

PL/20/3280/OA PINEWOOD Objection

TIPC objects strongly to the outline plan for further expansion of Pinewood Studios in Iver Heath

- The very special circumstance of co-location, claimed for building in the green belt, is not substantiated. There are other Pinewood Studios in the UK and in other countries :-
- “In the last 10 years, the Pinewood brand has been exported to studios in Toronto, Canada; and the Dominican Republic.”(Pinewood website)
- Screen Hub UK could be located on any non-green belt, ex commercial/retail park site that is now empty. Co-location is not a necessity, Pinewood Studios previously built a visitor experience in Cardiff Docks. The national employment argument might be sound at the moment during the current Covid-19 pandemic but things will be different by the time this is proposed to be operational. Also the local employment data do not support national data.

1. Green belt

Losing 33 hectares of green belt is shocking The now withdrawn Local Plan, in reviewing green belt boundaries, drew Pinewood Road as a defensible boundary for green belt and now that is being ignored.

If permitted this development will fail on three of the five purposes of Green Belt land, defined in the NPPF:-

Para 133. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para 134. Green Belt serves five purposes;

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

This application fails on;

- a) to check the unrestricted sprawl of large built-up areas;
- c) to assist in safeguarding the countryside from encroachment;
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

It could be argued that Black Park deserves protection under d)

2. Colne Valley Regional Park

The aims of the CVRP are:-

1. To maintain and enhance the landscape
2. To safeguard the countryside

3. To conserve and enhance biodiversity
4. To provide opportunities for countryside recreation
5. To achieve a vibrant and sustainable rural economy, including farming and forestry, underpinning the value of the countryside.
6. To encourage community participation

3. The claimed biodiversity net gain does not take account of the effect on Langley Park, Black Park and their interconnectedness for wildlife. Such a massive and disruptive operation will be detrimental to the ecology and wildlife of the area. This is further fragmentation of already fragmented green belt and the Colne Valley Regional Park.

5. Removing 33 hectares of land from farming production is contrary the aims of the CVRP CIC.

The site has been restored to agricultural land that has been successfully farmed as the restoration phases were completed over the last fifteen years.

Apart from the CVRP aims; at this stage in the UK departure from the EU, concern about food security and climate change more generally, to build over productive farmland is misguided.

3. Excessive traffic generation

8,500 visitors per day and 3,500 employees is a huge number of people using the local roads and transport.

The road improvements proposed are too localised and will not deal with the vast amount of traffic passing through the Ivers. The impact assessment does not look at the whole area where there is significant existing traffic passing through The Ivers to and from the M4 and M40/M25.

There is potential for more rat running unless measures are taken to prevent it; this then inconveniences residents who can no longer use convenient routes.

It is unacceptable for green belt land to simply be used for large car parks. Off-site car parking on a remote brownfield site close to the motorway network should provide park and ride serviced by electric vehicles.

4. Long term environmental effects on quality of life for the community.

Traffic

Poor air quality

Light pollution

Noise pollution

Visual intrusion

5. Reduction in biodiversity

Black Park will be harmed by visual intrusion, noise, air and light pollution and pressure from a large increase in visitor numbers. All will contribute to reduction in biodiversity in the wider area.

6. Design

The existing expanded studios indicate the style and design of sound stages and workshops. These are not capable of any mitigation for the bulk and ugliness of the structures. Bunds introduce further alien features and planting takes years to mature. The proposed planting will not be able to screen the the high buildings and the visual impact on the openness of the green belt remaining on either side will be considerable.

7. Peace Path

A well used ancient permissive path will be removed. It is located in a position easily accessible to a large number of residents in Iver Heath without the need either to use a car, or face traffic walking to and from the entrance.

Replacement by a route through a car park that connects neither with Footpath IVE/4/2, nor the majority of residents is not acceptable.

8. Climate change

The introduction of such a large number of vehicles into one area flies in the face of the Buckinghamshire Council's climate change target to work with partners to enable net carbon emissions as soon as possible.

Impact on community and residents

The effect of 'an international visitor attraction' on The Ivers will increase demand for apartments to rent out. The house building possible in The Ivers will not benefit local people who need homes but those who sub-divide properties or buy to let. This affects community cohesion and local engagement for the long term.

This additional development will enclose more of Iver Heath village by the Pinewood Studios Estate, which will dominate the area. (?village) This will have a significant negative impact on the sense of place and community and the ability to maintain a healthy place (?sense of wellbeing)

The continuing disturbance of construction, following 15 years of disturbance from aggregate extraction and restoration of this site. Is not acceptable for residents.

Construction management will need to be robustly managed and planned with agreed hours of work included and HGV movements planned in advance.

Traffic Routing Condition

Route via Seven Hills Road to be clearly signed for all Pinewood traffic to/from A412 north and M40

Pinewood Green to be protected from studios traffic by a means acceptable to residents.

Clear signage for routing of traffic to avoid all the local villages.

Residential roads protected against becoming 'rat runs'

Speed control and monitoring in Church Road and other local roads

Residents parking scheme to be implemented in Pinewood Green estate with funding for effective enforcement.

Contribution to public transport. (electric vehicle - like the one in the pilot Iver to T5)

Existing shuttle bus service to be re-routed to include other areas of Iver Heath

The development should include:-

- Renewable energy provisions
- electric shuttle buses
- Buildings should have green roofs
- The site should have a sustainable energy source
solar, heat pump

Also expect to see a contribution to additional local policing (to be requested by TVP)

S106 Asks

- Green belt mitigation – the provision of Alderbourne Farm as mitigation is not sufficient given that it is already open green belt land. This should extend to Thorney Park as well.

These provisions must be held in perpetuity.

- Bridge connection from Black Park to Langley Park
- Continuing the cycleways provision especially the link to Iver Station
- improvements to High St/Thorney Lane N
- Upgrade Wood Lane for cycles and footways
- Contribution to Iver Relief Road
- Contribution to the delivery of The Ivers Air Quality Management Plan
- Provision of acoustic mitigation to local affected residents.
- A payment of £500,000 to the Ivers Parish Council for the improvement and maintenance of open spaces in The Ivers.
- Payment of £500,000 to the Ivers Parish Council for improvement and upkeep of community buildings.
- A significant number of the proposed apprenticeships/training schemes must be reserved for local people...or offered for a set period to local people, say 3 months.

- A number of the business units to be available at a reduced rate for local start-up and other small and medium sized businesses at a reduced rate.
- Electric bicycle scheme linking Pinewood to Thornbridge Rd shops, Iver Village and station
- ANPR; *need to be more specific about this*
- Funding of Smartville CCTV

Extend point which currently reads *Provision of acoustic mitigation to local affected resident - to become: Provision of a grant scheme (similar to the requirement when airports are developed / extended). Establishment of a grant scheme to provide funds to local households to help fund acoustic barriers applied to the house to mitigate traffic noise and household-based air filtration systems to help improve the quality of the air. The traffic from the development impacts each household in terms of noise and deterioration of air quality*

A levy on the total gate takings to TIPC