

24 August 2021

Cllr Maureen Attewell
Chair
Shepperton Studios Community Liaison Group
Spelthorne Borough Council
Knowle Green,
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TW18 1XB



Shepperton Studios: Community Liaison Group

Further to the Community Liaison Group (CLG) meeting held on 14 July 2021, we are pleased to set out our responses to the issues raised by CLG members and the public.

Following a review of the formal Minutes, and our notes, this letter responds to the following issues raised:

1. Landscaped bunds and tree planting
2. External appearance – Sound Stages
3. Routing of HGV construction vehicles
4. Laleham crossing
5. Charlton crossing
6. Utility works
7. Studios Estate – Play Facilities

Going forwards, we will issue a response to matters raised in the quarterly CLG meetings, and send to yourself as CLG Chair and Christeen Abee, as Committee Manager.

1. Landscaped bunds and tree planting

The Shepperton North West and Shepperton South masterplans both provide for planted landscape bunds, as a means of providing character, biodiversity, and visual screening. In advance of the previous CLG meeting, we met with residents of Cranwell Grove and Studios Estate to discuss early delivery of some of the landscape bunds and during the CLG, members of the Laleham Resident Association requested if early delivery of the western bund on Shepperton South was possible.

We are pleased to confirm that each of the three landscape bunds will now be delivered much earlier in our construction programme, to provide additional visual screening during the construction period and allow the early establishment of tree planting. In the North West, construction of the bund is now complete and, subject to weather conditions and the availability of stock, tree planting is due to commence in the next tree planting period between November 2021 and February 2022. In the South, we are seeking to bring forward delivery of the bunds and tree planting, with completion of the bunds expected in November 2021 and tree planting will follow.

At the next CLG meeting, our Landscape Architects will provide a more detailed overview of the planting strategy, including details of the quantity and types of trees and shrubs.

2. External Appearance – Sound Stages

The Sound Stages will vary in height between around 15.5m to 21.5m. Details of the final choice of external cladding will be submitted to Spelthorne Borough Council over the next few months, in accordance with Condition 6 (External Materials) of the Outline Planning Permission.

The Stages will be light grey in colour to blend and soften the building outlines against the skyline. This has proven to be successful at Pinewood East, our most recent studio development.

In addition, the western boundary of Shepperton South, will be screened by a 2.5m high earth bund with tree planting on top (trees varying in height up to 3.5m). This will further soften the long-distance visual impact.

3. Routing of HGV construction vehicles

Concern was expressed by Charlton Resident Association (CRA) with regards the choice of routes taken by HGVs, some of which can be attributed to the development of Shepperton Studios. It was agreed that we would review the routes currently taken by HGVs relating to the enabling works on Shepperton North West, and those planned for Shepperton South.

A Construction Traffic Routing study has now been carried out by Shepperton Studios and our Transport Consultants looking at potential construction routes. This includes an assessment of journey times, weight and height restrictions, speed limits, carriageway widths and on-street parking etc. It also considers planned off-site highways works, to be delivered as part of the project over the next 2 years.

Five potential construction routes have been identified. Each individual route is detailed in the enclosed i-Transport drawing 'Shepperton Studios Suggested Construction Routing'. The routing strategy provides the most appropriate route for construction traffic depending on its origin and seeks to balance impacts across the local area.



The following routing of HGVs is recommended by our Transport Consultants:

- **Route 1** – for construction traffic (all vehicle types) routing to Shepperton South from the west, south (via M25) and north (via M25);
- **Route 2** – for all light construction traffic (<10t) routing to Shepperton South and/or Shepperton North West from the west, south (via M25) and north (via M25);
- **Route 3** – for construction traffic (all vehicle types) routing to Shepperton North West from the west, south (via M25) and north (via M25);
- **Route 4** – for construction traffic (all vehicle types) routing to Shepperton South and/or Shepperton North West from the east, south (via M3) and London (via A316); and
- **Route 5** – for construction traffic (all vehicle types) routing to Shepperton South from the east, south (via M3) and London (via A316).

It should be noted that all of the routes listed above have the potential to be 'reserve' routes should the principal routes become blocked/impeded for any reason. This will enable the contractors to work flexibly to respond to variations in local traffic conditions arising from either:

- Accidents;
- Traffic management for other works (e.g. road closures); or
- Congestion.

This routing strategy will be issued to our contractors, who will be asked to respect these routes. At the next CLG meeting, our Transport Consultants will explain the rationale for the routing strategy in more detail.

In addition to the above, we have also requested that all construction vehicles linked to both Shepperton North West and Shepperton South clearly display signage in the vehicle cab to show which site they are working on, and to ensure the public can differentiate between site traffic related to Shepperton and other unrelated construction traffic on the local Highway. This display of signage has been instructed to the Contractor on North West and will be required for vehicles related to Shepperton South upon commencement of the Earthworks, to start in early September.

4. Laleham Crossing

The design of the Laleham and Charlton crossings has been prioritised over the other off-site highways works required under the S106 Agreement. We continue to work closely with Surrey County Council (SCC) to progress the highways agreements and designs - we expect to have the S278 Agreement signed by October 2021. Procurement has already commenced, running concurrently with the SCC design review, and we expect to have a contractor in place by October 2021.

Due to the 12-week public notification period, and the anticipated moratorium on highways works between November and February, works are expected to start in January 2022.

Nonetheless, following the CLG meeting, we met with SCC's Network Management team, who are responsible for the booking of road spaces and timing of highways works. Through discussion and cooperation with SCC we are targeting commencement of the Laleham Crossing ahead of the current programme in late 2021, with a final date to be confirmed. The installation of the white 'Village Gates' in Laleham will also be completed at the same time.

5. Charlton Crossing

It was suggested by the Chair of Charlton Residents Association (CRA) that the proposed location of the Signalised Crossing in Charlton Village was incorrect and not in the position previously agreed with the CRA. It was therefore agreed that Shepperton Studios would review the location and provide an update to the CLG on the reasoning for its location and if an alternative layout had been considered.

In terms of background, in Autumn 2018 a survey was carried out by the then Chair of the CRA (Alison Dodsworth) with a vote taken on the preferred crossing location out of the following three locations (see enclosed email):

1. Near the location of the current refuge crossing in the centre of the Village;
2. Near the shop; and
3. Near to the Harrow Inn.

Option 1 received the highest number of votes with Option 2 a close runner up. Both options were then reviewed in detail, however Option 2 was subsequently discounted as it may not have met technical standards due to the narrow width of existing footway and a lack of sufficient space for pedestrians to wait before crossing.

Option 1 was therefore progressed as the preferred location in line with the steer from the CRA, although due to safety/technical constraints highlighted by the Road Safety Audit process it was not possible to locate the crossing at the existing refuge island and so the scheme was relocated some 20m to the south (with the island to be removed). This scheme, shown on the enclosed drawing ITL14056-GA-027A, was fully consulted upon throughout the planning application process and well in advance of the planning committee (and subsequent consent) and was agreed with SCC. The scheme is included in the signed Section 106 agreement and Shepperton Studios have a legal requirement to deliver this scheme under the outline planning consent.

Following the outline planning consent, the detailed design of the crossing has now been progressed and is now subject to technical approval by SCC. It is enclosed with this letter; see drawing 1213-02-CIV-CR-XX-DR-C-0100.

Notwithstanding the above, we recognise that the location of the Charlton Crossing is an important matter for the CRA. We are therefore committed to re-examining the feasibility of a crossing closer to the shops. In terms of next steps and timescales, this will require the following high-level actions:

1. Our design team will need to produce a 'general arrangement' plan, based on an initial assessment of site constraints – to be complete by mid-September, and then issued to SCC.
2. SCC will then need to undertake a 'Stage 1 Road Safety Audit', to assess the design's safety and compliance with technical standards – this could take up to 6 weeks (timescale to be confirmed by SCC). Confirmation on the safety of the location should therefore be determined by late October / early November.
3. Subject to initial approval of the location of the junction within the Stage 1 Safety Audit by SCC, our design team will undertake the detailed design and prepare the technical approval pack, needed for the S278 Agreement. This will also include undertaking a variety of surveys such as topographical, utilities, drainage and environmental surveys. This will take around 6 weeks to produce and will then be issued to SCC for assessment via a Stage 2 Road Safety Audit and Technical Review.
4. SCC to undertake Stage 2 Road Safety Audit and Technical Commentary, and agreement of the S278 Agreement – up to 6 months (timescale to be confirmed by SCC).
5. SCC to agree scheduling of the highways works, based on network capacity and other highways works in the local area (such as those related to the Esso Fuel Line Project)

Subject to the alternative location being technically acceptable, it is expected delivery would take place in late 2022 / 2023. If after completing steps 1 and 2 above, SCC consider the alternative location unsafe and not technically acceptable, we would discuss next steps with the CRA. In any event, it would not be achievable to deliver the existing design alongside the same timescales as the Laleham Crossing and Village Gates, and the works would need to be re-programmed with SCC.

We will separately need to agree the above approach with the Local Planning Authority, but given it is a request of the CRA and has local support, we would expect them to support this approach.

6. Utility works

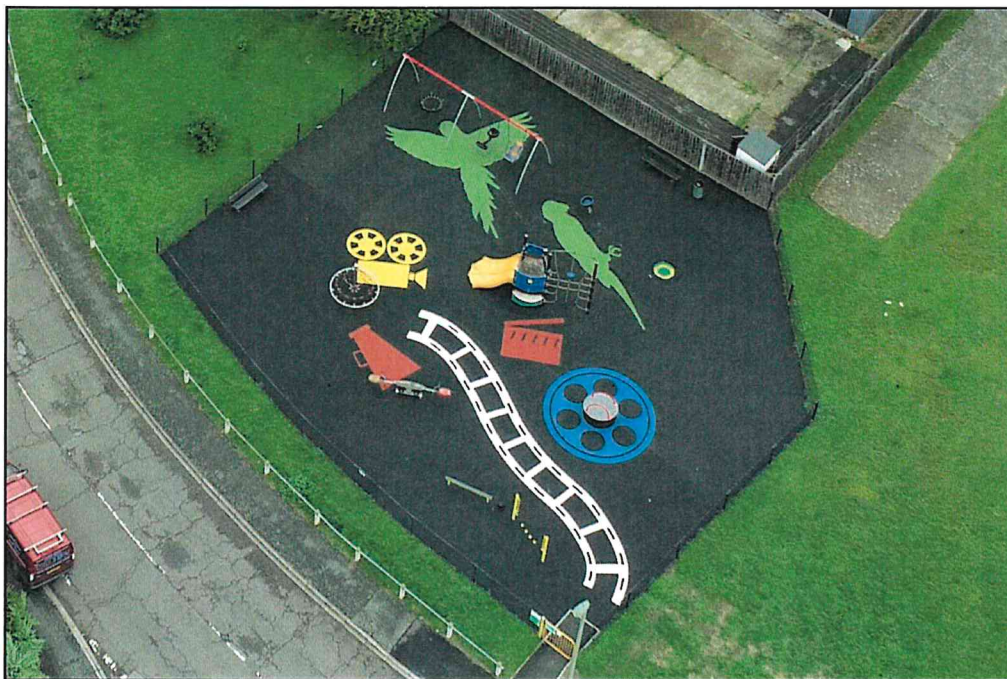
New electrical supplies are required to serve the new development and these are being brought from the closest Primary Substations in Chertsey and Walton Upon Thames. Shepperton Studios has appointed UKPN and Dunamis to undertake these works. The works will involve placement of ducts and cable in local highways and footways. The detailed programme for the works is managed by Dunamis.

Advance notices of the works are issued to residents immediately affected by the works; however, it has been highlighted by some residents that the process and timescales for notification is considered inappropriate. As stated at the CLG meeting, we are addressing this matter with Dunamis, and we are looking to improve the notification process. We are

also exploring the possibility of including a monthly outlook of works planned in our monthly progress update, which is then issued to our mailing list.

7. Studios Estate – Play Facilities

We have committed to invest in local areas of open space in the communities surrounding the Studio. Earlier this year, we paid £50,000 to Spelthorne Borough Council, to be invested in the Studios Estate play area. These works have recently been completed (see below) and are actively used by residents.



In addition, we will be investing £150,000 across three areas of open space in Laleham, Charlton and Shepperton. Contributions will be paid to Spelthorne Borough Council in spring 2023, and the Council will take forward the design and delivery. Closer to the time, we will engage with the relevant Resident Associations to collate feedback and share this with Spelthorne Borough Council.



We trust this provides a helpful update on the outstanding matters raised at the CLG. We will provide an update on the above matters at the next quarterly CLG meeting. In the interim, please don't hesitate to contact us.

Andrew M Smith DL
Corporate Affairs Director, Pinewood Group & Director, Shepperton Studios

Copied:

Councillor Richard Smith-Ainsley
Councillor Mary Madams
Christeen Abbee, Spelthorne Borough Council, Committee Manager

Kathryn Maidment, Senior Community and Education Outreach Manager, Pinewood Group
Matthew Wright, Shepperton Studios Limited, Senior Development Manager, Pinewood Group

Enclosures:

1. Drawing ITL14056-GA-027A – Charlton Crossing (Consultation Layout)
2. Drawing 1213-02-CIV-CR-XX-DR-C-0100 – Charlton Crossing (Latest Layout)
3. Email chain between SCC, I-Transport, Cllr Richard Walsh and Charlton RA, dated 03.10.18
4. I-Transport drawing 'Shepperton Studios Suggested Construction Routing'

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