

20 July 2022

Submitted via Planning Portal

Buckinghamshire Council
Planning, Growth and Sustainability
Chiltern and South Bucks Area Office
King George V House
King George V Road
Amersham
Bucks
HP6 5AW

Ref: PINS3003

Dear Sirs

**PINEWOOD STUDIOS SCREEN HUB
LAND TO THE SOUTH OF PINEWOOD STUDIOS AND AT ALDERBOURNE FARM**

Further to our pre-application discussions I enclose an outline planning application for Screen Hub UK on behalf of Pinewood South Limited.

Context

Pinewood Studios Screen Hub is a proposal to expand Pinewood Studios and provide an education/training hub and a business growth hub. A nature reserve is also proposed.

Pinewood Studios is a world renowned film production facility with an illustrious history of 84 years. It is the most significant centre of excellence and resource for screen-based content in the UK and an essential contributor to the creative industries sector. The current significance of the Studios is acknowledged in the Industrial Strategies of UK Government and the Buckinghamshire Local Enterprise Partnership (LEP).

Description of Development

The formal description of development (as it appears on the planning application forms) is set out below. This is as proposed by Pinewood South Limited. Should the Council consider any changes are necessary we would welcome a discussion with the relevant officer prior to any variation being progressed.

“Part a: A full planning application for the change of use of 25.6 ha of land at Alderbourne Farm to a nature reserve, to include new footpaths and trails, biodiversity enhancements, including the potential improvements to existing habitats and the creation of new habitats with associated parking and infrastructure.”

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Part b: An outline application with all matters reserved (except for principal points of access) for land at Alderbourne Farm for backlots, associated film production buildings (workshops), access road and parking alongside a nature reserve and for land at Pinewood South for film production buildings (including sound stages, workshops, offices and ancillary uses), backlots and an education and business hub with associated ancillary structures, parking (including multi storey car parks), highways accesses, servicing and green and blue infrastructure.”

All matters are reserved for subsequent approval with the exception of the parameter plans and the principal points of access from Uxbridge Road, Pinewood Road and Seven Hills Road.

Application Documentation

The outline planning application submission comprises a suite of 14 documents, which details of which are set out below:

Doc no.	Document title
01	Application and associated certificates
02	Community Infrastructure Levy Forms
03	Site Location Plan
04	Site Plan
05	Application plans to include: <ul style="list-style-type: none"> • Pinewood South Parameter plans • Alderbourne Farm Parameter plans • Highways access plans
06	Illustrative masterplans
07	Leading Recovery and Growth: the case for a grant of planning permission
08	Development Framework and Design & Access Statement
09	Transportation Assessment (and Framework Travel Plan)
10a	Landscape and Biodiversity Strategy – Pinewood South
10b	Landscape and Biodiversity Strategy – Alderbourne Farm
11	Arboricultural Report
12	Environmental Statement (Volumes 1, 2 and 3) to include: <ul style="list-style-type: none"> • Socio-economics and human health • Landscape and Visual • Biodiversity • Transport • Climate Change • Air Quality • Noise and Vibration
13	Economic and Social Benefits Assessment
14a	Flood Risk Assessment and Drainage Strategy – Pinewood South
14b	Flood Risk Assessment and Drainage Strategy – Alderbourne Farm
15	Heritage Statement
16	Sustainability Statement
17	Centre Stage Prospectus

18	Energy
19	Statement of Community Engagement
20a	Biodiversity Net Gain Report
20b	Biodiversity and Green Infrastructure

For validation purposes the application is also accompanied by the Ecology and Trees checklist required by Buckinghamshire Council.

Plans for Approval

The plans submitted to the Council for approval (for the avoidance of doubt) are:

Plan Reference	Plan Title	Contained within
3939-FBA-XX-00-DR-A-01_100 P01 – SITE LOCATION PLAN	Site Location Plan	Document 03
3939-FBA-01-00-DR-A-01_110 P01 – EXISTING SITE PLAN PINWOOD SOUTH 3939-FBA-02-00-DR-A-01_110 P01 – EXISTING SITE PLAN ALDERBOURNE FARM	Site Plans	Document 04
3939-FBA-01-00-DR-A-01_001_P01 - PP1 SITE CONTEXT (CURRENT LEVELS)	PP1 Site context (current levels)	Document 05
3939-FBA-02-00-DR-A-01_001_P01 - PP1 SITE CONTEXT (CURRENT LEVELS)	PP1 Site context (current levels)	Document 05
3939-FBA-01-00-DR-A-01_002_P01 - PP2 SITE CONTEXT (PROPOSED LEVELS)	PP2 Site context (proposed levels)	Document 05
3939-FBA-02-00-DR-A-01_002_P01 - PP2 SITE CONTEXT (PROPOSED LEVELS)	PP2 Site context (proposed levels)	Document 05
3939-FBA-01-00-DR-A-01_003_P01 - PP3 DEVELOPMENT ZONES	PP3 Development zones	Document 05
3939-FBA-02-00-DR-A-01_003_P01 - PP3 DEVELOPMENT ZONES	PP3 Development zones	Document 05
3939-FBA-01-00-DR-A-01_004_P01 - PP4 LAND USE	PP4 Land use	Document 05
3939-FBA-01-00-DR-A-01_004_P01 - PP4 LAND USE	PP4 Land use	Document 05
3939-FBA-01-00-DR-A-01_005_P01 - PP5 GREEN INFRASTRUCTURE	PP5 Green Infrastructure	Document 05
3939-FBA-02-00-DR-A-01_005_P01 - PP5 GREEN INFRASTRUCTURE	PP5 Green Infrastructure	Document 05
3939-FBA-01-00-DR-A-01_006_P01 - PP6 ACCESS AND MOVEMENT	PP6 Access and movements	Document 05
3939-FBA-02-00-DR-A-01_006_P01 - PP6 ACCESS AND MOVEMENT	PP6 Access and movements	Document 05
3939-FBA-01-00-DR-A-01_007_P01 - PP7 BUILDING HEIGHTS	PP7 Building heights	Document 05

3939-FBA-02-00-DR-A-01_007_P01 - PP7 BUILDING HEIGHTS	PP7 Building heights	Document 05
3939-FBA-01-XX-SC-A-01_000_P01- PP8 DEVELOPMENT NUMBERS AND YIELD	PP8 Development numbers and yield	Document 05
3939-FBA-02-XX-SC-A-01_000_P01 - PP8 DEVELOPMENT NUMBERS AND YIELD	PP8 Development numbers and yield	Document 05
3939-FBA-02-XX-SC-A-01_000_P01 - PP8 DEVELOPMENT NUMBERS AND YIELD	PP9 Proposed Demolitions	Document 05
ITL16184-GA-002 Rev D	Arrangement from Uxbridge Road	Document 05
ITL17509-GA-001 Rev C	Access arrangement from Pinewood Road (southern access)	Document 05
ITL17509-GA-002 Rev B	Access arrangement from Pinewood Road (northern access)	Document 05
ITL17509-GA-010 Rev B	Access arrangement from Seven Hills Road (Alderbourne Farm access)	Document 05
ITL17509-GA-011	Proposed Pinewood Road footway (Sheet 1 of 2)	Document 05
ITL17509-GA-012	Proposed Pinewood Road footway (Sheet 1 of 2)	Document 05
ITL16184-GA-015	Proposed A412 laybys	Document 05
ITL16184-GA-017 Rev A	Potential speed reduction / safety schemes – Fulmer	Document 05
ITL16184-GA-018	Illustrative Fulmer scheme	Document 05

Floorspace

For clarity, the outline application seeks planning permission for the overall floorspace figures shown below:

	Floorspace (sqm) (GEA)	Floorspace (sqft) (GEA)
TOTAL	134,710	1,450,000
Pinewood South	131,458	1,415,000
Alderbourne Farm	3,252	35,000

The figures are Gross External Area (GEA) and it is these for which planning permission is sought.

Summary

I trust that the enclosed package of information is in order, but please contact me directly should you have any questions or concerns. I shall be in touch in the near future in any event to discuss the application.

For the avoidance of doubt Pinewood South Limited is a wholly-owned subsidiary of Pinewood Group Limited, which together with its other affiliate and subsidiary companies form the Pinewood Group of companies. All references to Pinewood Group Limited in the supporting documentation to this application therefore include Pinewood South Limited by reference as the applicant hereunder.

Yours sincerely



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Director, Head of Planning South East

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