

Minutes of Shepperton Studios Community Liaison Group

3 November 2021

Present:

Councillor C.F. Barnard, Chairman
Councillor M.J. Madams, Ward Councillor
Councillor R.A. Smith-Ainsley, Ward Councillor
D. Colman, Laleham Residents Association
S. Dutfield, Turley
K. Howkins, Charlton Residents Association
K. Maidment, Pinewood Studios
E. Slessor, Pinewood Studios
A. Smith, Pinewood Studios Corporate Affairs Director
K. Snaith, Shepperton Residents Association
M. Wright, Pinewood Studios

14 Apologies

Apologies were received from David Furst (Laleham Residents Association).
Donna Colman attended as his substitute.

It was acknowledged that since last meeting Councillor Maureen Attewell had resigned as Chairman, and Spelthorne Borough Council had appointed Councillor Colin Barnard as the new Chairman.

15 Minutes

The minutes of the meeting held on 14 July 2021 were agreed as a correct record.

16 Overview of construction progress and programme

The Chairman invited Matthew Wright, Senior Development Manager, Pinewood Studios, to give a presentation which covered the agenda items (attached).

The Shepperton South site was now set up with all buildings demolished and vegetation stripped back. Below ground drainage and duct work should be installed before January, and works would begin on the internal road network.

At the Shepperton Northwest site, landscape bunds, attenuation ponds, and site level works were complete, and below ground drainage was being installed. Over the next three months, piling and installation of fencing would begin. Steel frames for buildings were anticipated to arrive to site, and

landscaping was expected to be completed. Completion of works to the site was scheduled for Spring 2023.

Karen Howkins, Charlton Residents Association, queried how the steel frames would be routed to the site, and Matthew explained that with the anticipated size of the steel frames, routing would be diverted away from narrow roads, and Shepperton Studios would be working with drivers to ensure they're travelling the most appropriate routes.

17 Landscaping Update

Landscaping bunds around the Shepperton South site were expected to be complete before the end of this year with tree planting commencing in November and expected to finish by the end of February 2022. Approximately 20,000 predominantly native trees and shrubs would be planted with at least 10% of those being between 3 to 4 metres in height.

On the Shepperton Northwest site, the landscape bund to the north of Studios Estate was complete. Tree planting would commence and was expected to be complete at the end of February 2022. Similar to the Shepperton South site, 10,000 predominantly native trees and shrubs would be planted, and at least 10% of those would be between 3 to 4 metres in height. The trees would be planted to help screen a majority of the construction work, and Shepperton Studios would consult local residents to ensure the taller trees were in locations that met their needs.

Andrew Smith, Pinewood Studios Corporate Affairs Director, explained that planting would commence with a tree contributing to the Queen's Green Canopy initiative to mark the Platinum Jubilee.

18 River Ash Update

The River Ash clean-up day had been well attended and was used as an opportunity to present and receive feedback on the Studio's proposals on the River Ash corridor works. A poster would be placed in the area with more details of the plans, and further details would be sent to individuals on the mailing list with a request for positive and negative feedback. Shepperton Studios would continue to spend £500k on enhancements and improvements to the River Ash, and were committed to spend £15k per year over the next 15 years towards maintenance and ecological monitoring.

19 Community Matters

Works had been completed to the Studios Estate play area, and improvement works would be done to play areas in Laleham, Charlton, and Shepperton. The Studios organised the River Ash clean-up day where wildflowers and bulbs were planted with local residents. Meetings had been held with Residents Associations regarding construction routing. Local primary schools would resume visits to the Studios.

20 Communications Update

Andrew Smith explained that if any queries needed to be raised or any issues needed to be addressed, Shepperton Studios were happy to meet with residents outside of the Community Liaison Group.

Ken Snaith, Shepperton Residents Association, expressed concern about the location of a backlot in relation to residents and the noise it would generate. Matthew explained that a backlot management plan would be generated which would dictate the hours of operation, and night shoots would not be allowed without the Council's approval. The Studios would engage with local residents to inform them of any filming that happened outside of this management plan.

21 Off-site Highways Works

Following meetings with Laleham Residents Association, the location and design for the village gates had been confirmed. Construction of the Laleham pedestrian crossing was expected to commence in early 2022. The Charlton pedestrian crossing location had been revised in response to feedback from the Charlton Residents Association and the scheme was submitted to Surrey County Council. Completion of the Charlton pedestrian crossing was now expected to be in late 2022 or 2023 pending approval by Surrey County Council.

Ken Snaith queried the distance of the cable works connected to the Studios as they extended towards Chertsey and Weybridge. Matthew explained this was due to the closest power stations being in those areas.

Councillor Mary Madams requested that boundary records be checked to ensure that the village gates were in correct positions to signify actual boundaries, and queried who would be responsible for their maintenance once installed. James Bevis, i-Transport, explained that the location of the gates was determined by Surrey County Council Highways and local Residents Associations, but the location of the gates could be queried with them. The maintenance of the gates would fall to Surrey Highways as they were on highway land, but this could be checked as well.

22 Planning Progress Update

A number of planning applications had been submitted for the Shepperton South site, including one for a multi-storey car park. Carl Philips, local resident, queried the height and capacity of the car park. Matthew informed him it would be 4-5 storeys high, but no more than 17 metres in height, and would provide 700 parking spaces. Donnica Colman, Laleham Residents Association, asked if this would change the anticipated number of cars on site, and Sara Dufield, Turley, explained with this proposal, there would be 2,707 spaces on-site. Ken Snaith expressed concern over the traffic this

would generate on the road closest to the proposed car park, and James Bevis explained that vehicles leaving the site would have a number of exit options due to the internal road network.

A planning application had also been submitted for the Shepperton Northwest site and a decision was expected in late 2021.

23 AOB

It was raised this would be Kathryn Maidment's last meeting. The group wished her well in her future endeavours.

24 Questions

Donnica Colman raised a query about the identification of HGV's arriving and leaving the Shepperton Studios site, and requested it be communicated to the drivers that they have a sign in their window stating they were associated with the Studios. John Kinash, Pinewood Studios, agreed to communicate this would drivers and to provide Donnica with a copy of the sign they should have displayed to assist in recognition.



PINEWOOD

**SHEPPERTON STUDIOS
COMMUNITY LIAISON GROUP MEETING
NOVEMBER 2021**

THE SHEPPERTON TEAM

Andrew M Smith DL, Corporate Affairs Director

Kathryn Maidment, Senior Community and Education Outreach Manager

Alex Chitty, Development Manager

Jon Kinash, Senior Project Manager

Elizabeth Slessor, Senior Project Manager

Matthew Wright, Senior Development Manager

Sara Dutfield, Director, Turley Planning Consultants

James Bevis, Partner, i-Transport

Duncan Findlay, Associate, i-Transport

Andrew Joynt, Land Use Consultants

OVERVIEW

SHP South

- Progress, Programme and Planned Works
- Landscaping Update
- Planning Updates

SHP North West

- Progress, Programme and Planned Works
- Landscaping Update
- Planning Updates

Community Liaison

- Update

River Ash Corridor

- Update and Consultation

Offsite Highways Works

- Pedestrian Crossings and White Gates
- S278 Highways Works

Outstanding Matters / Questions and Answers

SHEPPERTON SOUTH – PROGRESS AND PROGRAMME

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Progress Update

- Continuation of enabling works phase.
- Site set up, establishment, access and wheel washing – complete.
- Demolition of buildings – complete.
- Vegetation strip – complete.
- Western landscape bund – underway.
- Cut and fill / site levels – complete early November.

3 Month Outlook

- Commencement of below ground drainage.
- Commencement of below ground ducts.
- Build up of internal road network.
- Utilities disconnections.
- Commence planting of landscape bunds.

Longer Term Programme

- Completion in mid / late 2023.



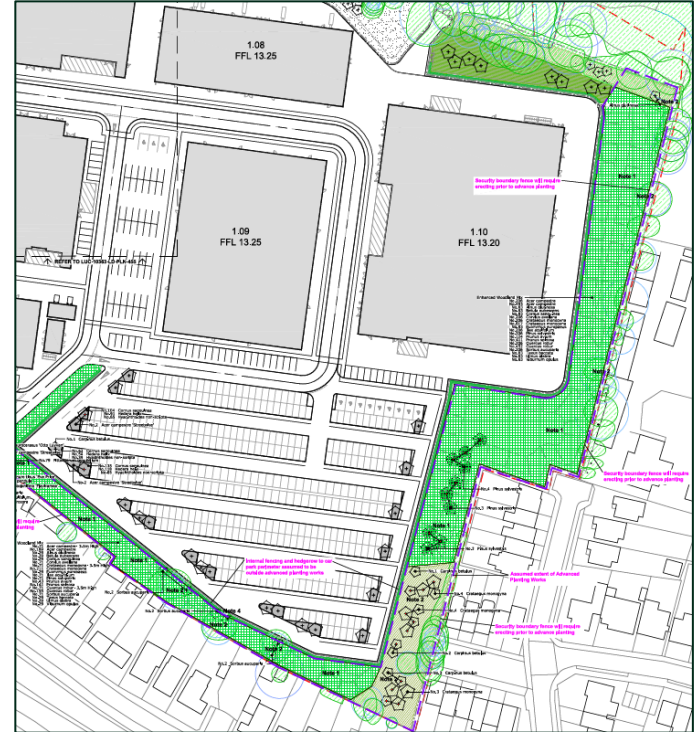
SHEPPERTON SOUTH - LANDSCAPING

Landscape Bunds – Progress Update

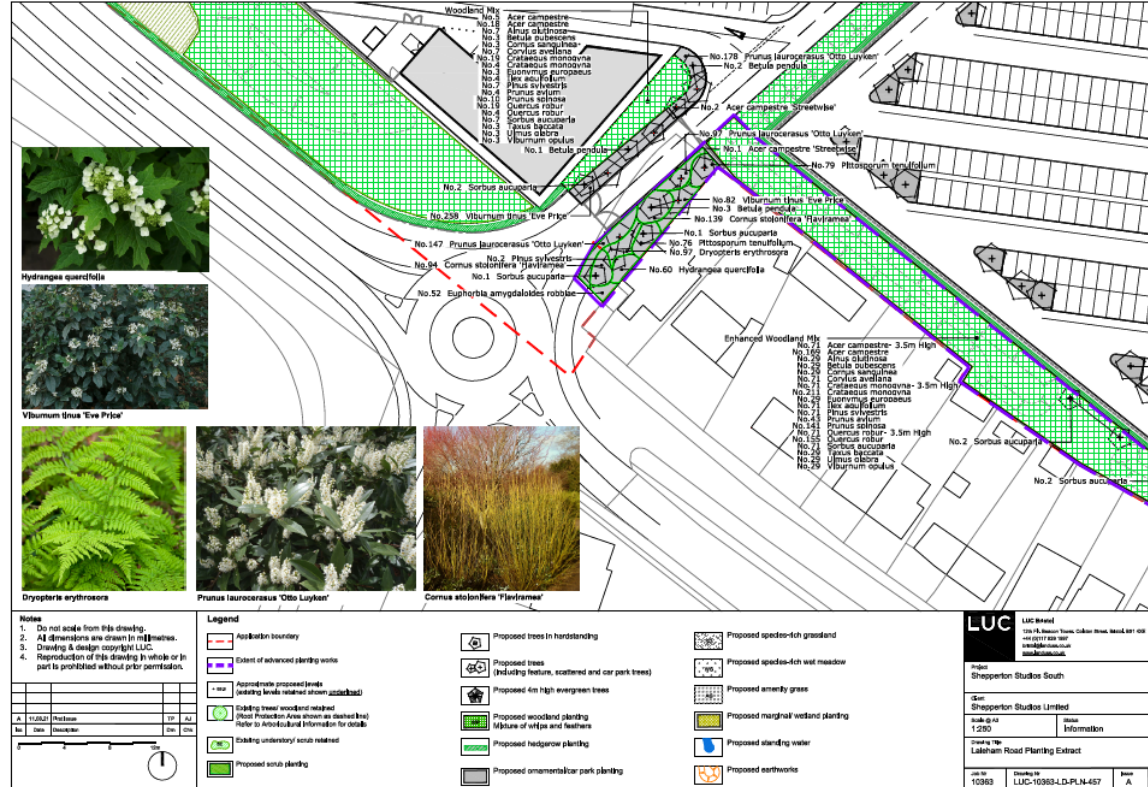
- Landscape bunds to be complete by late 2021.
- Tree planting commences late November 2021.
- Tree planting complete by end of February 2022.

Planting Specification – Site Wide

- Approximately 20,000 predominantly native trees and shrubs to be planted.
- Including approximately 2,000 trees, between 3.5m to 4m in height.
- Species include:
 - Silver Birch
 - Cherry Tree
 - Field Maple
 - Hornbeam
 - Hawthorn
 - Alder
 - Pine



SHEPPERTON SOUTH – ADVANCED PLANTING



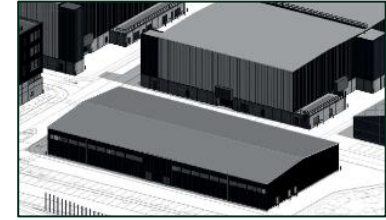
SHEPPERTON SOUTH – PLANNING UPDATE

Updates

- Reserved Matters application to be submitted, reducing height of building 003.
- Reserved Matters application to be submitted replacing three storey office / workshop for single storey workshop.
- Non-Material Amendment to increase planting around building 002.
- Reserved Matters application submitted for MSCP.
- Third party planning applications to relocate phone masts.



Approved Plot 1.04



Proposed Plot 1.04



SHEPPERTON NORTH WEST – PROGRESS AND PROGRAMME

Progress Update

- Landscape bund – complete.
- Attenuation ponds – complete.
- Cut and fill / site levels – complete.
- Below ground drainage – ongoing.

3 Month Outlook

- Commencement of piling.
- Installation of permanent fencing.
- Commencement of steel frames.
- Complete planting of landscape bund.

Longer Term Programme

- Completion in spring 2023.

Planning Update

- Decision for NW Workshop and North Backlot expected late 2021.



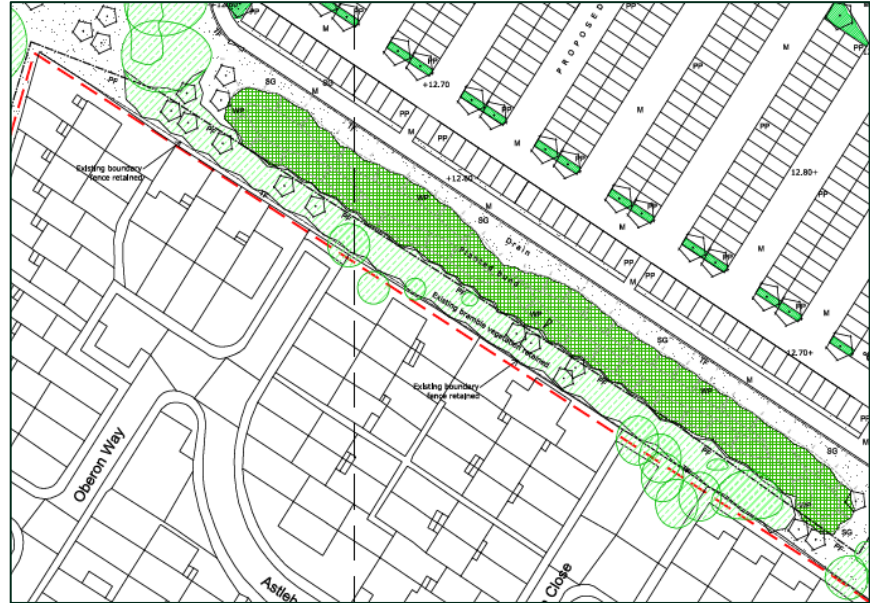
SHEPPERTON NORTH WEST - LANDSCAPING

Landscape Bunds – Progress Update

- Landscape bund to the north of Studios Estate – complete.
- Tree planting commences late 2021 / early 2022.
- Tree planting complete by end of February 2022.

Planting Specification – Site Wide

- Approximately 10,000 predominantly native trees and shrubs to be planted.
- Including approximately 1,000 trees, between 3.5m to 4m in height
- Species include:
 - Silver Birch
 - Cherry Tree
 - Field Maple
 - Hornbeam
 - Hawthorn
 - Alder
 - Pine



SHEPPERTON – COMMUNITY LIAISON

Progress Update

- Completion and opening of Studios Estate play area.
- River Ash Clean Up Day, including River Ash consultation.
- Agreement with LRA re specification of Village Gates.
- Meeting with CRA and LRA, re construction routing.
- Littleton Primary School Visit (18 November).



Enhancements:

- Woodland enhancements
- Riparian enhancements
- Habitat features
- Footpath
- Fencing
- Amenities
- Footbridge
- Clearing debris and waste

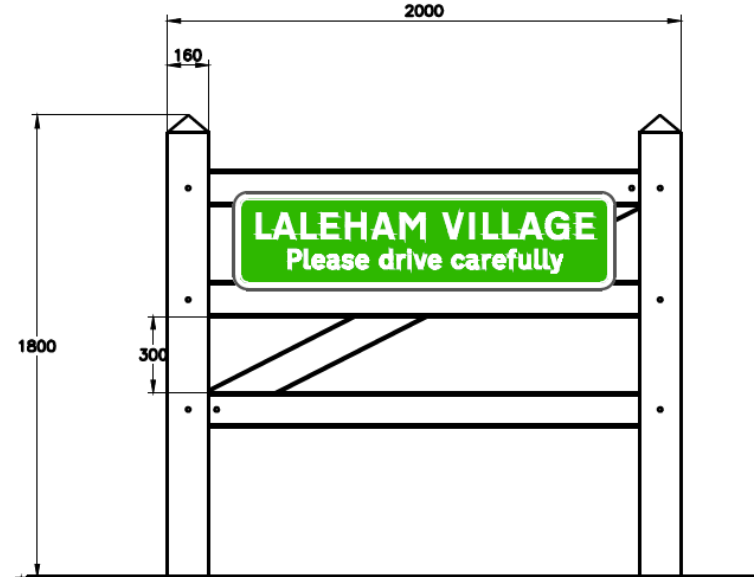


Laleham Crossing and Village Gates

- Updated location and design for the Village Gates confirmed following review with the LRA.
- Technical Approval and Legal Agreement between Surrey County Council and SSL expected by end of 2021.
- Procurement process near completion ahead of Technical Approval.
- Provisional road space booking made - to be confirmed upon issue of Technical Approval and Legal Agreement.
- Construction expected early 2022.
- Forecast 4-week construction period.

Charlton Crossing

- Revised location chosen by CRA.
- Outline scheme submitted to SCC for comment.
- Implementation timescale to be confirmed.





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Any further questions?

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