
- 13.3.6 It follows from these observations that development of the appeal site and Project *Pinewood* would run counter to the aims of the Colne Valley Park. It would significantly alter the landscape character and appearance of the area to its detriment. The visual amenities of the Green Belt would be similarly affected by the scale of loss of part of the countryside and of openness. The proposal fails against the aims of Policy WCB5 of the RSS and CS Core Policy 9. [4.2.8, 4.2.15]
- 13.4 Effect on Protected Trees and Bio-Diversity of the Site**
- 13.4.1 The project would involve removal of 26 protected trees out of about 500 currently on the site, and loss of less than a quarter of the site's hedgerows. In quantitative terms alone those numbers are not significant, though many un-surveyed trees would also make way for the development. The strategies intended in the design of the layout make exemplar attempts at preserving and integrating existing trees and hedgerows into the development. Even with the high level care and attention aspired to, these natural elements of the site would lose the context in which they currently exist and their amenity value reduced to features in which to sit the development. The ecological value and connectivity of hedgerows would also be compromised. [7.4.2-7.4.6, 9.4.1, 9.4.2, 9.4.4, 10.6.5, 11.3]
- 13.4.2 The Clump is protected in its own right. It is highly valued by local people. The proposal would retain the woodland in its entirety, with scope for long term management secured by condition. Concerns about the threat from the near twofold increase in the local population are not without some basis. However, The Clump has withstood pressures from construction of the M40 motorway and from the established settlement of Iver Heath. It would continue to do so, despite the presence of Project *Pinewood*, and particularly with the prospect of enhancements and improved long term management. [7.4.7, 9.4.3, 10.3.6, 10.6.6, 11.3]
- 13.4.3 The appellant has followed the sequential principles of searching for alternative sites, putting in place adequate mitigation and compensatory measures, as required by PPS9. Nevertheless, it is difficult to reconcile the inevitable loss of trees and hedgerows with the policy protection afforded to such features under CS Core Policy 9. [9.4.2]
- 13.4.4 That said, if the circumstances of the importance of Project *Pinewood*, and its propensity to clearly outweigh the harm to the Green Belt, is accepted,

the loss of trees, hedgerows and effect on The Clump would not of itself justify turning away the appeal. The Council's witnesses conceded that the careful thought given to protection of trees, hedgerows and The Clump, together with mitigation measures forthcoming, would minimise the impact of the development on key natural features supported by the appeal site. In other words, the appellant has done as good a job as can be expected in this respect. [7.4.8, 9.4.5]

13.5 **Sustainable Development**

- 13.5.1 The Government's commitment to sustainable development principles remains strong, even in the face of the call to foster economic growth and employment. The CS reflects the South East Plan's spatial strategy by promoting Beaconsfield, Gerrards Cross and Burnham as the main focus of development. The purpose is to "*...foster accessibility to employment, housing, retail and other services, and avoid unnecessary travel.*" Thus, new development in Secondary Settlements, such as Iver Heath, is expected to be limited. The status of Iver Heath as a Secondary Settlement results from a hierarchy study, based on the provision of services, facilities and transport services in each settlement, and was recently endorsed by the Inspector examining the soundness of the CS. [4.2.2, 7.1.3, 7.1.5, 7.5.1, 8.3.2]
- 13.5.2 The CS describes Iver Heath as a settlement with "*...no single centre, a very limited range of shops and no secondary school nearby.*" It supports other facilities, such as pre-school, nursery, infant and junior schools, a sports centre, a library, a village hall and an adult education centre. [7.5.2, 7.5.3]
- 13.5.3 Locating Project *Pinewood* adjacent to Iver heath and in the Green Belt clearly runs counter to the settlement hierarchy of the CS and to the South East Plan's approach of directing development to built-up areas. Although this raises considerable doubts about the sustainability credentials of the project, it deserves closer analysis in the light of the measures proposed to improve accessibility by public transport, by cycling and for pedestrians. The proposal to provide facilities to serve the new development, the concept of a living/working community and the implications of reducing the carbon footprint of film/TV productions also warrant consideration. [4.2.2, 4.2.12]

Access to employment, services and facilities

- 13.5.4 Pinewood Studios is the largest employment site in the District. It would host in the order of 4,000 jobs, following implementation of the Studios Masterplan and Project *Pinewood*. The appeal scheme aspires to attract people working at the Studios or Project *Pinewood* to live on site. The 50 Target Homes and prioritising Local Eligible Households, to be secured through the S106, are intended to attract people to live and work at Project *Pinewood*. But even without that there is cautious optimism that at least 20% of those living at Project *Pinewood* would have some connection with the creative cluster industry on their doorstep. [7.5.5, 9.5.2, 9.5.3, 9.5.4, 12.1.15]
- 13.5.5 That belief is not convincing, given the evidence. Very few people employed by or working at Pinewood Studios currently live at Iver Heath or within 3 Km of the studios, even though the Pinewood Green estate was

built for that purpose. There is also a propensity for people working in the industry to be unattached to a workplace or employer. Project *Pinewood* is unlikely to alter longstanding flexible patterns of working enjoyed by freelancing creative workers. Given average wages in the screen and creative industries, affordability of properties in this area to such workers is questionable, particularly if, as is suggested by the Transport Assessment, some 65% of the housing could be of three-bedroom construction or larger. [7.5.5, 7.9.27, 7.9.29, 8.4.13, 10.1.5, 10.3.5]

- 13.5.6 Furthermore, the 4,000 employment figure and the 20% occupancy rate are dependent upon the Studios Masterplan being implemented, for which there is no timeline, plus the jobs and housing would need to proceed in tandem on the appeal site. There is no assurance that would happen over the 10 year construction timescale. The assumption must be that a large majority of residents would commute away from Project *Pinewood* and the Studios to work. [7.5.5, 7.5.6]
- 13.5.7 The area around the site is currently poorly served by buses. The S106 Agreement would put in place an improved bus service to link with Slough, Uxbridge and Gerrards Cross. There is already a shuttle bus between Pinewood Studios and the stations. Enhanced cycle routes would link to Uxbridge and Langley Stations. The potential for residents to use cycles, buses and trains in place of cars to access their workplace would be greatly improved. As a broad indicator of people's travel choices, Pinewood's 2009 Travel Survey is a good guide and shows that a shift in favour of sustainable transport modes to work could be achieved with the enhanced measures proposed. Judgement of a site's accessibility, however, means more than just about how people get to and from work. It also requires consideration of where residents would go, to meet, among other things, their shopping, health, education and leisure needs. [8.4.9, 8.4.11, 9.5.5, 9.5.6, 9.5.7, 12.1.16]
- 13.5.8 The community centre and school delivered through the S106 planning obligation would reduce the need for travel to access such facilities. The infant school may not be forthcoming until phase 3 or 4 of the construction programme, and access by foot or cycle to the Iver Heath pre-secondary education facilities is not a realistic option for most people. There is no secondary education provision locally; pupils would be likely to be travelling to either Chalfont Community College (some 16 km away) or further to Amersham or High Wycombe. That is a feature of the current educational arrangements, but Project *Pinewood* would add to the number of pupils travelling to and from Iver Heath. [7.5.3, 7.9.35, 8.4.10, 10.4.1-10.4.4]
- 13.5.9 It is also likely that people living at Project *Pinewood* would be travelling elsewhere, mainly to Slough, Uxbridge or Gerrards Cross, to shop and to access other services, as choice in Iver Heath is limited. The 2,000 sqm of Class A floorspace proposed with the development would help to meet limited day to day requirements, but no more than that. Given the distances involved, and the nature of the reasons for travel, the enhanced bus services and cycle routes are unlikely to cause residents to abandon the convenience and comfort of their cars in favour of more sustainable alternatives. [8.4.11]

- 13.5.10 Project *Pinewood* would generate travel demand in the order of nearly 15,500 total external trips daily. Much of this would be by car, despite sterling efforts by the appellant to improve opportunities to access alternative means of transport and to raise future residents' awareness of choices available. The appeal site is in an inherently unsustainable location, as recognised in the CS settlement hierarchy. Access to work, shops, schools and essential facilities or services substantially means travel to the larger settlements, and which would not be overcome by the measures proposed as part of the development. While, the concept of a living/working community is an attractive one, in this case neither the level of facilities on-site or nearby, nor the transport measures proposed, would significantly reduce the need to travel or render the development acceptable against the objectives of national, regional and local policies aspiring to key sustainability principles, namely, PPS1, PPS3, PPG13, the RSS spatial planning principles and CS Core Policy 7. [7.5.7, 7.5.10, 8.4.11, 9.5.5-9.5.8]

Greenhouse gas emissions

- 13.5.11 Considerable thought has gone into the energy performance and greenhouse gas (GHG) emissions at the development. With the measures intended, and secured by condition, Project *Pinewood* would be an energy efficient development with low GHG emissions. Although compliant with the South East Plan Policy CC1 and CS Core Policy 8, the climate change imperative in the Supplement to PPS1, the Code for Sustainable Homes and BREEAM render such requirements the norm. The features proposed at Project *Pinewood* would not be much more than expected from any large development. [5.1.11, 9.5.12, 9.8.44]
- 13.5.12 There is some merit in the energy saving potentials of the streetscapes. The facility would allow for productions to locate close to Pinewood Studios, and reduce the GHG emissions otherwise caused by air travel and air freight generated by productions locating overseas, as illustrated in the Carbon Footprint Study. The level of savings must be balanced against the travel implications of those coming from abroad. Furthermore, more reliable carbon data through further studies are needed before unequivocal claims about GHG reductions can be meaningfully factored into this case. [7.5.8, 7.5.9, 9.5.12, 9.8.43]

13.6 The Highways Congestion and Safety Implications and Parking issues

- 13.6.1 The effect on the movement of traffic, on road safety and the day to day concerns about congestion feature prominently in objections by local residents. That the situation is little different to many areas of the South East is of little comfort to those faced with experiencing problems first-hand on a daily basis. [8.4.8, 10.2.5, 11.3]
- 13.6.2 That said, a number of off-site improvements are proposed to enable traffic generated to and from Project *Pinewood* to be accommodated on the local road network. In recognition of current problems of visibility, and to increase capacity, the Denham Road/Sevenhills Road junction would be converted to a signal controlled junction, in accordance with the proposal forming the subject of Appeal B. Sevenhills Road is to be widened to a

width of 6.5m, with a footway to be provided as part of the upgrading. New arrangements at the Five Points Roundabout (Appeal C) would also be undertaken to accommodate future traffic growth and traffic flows. These, and other essential improvements, would be secured through the S106 planning obligation and recommended Grampian Condition 65. [9.6.6, 12.1.15, 17]

- 13.6.3 Improvements to the main junctions, coupled with other measures forthcoming to mitigate the effects of the development, and updated assumptions, led to different traffic flow generation from that originally estimated in the Transport Assessment. The updated and agreed base flows and traffic generation took account of, among other matters, filming staff generally arriving and leaving outside of normal peak time, reduction in Studios Masterplan traffic to account for measures introduced at Project *Pinewood*, 20% reduction in employment trips and an assumption that internalised trips would amount to some 6%. [7.6.1, 9.6.3]
- 13.6.4 BCC accepted the appellant's case on the basis of the agreed assumptions coupled with the mitigation strategy secured through the S106 Agreements. Given the unique nature of the development, its relationship with Pinewood Studios and the long construction period, there must be some doubts about the reliability of the inputs used and how advances in technology would impact on traffic flows from the filming element of Project *Pinewood*. Furthermore, the 20% reduction in employment trips is overly optimistic, for reasons I gave earlier. Nevertheless, assumptions of traffic base flows, estimated growth and level of traffic generated by the development appear to be based on as robust and clear evidence as is possible under the circumstances. [8.4.3, 8.4.4, 8.4.5, 9.6.3]
- 13.6.5 The updated assessments show that the two main junctions would operate within capacity, while three other junctions nearby would operate close to or above capacity at peak periods by the year 2022. Over-capacity at the lesser road junctions already exists and could worsen with the development, though most likely the congestion and delays would occur mainly at peak periods. While recognising the genuine concerns of local residents, in the circumstances of accepting the positive aspects and benefits of Project *Pinewood*, the limited period during each day that congestion on certain sections of the local highway network is likely to occur should not by itself be held against the development. Furthermore, with the additional mitigation fund secured through the planning agreement, there is scope to deter or reduce impact of traffic through narrow country lanes and local villages. [7.6.2, 7.9.63, 8.4.6, 9.6.3-9.6.8]
- 13.6.6 There is additionally some merit in the argument that people would adjust their travel patterns to avoid peak period travel by car or that pressure on the smaller junctions would be eased by new arrangements at the Five Points Roundabout. What is clear, however, that with or without the development the highway network will suffer congestion. Measures to increase capacity are limited; the appellant has done as much as is possible under the circumstances, and as required under CS Core Policy 7. But this only serves to illustrate the importance of directing developments to sustainable locations. [7.6.2, 8.4.7, 9.6.7]

- 13.6.7 Construction of Project *Pinewood* could generate up to 84 HGV movements per day. However, this may be compensated by reduction in the local quarry traffic movements once that permission expires. There is also scope for control over the route of construction traffic, which would be secured by condition. [9.6.9, 11.3]
- 13.6.8 The notion of Project *Pinewood* as a theme park or attracting unwanted visitors, with consequential increase in traffic locally and inconsiderate parking, is understandable. An open day organised by Pinewood Studios some years ago by all accounts caused problems of the local highway network. Equally, images presented to the Inquiry illustrate the problems that can occur with live TV productions at Pinewood Studios. [9.6.11, 10.3.2]
- 13.6.9 Firstly, the streetscapes as a proportion of normal housing or commercial development would be small and not enough to generate interest as a theme park. More significantly, the level of security and management control expected by those filming on location would prevent the sort of unwanted attention and traffic generation feared by local residents. [9.6.11]
- 13.6.10 The Transport Statement of Common Ground confirms that the level of parking proposed for Project *Pinewood* would equate to some 60% of that expected from the Council's draft interim guidance on Residential Parking Standards. The guidance however also accepts that large scale development offers an opportunity to have a reduced level of parking provision, as it may have the critical mass to include sustainable measures to provide alternative means of travel other than travel by car. That is indeed the case here. [8.4.14, 9.6.10, 10.2.5, 11.3]
- 13.6.11 While the overall sustainability credentials of the proposed development are questionable, the range of options for shifting to other modes of transport or reducing car ownership, including car share clubs and provision of bicycles and bicycle parking, justifies the approach towards on-site parking adopted in the proposed scheme. The 1.29 spaces per dwelling is an average across the entire site and would not apply necessarily to larger dwellings where multiple car ownership is likely. On the whole, the parking standards proposed at Project *Pinewood* are acceptable, as recognised by the Council. Furthermore, the management and operational plan to be secured by condition should prevent the unwelcome and indiscriminate parking by visitors on nearby streets. [8.4.14, 9.6.10, 10.2.5, 11.3]
- 13.7 **Residents' Living Conditions**
- 13.7.1 Residents locating to Project *Pinewood* would be aware of the concept they are buying into and the prospect of restrictions or disturbance during filming. There is no reason to assume that the care and attention to detail accorded to the project to date would not continue as the scheme develops. Conditions in place would assist with securing the high quality environment intended for future residents, as demonstrated in the evidence illustrating how the filming activity could be integrated into the residential environment. [5.1.7-5.1.10, 7.7.1, 9.7.1]

13.7.2 Equally, the layout and documents accompanying the application show the extent to which the living conditions of existing residents were considered in the design. There may well be occasions when the amenity of occupiers of neighbouring properties, especially those at Pinewood Green, would be disrupted by night shooting or explosive sounds. But the frequency of such occurrences is likely to be low. That the development would immeasurably and permanently alter the outlook from properties on Pinewood Green is inevitable. However, if the benefits and gains alleged clearly outweigh the harm identified so far, the effect on individual householders is unlikely to be of such consequence as to cause the project to fail. [7.7.2, 8.5.2, 9.7.2, 9.7.3, 11.3]

13.8 Other Material Considerations

13.8.1 The proposed development would clearly not meet the restrictive approach to development in the Green Belt applied by Policies GB1 and GB4 of the LP. However, PPG2 provides scope to rebut the presumption against inappropriate development in the Green Belt and the other harmful effects identified. Although the effects of development on openness, on visual amenity, ecological considerations and highway concerns would be mitigated as best as is possible under the circumstances, that is not a positive factor that carries weight in favour of allowing the development. Project *Pinewood's* acceptability is dependent on the extent to which the harm by inappropriateness, and any other harm, would be clearly outweighed by other considerations, such as the benefits alleged. [8.2.2, 9.2.1, 9.2.2, 9.2.3]

13.8.2 In assessing the case for Project *Pinewood*, the value of the creative and screen-based industries to the UK, and the importance of Pinewood Studios¹ within that industry cannot be overstated. [7.9.34, 9.8.7]

13.8.3 The creative industry is important to the economic recovery of the UK. It is one of the areas expected to drive significant growth in the country. The screen-based industry as a major component of the creative industry is also a growth sector. In 2009, for instance, the UK film industry accounted for over £4.5 billion of GDP, directly employed 36,000 people and supported a total of 100,000 jobs. Last year saw record levels of inward investment with 28 films made in the UK. The economic value of the film industry is one reason for the Government's support, as evidenced by its recent commitment to the film tax credit. [9.8.1-9.8.6, 11.2]

13.8.4 Culturally, the UK film industry performs well in the global market, even in the face of the dominant force of the US film industry. British films have worldwide recognition and appeal. Pinewood Studios is synonymous with British filmmaking. It is internationally recognised and a significant British-based global brand, at the forefront of and critical to the success of the screen-based industries in the UK. [7.9.34, 9.8.7, 9.8.8, 9.8.9, 9.8.10]

13.8.5 The Studios' history dates back to the 1930s when it was set up to rival the dominance of Hollywood. It is now the leading operator of film facilities in

¹ The company Pinewood Studios includes Shepperton and Teddington Studios in addition to the studios at Iver Heath

the UK and Europe, competing successfully with Hollywood and other international studios. Productions from all over the world are attracted to Pinewood Studios for its myriad of facilities, its skilled workforce and expertise. The Council recognises Pinewood Studios as a site of national and international significance and a special policy in the LP seeks to retain this unique site for film production. The Masterplan permission for the Studios site is an indication of support for the growth and development of the company. [6.1.1, 6.1.2, 6.1.3, 6.2.2, 6.2.3, 7.9.34, 9.8.8]

- 13.8.6 Competition in the industry is intense and global, with other countries looking to provide equally attractive tax incentives and studio facilities to rival Pinewood's offer. Continuing investments and innovations are therefore essential to Pinewood Studios, in the interest of maintaining its competitive edge and for it to remain at the forefront of the industry. [9.8.11, 9.8.13, 10.1.6, 10.3.2]

Social and cultural benefits of Project Pinewood

- 13.8.7 Project *Pinewood* is promoted as a multi-faceted living/working community and a unique opportunity for the UK film industry to stay ahead of its international rivals. The appellant's case relies on recognising the importance of the project as a whole as opposed to analysing the success or otherwise of its component parts. However the uniqueness, social and cultural value of Project *Pinewood* lie in the elements that distinguish it from any other mixed used residential-dominated development, and these deserve consideration separately. [9.8.15, 9.8.55]
- 13.8.8 The streetscapes and the Academy have the potential to enhance Pinewood's standing in the industry while impacting beneficially on the social and cultural values of the local community and beyond. Equally, employment, community provision and housing can bring material social benefits. The matters are all included and considered in this section.

The streetscapes

- 13.8.9 Of the range of uses included in Project *Pinewood*, the streetscapes have attracted the most attention. Considerable thought and attention to detail has gone into their design, management and operational arrangements. The plans and documents display ingenuity in the way the working film sets would be integrated into a living environment. [5.1.6-5.1.9, 9.8.15]
- 13.8.10 Erecting permanent and liveable sets is indeed an innovative concept, in keeping with the entrepreneurial, pioneering spirit that generated projects like the underwater stage, introduced TV productions at Pinewood Studios and exported the Pinewood brand. In other words, ideas that keep the company at the forefront of the industry and ahead of its rivals. [9.8.18-9.8.19, 11.2]
- 13.8.11 There are obvious advantages to permanent streetscapes positioned close to the Studios site – not least, the proximity to the vast resources of pre- and post-production facilities, ready access to a skilled workforce and associated enterprises, as well the advantages of reducing costs and risks associated with filming. The concept is supported by a number of well-know, highly respected and reputable names in the industry. They point to

the benefits in terms of costs, convenience and opportunities for smaller productions to write in scenes that otherwise would not be included due to budgetary constraints. What is less clear is the extent to which there is an unmet demand for such a facility, the likely usage of the streetscapes or that Pinewood Studios' standing would diminish should such a facility fail to materialise. [9.8.16, 9.8.17, 9.8.18]

- 13.8.12 On the latter, it was confirmed at the Inquiry that the future of Pinewood Studios is not dependent on the project; the concept is more of an opportunity to deliver economic growth and a range of other benefits rather than meeting a known business need. Indeed, the evidence confirms that a growing number of US and UK based productions, especially films, choose to use Pinewood Studios for the breadth of filming, pre- and post-production options it has to offer. Pinewood's reputation, its facilities and the skills of the UK workforce are of international significance with no indication that the Studios' success or effectiveness is declining in the absence of permanent on-site sets. [7.1.2, 9.8.7, 9.8.8, 9.8.9]
- 13.8.13 Furthermore, there is considerable potential for the company to widen its offer and to continue to innovate within the wide scope of the Studios Masterplan granted planning permission. That is not to suggest that the entire range of streetscapes intended could be incorporated into the Pinewood Studios site. That option has limited merit, as integrating 15 generic streetscenes into the vast complex of inter-connecting streets, utilitarian buildings and the variety of uses on site is likely to be beyond the wit of even the most creative. Such an approach would compromise the optimal filming arrangements designed into the scheme, while compromising effective operation of the Studios. Nevertheless, the Masterplan provides opportunities for the company to expand its facilities and provide further incentives for productions to locate at Pinewood Studios. [7.9.41, 7.9.42, 9.8.52, 9.8.53, 9.8.54]
- 13.8.14 As for usage and demand for the streetscapes, there is simply not the empirical evidence or analysis to substantiate claims about likely utility of the facility, other than the support offered for the general concept by a number of people working in the industry. The written and oral supporting representations are largely directed at Pinewood Studios, its achievements and future growth. They are not indicators of likely demand. Indeed, there is not even a consistent view within the industry about the attractiveness or likely frequency of using permanent sets, nor whether creativity is currently hampered in the absence of such a facility. The compositions, numbers and choice of specific streetscapes appear to have evolved from a need to achieve viability through a critical mass of up to 1,400 residential units and commensurate levels of commercial and community provision, rather than any systematic evaluation of what the industry is likely to favour. [7.9.4-7.9.8, 9.8.19, 11.2]
- 13.8.15 Mr Dunleavy confirmed that the rates for filming would be at levels attractive to the market. Commercial sensitivity prevented evidence of costs and revenues connected with the project being placed in the public domain. The appellant strongly resisted any suggestion that the housing is intended as enabling development, but is nevertheless confident of the viability of the development. In the absence of any evidence of financial

plausibility, no conclusions can be drawn about the revenue expected from the streetscapes, or the extent to which they would be subsidised by other elements of the scheme. [7.1.6, 7.9.11, 7.9.33, 8.3.14, 9.8.16, 9.8.46, 9.8.47, 9.8.48]

- 13.8.16 There is also little if any information to illustrate whether risks have been considered or addressed. This is particularly important, as integrating permanent film sets into a residential environment is a unique and untried concept in an industry where failure is not unknown. Claims about usage or popularity of the facility are speculative. What is more, the arrangement is likely to bring with it tensions normally associated with on-location filming and could generate considerable costs in managing the operations to make the two uses as compatible as possible. The risk of streetscapes becoming obsolete in an ever-changing technological environment is a possibility that does not appear to be addressed. Equally, their attraction may diminish by over-use, and in time their popularity could decline. [7.9.8, 7.9.9, 7.9.10, 10.1.3, 10.2.6, 10.6.3]
- 13.8.17 Intuitively understanding market demands or making assumptions about customer requirements may be the norm in the industry, in place of the more cautious approach of preparing business plans, reports and detailed cost appraisals. However, the prospect of success of the streetscapes is not without its risks, particularly in an industry subject to continuous change. Should the streetscapes fail to meet the expectations claimed, the Project *Pinewood* concept would falter and it would offer little more to the screen industry than any other mixed use or residential development. [7.9.11, 9.8.50, 10.6.3]
- 13.8.18 In the absence of tangible data or evidence of demand, it would be imprudent to conclude positively on the cultural or economic benefits of the streetscapes. Nor could it be unequivocally claimed that the streetscape element of Project *Pinewood* would add materially to Pinewood Studios' reputation or attraction.

The Screen Crafts Academy

- 13.8.19 Pinewood Studios has a history of encouraging and developing young people in the industry. The Academy would build on that tradition. It would provide opportunities for young people to train in the industry related crafts and skills, with the added advantages of acquiring practical knowledge in close proximity to a busy studio environment. The Academy would help address a shortage of skills and stem the tide of young people moving to other industries. It would provide opportunities for 120 or so young people every year to train to work in a growth industry. The building and funding for the Academy for a period of 10 years are provided for in the S106 Agreement. [7.9.17, 9.8.21, 9.8.22, 11.2, 12.1.15]
- 13.8.20 The Academy recently launched at the Hammersmith and West London College gives an insight into the nature of the courses likely to be offered at Project *Pinewood*, but it also brings into question the need for another facility along similar lines. It is claimed that the Hammersmith Academy is a temporary measure, but there is no basis for quantifying the need for a replacement or additional facility at Project *Pinewood*. [7.9.18, 9.8.22, 10.3.4]

- 13.8.21 What is more, the training facility could be accommodated on the Studios site with the obvious advantage of even closer links. The cultural, social or educational benefits of siting the proposed Academy on the appeal site are not convincing. [7.9.18, 8.3.8, 9.8.21]

Employment and cluster benefits

- 13.8.22 The evidence shows a propensity for premises at Pinewood Studios to be occupied by small businesses. Levels of occupancy are high (90%), despite the current recession. The businesses on site create a micro-market serving the creative industry and illustrate the innovative, networking and productive benefits of clustering. Indeed, Pinewood Studios is the largest single employer in the District, a fact not gone unrecognised in the LP. [7.9.34, 9.8.24, 9.8.25]
- 13.8.23 The 8,000 sqm of floorspace proposed at Project *Pinewood* is similarly aimed at consolidating the existing business/creative environment, with an emphasis on encouraging new Small and Medium Enterprises (SME). In turn, these are expected to lead to 400 additional jobs. The S106 Agreement commits PSL to use “...its reasonable endeavours” to market the floorspace for a period of 3 months for use by small enterprises. While Condition 62 would restrict occupancy to businesses connected with the creative industries, the less than precise wording of the clause in the S106, coupled with the short time scale for targeting SMEs, gives little confidence in the new premises being restricted or affordable to small enterprises. [7.9.15, 12.1.11, 12.1.15]
- 13.8.24 As for demand, there is no evidence of a quantitative or qualitative shortage of employment floorspace locally. Critically, the CS confirms that District-wide employment needs could be accommodated without recourse to Green Belt boundary changes. Although, the Head of Property at Pinewood Shepperton PLC says that they are frequently approached with new enquiries for offices and workshops, much of the Masterplan has yet to be implemented since permission was granted. The circumstances do not point to a pressing demand for small or medium sized premises. [7.9.14, 7.9.16, 9.8.24]
- 13.8.25 The 8,000 sqm of workspace proposed for Project *Pinewood* would amount to only 12% of the level of additional floorspace permitted as part of the Masterplan. That this amount could be accommodated within the 9,530 sqm building permitted for Deluxe Laboratories, who now only require a building of some 4,650 sqm, gives some measure of the scale of possibilities on the Pinewood Studios site. The additional 8,000 sqm could be provided for, with all the advantages of clustering and proximity to a creative hub, without compromising the intentions of the Masterplan. [7.9.13, 9.8.52, 10.2.7]
- 13.8.26 Further employment opportunities from facilities supporting the housing, the retail sector, the Academy, primary/nursery schools, community centre and those managing the scheme are estimated to deliver some 220 permanent jobs. During the 10 year construction span of the project up to 544 temporary jobs would also be created. These are not insubstantial numbers and would be a positive response to the Government's desire to foster growth and employment. However, the Academy jobs could be

provided on the Pinewood Studios site, and the significance of the remaining job creating uses is dependent on the planning acceptability of the residential element of scheme. In the absence of a proven demand for the employment floorspace, and because the facility could be accommodated at Pinewood Studios, little weight can be accorded to the claims with regard to the employment benefits of Project *Pinewood*. [7.9.19, 9.8.23]

- 13.8.27 The clustering impact of Project *Pinewood* is overstated. Studies and research indeed point to examples of increased productivity through industry clustering, but none shows housing as a necessary or important component of that phenomenon. Furthermore, evidence confirms that the main screen industry cluster is concentrated in London and the South-East, of which Pinewood Studios is one of a number of smaller scale agglomerations. The industry clearly continues to flourish and grow, suggesting that ideas, innovation and entrepreneurialism are not hampered by the wide distribution of clusters or by lack of the sort of co-location intended for Project *Pinewood*. [7.9.247.9.257.9.26, 9.8.25, 9.8.30]
- 13.8.28 Furthermore, it is difficult to envisage Project *Pinewood* delivering the type of environment attractive to creative businesses. The range and scale of facilities forthcoming would be limited and could not replicate the 'buzz' of urban locations favoured by such enterprises. Project *Pinewood* for all its laudable attempts could make a contribution to the existing agglomeration of like-minded businesses and activities but could not replicate the clustering advantages offered by London, or even those across the wider South East. [7.9.28, 9.8.25, 10.6.4]

Community provision

- 13.8.29 Representations from local people and Councillor Oxley suggest that financial contributions alone would not adequately overcome pressures of the development on the secondary educational needs of the community. Present arrangements of secondary schooling in the District may have its disadvantages, but it would be unreasonable to expect Project *Pinewood* to resolve an existing unsatisfactory position, or provide a new secondary facility without unequivocally establishing that one would be necessary to mitigate the demands of the new development. [8.5.110.4.1-10.4.4, 10.5.4]
- 13.8.30 The community centre and new primary and pre-schools would indeed benefit existing residents but, in common with other infrastructure contributions, would be necessary to meet the demands and pressures of the new community. Only neutral weight can be given to the matter. [7.9.35, 7.9.36]

Housing provision

- 13.8.31 The 1,400 homes delivered through Project *Pinewood* would be a timely response to the Government's urgent call for action. The project would also bring with it 150 affordable homes on site, with scope for another 410 off-site, at a time of undisputed overwhelming demand for such homes in the District. The housing element of Project *Pinewood* would make a positive quantitative and social contribution to the affordability and shortage challenges the Region is facing.

- 13.8.32 The question is whether meeting the needs in the Green Belt, and in terms contrary to the recently adopted CS, can be justified. The matter is considered below, and determines the weight to be attached to the overall social and cultural benefits of Project *Pinewood*.

Delivery of market and affordable homes

- 13.8.33 The RSS minimum target for South Bucks is 1,880 dwellings over the Plan period to 2026. The CS makes provision for 2,200-2,800 dwellings over the same period, which at 110-140 homes per annum exceeds the South East Plan requirement of 94 per annum. The CS also set a target of 350-500 affordable homes to be delivered between 2000 and 2026. The CS was found to be sound and its targets regarded as achievable. However, by any measure, the figures are paltry in the face of high demand for housing in the District, and given forecast growth of households, plus an estimated annual net requirement for 459 affordable homes. [4.2.6, 4.2.13, 7.9.45, 7.9.50, 8.3.1, 9.8.34, 11.2]
- 13.8.34 The appellant argues that the CS strategy and targets are an inadequate response to the needs of the District. They are additionally said to be out of step with the Government's recent call ('Planning for Growth') to deliver more development and the urgent need to increase the supply of housing. Alongside these exhortations, local authorities are urged to press ahead without delay in preparing up-to-date plans. The draft NPPF provides a similar policy direction. [9.8.32, 9.8.36, 9.8.40, 9.10.3]
- 13.8.35 The CS is a recently adopted document and includes policies to deliver housing growth beyond that required of it in the South East Plan. As urged by Government, the Council pressed ahead with preparing an up to date development plan, the strategies of which were found to be sound and in accordance with Government policy in place at the time. Additionally, the Council is able to demonstrate a housing land supply of about 11.5 years, thus demonstrating that a flexible and responsive supply of land is in place. There may be concerns about delivery of some allocations, but even without the sites in question there is sufficient flexibility to comply with the Government's policies on supply of land. To that extent, PPS3 paragraph 71 does not apply to the application, nor does the Government's instruction to look favourably on applications in the event of absent, out of date, silent or indeterminate plans. Equally, the CS has policies in place to maximise affordable housing numbers to compensate for under-delivery in previous years, thus countering the claim that the Council is complacent or not doing enough. [7.9.50, 7.9.51, 7.9.52, 8.3.1, 8.3.3, 9.8.37]
- 13.8.36 The housing strategy of the CS of accommodating growth within existing settlements, and without releasing Green Belt land, was formulated and tested in a policy climate already familiar with the risks and reality of under-provision. The South East Plan Panel cautioned against regarding the Green Belt as inviolate but did not seek a significant change to the manner in which South Bucks was seeking to address its needs. The call for urgent action in 'Planning for Growth' could well be the catalyst for the Council to look beyond what the CS aims to deliver. However, growth and new development are not expected to proceed unplanned or at the expense of

important environmental or sustainability considerations. [4.2.3, 7.9.47, 7.9.55, 7.9.56, 7.9.57, 9.8.38, 9.8.39]

- 13.8.37 The 1,400 new dwellings proposed would add the equivalent of half of the District's total dwellings target over the Plan period to 2026, plus amount to the equivalent of the total number of new houses expected to be built outside the three Principal Settlements. Even the affordable homes number of 560 forthcoming would be considerable in the face of the 350-500 total target aimed for in the CS. In other words, the development would deliver new homes in quantities far exceeding levels expected to be accommodated in the CS, at the risk of dismantling the overall spatial pattern. Providing housing at a scale unplanned for and without precedent in the District also risks abandoning core sustainability and policy principles, in particular the adopted strategy of accommodating growth without any implications for the Green Belt. [8.3.2, 8.2.2, 8.3.3, 8.3.5, 9.8.33]
- 13.8.38 The proposal is an opportunistic response to the call for growth and housing supply, and does not result from an appropriate comparative assessment of options to ensure that such developments take place in the least harmful and most sustainable locations. As a one-off large scale development beyond any existing settlement to which growth is directed, the proposal would also run counter to the Government's call for authorities to work together to identify needs and opportunities transcending boundaries and to accommodate them sustainably. Project *Pinewood* may represent a favourable quantitative response in an area of high demand but it departs from the spatial strategy for the District to such a degree that future options for meeting needs in the sustainable manner expected would be materially compromised. [7.9.48, 7.9.49, 7.9.57, 7.9.58, 7.9.61]

Conclusion on social and cultural benefits

- 13.8.39 The advantages claimed for the filming, employment, retail and community provision are unproven, not necessary to meet a demand or would not be forthcoming should the housing not proceed. In the circumstances of the clear policy conflicts described above, and unacceptability of providing for the Region's housing needs on an ad hoc basis, Project *Pinewood* cannot be justified on the basis of the 1,400 homes proposed on the appeal site. This conclusion consequently bears unfavourably on other components parts of the project, as they are inextricably linked, together and individually, to the residential aspects of Project *Pinewood*.

The Economic Case for Project Pinewood

- 13.8.40 The evidence to the Inquiry did not quantify Pinewood's specific contribution to the British Film Industry as a sector of the UK economy. Nevertheless, with its prolific output of successful and enduring films, award-winning reputation for excellence and capability, Pinewood Studios is important to the nation's economy and a major force in attracting inward investment and generating export. [8.3.12, 9.8.7-9.8.10]
- 13.8.41 The appellant's evidence indicates that Project *Pinewood* would generate a net present value of £1.1 billion between 2013 to 2042 – i.e. from start of construction and 30 years beyond that. With indirect benefits, the total value could be in the region of £2.7 billion, or even higher at £3.1-3.8

billion. It was agreed that the value generated by individual job-creating elements of the project could not be categorised as nationally significant, but the totality of the £2.7 billion equates to a contribution of between 2.4% and 3% to the value of the screen industries. Put another way – the £2.7 billion would represent approximately half of the net benefit value to the Government from the Film Tax credit scheme. [9.8.27, 9.8.28, 9.8.29]

- 13.8.42 The streetscapes are central to the principles of Project *Pinewood*. They are identified as one of two of the biggest components of the £1.1 billion added value estimated¹. Yet the evidence of likely demands, costs and revenues are largely speculative and based almost entirely on the say-so of those currently working in the industry, albeit at the highest level and with undisputed expertise. Unsurprisingly, assumptions about market demands or utilisation rates can only be guessed at: they vary from the 10% estimated in the Economic Impact Assessment to a twofold increase (to 20%) used in Mrs Rosewell's economic considerations presented to the Inquiry. The number of production staff likely to be employed also varies in the evidence, which further serves to illustrate the scale of the unknown and the difficulty of estimating economic value at local or national levels. [7.9.6, 7.9.19, 7.9.22, 8.3.13, 8.3.14, 9.8.18, 11.2]
- 13.8.43 Added to which, the risks attached to such an untried facility in a rapidly changing industry, make it difficult to come to meaningful conclusions about the employment prospects or spin-off value of the streetscapes. Should the streetscapes fail to generate the revenues and investments assumed, the principles of Project *Pinewood* could be seriously undermined. [7.9.10, 9.1.2, 9.8.15, 9.8.18, 10.6.3, 11.2]
- 13.8.44 The employment floorspace assumptions of 400 additional jobs and £407 million value over 30 years is the second largest component of the estimated £1.1 billion net value. An equivalent number of jobs, and therefore value, could be generated by accommodating the 8,000 sqm of employment floorspace into the Pinewood Studios site, as indicated earlier. [7.9.19, 10.2.7]
- 13.8.45 Thus, of the two largest job-creating components of Project *Pinewood*, the economic effectiveness of one (streetscapes) remains unclear and the value of the other could be realised at the Pinewood Studios site. Jobs in the Screen Craft Academy with an estimated value to the economy of £3m are also deliverable elsewhere, should a need arise in the light of the recently launched course with similar intentions. [7.9.18, 7.9.19, 9.8.22]
- 13.8.46 Claims of growth and contributions to the national economy of the remaining wealth and job creating elements could apply to any development of the size proposed, and cannot be accorded a unique status or significance at national level. Given the conclusions above, the advantages of economic growth said to flow from the job creating elements of the project, individually or collectively, are either overstated or reliant on the weight invested in the housing need case put forward by the appellant. [7.9.19, 7.9.20]

Of this total, £348m value is attributed to the 320 people employed per year on productions using the streetscapes

Alternative Locations

- 13.8.47 The weight to be attached to the absence of options depends on whether the case against disaggregation is accepted. The appellant regards the living and working creative industries as integral to the scheme, and argues that various elements are inter-dependent and essential to the overarching principles of the project. Co-location with Pinewood Studios is also essential to the success of the scheme. In those circumstances, the appellant's analysis demonstrates that the appeal site is the only feasible option. That conclusion is a weighty consideration in favour of the project in its proposed location, but only if the concept in its entirety finds favour. [7.9.37, 7.9.38, 9.8.49, 9.8.50, 9.8.56]
- 13.8.48 On the other hand, the findings in relation to individual components of the development do not point to a cogent case for supporting the principles of Project *Pinewood* or for its siting in the Green Belt. There is scope for accommodating parts of the development on the Pinewood Studios site, while the housing and other uses linked to it are unacceptable for a number of reasons. If these conclusions are accepted, the case for Project *Pinewood* falls away and so does the need to demonstrate viable alternative locations. [7.9.39, 7.9.40, 9.8.55]

Highways and Transport Advantages to the Local Community

- 13.8.49 The advantages of proposed arrangements at the two main junctions are neutral, as works are proposed largely to meet the requirements of accommodating the new development and would not be funded by the appellant in the absence of Project *Pinewood*. The improved bus services would enhance connectivity for existing residents to local rail stations and towns, and improvements in cycling facilities on local roads would bring some benefits to the community. Against the disadvantage of increased travel demands and car use generated by the development, the benefits at best carry neutral weight. [7.9.64, 7.9.66, 8.4.3, 9.5.5, 9.5.6, 9.5.7]

13.9 Compliance with the Development Plan

- 13.9.1 Earlier sections of the Report demonstrate the conflict with policies in the development plan and need not be repeated here.

13.10 Other Matters

- 13.10.1 Some objectors regard Project *Pinewood* as a thinly disguised opportunity to obtain permission for a residential development, and boost the company's financial standing. There is, I believe, a genuine desire by the appellant to build and operate the development as a living/working extension to the Pinewood Studios cluster. PSL and their consultants have demonstrated the commitment to the project and worked tirelessly to achieve the original Film Town ambitions. That the company could profit from the development is neither here nor there, if the proposal is acceptable on planning grounds. [8.3.11, 10.1.7, 10.6.7, 11.3]
- 13.10.2 That said, there could well be grounds for the concerns raised. Firstly, connection with Pinewood Studios is central to the concept of the project, but difficult to secure within the limitations of planning conditions or obligations. Furthermore, the long term effectiveness of such measures

must come into question, particularly in an industry subject to rapid and continuous change. Should the creative or filming elements of the project not live up to expectations or become obsolete, it would be hard to resist applications for release from the controls imposed once the development is in place. The outcome would be a large residential development in the Green Belt without key components that justified its permission. [7.10.2, 8.6.1]

- 13.10.3 Second, the planning obligations linking Project *Pinewood* with the Studios site applies only on first occupation of the development. The provisions of the obligations do not prevent disposal of the appeal site before then. That may not be the appellant's intention but the prospect of it occurring cannot be discounted in the light of the recent approach made to acquire the company's entire share capital, and in a climate of rapid technological advances. [7.10.4, 10.1.7, 10.1.8, 12.1.12]
- 13.10.4 Paucity of evidence on the economics of delivering a project of this scale and quality is also troubling. It is unclear, for instance, to what extent the financial contributions and other provisions of the planning obligations are accounted for, particularly as a number were agreed during the course of the Inquiry. The costs to be shouldered by the development are substantial. Doubts about the likely success of the creative elements of the scheme, coupled with the lack of information on the project's economic feasibility, do not inspire confidence that the vision, objectives and quality aspired to can realistically be delivered. [7.9.33, 8.3.12-8.3.14, 9.8.47]
- 13.10.5 Pinewood's future is secure in its history, in its significant offer to the industry and in the way it is regarded worldwide. There is nothing to suggest that its reputation or continuing success would be dented by refusing permission for Project *Pinewood*. [7.9.32, 7.9.33, 9.1.2, 9.8.18]
- 13.10.6 Finally, the appellant draws comparisons with the approach adopted by the Three Rivers District Council to development at Leavesden. However, there are clear site and policy differences as well as a long planning history on the site on which the Leavesden development is proposed. Parallels cannot be drawn with the situation at Pinewood Studios, or with the manner in which SBDC seeks to balance its housing and employment obligations with Green Belt protection. [9.8.42]

13.11 Overall Conclusions

- 13.11.1 The conclusions in respect of the streetscapes, the Academy, the employment floorspace and creation of a creative living/working community demonstrate that the scale of benefits claimed are not convincing. The extent to which the housing provision would conflict with local and regional spatial strategies renders that element of the scheme unacceptable and harmful.
- 13.11.2 For these reasons, the factors claimed in favour of the scheme, either individually or combined, are insufficient to clearly outweigh the substantive harm caused by inappropriate development in the Green Belt, by loss of openness, detrimental impact on landscape, on ecological interests, as well as the material harm arising from conflict with the development plan and

with key sustainability principles. Very special circumstances to justify the development therefore do not exist.

14. RECOMMENDATION ON APPEAL A

14.1 I recommend that Appeal A be dismissed.

14.2 Should the Secretary of State disagree with my conclusions, permission should be granted subject to the conditions listed in Annex A of this Report and that permission also be subject to the completed planning obligations, identified as IDs 7D, 7E and 7F.

15. CONCLUSIONS ON APPEALS B & C

15.1 Effect on Openness, on the Purposes of the Green Belt and on the Character and Appearance of the Area

Denham Road/Sevenhills Road Junction

15.1.1 The extent of road widening and therefore additional hard surfacing would not be extensive in the context of the site area as a whole. Nevertheless, openness would be affected by the introduction of traffic signals and new road surface area. In other words, openness would not be maintained and the development would be cast as inappropriate and harmful to the Green Belt. [5.2.1, 7.11.4, 9.11.9, 11.4]

15.1.2 The proposal would encroach into the countryside but not much more than the existing road and junction arrangement. While the new traffic signals would add to clutter in the area, the visual effect would not be unexpected or harmful. New trees and shrub planting would help to overcome the loss of vegetation and in time the junction would become part of the landscape in the way that it is now. Impact on the appearance and landscape character of the Green Belt and the Colne Valley Park would be minimal. [7.11.4, 9.11.10, 11.4]

Five Points Roundabout

15.1.3 The widening of carriageways proposed would be extensive and would be undertaken at the expense of grassed verges and protected trees. Combined with the traffic signals to be erected at all but one of the arms on the roundabout, there would be a marked loss of openness of the Green Belt. As with the Sevenhills Road/Denham Road junction, the encroachment into the countryside would be perceptible but not intrusive, given the extent of highway works and development already seen in the area. Nevertheless, because openness would be reduced, the works would constitute inappropriate development in the Green Belt. [5.3.1, 7.11.4, 9.11.11, 9.11.12, 11.4]

15.1.4 The loss of protected trees would have an immediate and unfortunate impact on the appearance of the area. Loss of landscaped verges and increased hard surfacing together with the number of traffic signals proposed would intensify the highways and urban character of the area with some loss of visual amenity. New planting and replacement trees would in time soften the impact, but would not overcome it entirely. [5.3.2, 9.11.11, 9.11.12, 11.4]

15.2 Highways Safety and Traffic Implications

Denham Road/Sevenhills Road Junction

- 15.2.1 Given the visibility and capacity shortcomings of the junction, there is no doubt that the works are necessary to accommodate the level of traffic generated by the Project *Pinewood* development. Should the Secretary of State conclude that the benefits of Project *Pinewood* justify granting it permission, then the improvements at the junction of Sevenhills Road and Denham Road must also proceed in the interest of ensuring safe and convenient highway conditions. [5.1.14, 7.11.3, 7.11.4, 8.7.1, 9.11.14]
- 15.2.2 The case for the junction changes to proceed in the absence of Project *Pinewood* is less clear cut. The 2022 base flow assessment shows that the junction would operate above its practical capacity should the works not be carried out, but not to the extent of causing undue queuing.
- 15.2.3 On the other hand, the proposal would bring real safety benefits at a junction where visibility is poor and drivers having to wait for gaps in traffic to exit from Sevenhills Road. Access on to Denham Road from the private access to the south of the junction would also improve, as drivers would have the benefit of controlled signals to wait for a gap in the traffic. Condition 3 would secure good visibility at the access, with further safety enhancements in the form of controlled crossing for horse riders where currently there is none. On balance, therefore, the safety improvements forthcoming from the proposed junction alterations are sufficient to clearly outweigh the totality of the harm caused by the inappropriateness of the development, and its effect on the area, provided that the conditions suggested are imposed. [7.11.5, 9.11.1, 9.11.3, 9.11.4, 9.11.6, 9.11.7]

Five Points Roundabout

- 15.2.4 As demonstrated by the assessments carried out, and confirmed by the Council's response to the application, the Five Points roundabout is a critical node in the local highway network and prone to congestion as well as safety concerns. Once again, the works proposed are necessary to accommodate traffic generated by the Project *Pinewood* development. With the 2nd sensitivity analysis agreed with BCC, the junction would operate within design capacity in the evening peak and practical capacity in the morning peak. While queuing would occur, should the case for Project *Pinewood* justify its implementation there is a strong case for the Five Points proposal also to proceed. [5.1.14, 7.11.3, 9.11.5, 9.11.3, 9.11.8]
- 15.2.5 Equally, as a discrete application, there is also adequate evidence to demonstrate that the proposal would benefit traffic flow and safety at the roundabout even without Project *Pinewood*. The scale of improvements in the operation of the roundabout alone is weighty enough to endorse the Council's view that the harm caused to the Green Belt and to other interests would be clearly outweighed. Once again, with the conditions suggested in Annex C, the position amounts to the very special circumstances necessary to justify the development. [7.11.5, 9.11.8]

15.3 Conclusions on Appeals B and C

- 15.3.1 Should the Secretary of State be minded to grant planning permission for the Project *Pinewood* development, then the highway works forming the subjects of Appeals B and C should similarly be granted permission with the conditions suggested. The S106 planning obligations would secure delivery of the highway works in the phased manner indicated. If the Secretary of State agrees that the wording in the obligation in relation to the Highway Agreement is not sufficiently robust, Condition 65 suggested in Annex A to this Report would adequately secure the necessary works and should be imposed.
- 15.3.2 Without Project *Pinewood*, there is sufficient evidence to point to material benefits of the highways works proposed. These are discrete applications that can proceed without Project *Pinewood* and there is no valid reason for withholding permission.

16. RECOMMENDATION ON APPEALS B AND C

- 16.1 I recommend that Appeal B be allowed and that planning permission be granted for highway improvements to the Denham Road/Sevenhills Road junction, Iver, Buckinghamshire, subject to the conditions listed in Annex B to this Report.
- 16.2 I recommend that Appeal C be allowed and that planning permission be granted for highway improvements to the Five Points Roundabout, Iver, Buckinghamshire, subject to the conditions listed in Annex C to this Report.

Ava Wood

Inspector

17. ANNEX A – Project *Pinewood* CONDITIONS (APPEAL A)
(Note: recommended changes are underlined and text to be deleted struckthrough)

Time Limits/Time Periods and Plans	
1	<p>Details of the appearance, landscaping, layout and scale of the Development (hereinafter referred to as the “reserved matters”) shall be submitted to the Local Planning Authority. No development of any phase shall commence until approval of the details of the reserved matters for that phase have been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the written approval.</p> <p>Reason: <i>To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2	<p>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.</p> <p>Reason: <i>To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
3	<p>Application for approval of the last of the reserved matters shall be made to the Local Planning Authority before the expiration of 10 years from the date of this permission.</p> <p>Reason: <i>To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.</i> <u><i>Because of the size, phasing and complexities of a development of this scale, 10 years is appropriate.</i></u></p>
4	<p>The reserved matters for which approval is sought shall accord with the approved parameter plans reference P_001, P_002, P_003, P_004 (plus supplement), P_005, and P_006.</p> <p>Reason: <i>To ensure that the development is delivered in accordance with the agreed plans.</i></p>
5	<p>The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: <i>To accord with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
Design & Masterplanning	
6	<p>Prior to the submission of the first of the reserved matters application(s) for the site, a Strategic Phasing Plan, which accords with the phasing set out in the S106 planning obligation, dated 23 June 2011, and which covers the entire application site, shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall include the proposed sequence of provision of the following elements:</p> <p>(a) major distributor roads/routes within the site, including vehicular access;</p>

	<ul style="list-style-type: none"> (b) strategic foul and surface water features; (c) structural landscaping/planting provisions; (d) environmental mitigation measures; (e) the public open spaces; (f) phases within the green corridor; (g) phasing of the streetscapes; and (h) phasing of the residential and non-residential floorspace. <p>No development shall commence until such time as the Strategic Phasing Plan has been approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved Strategic Phasing Plan. unless a revised Strategic Phasing Plan is agreed in writing by the Local Planning Authority.</p> <p>Reason: <i>To ensure the phased delivery of the development is in accordance with Document 1: Planning Statement (May 2009) and Document 3: Design and Access and Sustainability Statement (May 2009), and to safeguard and enhance the amenity of the locality.</i></p>
7	<p>Prior to submission of the first of the reserved matters application(s), a Design Code covering the built area of the development as defined in 202742 drawing No.1 (attached to these conditions) shall be submitted to the Local Planning Authority and approved in writing. The Design Code shall be prepared in accordance with the principles and parameters established in the outline application and in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) submitted with the application to provide guidance as to the design principles of the scheme. It shall be prepared in accordance with the approved Strategic Phasing Plan and shall include both strategic and more detailed elements. Prior to submission of the Design Code the intended scope of the Design Code shall be submitted to the Local Planning Authority and approved in writing. The Design Code shall be in general conformity with the approved scope and shall include as a minimum:</p> <ul style="list-style-type: none"> a) Architectural and sustainable construction principles (including Secured by Design); b) Street types and street materials; c) Street types and public realm; d) Car parking principles; e) Boundary treatments; f) Building types and uses; g) Building heights; h) Sustainable Urban Drainage Systems; i) Building materials; j) Environmental performance; k) Implementation of the Design Code; l) <u>Identification of 15 distinctive character streetscapes as specified in the Design and Access Statement and Sustainability Statement;</u> m) Proportion of homes to be designed to lifetime homes standard and their distribution; n) landscaping within the built area; o) facilities and infrastructure to support filming; and p) details of the Design Code review procedure, which is to be undertaken at a minimum at Phase 3 of development and to include details for and

	<p>coordination of adjacent phases.</p> <p>Reason: <i>To ensure that the provisions of Document 3: Design and Access and Sustainability Statement which accompanied the planning application, including all the sustainability proposals, are adhered to in the reserved matters applications and Core Policies 12 and 13 of the South Bucks Core Strategy (2011).</i></p>
8	<p>Prior to submission of the first reserved matters, a Sustainable Materials Strategy to assess the use of low environmental impact materials for public realm and infrastructure, including the use of timber from certified sources and the use of locally reclaimed and sourced materials, shall be submitted to and approved in writing by the Local Planning Authority. Details of materials shall be in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) and Document 6: Environmental Statement (May 2009) submitted with the planning application.</p> <p>Reason: <i>To ensure a sustainable approach to the choice of materials and in the interest of the energy performance of the development.</i></p>
9	<p>No development within any phase for which reserved matters is being sought shall take place until a schedule of external materials to be used in the external elevations of the building/s has been submitted to and approved in writing by the Local Planning Authority for each phase of development. The development shall be constructed in accordance with the approved schedule.</p> <p>Reason: <i>To accord with Policy EP3 of the South Bucks District Local Plan (1999) and Core Policy 8 of the South Bucks Core Strategy (2011) and in the interest of the design quality of the development.</i></p>
10	<p>No development within any phase for which reserved matters is being sought shall take place until a sample panel of the materials to be used in the construction of the external surfaces has been prepared on site for inspection and approved in writing by the Local Planning Authority for each phase of development. The sample panel shall show the proposed material, bond, pointing technique and palette of materials (including roofing, cladding and render) to be used in the development. The development shall be constructed in accordance with the approved sample.</p> <p>Reason: <i>To safeguard and enhance the amenity of the locality and in the interest of the design quality of the development.</i></p>
11	<p>Any application for approval of reserved matters shall be in accordance with the Design Code approved by the Local Planning Authority under Condition 7 and as part of the application for Reserved Matters approval shall incorporate a statement demonstrating compliance with the approved Design Code. The development hereby permitted shall be completed in accordance with the approved Design Code.</p> <p>Reason: <i>To ensure compliance with the Design Code approved under Condition 7.</i></p>
12	<p>No development of a building shall take place until full details of the proposed levels of the building, associated structures and associated building plot, compared to existing levels of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved development shall be constructed in accordance with the approved levels details.</p>

	<p>Reason: <i>To ensure that construction is carried out at suitable levels having regard to the amenities of neighbouring properties and character of the area.</i></p>
Landscape	
13	<p>Prior to submission of the first of the reserved matters application(s), a Landscape Strategy covering the strategic landscape areas of the development as defined on 202742 drawing No. 1 shall be submitted to the Local Planning Authority for approval. The Landscape Strategy shall broadly accord with plan reference P_002 and Document 3: Design and Access and Sustainability Statement (May 2009) and shall include principles of the following:</p> <ul style="list-style-type: none"> a. Hard and soft areas, play areas, adventure play, mounding, surface materials, boundary treatment; b. Strategic SUDS features such as balancing ponds, including edge treatments and any proposed bunding; c. Strategic earth modelling, mounding, re-grading and/or embankment areas (if applicable); d. Strategic planting details within soft open space areas; e. The location, size and access arrangements for the public open space; f. Vehicular and pedestrian access points, maintenance tracks, footpaths and cycleway routes, and g. <u>A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules.</u> <p>The Landscape Strategy shall not include areas of landscape or public realm that are within the boundary of the Design Code area.</p> <p>Reason: <i>To ensure satisfactory landscaping of the site in the interest of visual amenity and biodiversity, and accord with Policy EP4 of the South Bucks District Local Plan (1999) and Core Policy 9 of the South Bucks Core Strategy (2011).</i></p>
14	<p>Within any reserved matters application, a landscaping and planting scheme (including detailed designs and specifications) that delivers the part of the Landscape Strategy that is being sought for approval shall be submitted to and approved in writing by the Local Planning Authority. The details shall be accompanied by a design statement that demonstrates how the proposal accords with the approved Landscape Strategy.</p> <p>The landscaping and planting scheme shall be implemented in accordance with the approved phasing programme. The scheme shall be carried out in accordance with the approved details.</p> <p>Reason: <i>To ensure satisfactory landscaping of the site in the interest of visual amenity and biodiversity, and accord with Policy EP4 of the South Bucks District Local Plan (1999) and Core Policy 9 of the South Bucks Core Strategy (2011).</i></p>
15	<p>Within any reserved matters application, the landscape within the Design Code area as defined by Condition 7 shall include a detailed landscaping scheme</p>

	<p>(including detailed designs and specifications) which accords with the Design Code and Landscape Strategy. The details shall be accompanied by a statement that demonstrates how the proposal accords with the approved Design Code and Landscape Strategy. The landscaping within the application site shall be implemented in accordance with the approved Strategic Phasing Plan. The scheme shall be carried out in accordance with the approved details.</p> <p>Reason: <i>To ensure the landscape scheme complies with the Design Code and Landscape Strategy.</i></p>
16	<p>Any trees or plants provided as part of any landscaping scheme which, within a period of 5 years of planting date, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: <i>To ensure replacement trees or plants are planted if they die before being properly established and in the interest of the appearance of the development.</i></p>
17	<p>No development within a site for which reserved matters approval is sought shall take place until such time as a land survey, tree survey and arboricultural implications assessment, applicable to the associated site, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. The surveys shall include:</p> <ul style="list-style-type: none"> i) The location of all trees, shrub masses and hedges; ii) The location of buildings and other structures, boundary features and services; iii) Spot heights of ground level throughout the site; iv) The location of trees on land adjacent to or which overhang the development site; and v) A categorization of trees or groups of trees for their quality and value in accordance with table 1 of the British Standard. <p>Reason: <i>To ensure the development is in accordance with BS:5837:2005 and in the interest of the bio-diversity and appearance of the development.</i></p>
18	<p>No development within a site for which reserved matters approval is sought shall take place until such time as an Arboricultural Method Statement, tree constraints plan and tree protection plan, applicable to that site, in accordance with BS:5837:2005, have been submitted to and approved in writing by the Local Planning Authority. These shall include:</p> <ul style="list-style-type: none"> i) Plans showing trees to be removed, identified by number; ii) Plans showing trees to be retained, identified by number, with canopies accurately plotted; iii) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site; iv) The precise location and design details for the erection of protective tree barriers and any other physical protection measures; and v) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

	<p>The development shall be carried out in accordance with the approved Arboricultural Method Statement, and the tree constraints and tree protection plans.</p> <p>Reason: <i>The existing trees on the site represent an important amenity feature which, if lost would impair the character of the area and accord with Policies EP3, EP4 and L10 of the South Bucks District Local Plan (1999) and Core Policy 9 of the South Bucks Core Strategy (2011).</i></p>
19	<p>No development within a site for which reserved matters approval is sought shall take place until such time as fencing for the protection of any retained tree within, adjacent to, or which overhangs the development site, has been fully erected in accordance with the approved plans and particulars. The fencing shall be retained intact for the duration of the construction period until all equipment, materials and surplus materials have been removed from that site. Nothing shall be stored or placed in any fenced area established in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written consent of the Local Planning Authority.</p> <p>Reason: <i>To ensure no harm to existing trees during construction.</i></p>
20	<p>No development within a site for which reserved matters approval is sought shall take place until such time as full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any retained tree within, adjacent to, or which overhangs that site, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.</p> <p>Reason: <i>To ensure no harm to existing trees during construction.</i></p>
21	<p>No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years from the date of implementation of each phase has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation.</p> <p>Reason: <i>To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity.</i></p>
Highway Infrastructure (on-site)	
22	<p>Development of Phase 1 of the scheme hereby approved shall not begin until details of the junction between the access to Project Pinewood and Sevenhills Road has been submitted to and approved in writing by the Local Planning Authority. No building on Phase 1 of the development shall be occupied until the junction has been constructed in accordance with the approved details.</p> <p>Reason: <i>To ensure the safe access to the site in accordance with the Environmental Statement and Transport Assessment and Policy TR5 of the South Bucks District Local Plan (1999) and Core Policies 6 and 7 of the South Bucks Core Strategy (2011).</i></p>
23	<p>Development of Phase 1 of the scheme hereby approved shall not begin until details of the junctions between the access to Project Pinewood and Pinewood</p>

	<p>Road has been submitted to and approved in writing by the Local Planning Authority. No building on Phase 1 of the development shall be occupied until the junction has been constructed in accordance with the approved details.</p> <p>Reason: <i>To ensure the safe access to the site in accordance with the Environmental Statement and Transport Assessment and accord with Policy TR5 of the South Bucks District Local Plan (1999) and Core Policies 6 and 7 of the South Bucks Core Strategy (2011).</i></p>
Transport	
24	<p>The number of parking spaces within the site shall not exceed 2,200 spaces. Car parking will be provided at the following maximum levels:</p> <ul style="list-style-type: none"> • 1,780 spaces for residents and their visitors • 220 spaces for commercial buildings • 200 spaces for overspill parking for use by vehicles displaced during filming activities. <p>Reason: <i>To ensure that car parking is delivered in accordance with the Transport Assessment (Document 6: Environmental Statement, Appendix 6.1) and accord with Policy TR7 of the South Bucks District Local Plan (1999) and to safeguard the safety of highway users.</i></p>
25	<p>Any reserved matters application for a building shall include details of facilities for the covered, secure parking of bicycles for use in connection with each building in accordance with the following standards and in accordance with the approach to cycle parking approved as part of the Design Code for the site.</p> <ul style="list-style-type: none"> • 1 space per 1 bed dwelling • 2 spaces per 2 and 3 bed dwellings • 4 spaces per 4 bed dwellings • 1 space per 10 staff for commercial buildings • 1 space per 5 pupils for education buildings • 1 space per 100 seated capacity for community facilities. <p>The facilities shall be provided in accordance with the approved details before occupation of the building or commencement of the use to which the cycle parking provision relates and shall thereafter be retained and shall not be used for any other purpose.</p> <p>Reason: <i>To ensure that cycle parking is delivered in accordance with the Transport Assessment (Document 6: Environmental Statement, Appendix 6.1) and accord with Policy TR7 of the South Bucks District Local Plan (1999).</i></p>
26	<p>Details of loading/unloading of HGV vehicles to service new buildings shall be submitted to and approved in writing by the Local Planning Authority for each Phase of development or building. HGV loading and unloading facilities are to be made available prior to occupation of that Phase or building in accordance with the approved details.</p> <p>Reason: <i>To ensure that services and access is provided without detriment to the surrounding highway network and accord with Policy TR10 of the South</i></p>

	<i>Bucks District Local Plan (1999) and Core Policy 6 of the South Bucks Core Strategy (2011).</i>
Environmental Infrastructure (on-site)	
27	<p>Prior to the submission of the first of the reserved matters application(s), a Strategic Sustainable Energy Plan shall be submitted to the Local Planning Authority and approved in writing. The Strategic Sustainable Energy Plan shall be broadly in accordance with Document 3: Design and Access and Sustainability Statement (May 2009) and Document 9: Energy Statement (May 2009) which were submitted with the planning application.</p> <p>Reason: <i>To ensure a strategic and sustainable approach to energy across the site in the interests of reducing carbon dioxide emissions and in accordance with Core Policy 12 of the South Bucks Core Strategy 2011.</i></p>
28	<p>No development shall commence within each phase for which reserved matters approval is being sought until such time as a Renewable Energy Statement for that site, which demonstrates that at least 10% of the site's total predicted carbon emissions will be reduced through the implementation of on-site renewable energy sources, and demonstrates compliance with the Strategic Sustainable Energy Plan has been submitted to and approved in writing by the Local Planning Authority. The statement shall set out a schedule of proposed on-site renewable energy technologies (including consideration of CHP), their respective carbon reduction contributions, size, specification, location, design and a maintenance programme. Details shall be in accordance with Document 9: Energy Statement (May 2009) submitted with the planning application.</p> <p>The renewable energy technologies shall be fully installed and operational prior to occupation of any approved buildings to which the reserved matters application relates and shall thereafter be maintained and remain fully operational in accordance with the approved maintenance programme.</p> <p>Reason: <i>In the interests of reducing carbon dioxide emissions and in accordance with Core Policy 12 of the South Bucks Core Strategy 2011.</i></p>
29	<p>If any reserved matters application is submitted after three years from the date of outline planning permission and if a specific policy regarding renewable energy that stipulates a higher on-site renewable energy percentage requirement than 10% is formally adopted as part of the Local Development Framework prior to the making of any such reserved matters application, the higher on-site renewable energy percentage requirement specified by the new policy shall apply, unless it is demonstrated that to require full compliance unless it is demonstrated that it is not viable or feasible. The Energy Statement, installation, operation and maintenance of the renewable energy technologies shall continue to apply pursuant to Condition 28.</p> <p>Reason: <i>To ensure that future phases of the development meet potential higher renewable energy policies.</i></p>
30	<p>Prior to the submission of the first reserved matters application(s), details of the Waste Water Treatment Plant or equivalent infrastructure shall be submitted to and approved in writing by the Local Planning Authority. Details shall be in general conformity with Document 3: Design and Access and</p>

	<p>Sustainability Statement (May 2009) and Document 10: Infrastructure and Services Strategy (May 2009) submitted with the planning application. Phase 1 shall not be occupied until the Waste Water Treatment Plant is in operation.</p> <p>Reason: <i>To ensure the details of the proposed Waste Water Treatment Plant are in accordance with Core Policy 13 of the South Bucks Core Strategy (2011).</i></p>
31	<p>Prior to the commencement of development in accordance with a reserved matters approval for any part of the site, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. Details shall be in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) and Document 10: Infrastructure and Services Strategy (May 2009) submitted with the planning application. The SWMP shall include details of:</p> <ul style="list-style-type: none"> i. The anticipated nature and volumes of waste; ii. Measures to ensure the maximisation of the reuse of waste; iii. Measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site; iv. Measures to separate putrescible waste, where practicable through in-vessel composting facilities on site; v. Measures to reuse stabilised compostable waste on site where practicable; vi. Any other steps to ensure the minimisation of waste during construction; vii. Proposed monitoring and timing of submission of monitoring reports; viii. The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development; and ix. Central Waste Storage Areas. <p>Reason: <i>To ensure a sustainable approach to waste management on site.</i></p>
32	<p>Prior to the commencement of development in accordance with a reserved matters application for any part of the site, a Detailed Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The DWMP shall include details of:</p> <ul style="list-style-type: none"> i. systems for waste storage and recycling at each dwelling; ii. central communal locations for collection of waste; iii. access routes and stopping/turning/reversing locations for waste collection vehicles; iv. systems for the disposal of items including bulky waste and garden waste. <p>Thereafter the implementation, management and monitoring of construction waste shall be undertaken in accordance with the agreed details. Details shall be in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) and Document 10: Infrastructure and Services Strategy (May 2009) submitted with the planning application. No buildings shall be occupied until the approved facilities have been provided for that building and the facilities shall be retained thereafter.</p>

	Reason: <i>To ensure a sustainable approach to waste management on site.</i>
Ecology Management (on-site)	
33	<p>Prior to the submission of the first of the reserved matters application(s), a site wide Ecological Management Plan shall be submitted to the Local Planning Authority and approved in writing. The Plan shall accord with and give effect to the principles for such a Plan proposed in the Ecology Strategy which forms part of Document 6: Environmental Statement (May 2009) submitted with the application.</p> <p>The Plan shall detail the implementation of the ecological mitigation and enhancements and the management, maintenance and monitoring of retained and created open space areas and shall include:</p> <ol style="list-style-type: none"> Contractor responsibilities, procedures and requirements; Full details of appropriate habitat and species surveys (pre and post-construction), and reviews where necessary, to identify areas of importance to biodiversity; Details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, protective fencing and phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features; Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation; Details of artificial night lighting measures (during construction and operation) to minimise impact on bat (and other nocturnal animal) habitats; A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented; A programme for Monitoring/Environmental Audits to be carried out annually during the construction phase; Confirmation of suitably qualified personnel responsible for over-seeing implementation of the Ecological Conservation Management Plan commitments, such as an Ecological Clerk of Works, including a specification of role; and A programme for long-term maintenance, management and monitoring responsibilities to ensure an effective implementation of the Ecological Management Plan. <p>No development shall commence until such time as the Ecological Management Plan has been approved in writing by the Local Planning Authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Ecological Management Plan.</p> <p>Reason: <i>To accord with Core Policy 9 of the South Bucks Core Strategy</i></p>

	<i>(2011) and in the interest of safeguarding and future management of the ecological interests of the site.</i>
34	<p>Any reserved matters application shall include an Ecological Management Plan Statement that demonstrates how it accords with the aims and objectives of the Ecological Management Plan. It shall detail which specific ecological measures are proposed and the timing for their delivery. No development shall commence within the site for which reserved matters approval is being sought until such time as the Ecological Management Plan Statement has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.</p> <p>Reason: <i>To accord with Core Policy 9 of the South Bucks Core Strategy (2011) and in the interest of safeguarding and future management of the ecological interests of the site.</i></p>
Water Resources	
35	<p>A strategic site wide sustainable surface water strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the first of the reserved matters applications submitted for approval. Details shall be in accordance with Document 6: Environmental Statement (May 2009) submitted with the planning application. No development shall be carried out until such time as the Strategic Site Surface Water Strategy has been approved in writing by the Local Planning Authority.</p> <p>The Strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.</p> <p>If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic, as far as possible, existing natural greenfield run-off patterns (rates and volumes).</p> <p>The strategy shall include details of all flow control systems and the design, location and capacity of all strategic SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of the measures to adequately manage surface water within the site without the risk of flooding to land or buildings. Details of phasing during drainage operations and construction shall also be included.</p> <p>The approved drainage works shall be carried out in their entirety in accordance with the approved details, prior to the occupation of any building or in accordance with phased drainage operations agreed in writing by the Local Planning Authority.</p>

	<p>Reason: <i>To ensure a sustainable approach to the discharge of surface water.</i></p>
36	<p>Any reserved matters application shall include a detailed surface water strategy for which approval is sought. Details shall be in accordance with Document 6: Environmental Statement (May 2009) submitted with the planning application. The strategy shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SUDS hierarchy, as espoused by DTI publication 'Sustainable Drainage Systems CIRIA C609' and this Council's adopted supplementary planning document 'Sustainable Design and Construction' (2007). The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.</p> <p>If source control infiltration SUDS methods are demonstrated to be impracticable or only partly feasible, the strategy shall promote other measures such as swales, surface water retention ponds, wetlands or other surface water retention measures to promote infiltration and mimic as far as possible existing natural greenfield run-off patterns (rates and volumes).</p> <p>The strategy shall include details of all flow control systems and the design, location and capacity of all such SUDS features and shall include ownership, long-term adoption, management and maintenance scheme(s) and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings.</p> <p>The development shall be carried out in accordance with the approved details and no dwelling on the particular reserved matters site for which approval is being sought shall be occupied until all the necessary surface water drainage to serve that dwelling has been completed in accordance with the approved details.</p> <p>Reason: <i>To ensure a sustainable approach to the discharge of surface water.</i></p>
37	<p>Any reserved matters application shall include details of foul water drainage pursuant to the reserved matters site for which approval is sought. Details shall be in accordance with Document 6: Environmental Statement (May 2009) submitted with the planning application. No development shall commence until details of the foul water drainage for the site have been approved in writing by the Local Planning Authority. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.</p> <p>Reason: <i>To ensure a sustainable approach to the discharge of <u>surface foul</u> water.</i></p>
38	<p>The Development hereby approved shall not commence until a foul drainage strategy detailing any on/off site drainage works has been submitted to and approved in writing by the Local Planning Authority. No discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The drainage works shall be constructed in accordance with the approved details prior to the occupation of any part of the development hereby approved.</p>

	Reason: <i>To prevent the pollution of groundwater.</i>
Ground Contamination	
39	<p>Having regard to the submitted contamination report as part of Document 6: Environmental Statement (May 2009) submitted with the planning application, Prior to the commencement of development on any part of the site, a Ground Contamination Assessment and Remediation Strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority for that part of the site and thereafter the strategy shall be implemented as approved. The contaminated land assessment and associated remedial strategy shall adhere to the following points:</p> <ol style="list-style-type: none"> The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigation strategy by the Local Planning Authority. The site investigation, including relevant soil, soil gas, radioactivity, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology. A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority for approval. The written approval of the Local Planning Authority to such remedial works as are required shall be obtained prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters. Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and a remediation scheme shall be submitted to the Local Planning Authority for approval in writing. Upon completion of the works, a closure report shall be submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from

	<p>site.</p> <p>Reason: <i>To ensure any risk of harm from contaminated land is appropriately understood and mitigated.</i></p>
Lighting, Noise and Odour	
40	<p>Details of any external lighting for each Phase or building shall be submitted to and approved in writing by the Local Planning Authority prior to the implementation of that Phase <u>or building</u>. Details shall be in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) and in accordance with Document 6: Environmental Statement (May 2009) submitted with the planning application. Works approved pursuant to this condition shall be completed prior to the occupation of the Phase or building to which the approval relates and thereafter shall be retained and maintained as approved unless where such lighting is part of an adopted highway.</p> <p>Reason: <i>To safeguard the amenities of the locality (Policy EP3 of the South Bucks District Local Plan (1999)).</i></p>
41	<p>The noise level from plant, vents and air conditioning associated with non-residential uses shall not raise the existing background level by more than 3 dB both during the day (0700 to 2300 hours) over any one hour period and night time (2300 to 0700 hours) over any one 5 minute period, at the boundary of the nearest noise sensitive properties, both those existing in the area and any proposed noise sensitive premise within the development itself. Tonal / impulsive noise frequencies should be eliminated or should carry an additional 5dB(A) correction.</p> <p>Reason: <i>To safeguard the amenities of the locality and accord with Policy EP3 of the South Bucks District Local Plan (1999) and Core Policy 9 of the South Bucks Core Strategy (2011).</i></p>
42	<p>As part of the submission of any reserved matters which includes use within Class A of the Town and Country Planning (Use Classes Order) (1987) (as amended), details of equipment for the purpose of extraction and/or filtration of fumes or odours shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration scheme shall be installed before occupation of the Class A floorspace and thereafter maintained in accordance with the manufacturer's instructions.</p> <p>Reason: <i>To protect the amenity of nearby residents.</i></p>
43	<p>Prior to the commencement of development in the area of the site marked on the Plan on Page 266 of the Design and Access and Sustainability Statement (May 2009) submitted with the planning application, a noise attenuation/insulation scheme detailing the acoustic noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) to reduce the level of noise experienced in the residential units and the school shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve the internal noise levels specified as 'good' as recommended in British Standard 8233:1999. The development shall be undertaken and shall remain unaltered in accordance with the approved</p>

	<p>details. Details shall be in accordance with Document 6: Environmental Statement (May 2009) submitted with the planning application.</p> <p>Reason: <i>To safeguard the amenities of residents and those occupying the school and accord with Policy EP3 of the South Bucks District Local Plan (1999).</i></p>
44	<p>Prior to the commencement of the Development <u>hereby approved</u>, a strategy to mitigate the noise effects of increased traffic along Sevenhills Road on properties bordering the affected areas, <u>shown on Plan 202742.02 Planning Conditions Drawing 2 (attached to these conditions)</u>, shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved strategy. The mitigation measures shall accord with appropriate national technical standards and comprise measures such as reasonable funding to property owners in the areas specified on the plan 202742-02 Planning Conditions Drawing 2 to erect new fencing to mitigate noise or install double glazing or similar measures.</p> <p>Reason: <i>To safeguard the amenities of residents occupying the development (Policy EP3 of the South Bucks District Local Plan (1999)).</i></p>
45	<p>A programme and scheme for Monitoring of off-site construction noise during the period of construction of the development shall be undertaken and where the results of such monitoring assessed against appropriate national technical standards, as set out in the BS 5228 Part 1, demonstrate that remedial measures are required then proposed mitigation measures that are appropriate and reasonable and proportional to the magnitude of the impact shown by the monitoring shall be submitted to and approved in writing by the Local Planning Authority and such measures shall be retained during the period of construction of the development.</p> <p>Reason: <i>To safeguard the <u>residential</u> amenities of the locality (Policy EP3 of the South Bucks District Local Plan (1999)).</i></p>
New Construction	
46	<p>Prior to the commencement of the development <u>hereby approved</u>, a Strategic Sustainable Construction Environmental Management Plan (SSCEMP) shall be submitted to and approved in writing by the Local Planning Authority. The SSCEMP shall accord with and give effect to the principles for such a Statement proposed in Document 6: Environmental Statement (May 2009) submitted with the application. Development shall take place in accordance with the SSCEMP which shall address the following on-site and off-site aspects of construction:</p> <ul style="list-style-type: none"> i. Preparation of a Sustainable Construction Programme to ensure sustainability through the construction process. This will include methods of designing out waste at source, modern methods of construction, logistics and materials handling facilities to reduce waste generated. ii Indicative site wide construction and phasing programme; iii. Construction hours and delivery times for construction purposes; iv. Site Waste Management Plan (SWMP), providing a statement of site specific reuse and recycling objectives with appropriate targets,

	<p>compliance training for sub-contractors, construction code of conduct together with regular auditing and reporting on target achievements and quantities disposed, ensuring that such materials are only consigned to authorised treatment/recovery or disposal facilities, including consideration of participation in a Materials Re-use and Recycling Forum;</p> <ul style="list-style-type: none"> v. Noise method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997); vi. Maximum noise mitigation levels for construction equipment, plant and vehicles; vii. Vibration method, monitoring and recording statements in accordance with the provisions of BS 5228 (1997); viii. Maximum vibration levels; ix. Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures; and x. Membership of the Considerate Contractors Scheme. <p>Reason: <i>To safeguard the amenities of the locality and accord with Policy EP3 of the South Bucks District Local Plan (1999) and Core Policy 9 of the South Bucks Core Strategy (2011).</i></p>
47	<p>Prior to commencement of any phase of development of any reserved matters approval, a Detailed Construction Method Statement (DCMS) pursuant to the reserved matters approval site shall be submitted to and approved in writing by the Local Planning Authority. The DCMS shall be in accordance with Document 6: Environmental Statement (May 2009) submitted with the planning application and demonstrate how the construction of the reserved matters approval accords with the details of the SSCEMP, except criterion (v), and shall include the consideration of the following on-site and off-site aspects of construction:</p> <ul style="list-style-type: none"> i. Location of contractor offices and parking arrangements, site storage areas/compounds for building materials, plant and equipment; ii. Screening and hoarding details; iii. Contractor access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures; iv. Soil management and storage details; v. Dust management and wheel washing measures; vi. Site lighting; vii. Drainage control measures including the use of settling tanks, oil interceptors and bunds; viii. Access and protection arrangements around the site for pedestrians, cyclists and other road users, including external safety and information signing and notices; ix. Liaison, consultation and publicity arrangements including dedicated points of contact and complaints procedures; x. Consideration of sensitive receptors; and xi. Prior notice and agreement procedures for works outside agreed limits.

	<p>Thereafter the development shall be undertaken in accordance with the agreed details.</p> <p>Reason: <i>To safeguard the amenities of the locality during construction and accord with Policy EP3 of the South Bucks District Local Plan (1999) and Core Policy 9 of the South Bucks Core Strategy (2011).</i></p>
Sustainability	
48	<p>No development of a residential building on a reserved matters site shall take place until an interim certificate following a design stage review, based on design drawings, specifications and commitments, has been issued by a Code for Sustainable Homes Licensed Assessor to the Local Planning Authority, indicating that all dwellings (market and affordable homes) forming part of the reserved matters site are capable of achieving a minimum of level 4 of the Code for Sustainable Homes.</p> <p>All residential buildings shall be constructed to meet the applicable Code for Sustainable Homes specified minimum level as above. Prior to the occupation of any dwelling, a Post-Construction Stage assessment shall be undertaken for that dwelling. Should that assessment indicate that the specified minimum code level as above has not been met, appropriate mitigation to ensure the code level can be met shall be undertaken. Prior to occupation, or in accordance with an alternative timetable to be agreed with the Local Planning Authority, the developer shall submit to the Local Planning Authority a certificate from the Building Research Establishment (BRE) or another certificated third party, indicating that the relevant code level has been met.</p> <p>In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development, unless it can be demonstrated not to be viable or feasible.</p> <p>Details shall be in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) and Document 6: Environmental Statement (May 2009) submitted with the planning application.</p> <p>Reason: <i>To ensure that the provisions of the Design and Access and Sustainability Statement submitted with the planning application, including all the sustainability proposals, are adhered to in the reserved matters applications, and to accord with Core Policy 13 of the South Bucks Core Strategy (2011).</i></p>
49	<p>Prior to the submission of the first of the reserved matters applications within the built-up area, a BREEAM Plan for Provision of Non-Residential Buildings shall be submitted to the Local Planning Authority for approval.</p> <p>The Plan shall include details and plans that indicate the commercial buildings in that phase which will achieve the BREEAM 'very good' rating and the location of the proposed non residential buildings which will meet the BREEAM 'excellent' rating.</p>

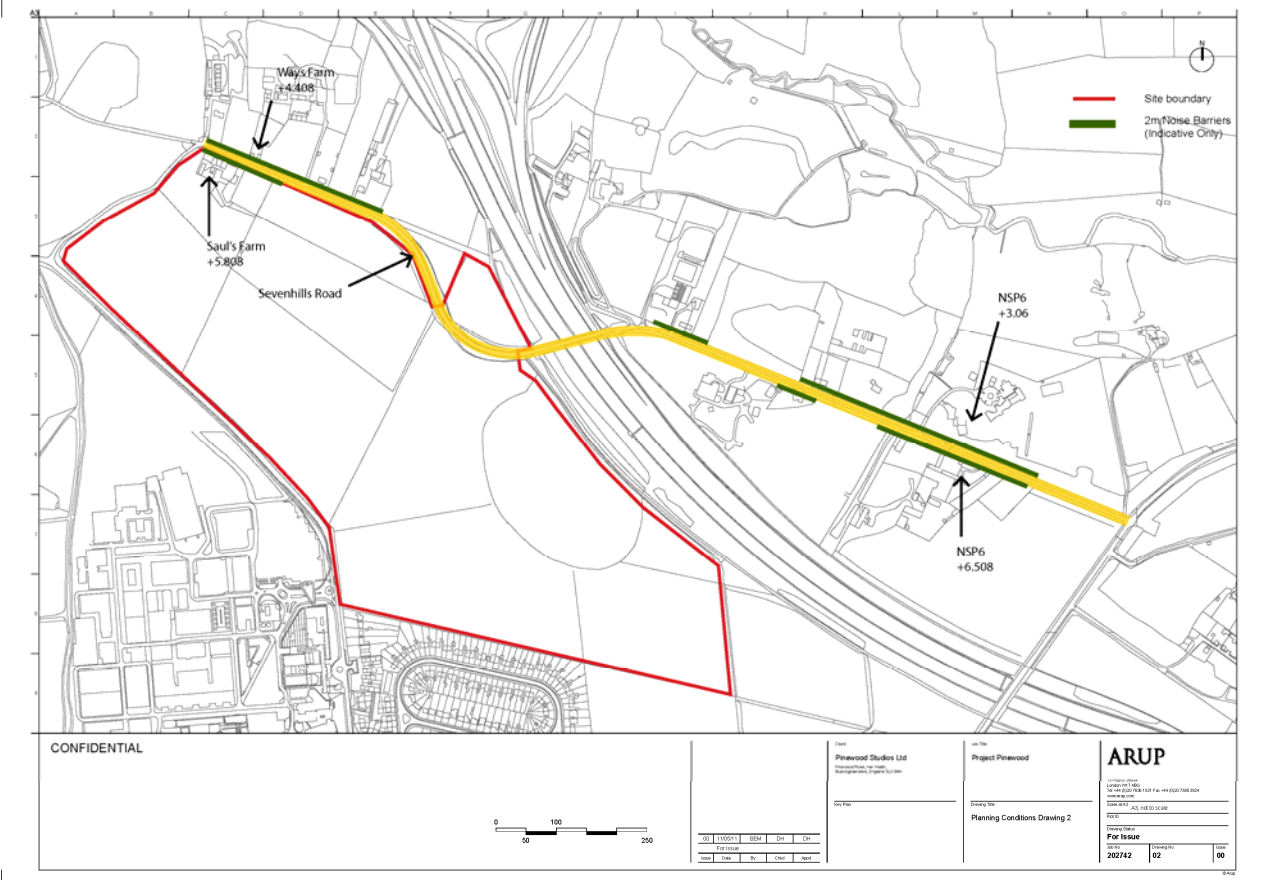
	<p>No development shall commence within a site within the built-up area for which reserved matters approval is being sought until such time as the BREEAM Phasing Plan has been approved in writing by the Local Planning Authority. The BREEAM Plan shall be carried out in accordance with the approved details</p> <p>Reason: <i>To ensure that the provisions of Document 3: Design and Access and Sustainability Statement (May 2009) submitted with the planning application, including all the sustainability proposals, are adhered to in the reserved matters applications and to accord with Core Policy 13 of the South Bucks Core Strategy (2011).</i></p>
50	<p>Notwithstanding Condition 49, all non-residential buildings that are constructed after 31st March 2013, shall be designed and constructed to meet BREEAM 'excellent' rating.</p> <p>Reason: <i>To ensure that the provisions of Document 3: Design and Access and Sustainability Statement (May 2009) submitted with the planning application, including all the sustainability proposals, are adhered to in the reserved matters applications and to accord with Core Policy 13 of the South Bucks Core Strategy (2011).</i></p>
51	<p>No development of a non-residential building shall take place until a pre-assessment BREEAM report - which is based upon an approved BREEAM plan for provision of non-residential buildings - prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'very good' (or 'excellent' if after 31st March 2013) rating as a minimum, has been issued to the Local Planning Authority.</p> <p>Reason: <i>To ensure that the provisions of Document 3: Design and Access and Sustainability Statement (May 2009) submitted with the planning application, including all the sustainability proposals are adhered to in the reserved matters applications and to accord with Core Policy 13 of the South Bucks Core Strategy (2011).</i></p>
52	<p>All non-residential buildings shall be constructed to meet the applicable approved BREEAM rating as a minimum. No later than 6 months after the occupation of any non-residential building, a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development, unless to do so is demonstrated to be not viable or feasible.</p> <p>Reason: <i>To ensure that the provisions of Document 3: Design and Access and Sustainability Statement (May 2009) submitted with the planning application, including all the sustainability proposals, are adhered to and to accord with Core Policy 13 of the South Bucks Core Strategy (2011).</i></p>
53	<p>Prior to the occupation of each dwelling, each household shall be supplied with an Information Pack for residents providing information on the development itself as well as other organisations which could support a more sustainable lifestyle. Details shall be in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) submitted with the planning application.</p>

	Reason: <i>To ensure that the provisions of Document 3: Design and Access and Sustainability Statement (May 2009) submitted with the planning application, including all the sustainability proposals, are adhered to in the reserved matters applications and to accord with Core Policy 13 of the South Bucks Core Strategy (2011)).</i>
Social Commitments / Infrastructure (on-site)	
54	<p>Prior to submission of the first of the reserved matters application(s) for residential development, a Strategy for Children's Play provision, in general conformity with the principles set out in Document 3: Design and Access and Sustainability Statement (May 2009) shall be submitted to the Local Planning Authority for approval. The Strategy shall include the following details:</p> <ul style="list-style-type: none"> a) How the Strategy is intended to evolve following occupation of the site to meet the needs of future local residents, young people and children. b) The size, type, location and provision of access to play provision both within the built up area and adjacent to the green corridor. c) A proposed phasing programme for the delivery of play provision both within the built up area and adjacent to the green corridor in relation to the delivery of development on the site. <p>No residential development shall commence until the submitted Strategy has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: <i>To ensure the details of the formal open space are in accordance with National Playing Fields Association Standards and Core Policy 5 of the South Bucks District Council Core Strategy (2011).</i></p>
55	<p>Any reserved matters application for a phase of the development which includes play provision, shall include the detailed design and specification of play provision, including surfacing material, within the reserved matters site for which approval is sought. The details shall be accompanied by a Play Statement that demonstrates how the proposal accords with the approved Strategy for Play provision and any emerging or approved details sought as part of a Design Code for the site. The play provision shall be provided in accordance with the approved phasing programme, unless an alternative programme for provision for that phase is approved in writing by the Local Planning Authority, and shall be implemented in accordance with the approved details.</p> <p>Reason: <i>To ensure that the details of the play provision are in accordance with Core Policy 5 of the South Bucks District Council Core Strategy (2011).</i></p>
56	<p>Prior to the commencement of each phase of the development, a Local Employment Strategy to target jobs to those living within the District or 8 kilometres of the site during the construction and operation of that phase shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented as agreed.</p> <p>Reason: <i>To encourage the use of local employment.</i></p>
57	Prior to the commencement of each phase of the development, details of infrastructure to provide fast broadband access via Fibre to the Premises

	<p>Technology (FTTP) and a Site Wide Integrated Reception System (IRS) for television and radio reception to all homes and commercial premises shall be submitted to and approved in writing by the Local Planning Authority. Details shall include linkage to the Pinewood Studios site and access to a community portal website to provide real-time information on local public transport. The infrastructure as approved by the Local Planning Authority shall be provided and available for use prior to the occupation of the phase to which it relates and shall be maintained thereafter. Provision should be made in general conformity with Document 3: Design and Access and Sustainability Statement (May 2009) and Document 10: Infrastructure and Services Strategy (May 2009) submitted with the planning application.</p> <p>Reason: <i>To ensure the development accords with Document 3: Design and Access Statement and Sustainability Statement (May 2009) and provides the potential for the development to deliver the principles of a living/working community linked to the creative industries.</i></p>
Management / Operational	
58	<p>Prior to the submission of the first reserved matters, a Management and Operational Plan for the site to cover issues relating to management and mitigation of the impacts of filming (including noise, artificial light and parking) on residents ownership, responsibility and management of the residential area, service charges, reservation of rights, waste storage and collection, public realm, landscape, and use of streets for outdoor filming The Management and Operational Plan should establish the operational links between the application site and the Pinewood Studios site and shall be submitted to and approved in writing by the Local Planning Authority. The Management and Operational Plan shall be in effect on first occupation of Phase 1 and the development shall subsequently be operated in accordance with it-</p> <p>Reason: <i>To accord with Document 6: Environmental Statement (May 2009) which accompanied the planning application and protect residential amenity.</i></p>
59	<p>Prior to the occupation of the first phase of the development, details of the Central Logistics Concierge Area (LCA) which will provide the principal central community portal for exchange of information and services for all stakeholders on site shall be submitted to and approved in writing by the Local Planning Authority. Provision should be made in accordance with Document 10: Infrastructure and Services Strategy (May 2009) submitted with the planning application. The Central LCA will provide the following:</p> <ul style="list-style-type: none"> • Reception area; • Residential and personal shelf /locker storage for post & parcel deliveries • Storage for residential and personal seasonal items; • Commercial deliveries receipt, storage, dispatch areas; • Filming service areas; • Rest Rooms; • Meeting rooms; and • Security point. <p>The Central LCA shall be implemented prior to first occupation of Phase 1.</p>

	<p>Reason: <i>To ensure the efficient management of the site in accordance with Document 10: Infrastructure and Services Strategy (May 2009).</i></p>
60	<p>Prior to the occupation of the relevant phase of the development, details of the Secondary Logistics Concierge Area (LCA) which will provide the secondary central community portal for exchange of information and services for all stakeholders on site shall be submitted to and approved in writing by the Local Planning Authority. Provision shall be made in accordance with Document 10: Infrastructure and Services Strategy (May 2009) submitted with the planning application. The Secondary LCA will provide the following:</p> <ul style="list-style-type: none"> • Reception area; • Residential buffer storage (shelf & locker) for post & parcel deliveries • Some commercial deliveries receipt, storage, dispatch areas; • Rest room; and • Security point. <p>The Secondary LCA shall be implemented prior to first occupation of that Phase.</p> <p>Reason: <i>To ensure the efficient management of the site in accordance with Document 10: Infrastructure and Services Strategy (May 2009).</i></p>
61	<p>Prior to the occupation of the first phase of the development, details of the North Locker Storage Station and South Locker Storage Station shall be submitted to and approved in writing by the Local Planning Authority. Provision shall be made in accordance with Document 10: Infrastructure and Services Strategy (May 2009) submitted with the planning application. <u>The development shall be implemented in accordance with the approved details.</u></p> <p>Reason: <i>To ensure the efficient management of the site in accordance with Document 10: Infrastructure and Services Strategy (May 2009).</i></p>
62	<p>The creative industries floorspace shall be occupied only by businesses and/or individuals within the following creative industries - advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video, interactive leisure software, music, the performing arts, publishing, software and computer services, television and radio, and other related industries <u>operating at Pinewood Studios.</u></p> <p>Reason: <i>To accord with the terms of the application, because the floorspace is needed by the creative industries, and because the Secretary of State had particular regard to the intended use in determining the application and to accord with the Project Pinewood concept (Policy E2 of the South Bucks District Local Plan (1999)).</i></p>
63	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), no extension or additions to any properties with Use Class C3 (residential dwelling houses) shall be erected other than those expressly authorised by this permission.</p> <p>Reason: <i>To protect the amenity of adjoining properties, to prevent overdevelopment of the site, and to ensure compliance with the Design Code.</i></p>
64	<p>The development on the application site shall be maintained and operated as a</p>

	<p>location for filming in conjunction with and ancillary to the occupation and operation of the Pinewood Studios site as a film and television studio.</p> <p>Reason: In approving the development, the Secretary of State took account of to maximise the benefits to the National Economy of the film and television industry cluster to be created and to ensure that such cluster benefits are not undermined if the development on the application site did not operate in conjunction with and ancillary to the Pinewood Studios site.</p>
65	<p><u>The development hereby approved shall not commence until a scheme and programme for delivery of highway works under clause 1.4, Part 1 of the Schedule to the S106 planning obligation dated 21 June 2011 accompanying this application has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and programming.</u></p> <p>Reason: <i>In the interest of highway conditions and highway safety</i></p>



18. ANNEX B – CONDITIONS (APPEAL B)**DENHAM ROAD / SEVENHILLS ROAD PLANNING APPLICATION**

Conditions	
Timing/ Phasing	
1	<p>The development to which this permission relates shall begin not later than the expiration of five years beginning from the date of this decision notice.</p> <p>Reason: <i>To accord with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).</i></p>
Design	
2	<p>The development to which this planning permission relates shall be undertaken solely in accordance with the drawings hereby listed: -</p> <p>PP-SP-701 01 PP-LP-701 01 PP-TR-701 01 SHS-7951 04 SHS-7950 04 SHS-7920 02 SHS-7903 01 SHS-7902 04 SHS-7901 04 SHS-7900 04 SHS-7001 02 SHS-7000 04 SHS-7920 01</p> <p>Reason: <i>To ensure a satisfactory form of development and to accord with the terms of the submitted application and to accord with Policy EP3 of the South Bucks District Local Plan (adopted March 1999)</i></p>
Junction Visibility	
3	<p>No development shall commence until details of a visibility splay at the junction of the access to Round Coppice and the A412 measuring 2.4m (x distance) by 120m (y distance) shall have been submitted to the Local Planning Authority and approved in writing. The details shall be implemented as approved prior to the junction hereby permitted being brought into operation and the visibility splay thereafter retained.</p> <p>Reason: <i>To ensure that a safe access is maintained for vehicles exiting the Round Coppice exit and to accord with Policy TR5 of the South Bucks District Local Plan (adopted March 1999)</i></p>

Trees / Landscape	
4	<p>The existing trees and hedgerows to be retained on the site, as shown on drawing No. PP-TR-701 01 shall not be removed, felled, topped, lopped or disturbed in any way without the prior consent of the Local Planning Authority in writing. Similarly, no damage shall be caused to the roots of the trees and/or hedgerows. Any trees and hedgerows removed, felled or damaged or destroyed shall be replaced by another tree or shrub of the same species at the same location, at a time agreed in writing by the Local Planning Authority.</p> <p>Reason: <i>The existing trees and hedgerows to be retained on site represent an important amenity feature which, if lost would impair the character of the area and to accord with Policies L10 and EP4 of the South Bucks District Local Plan (adopted March 1999)</i></p>
5	<p>No works or development shall take place until a tree constraints plan and method statement (in accordance with British Standard B.S. 5837:2005 'Trees in Relation to 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 phasing of construction operations; siting of work huts and contractor parking; areas for the storage of materials and the siting of skips and working spaces. 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 5837:2005 '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. The approved fencing shall be retained and maintained until all 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.</p> <p>Reason: <i>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 and to accord with Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999)</i></p>
6	<p>No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years from the date of the implementation of the development has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation.</p> <p>Reason: <i>In the long term interest of the visual amenity of the area and to accord with Policy EP4 of the South Bucks District Local Plan (adopted March 1999)</i></p>

Operational / Management	
7	<p>No development shall take place until details of the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading, offloading, parking and turning within the site during the construction period has been submitted and approved in writing by the Local Planning Authority. These details shall thereafter be implemented as approved before the development begins and be maintained throughout the development.</p> <p>Reason: <i>To minimise danger and inconvenience to highway users and to accord with Policy TR5 of the South Bucks District Local Plan (adopted March 1999)</i></p>

19. ANNEX C – CONDITIONS (APPEAL C)

FIVE POINTS ROUNDABOUT PLANNING APPLICATION

Conditions	
Timing/ Phasing	
1	<p>The development to which this permission relates shall begin not later than the expiration of five years from the date of this decision notice.</p> <p>Reason: To comply with the provision of Section 91(1)(a) of the Town and Country Planning Act 1990. (or any statutory amendment or re-enactment thereof).</p>
Design	
2	<p>The development to which this planning permission relates shall be undertaken solely in accordance with the drawings hereby listed: -</p> <p>A068065-35-18-03B A068065-35-18-07 A068065-35-18-02A PP-SP-501 01 PP-LP-501 01 PP-TR-501 01</p> <p>Reason: <i>To ensure a satisfactory form of development and the accord with the terms of the submitted application and to accord with Policy EP3 of the South Bucks District Local Plan (adopted March 1999)</i></p>
Archaeology	
3	<p>No development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to the Local Planning Authority for approval in writing. Thereafter the development shall be implemented in accordance with the approved scheme.</p> <p>Reason: <i>To ensure the protection of areas of archaeological interest and to accord with Policy C14 of the South Bucks District Local Plan (adopted March 1999)</i></p>
Trees / Landscaping	
4	<p>The existing trees and hedgerows to be retained on the site, as shown on drawing No. PP-TR-501 01 shall not be removed, felled, topped, lopped or disturbed in any way without the prior consent of the Local Planning</p>

	<p>Authority in writing. Similarly, no damage shall be caused to the roots of the trees and/or hedgerows. Any trees and hedgerows removed, felled or damaged or destroyed shall be replaced by another tree or shrub of the same species at the same location, at a time agreed in writing by the Local Planning Authority.</p> <p>Reason: <i>The existing trees and hedgerows to be retained on site represent an important amenity feature which, if lost would impair the character of the area and to accord with Policies L10 and EP4 of the South Bucks District Local Plan (adopted March 1999)</i></p>
5	<p>No works or development shall take place until a tree constraints plan and method statement (in accordance with British Standard B.S. 5837:2005 'Trees in Relation to 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 phasing of construction operations; siting of work huts and contractor parking; areas for the storage of materials and the siting of skips and working spaces. 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 5837:2005 '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. The approved fencing shall be retained and maintained until all 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.</p> <p>Reason: <i>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 and to accord with Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999)</i></p>
6	<p>No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years from the date of the implementation of the development has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation.</p> <p>Reason: <i>In the long term interest of the visual amenity of the area and to accord with Policy EP4 of the South Bucks District Local Plan (adopted March 1999)</i></p>
Operational / Management	
7	<p>No development shall take place until details of the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading, offloading, parking and turning within the site during the construction period</p>

	<p>has been submitted and approved in writing by the Local Planning Authority. These details shall thereafter be implemented as approved before the development begins and be maintained throughout the development.</p>
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	<p>Reason: <i>To minimise danger and inconvenience to highway users and to accord with Policy TR5 of the South Bucks District Local Plan (adopted March 1999)</i></p>
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20. ANNEX D - APPEARANCES AT INQUIRY

FOR THE LOCAL PLANNING AUTHORITY:

Mr Simon Bird QC & Miss
Melissa Murphy of counsel

Instructed by Ms Lynne Reardon, Head of Legal
Services, South Bucks DC

They called:

Mr Francis Spooner BSc
(Hons) Tech Cert
(ArborA) Tech ArborA

Arboriculturist, Enforcement and Conservation
Unit, South Bucks DC

Mr John Macaulay
BEng(Hons) CEng MICE

Associate Director, Jacobs

Mr Stephen Kyle BSc
(Hons) DipTP MRTPI

Area Team Manager, Development Management
Unit, South Bucks DC

FOR STOP PROJECT PINEWOOD (SPP)

Mr Charles Hopkins of counsel

He called:

Mrs Sylvie Lowe

Chair, SPP

Mr Julian Wilson

Chairman, Iver Parish Council

Mr Paul Graham

Clerk and Proper Officer, Denham Parish Council

Mrs Pauline Vahey

Chairman, Fulmer Village Parish Council

FOR PINEWOOD STUDIOS LTD.

Mr Christopher Katkowski QC &
Mr Charles Banner, of Counsel

Instructed by Dr Romola Parish, Solicitor,
Travers Smith LLP

They called:

Mr Ivan Dunleavy

Chief Executive, Pinewood Shepperton PLC

Mr Stephen Norris

Managing Partner, Apollo Productions

Mr Iain Smith

Film Producer and Chair of British Film
Commission

Mr Nicholas Smith

Commercial Director, Pinewood Shepperton PLC

Mr David Height MA, PG

Associate Director, Arup Associates

Dip. Arch. RIBA

Mr Andrew Williams BA. Director, Define
BSc. PG Dip. (Urban
Design)

Mrs Bridget Rosewell BA Chairman, Volterra Consulting
(Hons), M.Phil

Mr David Bird MSc. Director, Savell, Bird, Axon
MICE CEng.

Mr John Rhodes BSc, Director, Quod Planning
MRICS

FOR BUCKINGHAMSHIRE COUNTY COUNCIL

Mr John Hobson QC No witnesses called

INTERESTED PERSONS

Mr A Gears Local Resident
Mr P Treadwell On behalf of CPRE Penn County District
Mr John Rossetti Local resident

The Rt Hon Dominic Grieve MP MP for Beaconsfield

Cllr Alan Oxley Local resident, South Bucks and Iver Parish
Councillor

Mrs Sharon Parsons Local resident
Mr Fagin Local Resident

21. ANNEX E – CORE DOCUMENTS LIST

CORE DOCUMENTS - as at 14/09/2011

Pinewood Studios Ltd. - Land adjacent to Pinewood Studios, Pinewood Road, Iver Heath; Denham Road/Seven Hills Road Junction and Five Points Roundabout
Living and working community for the creative industries with associated highway improvements

09/00706/OUT; ~~09/00707/FUL~~, ~~09/00708/FUL~~, 09/00708/FUL and 09/00707/FUL

INSPECTORATE REFERENCE:

APP/N0410/A/10/2126663, APP/N0410/A/10/2126665 (withdrawn),
APP/N0410/A/10/2126667 (withdrawn), APP/N0410/A/10/2152595,
APP/N0410/A/10/2152591

Legislation - CDA/

- CDA/1 Climate Change Act (2008)
- CDA/2 The Traffic Management Act (2004)
- CDA/3 Town and Country Planning (Trees) Regulations 1999
- CDA/4 The Town and Country Planning (Trees) (Amendment)(England) Regulations 2008
- CDA/5 The Countryside and Rights of Way Act 2000
- CDA/6 The Hedgerows Regulations 1997
- CDA/7 Corporation Tax Act 2009

Government Planning Policy Documents - CDB/

- CDB/1 PPS1: Delivering Sustainable Development (2005)
- CDB/1A PPS1 Companion - By Design: Urban design and the Planning System towards better practice (DETR 2000)
- CDB/1B Planning and Climate Change Supplement to PPS1 (2007)
- CDB/2 PPG2: Green Belt (1995 amended 2001)
- CDB/3 PPS3: Housing (2010)
- CDB/4 PPS4: Planning for Sustainable Economic Growth (2009)
- CDB/5 PPS5 Planning for the Historic Environment (2010)
- CDB/6 PPS7: Sustainable Development in Rural Areas (2004)

CDB/7	PPS9: Biodiversity and Geological Conservation (2005)
CDB/8	PPS10: Planning for Sustainable Waste Management (2005)
CDB/9	PPS12: Local Spatial Planning (2008)
CDB/10	PPG13: Transport (2001)
CDB/11	PPG14: Development on Unstable Land (1990)
CDB/12	PPG16: Archaeology and Planning
CDB/13	PPG17: Planning for Open Space, Sport and Recreation (2002)
CDB/13A	Assessing Community Needs - Companion Guide to PPG17 (2002)
CDB/14	PPS22: Renewable Energy Development (2004)
CDB/14A	Planning for Renewable energy: A Companion Guide to PPS22 (2004)
CDB/15	PPS23: Planning and Pollution (2004)
CDB/16	PPG24: Planning and Noise (1994)
CDB/17	PPS25: Development and Flood Risk (2006)

Government Circulars - CDC/

CDC/1	Circular 01/06 Guidance on Changes to the Development Control System (June 2006)
CDC/2	Circular 5/05: Planning Obligations
CDC/3	Circular 11/95: Use of Conditions in Planning Permission

National Guidance Documents - CDD/

CDD/1	Code for Sustainable Homes - A step change in sustainable home building practice (2006) http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf
CDD/2	Building for life (CABE/HBF 2008) http://www.buildingforlife.org/files/publications/bfl-criteria-guide.pdf
CDD/3	DEFRA Waste Strategy for England (2007) http://www.defra.gov.uk/environment/waste/strategy/strategy07/document

[s/waste07-strategy.pdf](#)

CDD/3A Waste Strategy Annual Progress Report 2008/09 (2009)

<http://www.defra.gov.uk/environment/waste/strategy/documents/waste-strategy-report-08-09.pdf>

CDD/4 Strategy for Sustainable Construction (2008)

<http://www.bis.gov.uk/files/file46535.pdf>

CDD/5 British Standard 5906:2005 Waste Management in Buildings (2005)

CDD/6 CSH Technical Guide (2008)

http://www.chelmsford.gov.uk/media/pdf/7/l/code_for_sustainable_homes_techguide-web.pdf

2010 Guide:

http://www.planningportal.gov.uk/uploads/code_for_sustainable_homes_techguide.pdf

CDD/7 BESTUFS Good Practice Guide on Urban Freight Transport (2007)

http://www.bestufs.net/download/BESTUFS_II/good_practice/English_BESTUFS_Guide.pdf

CDD/8 Building a Low-Carbon Economy - the UK's contribution to tackling climate change (2008)

<http://www.theccc.org.uk/pdf/TSO-ClimateChange.pdf>

CDD/9 Energy White Paper (2007)

<http://www.berr.gov.uk/files/file39387.pdf>

CDD/10 Building a Greener Future: Towards Zero Carbon Development (2006)

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/153125.pdf>

CDD/11 Manual for Streets (2007)

<http://www.dft.gov.uk/pgr/sustainable/manforstreets/>

CDD/11A Manual for Streets 2 (2010)

CDD/12 Good Practice Guidelines: Delivering Travel Plans through the Planning Process (2009)

- <http://www.dft.gov.uk/pgr/sustainable/travelplans/tpp/goodpracticeguidelines-main.pdf>
- CDD/13 A guide on how to set up and run travel plan networks (2006)
<http://www.dft.gov.uk/pgr/sustainable/travelplans/work/deonhowtsetupandruntrav1779.pdf>
- CDD/14 Making Residential Travel Plans Work (2007)
<http://www.ruralurbanplanning.co.uk/residentialtravelplans.pdf>
- CDD/15 The Essential Guide to Travel Planning (2008)
<http://www.dft.gov.uk/pgr/sustainable/travelplans/work/essentialguide.pdf>
- CDD/15A DfT Building Sustainable Transport into New Developments: A Menu of Options for Growth Points and Eco-towns (2008)
<http://www.dft.gov.uk/pgr/sustainable/sustainabletransportnewdevelopment/pdf/sustainabletransnew.pdf>
- CDD/16 TCPA Design to Delivery: Eco-Towns Transport Worksheet (2008)
http://www.tcpa.org.uk/data/files/etws_transport.pdf
- CDD/17 Association of Police Officers Secured by Design
<http://www.securedbydesign.com/professionals/brochures.aspx>
- CDD/18 Safer Places - The Planning System and Crime Prevention (2004)
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147627.pdf>
- CDD/19 Environment Act 1995 Local Air Quality Management Policy Guidance PG09 (2009)
<http://www.defra.gov.uk/environment/quality/air/airquality/local/guidance/documents/laqm-policy-guidance-part4.pdf>
- CDD/20 DCMS/BERR/CIUS Creative Britain: New Talents for the New Economy (2008)
<http://webarchive.nationalarchives.gov.uk/+http://www.culture.gov.uk/images/publications/CEPFeb2008.pdf>
- CDD/21 Biodiversity: The UK Action Plan 1994
http://www.ukbap.org.uk/library/Plan_LO.pdf

- CDD/22 TPO Guide to Law and Good Practice - DETR March 2000 (including Addendum May 2009 and Model Form TPO)
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/tposguide.pdf>
Addendum:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/tposguideaddendum.pdf>
Model form:
<http://www.communities.gov.uk/publications/planningandbuilding/tposguideaddendum>
- CDD/23 British Standard BS 5837:2005 - "Trees in relation to construction - Recommendations"
- CDD/24 The Hedgerows Regulations 1997 - A Guide to the Law and Good Practice (Department of the Environment)
http://www.planning-inspectorate.gov.uk/pins/environment/hedgrow_appeal/index.htm
- CDD/25 Guidance on Transport Assessment, March 2007 (Department for Transport)
<http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta>
- CDD/26 Smarter Choices - Changing the Way We Travel, July 2004 (Department for Transport, London)
<http://www.dft.gov.uk/pgr/sustainable/smarterchoices/ctwwt/>
- CDD/27 DFT Road Statistics 2009: Traffic, Speed and Congestion, June 2010
<http://www.dft.gov.uk/pgr/statistics/datatablespublications/roadtraffic/speedscongestion/roadstatstsc/roadstats09tsc>
- CDD/28 DFT Road Transport Forecasts 2009 : Results from the Department for Transport's National Transport Model
<http://www.dft.gov.uk/pgr/economics/ntm/forecasts2009/>
- CDD/29 Circular 11/95 Use of Negative Conditions

Local Planning Documents Guidance - CDE/

- CDE/1 Buckinghamshire Strategic Housing Market Assessment (SHMA 2008)
- www.southbucks.gov.uk/.../bucks_strategic_housing_market_assessment_executive_summary_2008.pdf
- CDE/2 Buckinghamshire Employment Land Review (2006) (and update 2010)
- http://www.southbucks.gov.uk/environment_planning/planning/local_development_framework/background_studies/buckinghamshire_employment_land_review_2006.aspx
- (and update 2010)
- http://www.southbucks.gov.uk/includes/documents/cm_docs/2010/e/employmentlandreview.pdf
- CDE/3 Buckinghamshire Economic Development Strategy (2008 - 2016) (Refreshed 2009)
- www.belp.co.uk/.../NEW%20Economic%20Development%20Strategy.pdf
- CDE/4 Buckinghamshire Minerals and Waste Local Plan 2004-2016 (2006) and Supplementary Guidance Note (2006)
- [Bucks Minerals and Waste Local Development Framework (2008) - not included as still out for consultation]
- http://www.buckscc.gov.uk/assets/content/bcc/docs/strategic_planning/waste_mineral_plans/mw_adoption_draft.pdf
- http://www.buckscc.gov.uk/assets/content/bcc/docs/strategic_planning/waste_mineral_plans/mw_spg
- Links to plans:
- http://www.buckscc.gov.uk/bcc/waste_mineral_plans/local_plan_2004_16.page
- CDE/5 Buckinghamshire Joint Municipal Waste Management Strategy (2007)
- <http://www.bucksinfo.net/recycleforbuckinghamshire/assets/documents/waste-strategy-may-07>

- CDE/6 Buckinghamshire County Council Local Transport Plan 2006-2011
[not including the "Consultation Report"]
http://www.buckscc.gov.uk/bcc/transport/local_transport_plan2.page
- CDE/7 Buckinghamshire Travel Plan Guidelines for Developers (2008)
http://www.buckscc.gov.uk/assets/content/bcc/docs/transport/travelchoice_guidelines_for_Developers.pdf
- CDE/8 Buckinghamshire Infrastructure Study (2008) [Phase 2 (2008) - SBDC]
http://www.buckscc.gov.uk/assets/content/bcc/docs/strategic_planning/Phase_2_Final_Report_16_May_08.pdf
- CDE/9 Sustainable Community Strategy for South Bucks District 2009 - 2026 [Which replaced the South Bucks Local Strategic Partnership Community Plan 2006-2016 (2006)]
http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/s/south_bucks_sustainable_community_strategy.pdf
- CDE/10 Buckinghamshire and Milton Keynes Biodiversity Action Plan 2000-2010
<http://www.buckinghamshirepartnership.co.uk/assets/content/Partnerships/BMKBP/docs/Intro.pdf>
- CDE/10A Buckinghamshire and Milton Keynes Biodiversity Hedgerow Habitat Action Plan
<http://www.buckinghamshirepartnership.co.uk/partnership/bmkbp/hedgerows.page>
- CDE/11 Colne Valley Regional Park Action Plan 2009-12
[http://www.surreycc.gov.uk/legcom/councilp.nsf/f5fb086c73d64f3000256954004aed25/d966352298b7e9e980257545005b8436/\\$FILE/Item%2011%20-%20Colne%20Valley%20Regional%20Park%20-%20Annex%20A.pdf](http://www.surreycc.gov.uk/legcom/councilp.nsf/f5fb086c73d64f3000256954004aed25/d966352298b7e9e980257545005b8436/$FILE/Item%2011%20-%20Colne%20Valley%20Regional%20Park%20-%20Annex%20A.pdf)
- CDE/12 South Bucks District Council Corporate Plan 2010-2020
http://www.southbucks.gov.uk/includes/documents/cm_docs/2010/c/corporate_plan_2010_2020_internet.pdf
- CDE/13 South Bucks Residential Design Guide SPD (2008) [including Regulation 18 Statement and Adoption Statement]
http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/r/residen

[tial_design_guide_supplementary_planning_document.pdf](#)

[including Regulation 18 Statement and Adoption Statement]

http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/s/statement_prepared_pursuant_to_regulation_18_4_of_the_town_and_country_planning_local_development_england_regulations_2004.pdf

CDE/14 South Bucks Strategic Housing Land Availability Assessment (Final Report October 2009)

http://www.southbucks.gov.uk/includes/documents/cm_docs/2010/s/1_strategic_housing_land_availability_assessment_final_report_october_2009.pdf

CDE/14A South Bucks Development Economics Study (2007) and Update (2010)

http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/s/southbucks_development_economics_study_2007.pdf

and Update (2010)

http://www.southbucks.gov.uk/includes/documents/cm_docs/2010/d/development_economics_study_three_dragons_updated_2010.pdf

CDE/15 **NOT USED - DUPLICATE OF CDE/2:** Bucks Employment Land Review (2006)

CDE/16 South Bucks District Council Open Space, Sport and Recreation Facilities Strategy (2008) [not including Maps and Volume 2 & 3]

http://www.southbucks.gov.uk/leisure_culture/parks_and_open_spaces/open_space_sports_and_recreational_facilities_strategy.aspx

CDE/17 Wycombe District Council Planning Contribution SPD (2007)

<http://www.wycombe.gov.uk/Core/DownloadDoc.aspx?documentID=834>

CDE/18 South Bucks Evaluation of Transport Impacts (2010)

http://www.southbucks.gov.uk/includes/documents/cm_docs/2010/e/evaluationoftransportimpacts_une2010.pdf

CDE/19 South Bucks Strategic Flood Risk Assessment (2008) [Level 1 & Level 2]

Level 1 :

http://www.southbucks.gov.uk/environment_planning/planning/local_development_framework/background_studies/strategic_flood_risk_assessment_2008.aspx

Level 2:

www.southbucks.gov.uk/.../strategic_flood_risk_assessment_level_2_report.pdf

- CDE/20 South Bucks Landscape Character Assessment (2003)
http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/s/south_bucks_landscape_character_assessment_2003.pdf
- CDE/21 Bucks County Council Guidance on Planning Obligations for Education Provision June 2010
http://www.bucksgov.uk/assets/content/bcc/docs/schools/Planning_Obligations_Policy_for_Education_Provision.pdf
- CDE/22 South Bucks District Council Annual Monitoring Report 2009-10 (SBDC December 2010)
http://www.southbucks.gov.uk/environment_planning/planning/local_development_framework/annual_monitoring_report.aspx
- CDE/23 South Bucks District Council - Core Strategy 2011(Adopted February 2011)
http://www.southbucks.gov.uk/environment_planning/planning/local_development_framework/core_strategy_development_plan_document/default.aspx
- CDE/24 Inspectors Report into the Core Strategy (2011)
http://www.southbucks.gov.uk/includes/documents/cm_docs/2011/f/finalinspectorsreportonsbdccorestrategy.pdf
- CDE/25 South Bucks District Council Local Plan (Adopted March 1999 Consolidated September 2007 & February 2011)
http://www.southbucks.gov.uk/includes/documents/cm_docs/2011/a/adoptedlocalplanconsolidatedfeb2011.pdf
- CDE/26 Buckinghamshire County Council Local Transport Plan 3 (2011)
[Consultation period December 2010 - February 2011]
http://www.transportforbucks.net/Uploads/Files/LTP3v19_Public_Consultation_Dec_2010.pdf

- CDE/27 South Bucks District Council Interim Interpretation Guidance on Residential Parking Standards
http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/i/interim_guidance_on_residential_parking_standards.pdf
- CDE/28 Buckinghamshire County Council Structure Plan 1991-2011 Saved Policies
http://www.bucksc.gov.uk/assets/content/bcc/docs/strategic_planning/CSP_Saved_Policies.pdf
- CDE/29 South East Plan
<http://webarchive.nationalarchives.gov.uk/20100528142817/http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/?a=42496>
- CDE/30A South Bucks District Council Accessibility and Infrastructure Study 2006 - main report.
http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/a/accessibility_infrastructure_study.pdf
- CDE/30B South Bucks District Council Accessibility and Infrastructure Study 2006 - appendices.
http://www.southbucks.gov.uk/environment_planning/planning/local_development_framework/background_studies/infrastructure_and_accessibility_study_2006.aspx
- CDE/31 South Bucks District Council Settlement Hierarchy Study 2009
http://www.southbucks.gov.uk/includes/documents/cm_docs/2009/s/settlement_hierarchy_study_march_2009.pdf
- CDE/32 Background Paper on Changes to PPS3 and Revocation of the South East Plan, South Bucks District Council, July 2010
- CDE/33 South Bucks District Development Plan Proposals Map, Adopted 22 February 2011
http://www.southbucks.gov.uk/environment_planning/planning/local_development_framework/core_strategy_development_plan_document/default.aspx
- CDE/34 Draft South East Plan Panel Report (extract), August 2007 - Chapters 1 & 2
www.gos.gov.uk/497648/docs/171301/Examination_in_Public_Panel2.pdf

CDE/35 Draft South East Plan Panel Report (extract), August 2007 - Chapter 21 - Western Corridor and Blackwater Valley
www.gos.gov.uk/497648/docs/171301/Examination_in_Public_Panel2.pdf

CDE/36 South Bucks District Council - Overall Affordable Housing Target - Background paper - July 2010

South Bucks District Council - Tree Preservation Orders (TPO) - CDF/

CDF/1 South Bucks District Council Tree Preservation Order No 23, 2009 and any subsequent variation thereof

CDF/2 South Bucks District Council Tree Preservation Order No 24, 2009

CDF/3 Eton Rural District Council (No.2) Tree Preservation Order 1970

CDF/4 Bucks County Council (Eton Rural District) Tree Preservation Order No. 03, 1950

Application Documents - CDG/

CDG/1 Planning Application Forms, Certificates and Notices - 09/00706/OUT, 09/00707/FUL and 09/00708/FUL - 1.6.09
(Copies on "Planning Submissions Documents - CDG/1" CD)

Document 1: ___ Planning Statement (DTZ)

Document 2: ___ 'Very Special Circumstances' for Development in the Green Belt (Pinewood Studios Ltd)

Document 3: ___ Design and Access and Sustainability Statement (Arup)

Document 4: ___ Carbon Footprint Study (Arup)

Document 5: ___ Economic Impact Assessment (DTZ)

Document 6: ___ Environmental Statement (Arup)

Volume 2 - Main Report

Volume 3 - Appendices (i)

Volume 4 - Appendix 6.1 Transport Assessment

Volume 5 - Appendices (iii)

Appendix 5.1 - Landscape Baseline Figures

Appendix 11.1 - Extracts from Envirocheck Report

Document 7: ____ES Volume 1 - Non Technical Summary of the Environmental Statement (Arup)

Document 8: ____Living and Working with Filming: Architectural Typologies Study (Arup)

Document 9: ____Energy Statement (Arup)

Document 10: ____Infrastructure and Services Strategy (Arup)

Document 11: ____Stakeholder and Community Involvement Report (Engage Planning)

DOCUMENT 12

Outline Planning Application Plans for Approval (Arup)

[\(Copies on "Planning Submissions Documents-CDG/1" CD\)](#)

- P_001 Planning Application Area (1:400 at A1)
- P_002 Open Space, Landscape and Ecology
- P_003 Land Use
- P_004 Building Plot Heights and Locations
- P_004 Building Specifications and Typology (supplement to P_004)
- P_005 Building Plot Densities
- P_006 Access and Circulation

DOCUMENT 13

Outline Planning Application Plans for Information (Arup)

[\(Copies on "Planning Submissions Documents-CDG/1" CD\)](#)

- P_011 Existing Site Plan
- P_012 Constraints and Opportunities Plan
- P_013 Development Zones Plan
- P_014 Draft Illustrative Masterplan

DOCUMENT 14

Detailed Planning Application Transport and Landscaping Drawings for

Approval:

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10" CD\)](#)

Five Points Roundabout

- FP-7000 General Arrangement
- FP-7900 Traffic Signal Junction Intervisibility
- FP-7901 & FP-7902 Traffic Signal Sight Stopping Visibility
- FP-7903 Corner Visibility
- FP-7950 Swept Path Analysis
- FP-7951 Swept Path Analysis

Seven Hills Road / A412 Denham Road Roundabout

- SRA-7000 General Arrangement
- SRA-7900 Visibility
- SRA-7901 Visibility
- SRA-7950 Swept Path Analysis

Landscape Drawings

- PP-TR-701 Seven Hills Tree Removal
- PP-SP-701 Seven Hills Seeding Plan
- PP-LP-701 Seven Hills Planting Plan
- PP-TR-501 Five Points Tree Removal
- PP-SP-501 Five Points Seeding Plan
- PP-LP-501 Five Points Planting Plan

CDG/2 Decision notices re refusal of 09/00706/OUT, 09/00707/FUL and 09/00708/FUL dated 22.10.09

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10"](#)

[CD\)](#)

CDG/3 Appeals dated April 2010.

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10" CD\)](#)

CDG/4 Planning Permission 04/00660/OUT

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10" CD\)](#)

CDG/4A Committee report re 04/00660/OUT - 11.5.05

CDG/4B Pinewood Studios Master Plan February 2004 (Drawing Number: 94-000)

CDG/5 Planning Permission 10/00545/XFUL

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10" CD\)](#)

CDG/6 SBD/615/82 Decision Notice

CDG/7 Section 106 Agreement 17.1.83

CDG/8 Form TCP4 08/01528/CM

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10" CD\)](#)

CDG/9 Statement of Common Ground (December 2010)

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10" CD\)](#)

CDG/10 Transport Statement of Common Ground (January 2011)

[\(Copies on the "Project Pinewood Core Documents-CDG 1-5 & CDG 8-10" CD\)](#)

CDG/11 Highways application documents (February 2011): Seven Hills Road

[\(Copies on the "Project Pinewood Core Documents-CDG 11 & CDG 12" CD\)](#)

- Planning Application Form, notices and certificates, reference 11/00282/FUL
- Planning Supporting Statement (DTZ)
- Design and Access Statement (DTZ)

- Transport Statement (Arup)
- Landscape Statement (Arup)

Transport Drawings for Approval:

[\(Copies on the "Project Pinewood Core Documents-CDG 11 & CDG 12" CD\)](#)

- Drawing SHS-7920: Seven Hills Road/ A412 Denham Road Works Boundary
- Drawing SHS-7000: Seven Hills Road/ A412 Denham Road General Arrangement
- Drawing SHS-7001: Seven Hills Road/ A412 Denham Road General Arrangement
- Drawing SHS-7900: Seven Hills Road/ A412 Denham Road Junction Visibility
- Drawing SHS-7901: Seven Hills Road/ A412 Denham Road Junction Visibility (Cont.)
- Drawing SHS-7902: Seven Hills Road/ A412 Denham Road Junction Reprofilng/Lowering
- Drawing SHS-7903: Seven Hills Road/ A412 Denham Road Indicative Highway Profile
- Drawing SHS-7950: Seven Hills Road/ A412 Denham Road Junction Swept Path Analysis
- Drawing SHS-7951: Seven Hills Road/ A412 Denham Road Junction Swept Path Analysis (Cont.)

Landscape Drawings for Approval:

[\(Copies on the "Project Pinewood Core Documents-CDG 11 & CDG 12" CD\)](#)

- 207042 PP TR 701 Seven Hills Tree Removal
- 207042 PP LP 701 Seven Hills Planting Plan
- 207042 PP LP 701 Seven Hills Seeding Plan

CDG/12 Highways application documents (February 2011): Five Points roundabout

[\(Copies on the "Project Pinewood Core Documents-CDG 11 & CDG 12" CD\)](#)

- Planning Application Form, certificates and notices, reference 11/00281/FUL;

- Planning Supporting Statement (DTZ)
- Design and Access Statement (DTZ)
- Transport Statement (Arup)
- Landscape Statement (Arup)
- Vissim Files

[\(Copy on the "Project Pinewood Core Documents - CDG 11 & CDG 12" CD\)](#)

Drawings for Approval:

[\(Copies on the "Project Pinewood Core Documents-CDG 11 & CDG 12" CD\)](#)

- A068065-35-18-07 Site Location Plan
- A068065-35-18-03B Extent of Works Plan
- A068065-35-18-02A Preliminary Design

Landscaping Drawings for Approval:

[\(Copies on the "Project Pinewood Core Documents-CDG 11 & CDG 12" CD\)](#)

- 207042-00/PP-TR-501 Tree Removal Plan
- 207042-00/PP-LP-501 Planting Plan
- 207042-00/PP-SP-501 Seeding Plan

CDG/13 Legal Agreements

27.5.98	re S/97/0108/00 - Pinewood and SBDC
2.6.98	re S/97/0108/00 - Pinewood and BCC
22.6.06	re 04/0066660/OUT - Pinewood and BCC
9.8.06	re 04/00660/OUT - Pinewood and BCC
21.6.07	re 07/00454/FUL - Pinewood and SBDC

- CDG/14 South Bucks District Council - Planning Committee report re 09/00706/OUT 21.10.09
- CDG/15 Consultation responses - Re 09/00706, 00707 and 00708/FUL
- CDG/16 Bundle of planning consents/committee reports re Leavesden.
- CDG/17 Statement of Common Ground and appellant's Statement of Case for the two appeals

Pinewood Documents - CDH/

- CDH/1 Global Entertainment and Media Outlook: 2009-13 (Price Waterhouse Coopers, 2009)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/2 Economic Impact of the UK Screen Industries (UKFC/Cambridge Econometrics, 2005)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/3 The Economic Impact of the UK Film Industry (Oxford Economics, 2007)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/4 Creative Industries Economic Estimates Statistical Bulletin (DCMS, October 2007)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/5 UK Film Council Statistical Yearbook 2007/08
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/6 **NOT USED** Gunn Report (2006)
- CDH/7 Comparative Analysis of the UK's Creative Industries (Frontier Economics, 2006)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/8 Chapter 1: Staying Ahead: The Economic Performance of the UK's Creative Industries (DCMS, 2007)

[\(Replacement Copy on the "Project Pinewood Core Documents - CDH - DISC 2 - Pinewood Documents" CD\)](#)

CDH/8A Chapter 2: Staying Ahead: The Economic Performance of the UK's Creative Industries (DCMS, 2007)

[\(Replacement Copy on the "Project Pinewood Core Documents - CDH - DISC 2 - Pinewood Documents" CD\)](#)

CDH/9 Creative Britain: New Talents for the New Economy (DCMS/BERR/DIUS, 2008)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/10 Valuing Culture in the South East (DEMOS, 2005)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/11 The Regional Economic Strategy 2006 - 0216 (SEEDA)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/12 Sustaining Success - Developing London's Economy (LDA, 2005)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/13 A Comparison of the Production Costs of Feature Films Shot in Ten Locations Around the World (Olsberg | SPI for the UK Film Council, 2008)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/14 The Decline and Fall of the European Film Industry: Sunk Costs, Market Size and Market Structure 1890-1927 (Gerben Bakker LSE, 2003)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

- CDH/15 Leeds Initiative, City Growth, Leeds, <http://www.leedsinitiative.org>
[\(Copied on the "Project Pinewood Core Documents - CDH - DISC 2 - Pinewood Documents" CD\)](#)
- CDH/16 A Practical Guide to Cluster Development: A report to the Department of Trade & Industry - (ECOTEC Research and Consulting Limited, 2003)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/17 Networks, Enterprises and Local Development: Competing and Co-operating in Local Production Systems (OECD, 1996)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/18 An Assessment of Productivity Indicators for the Creative Industries (DCMS, 2007)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/19 Creative and Cultural Industries - An Economic Impact Study for South East England (David Powell Associates Ltd for South East England Cultural Consortium and SEEDA, 2002)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/20 **NOT USED** - The People Factor: Media clusters and supply chains in the South East
- CDH/21 The Mayor's Climate Change Action Plan (GLA 2007)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/22 Creative Industries Mapping Document (1998)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/23 Creative Industries Mapping Document (DCMS 2001) - Extract Section 5
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

- CDH/23A Creative Industries Mapping Document (DCMS 2001) - Foreword and Background.
[CDH\CDH 23 A- Part 1 - Foreword and Background..pdf](#)
- CDH/24 Clusters and the New Economics of Competition (Porter 1998)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/25 London's Creative Sector: 2007 Update (GLA Economics)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/26 Market Development Potential of the Creative Industries in London (LDA/Robert Huggins - 2003)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/27 Creative London Strategy (LDA 2004)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/28 Survey and Analysis of Creative Industries in South London (South London Business, 2005)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/29 **DUPLICATE DOCUMENT - SEE DOCUMENT CDH/4**
Creative Industries Economic Estimates Statistical Bulletin (DCMS, 2007)
- CDH/30 **NOT USED** Evidence Base Publication (CEP 2007)
- CDH/31 Stately Attraction: How Film and Television Programmes Promote Tourism in the UK (Olsberg | SPI, 2007)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/32 Creative Industries Research (DTZ, 2008)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

- CDH/33 The Economy of Culture in Europe (European Commission, 2006)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/34 ~~NOT USED~~ Creative Economy Programme (DCMS)
- CDH/35 Creative and Cultural Industries: An Economic Impact Study for South East England(SEEDA)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/36 ~~NOT USED~~ Living Places Strategy (Arts Council England et al)
- CDH/37 ~~NOT USED~~ London Innovation Strategy (LDA)
- CDH/38 Creating Growth: A Blueprint for the Creative Industries (CBI, July 2010)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/39 Digital Britain (BIS, June 2009)
- CDH/40 The Economic Impact of the UK Film Industry (Oxford Economics / UK Film Council - 2010)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/41 Creative Industries Technology Strategy 2009 - 2012 (Technology Strategy Board 2009)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/42 Creative Clusters and innovation (NESTA, November 2010)
[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)
- CDH/43 A Clear Vision for the South East - The South East Plan Core Document (SERA, March 2006) (Only in Parts)
[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)
- CDH/44 Local Growth: Realising Every Place's Potential (HM Government) (November

2010)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/45 The Coalition: Our Programme for Government (HM Government) (May 2010)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/46 Green Screen: Helping London's Film and TV industry take action on climate change (GLA 2009)

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/47 The Knowledge on the Lot: 2010

[\(Copied on the "Project Pinewood Core Documents - CDH -DISC 2 - Pinewood Documents" CD\)](#)

CDH/48 South Bucks District Council Committee Report 7th May 2009 Application Reference 08/00091/OUT

[\(Copied on the "Project Pinewood Core Documents - CDH - Pinewood Documents" CD\)](#)

CDH/49 A Creative Recovery: How the UK's creative industries can regain their competitive edge (Reform, September 2010)

CDH/50 The Plan for Growth (HM Treasury, March 2011)

http://cdn.hm-treasury.gov.uk/2011budget_growth.pdf

CDH/51 Planning for Growth, Speech of Greg Clark, Minister of State (Decentralisation), Communities and Local Government), 24 March 2011

<http://www.theyworkforyou.com/wms/?id=2011-03-24a.68WS.1>

CDH/52 George Osborne's Budget Speech, 23 March 2011

<http://www.direct.gov.uk/en/NI1/Newsroom/Budget/Budget2011/index.htm>

CDH/53 2011 Budget Report (HM Treasury, March 2011)

http://www.hm-treasury.gov.uk/2011budget_documents.htm

CDH/54 Planning and the Budget (Department for Communities and Local Government, March 2011)

www.communities.gov.uk/documents/newsroom/word/1871051.doc

CDH/55 Planning For Growth (Chief Planning Officer Letter dated 31 March 2011)

<http://www.communities.gov.uk/newsstories/planningandbuilding/1872022>

CDH/56 Planning permission SBD/8203/05 and agreements re Extraction of sand at Park Lodge Quarry.

CDH/56/A BCC Planning Permission SBD/8202/07

CDH/56/B Associated plans for extraction at Park Lodge Quarry

22. ANNEX F – INQUIRY DOCUMENTS LIST

Pinewood Inquiry Documents List 14/09/2011

ID no	Title	Date Submitted	Submitted by
1	Letter of Inquiry Notification	5/4/2011	SBDC
2	Project Pinewood Opening	5/4/2011	Pinewood Plc
3	Stop Project Pinewood Opening	5/4/2011	Stop Project Pinewood
4	SBDC Opening	5/4/2011	SBDC
5	Extract of EA Plan ES6 Vol 2	5/4/2011	SBDC
6	SK frontages under Masterplan	7/4/2011	SBDC
7	Draft Section 106 (1)	7/4/2011	Pinewood
7a	Draft Section 106 (2)	20/4/2011	Pinewood
7b	Draft section 106 (3)	27/4/2011	SBDC
7C	Letter from Travers Smith dated 23/6/11, listing the conditions and S106 documents submitted on 24/6/11	23/6/2011	Pinewood
7D	S106 Agreement	23/6/2011	Pinewood
7E	S106 Agreement	23/6/2011	Pinewood
7F	S106 Unilateral Undertaking	23/6/2011	Pinewood
7G-7I	Letters of Agreement – Appendices 1-3 of ID7D	23/6/2011	Pinewood
7J	Planning Obligations justification	23/6/2011	Pinewood
8	Draft conditions (1)	30/3/2011	Pinewood
8a	Draft conditions (2)	20/4/2011	Pinewood
8b	Draft conditions (3)	27/4/2011	Inspectors
8C	Draft Conditions (4)	27/4/2011	SBDC
8D	Draft conditions (5)	04/5/2011	Pinewood
8E	Final conditions	12/5/2011	Pinewood/SBDC
8F	Final Conditions	23/6/2011	Pinewood/SBDC
8G-8H	Plans 202742 Drawing nos 01 & 02 referred to in conditions 7, 13 and 44	23/6/2011	Pinewood/SBDC
8I	Junctions conditions list	14/9/11	Pinewood/SBDC
9	Mr Gears-Interview subject analysis	8/4/2011	Mr Gears
10	Masterplan demolition area dimensions	12/4/2011	SBDC/SK

11	Speaking Notes-Ivan Dunleavy	12/4/2011	Pinewood
12	Showreel	12/4/2011	Pinewood
13	Statement about Peel Holdings	12/4/2011	Pinewood
14	Letter From Peel Group	12/4/2011	Pinewood
15	Masterplan floorspace schedule (superseded by ID24)	12/4/2011	Pinewood
16	Masterplan overlay	12/4/2011	Pinewood
17	Pinewood Group response to HOL Committee inquiry	14/4/2011	Mr Gears
18	Photos (Pinewood Green) Traffic/Parking Issues	14/4/2011	Mr Smith
19	Masterplan overlay of locations (Paris, New York etc)	15/4/2011	Pinewood
19A	Streetscapes Site plan (A1)	15/4/2011	Mr Height
19B	Masterplans (A1)	15/4/2011	Mr Height
20	Example streetscapes over masterplan	15/4/2011	SBDC/SK
20A	Length of Frontages	15/4/2011	SBDC/SK
21	Response to Inspector's ES Question	15/4/2011	ARUP
22	Hedgerow Site Lines Plan	18/4/2011	SBDC/FS
23	Note to inspector re wages	18/4/2011	SBDC/SK
24	Agreed note on committed floorspace (Superseeds ID 15)	18/4/2011	SBDC/Pinewood
25	Revised tree schedule	19/4/2011	SBDC/FS
26	D Wight response to filming times	19/4/2011	Pinewood
27	Agreed plan of viewpoints	19/4/2011	SBDC/Pinewood/S PP
28	Bridget Rosewell EIC	20/4/2011	Bridget Rosewell
29	Net Present Values	20/4/2011	Pinewood/Bridget Rosewell
30	Approach Update	20/4/2011	Pinewood
31	Not USED		
32	Statement from BCC on transport Issues	20/4/2011	Jim Stevens/BCC
A	S106 Agreement Draft	21/4/2011	Jim Stevens/BCC
B	Position Statement D Bird	21/4/2011	Jim Stevens/BCC
33	Plan showing Improvements to Ped/Cyclists routes	21/4/2011	Pinewood/BCC
34	Traffic Assessment-	21/4/2011	Pinewood/BCC

	Agreed sensitivity test		
35	Seven Hills Road Signalisation	21/4/2011	Pinewood/Mr Bird
36	Statistical Yearbook	21/4/2011	Pinewood
37	Strategic Housing Market Assessment Exec Sum	21/4/2011	Pinewood
38	UK Film Council Article	21/4/2011	Pinewood
39	Note on CIL	27/4/2011	Pinewood
40	Letter from Pinewood on SMEs	27/4/2011	Pinewood
41	Analysis of masterplan to show streetscape functions	27/4/2011	Pinewood
41a	Note on ID41	28/4/2011	Pinewood
42	Maximum and minimum parameters/no of dwellings	27/4/2011	Pinewood
43	SBDC Pre App Letter-Denham Labs	27/4/2011	Pinewood
44	Response to Mr Hoare's Diagram	27/4/2011	Pinewood
45	Site potential for part of Project <i>Pinewood</i>	27/4/2011	Pinewood
45a	Photographs of Studios site	27/4/2011	Pinewood
46	Core strategy Plan Document-Legal challenge update	26/4/2011	SBDC
47	Note from Inspector regarding matters arising from BCC and Pinewood Statements	27/4/2011	Inspector
48	Extract journal re skillset	27/4/2011	SBDC
49	Not Used		
50	Appeal land at Harry Stoke, Stoke Gifford	28/4/2011	Pinewood
51	Note on appellants submission ID45	28/4/2011	SBDC
52	Note re Opportunity Site	03/5/2011	SBDC
53	Tom Armour-notes on school/hedges	06/05/2011	Pinewood
54	Pinewood June 2008 Filming	06/05/2011	Pinewood
55	Response to ID 51	06/05/2011	Pinewood
56	Date of instruction of Bridget Rosewell	06/05/2011	Pinewood
57	D Height note on quantum of streetscape frontages	06/05/2011	Pinewood
58	Note in response to ID48		Pinewood
59	Note on tree loss at	09/05/2011	Pinewood

	Sevenhills Road		
59a	Plan of Tree loss on main site	09/05/2011	Pinewood
59b	Replacement plan	11/05/2011	Pinewood
60	Response note from SBDC reg Streetscapes	11/05/2011	Pinewood
61	D Height response to ID60	11/05/2011	Pinewood
62	Banners Rest	12/05/2011	SBDC/Pinewood
63	Stop project Pinewood, Rule 6 party Closing Submissions	12/05/2011	SPP
64	South Bucks Closing Submissions	12/05/2011	SBDC
65	Pinewood Closing Submission	12/05/2011	Pinewood
66a	Pre-inquiry meeting notes	19/10/2010	Inspector
66b	Main issues for consideration at the Inquiry	31/3/2011	Inspector
67	Letter withdrawing earlier junctions appeals	18/5/2011	Pinewood
67a, b and c	Letters from Planning Inspectorate to main parties regarding Inquiry dealing with junction appeals	25/5/2011	PINS
68	Inquiry Programme		
69	Plan showing Pinewood land ownership	14/9/2011	SBDC
70	Mr Bird's closing submissions – junctions appeals	14/9/2011	SBDC
71	Mr Banner's closing submission – junctions appeals	14/9/2011	Pinewood
72	SBDC response to draft NPPF	10/8/11	SBDC
73	SPP response to draft NPPF	15/8/11	SPP
74	PSL response to draft NPPF	12/8/11	Pinewood

23. ANNEX G - PROOFS OF EVIDENCE AND APPENDICES – Appeal A**LIST OF APPELLANT’S PROOFS AND REBUTTALS**

Mr Ivan Dunleavy	Proof of evidence	Chief Executive Pinewood	PSL/ID/1.1
	Appendices	Shepperton plc	PSL/ID/1.2
	Rebuttal Proof		PSL/ID/2.1
	Appendices		PSL/ID/2.2
Mr Nicholas Smith	Proof of evidence	Commercial Director Pinewood	PSL/NS/1.1
Mr Iain Smith	Proof of evidence	Film producer/chairman of Film Skills Council	PSL/IS/1.1
Mr Stephen Norris	Proof of evidence	Film/TV producer	PSL/SN/1.1
Mr John Rhodes	Proof of evidence	Planning - Quod	PSL/JR/1.1
	Appendices		PSL/JR/1.2
Mr Andrew Williams	Proof of evidence	Urban Design,	PSL/AW/1.1
	Appendices	Landscape, Green Belt –	PSL/AW/1.2
	Rebuttal Proof	Capita Lovejoy/ Define	PSL/AW/2.1
	Appendices		PSL/AW/2.2
	Summary		PSL/AW/2.3
	Response to rebuttal of Frank Spooner		PSL/AW/3.1
	Presentation of Evidence in Chief		PSL/AW/4.1
	Photos of hedges within development		PSL/AW/4.2
			PSL/AW/5.1
			PSL/AW/5.2
Mrs Bridget Rosewell	Proof of evidence	Economics - Volterra	PSL/BR/1.1
	Appendices		PSL/BR/1.2
	Rebuttal Proof		PSL/BR/2.1
	Further information on Economic Impact		PSL/BR/4.1
Mr David Bird	Proof of evidence	Transport – Savell Bird & Axon	PSL/DB/1.1
	Appendices		PSL/DB/1.2
	Rebuttal Proof		PSL/DB/2.1
	Appendices		PSL/DB/2.2
	Response to rebuttal of John Macaulay		PSL/DB/3.1
	Response to Inspector's queries		PSL/DB/3.2
			PSL/DB/4.1
			PSL/DB/4.2
			PSL/DB/4.3
Mr David Height	Proof of evidence	Architect, Arup	PSL/DH/1.1

Presentation of
Evidence in Chief

PSL/DH/2.1

SOUTH BUCKS DISTRICT COUNCIL - DOCUMENT LIST

DOC.NO.	DATE SUBMITTED	DOCUMENT
SBDC 1	December 2010	Statement of Case - SBDC
SBDC 1A	December 2010	BCC Transportation Statement of Case
SBDC 2A	1.3.11	Proof of Evidence - Stephen Kyle
SBDC 2B	1.3.11	Appendices to Proof of Evidence – Stephen Kyle
SBDC 2C	22.3.11	Rebuttal – Stephen Kyle
SBDC 2D	17.8.11	Letter from SBDC dated 10 August, confirming that the Council does not object to either application
SBDC 3A	1.3.11	Proof of Evidence - John Macaulay
SBDC 3B	1.3.11	Appendices to Proof of Evidence – John Macaulay
SBDC 3C	22.3.11	Rebuttal – John Macaulay
SBDC 3D	4.4.11	John Macaulay – Summary of Traffic Forecast differences
SBDC 4A	1.3.11	Proof of Evidence - Frank Spooner
SBDC 4B	1.3.11	Appendices to Proof of Evidence – Frank Spooner
SBDC 4C	22.3.11	Rebuttal – Frank Spooner
SBDC 4D	4.4.11	Response to Tim Moya Associates' statement in A William's Rebuttal – Frank Spooner
SBDC 5	22.3.11	Time Estimates and Witness Details
SBDC 6	22.3.11	List of appearances

SPP DOCUMENTS LIST

SPP1	Mrs Lowe's proof of evidence
SPP2	Mrs Lowe's summary proof of evidence

SPP3	Mrs Lowe's Appendices
SPP4	Mr Lowe's proof of evidence
SPP5	Mr Graham's proof of evidence
SPP6	Mrs Vahey's proof of evidence
SPP7	Letter on behalf of SPP with regard to junctions appeals

Third Party Written Statements

TP1	Mr Rossetti's written statement
TP2 & 2a	Cllr Oxley's written statement
TP3	The Rt Hon Dominic Grieve QC MP written statement
TP4	Mrs Parsons' written statement
TP5-TP20	Mr Gears' written statement and attachments
TP21	Mr Treadwell's written statement

24. ANNEX H - GLOSSARY OF ABBREVIATIONS

BCC	Bucks County Council
CD	Core Documents
CS	South Bucks District Core Strategy
DPH	Dwellings per hectare
ES	Environmental Statement
GDP	Gross domestic product
GEA	Gross external area
GHG	Greenhouse gas emissions
ID	Inquiry Documents
LP	South Bucks District Local Plan
NEETS	Not in employment, education or training
NFTS	National Film and Television School
NPV	Net present value
PSL	Pinewood Studios Ltd
RSS	Regional Spatial Strategy for the South East of England
SBDC	South Bucks District Council
SEEDA	South East England Development Agency
SME	Small and medium enterprise
SoCG	Statement of Common Ground
SPP	Stop Project <i>Pinewood</i>
TCPA	Town and Country Planning Act 1990
TPO	Tree Protection Order
WCBV	Western Corridor and Blackwater Valley

RIGHT TO CHALLENGE THE DECISION IN THE HIGH COURT

These notes are provided for guidance only and apply only to challenges under the legislation specified. If you require further advice on making any High Court challenge, or making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000).

The attached decision is final unless it is successfully challenged in the Courts. The Secretary of State cannot amend or interpret the decision. It may be redetermined by the Secretary of State only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

SECTION 1: PLANNING APPEALS AND CALLED-IN PLANNING APPLICATIONS;

The decision may be challenged by making an application to the High Court under Section 288 of the Town and Country Planning Act 1990 (the TCP Act).

Challenges under Section 288 of the TCP Act

Decisions on called-in applications under section 77 of the TCP Act (planning), appeals under section 78 (planning) may be challenged under this section. Any person aggrieved by the decision may question the validity of the decision on the grounds that it is not within the powers of the Act or that any of the relevant requirements have not been complied with in relation to the decision. An application under this section must be made within six weeks from the date of the decision.

SECTION 2: AWARDS OF COSTS

There is no statutory provision for challenging the decision on an application for an award of costs. The procedure is to make an application for Judicial Review.

SECTION 3: INSPECTION OF DOCUMENTS

Where an inquiry or hearing has been held any person who is entitled to be notified of the decision has a statutory right to view the documents, photographs and plans listed in the appendix to the report of the Inspector's report of the inquiry or hearing within 6 weeks of the date of the decision. If you are such a person and you wish to view the documents you should get in touch with the office at the address from which the decision was issued, as shown on the letterhead on the decision letter, quoting the reference number and stating the day and time you wish to visit. At least 3 days notice should be given, if possible.