

Planning Committee

5 January 2022



Application No.	21/01182/FUL
Site Address	Shepperton Studios Studios Road Shepperton TW17 0QD
Applicant	Shepperton Studios Limited
Proposal	Construction of a workshop (plot 1.4), utility building and security barriers, turnstile and guard shelter, with associated enabling works, access and parking at Shepperton North West
Case Officer	Drishti Patel
Ward	Laleham and Shepperton Green
Called-in	N/A

Application Dates	Valid: 19.07.2021	Expiry: 13.09.2021	Target: Extension of Time Agreed
Executive Summary	<p>The proposal is for the construction of a workshop (plot 1.4), utility building and security barriers, turnstile and guard shelter, with associated enabling works, access and parking at Shepperton (North-West of the area of the studios expansion and north of the River Ash). The proposal has been submitted and reviewed on the basis that it would not add any additional floorspace from that approved under the outline permission i.e the workshop would be counted against the 112,849m² net additional space approved under the outline application (18/01212/OUT)..</p> <p>The proposal represents inappropriate development in the Green Belt, which is recognised by the applicant, and is by definition harmful and should not be approved except in very special circumstances. The protection of the Green Belt is a national policy objective, and the Government attaches substantial weight to it. Development should not be approved except in very special circumstances, which will not exist unless the potential harm to the Green Belt and any other harm is clearly outweighed by other considerations.</p> <p>The applicant has put forward a number of considerations that they believe support a case for approval.</p> <p>The main planning considerations are the impact on the Green Belt and the design and appearance of the workshop. There is harm to the Green Belt and its openness. However, it is deemed that other considerations in favour of the development clearly outweigh the harm to the Green Belt</p>		

	and that 'very special circumstances' exist. The design and appearance are considered acceptable. It is recommended the application be approved.
Recommended Decision	Approve the application subject to conditions set out at Paragraph 8 of the Report.

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- Strategic Policy SP1: Location of Development
- Strategic Policy SP3: Economy and Employment Land Provision
- Strategic Policy SP6: Maintaining and Improving the Environment
- Strategic Policy SP7: Climate Change and Transport
- Policy LO1: Flooding
- Policy EM1: Employment Development
- Policy EN1: Design of New Development
- Policy EN3: Air Quality
- Policy EN8: Protecting and Improving the Landscape and Biodiversity Policy EN11: Development and Noise
- Policy EN13: Light Pollution
- Policy EN15: Development on Land Affected by Contamination
- Policy CC1: Renewable Energy, Energy Conservation and Sustainable Construction
- Policy CC2: Sustainable Travel
- Policy CC3: Parking Provision

1.2 It is also considered that the following Saved Local Plan policies are relevant to this proposal:

- GB1 (Green Belt)

1.3 The advice contained within the National Planning Policy Framework (NPPF) 2021 is also relevant.

2. Relevant Planning History

2.1 The site has the following planning history:

Ref No.	Proposal	Decision and Date
18/01212/OUT	Outline planning permission with all matters reserved (except for principal points of access) for the redevelopment and expansion of Shepperton Studios, comprising the partial demolition and replacement of existing accommodation; construction of new sound stages, workshops, office accommodation, entrance structures and reception, security offices and backlots; creation of new vehicular and pedestrian access from Shepperton Road and the relocation of existing access off Studios Road; with associated car parking; landscaping and ecological enhancements. (AMENDED PLANS)	Granted 04.07.2019
20/01108/RMA	Application for approval of reserved matters for land to the north of the River Ash comprising details of sound stages, production buildings including offices and workshops, security hut, backlot and associated infrastructure, car parking, landscaping and other works pursuant to condition 2 of planning permission 18/01212/OUT dated 4th July 2019.	Granted 03.02.2021
21/01547/FUL	Use of 6 acres of land for backlot in association with Shepperton studios, including the construction of utility buildings, security barriers and guard shelters, with associated enabling works, access, landscaping, surface parking and amended car park access at land north of Shepperton Studios.	Pending Consideration. (On the current Planning Committee agenda)

3. Description of Current Proposal

Background

3.1 The application is made by Shepperton Studios Ltd which is part of the Pinewood Studios Group Ltd. There has been a film studio on the site since the early 1930s when it was established within the grounds of Littleton Park Estate and the studio facilities have since then been extended significantly.

The approved expansion offers a wide range of facilities that are essential for film and High End Television (HETV) production, including:

- 14 sound stages
- 31 workshops
- Production offices
- Dressing rooms
- Make-up and hair facilities
- Meeting rooms
- Wardrobe workshops and costume storage and fitting facilities

3.2 In the outline application, the applicant stated they were a “market leader with a global reputation” and a provider of “a world class range of facilities and services to the film and HETV production industries” whose primary focus is the production of high budget feature films. The studio’s customers include filmmakers from around the world, but a substantial proportion of its business also comes from UK film and other media producers.

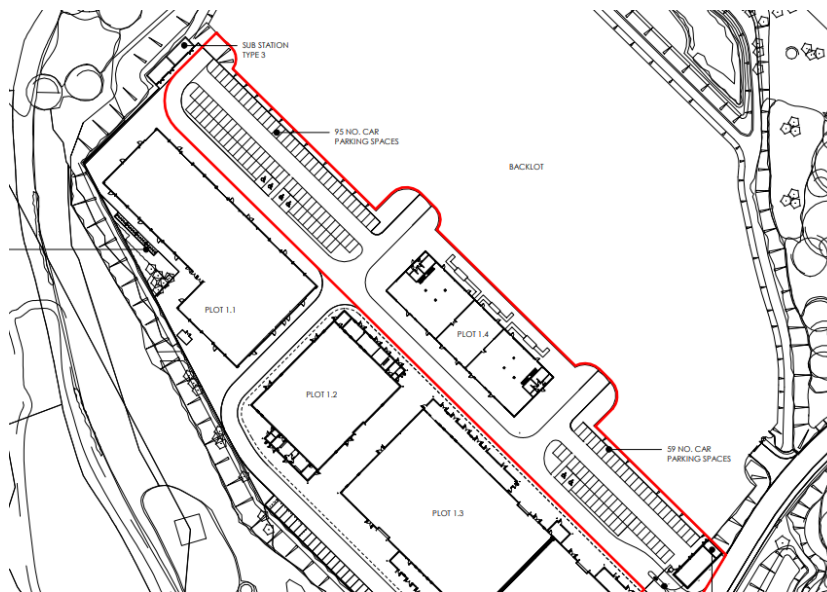
Proposal

3.3 The site is located to the northwest of the existing studio and to the south of Queen Mary’s Reservoir. To the east is the residential properties in Studios Estate.

The proposal includes:

- A workshop building
 - Would be used for the construction of sets, costumes, props, scenery, and special effects
 - Situated in a central position of the site
 - 1657 sqm proposed gross external area
 - Would measure 65 metres long and 20 metres wide
 - Single pitched roof design with a height of 9.4 metres with 6.0 metres to the eaves
 - The 5 metal loading doors would be 5.5 metres in height
 - Would have an open plan design which is double height with two mezzanine sections
 - Materials would consist of vertical black/dark grey composite cladding panels for the external walls and similar composite panels for the roof. Proposed to be agreed via condition
- Surface car parking area
 - A total of 154 parking spaces
 - Split into two sections either side of the proposed workshop with 59 parking spaces in the north-western section and 95 parking spaces in the south-eastern section
 - 6 of these would be accessible
- A security hut with vehicular barriers and fencing
 - Situated to the south-eastern side of the site

- 2.25 sqm
- Would have a height of 2.55 metres with grey composite wall panels and a grey roof fascia
- There would be a grey metal door and a glazed window
- A utilities building
 - Situated to the south-eastern side of the site
 - 137 sqm
 - Would have a mono pitched roof design with a maximum height of 5.0 metres and an eaves height of 4.0 metres
 - The external walls would be concrete blockwork with grey composite roof panels on the roof
 - The 3 metal doors are to be dark green in colour



4. Consultations

4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	Comments awaited
Lead Local Flood Authority	Comments awaited
Environmental Health	With regards to ground works the ongoing remediation and use of the site should be subject to the agreed remediation strategy .
Environment Agency	No Objection

5. Public Consultation

- 5.1 A total of 14 properties were notified of the planning application, a statutory site notice was displayed, and the application was advertised in the local press. No letters of representation have been received

6. Planning Issues

The main planning considerations are:

- Principle of Development
- Green Belt
- Design and layout
- Highway Issues
- Parking
- Landscape
- Flooding and Drainage
- Air Quality
- Contaminated Land
- Noise
- Other Considerations

7. Planning Considerations

Principle of Development

- 7.1 The principle of expanding Shepperton Studios was approved in July 2019, under application 18/01212/OUT. The first reserved matters submission was required within 2 years of the date of the permission, which was received on 23rd September 2020 under reference 20/01108/RMA and works have commenced.
- 7.2 The outline permission approved 112,849 sqm of net additional floorspace across the expansion site as a whole.
- 7.3 The proposal is located in part of development zone D12 (backlot) identified on the Composite Parameters plan approved under 18/01212/OUT.
- 7.4 Therefore, whilst the principle of the expansion of the Shepperton Studios has been considered and agreed, this proposal varies the uses within the approved development zone and would have an additional impact on the openness of the Green Belt.

Green Belt

- 7.5 The site lies within the Green Belt and represents part of the backlot that was approved under 18/01212/OUT on 4th July 2019.
- 7.6 The area was identified as D12 on the PP.4 Development Zones Plan and has been subject to a reserved matters approval under 20/01108/RMA
- 7.7 Paragraph 137 of the National Planning Policy Framework (2021) sets out that:

'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.' This wording is unchanged from previous iterations of the NPPF.

- 7.8 The Council's Saved Local Plan Policy GB1 is mostly reflected in the Green Belt policy set out in the NPPF, but it should be noted that policy GB1 was saved from the 2001 Local Plan and therefore pre-dates the current NPPF. Because of the inconsistency with the NPPF, the impact of the development on the Green Belt should be considered primarily against the policies of the NPPF.
- 7.9 Any application on Green Belt land must be assessed against national and local Green Belt policy including the five purposes of the Green Belt, whether the development is appropriate within the Green Belt and if it is inappropriate whether the harm is clearly outweighed by other considerations which constitute very special circumstances.
- 7.10 The use of this area of land for a backlot was assessed as part of the wider expansion plans under 18/01212/OUT and the reserved matters approval.

Green Belt - Inappropriate Development

- 7.11 Paragraph 148 of the NPPF states that: *'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'*
- 7.12 The use of the land as a backlot falls within the definition of inappropriate development and this was considered in respect of the outline application. Both the outline and reserved matters approvals carry substantial weight in the consideration of this proposal.

Green Belt - Openness

- 7.13 The essential characteristics of Green Belt land is its openness and its permanence. These characteristics serve all five purposes of the Green Belt against which the proposed development will be assessed.
- 7.14 Openness is not defined in the NPPF but is commonly taken to be the absence of built development. It is acknowledged that there is an important distinction between openness as being the absence of built development and openness as being the absence of visual impact, however, the visual impact is also an intrinsic part of the assessment of a development against the five purposes of the Green Belt and the two meanings cannot therefore be completely separate. A development may be acceptable in terms of its visual impact on the surrounding landscape but still be unacceptable spatially as it would be contrary to the essential and enduring function of government policy for the Green Belt in keeping land free from development.
- 7.15 The consideration of the outline application for the expansion of the Studios recognised that the proposal would have an impact on the openness of the Green Belt. This site was identified as backlot, which would include temporary structures and ancillary operational development and parking, and reserved matters have been approved. However it is the additional harm deriving from the proposed permanent structure and parking that must now be considered.

Green Belt - Conclusion

- 7.16 The proposal would, by definition, represent harm to the Green Belt as a result of being inappropriate development and would give rise to further Green Belt harm by reason of loss of openness.
- 7.17 The protection of the Green Belt is a national policy objective, and the Government attaches substantial weight to it, with permanence as a key element.
- 7.18 However, there is an existing outline approval for an expansion to the studios and a reserved matters approval for the use of this site as a backlot.
- 7.19 It is acknowledged that the proposed buildings and car parking are permanent whilst the approved backlot area in which the buildings would be sited would only have contained temporary buildings/structures as part of a film set. Consequently, the proposed development in itself would have a greater impact on the openness of the Green Belt compared to those structures associated with approved backlot. However, the proposed floor space of the buildings (1796.25m²), when added to the net additional floor space associated with the approved reserved matters application (102,190m²) would still be substantially below the maximum net additional floor space figure approved at the outline stage (112,849m²). The proposal would therefore not exceed the parameters of the approved outline planning permission.

Design and Layout

- 7.20 Policy EN1 (Design of New Development) from the Council's Core Strategy and Policies DPD 2009 states the Council requires a high standard in the design and layout of new development. Therefore, proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.21 The proposed building is a workshop (plot 1.4). It would have a pitched roof measuring 9.5 metres and an eaves level of 6.0 metres. It would have a ground floor space of 1657 sqm. The walls would be finished in cladding panels in black and dark grey. There would be a mix of metal doors and metal roller shutter doors reflecting the style approved at the wider expansion site. The building would be glazed with both high level and level glazing on the ground floor on the northeast and southwest elevations.
- 7.22 The building would be in keeping with the predominantly utilitarian large-scale nature of the studio buildings of the existing studio. It would be shielded from wider views across River Ash and from neighbouring properties by the sound stages and workshop currently being constructed and the intervening landscape and would be sufficiently distant from public viewpoints and residential properties to minimise the visual impact.
- 7.23 There would also be additional smaller ancillary structures proposed including 1 guard shelter (2.25 sqm) and 1 utility building (137 sqm).

- 7.24 The proposed guard shelter would be situated to the southeast and would include vehicle barriers. It would be constructed of composite grey panels with one entrance on the southeast elevation and glazing on the southwest elevation. It would have a small scale with a maximum height of 2.55 metres with a flat roof design. The design is considered acceptable. The utility building would also be situated to the southeast of the application area and to the north of the guard shelter. It would be finished in concrete blockwork wall with a sloping roof. It would have a height of 4.9 metres sloping down to 4.0 metres at the eaves. There would be no glazing however would have three double metal doors in dark green on the northwest elevation.
- 7.25 With regards to the backlot area approved through the outline and reserved matters applications, 2.44 acres (0.99 hectares) would be lost to the proposed scheme and therefore would be left with 6 acres 92.41 hectares). This reflects the size of backlot stated by the applicant as being optimum for film making requirements.
- 7.26 Overall, the design and layout of the proposal is considered to be acceptable and compliant with policies in the NPPF and Core Strategy Policy EN1.

Highway Issues

- 7.27 The Transport Assessment (TA) considers the proposal in terms of the overall studio expansion approved under 18/01212/OUT, noting that transport issues have been resolved through the outline process. As such it recognises that the floorspace of the workshop comprises part of the overall floorspace allowed on the studios expansion.
- 7.28 The County Highway Authority (CHA) was consulted on this application but has not responded. However, on the basis of the position presented in the TA, the proposal would not represent an increase in floor area over the outline approval and would not, therefore, create additional traffic movements from those already addressed through the outline application.
- 7.29 The LPA is satisfied that the proposal would not represent a change to the traffic generation previously considered by the CHA or the planning committee.

Parking

- 7.30 The proposal includes 154 car parking spaces including 6 disabled spaces. The proposed workshop would sit centrally with two car parking areas either side of the building. The northern west car parking area would comprise 95 spaces, with 59 on the southern east area. The application also includes pedestrian access from the south which would connect to the original expansion application. These parking spaces would contribute to the redistribution of the spaces lost in connection with application 21/01547/FUL for the backlot on the G13 (parking) development zone to the east.

Landscape

- 7.31 Policy EN1 of the CS&P DPD refers to high standards of design and layout and the incorporation of landscaping to enhance the setting of the development.

- 7.32 Policy EN8 refers to the protection and improvement of the landscape and biodiversity.
- 7.33 The D12 (backlot) site was approved as an open area with landscaping only on the periphery. The proposed site for the workshop and parking would be wholly within that area and would therefore have no material adverse impact on landscaping.

Flooding

- 7.34 Policy LO1 seeks to reduce flood risk and its adverse effects on people and property in Spelthorne.
- 7.35 The Flood Risk Assessment (FRA) was reviewed by the Environment Agency during the outline application and as a result of the planning conditions attached.
- 7.36 The proposal would have no additional impact on flood risk over and above the existing approved and implemented position.
- 7.37 The Lead Local Flood Authority (LLFA) considered the outline application and raised no objection subject to conditions. The information relating to the discharge of the conditions has also been reviewed and agreed. The LLFA has been consulted on this change to the layout and comments are awaited, however conditions relating to a SUDs scheme have been recommended.

Air Quality

- 7.38 The potential impacts on air quality were considered in respect of the outline application (18/01212/OUT).
- 7.39 The potential effects of this proposal would have no additional materially adverse impact on air quality and would comply with policies SP6 and EN3 of the CS&P DPD.

Contamination

- 7.40 The potential impacts on contamination were considered with the outline application and subsequent discharge of conditions applications.
- 7.41 The Environmental Health Officer (contamination) was consulted and a condition relating to the agreed remediation methodology approved for the outline application has been recommended.

Noise

- 7.42 The potential impacts of noise were considered with respect to the outline application for the studios expansion (18/01212/OUT).
- 7.43 The potential effects of this proposal would have no additional materially adverse impact on noise and would comply with policies SP6 and EN11 of the CS&P DPD.

Equalities Act 2010

- 7.44 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
- 7.45 The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act 1998

- 7.46 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.47 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.48 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.49 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Conclusion

- 7.50 The proposed buildings and car parking constitute inappropriate development in the Green Belt and this in itself carries substantial weight against the merits of the scheme. In addition, the proposal will result in loss of openness in the Green Belt. However, the proposed floor space, when added in combination with the net additional floor space approved under the Reserved Matters application, is still well below the maximum floor space limit associated with the approved outline planning permission. Moreover, the proposed development will be located within the approved development site and will not conflict with the five purposes of the Green Belt. As the proposed/Reserved Matters combined floor space will be less than the approved outline maximum floor space, the overall impact on the openness of the Green Belt will be less. Given this and the national economic benefits of the wider scheme and the current requirement for the proposed use, it is considered that the benefits of the proposal would outweigh the harm to the Green Belt by reason of

inappropriateness, and other harm resulting from the proposal and that 'very special circumstances' exist. Moreover, the proposed design and layout of the scheme and the impact on the amenity on neighbouring properties are considered acceptable. the proposal would not affect the parking provision levels throughout the site or result in additional traffic generation.

- 7.51 Accordingly, the application is recommended for approval.
- 7.52 As part of the statutory regulations, site and press notices were issued for this application. The time period for final comments is 07/01/2022 and therefore the recommendation to approve is subject to no adverse comments being received by this date in relation to these notices.

8. Recommendation

Subject to no objections being received by 07/01/2022 in relation to the statutory notices;

- 8.1 GRANT subject to the following conditions: -
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:
3755-FBA-XX-XX-DR-A-010901-P1; / 3673-FBA-XX-ZZ-DR-A-01098-P7; / 3755-FBA-XX-XX-DR-A-010902-P1; / 3755-FBA-XX-XX-DR-A-010903-P1 / 3755-FBA-XX-XX-DR-A-010904-P1 / 3755-FBA-XX-XX-DR-A-010905-P1 / 3755-FBA-XX-XX-DR-A-010906-P1 / 3755-FBA-XX-ZZ-DR-A-010960-P2 received 19 June 2021.

Reason:- For the avoidance of doubt and in the interest of proper planning
 3. Prior to the construction of the building hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the buildings and surface material for parking areas be submitted to and approved by the Local Planning Authority.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.
 4. The site shall be remediated in accordance with the remediation strategy outlined and agreed under discharge application 18/01212/DCE2 and contained within the following documents:

- CGL, Northwest land: Geotechnical and Geoenvironmental Interpretative Report, 19 May 2021, Ref: CG/38258/R010, Version 5;
 - CGL, Northwest Land, Shepperton Studios: Remediation Method Statement, 19 May 2021, Ref: CG38258A/R002, Version 6;
 - CGL Letter titled Northwest Land, Shepperton Studios – Conditions 35b and 37 (18/01212/DCE2), 25 June 2021, Ref CG/38258A; and
 - CGL, Backlot Maintenance/ Reinstatement Specification Document, under development.
- Any deviation from that agreed strategy will require the express written agreement of the Local Planning Authority.

Reason:-

To protect the amenities of future workers and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination: Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

5. Prior to the first use of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future workers and the environment from the effects of potentially harmful substances.

6. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they exit the site in forward gear. The parking area and access shall be used and retained exclusively for its designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

7. The development hereby approved shall not be occupied unless and until at least 30 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:-.The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

8. Prior to the occupation of the building(s) hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building(s) and shall at all times accord with the approved details

Reason:-.To safeguard the amenity of neighbouring properties and wildlife.

9. Following construction of any groundwork and foundations, no construction of development above damp course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained

Reason: To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

10. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national NonStatutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
 - a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy.

Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 5.3 litres/sec based on 1.70 l/s/ha.

- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross reducing features (silt traps, inspection chambers etc.). Including details of any lining required to prevent groundwater ingress.

- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason:- To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

11. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:- To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

12. No infiltration of surface water drainage into the ground identified in this planning application at Shepperton Studios, Studios Road, Shepperton, TW17 0QD is permitted other than with the written consent of the Local Planning Authority. Any infiltration shall be carried out in accordance with such consent.

Reason:- To prevent deterioration of the Principal and Secondary Aquifer in line with paragraph 183 of the National Planning Policy Framework 2021.

Informatives

- 1 Access by the Fire Brigade
Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended, proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings.

There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

- 2 The applicant is advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to

13:00hrs Saturday with consideration of the nearby hospital and not at all on Sundays or any Public and/or Bank Holidays;

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

(c) Deliveries should only be received within the hours detailed in (a) above;

(d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include covering stockpiles and exposed topsoil, the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes. The applicant is encouraged to adopt the best practice mitigation measures for construction dust specified within the Institute of Air Quality Management Guidance on the Assessment of Dust from Demolition and Construction;

(e) There should be no burning on site;

(f) Only minimal security lighting should be used outside the hours stated above; and

(g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

(h) The Pollution Control team should be consulted over placement of continuous PM10 monitoring and upon the methods of dust suppression and mitigation prior to the works.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration

It should be noted that under the Environmental Protection Act 1990 Councils can serve an abatement notice on people responsible for statutory nuisances. This may require whoever's responsible to stop the activity or limit it to certain times to avoid causing a nuisance and can include specific actions to reduce the problem.

- 3 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
- 4 The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible

the works take the route of least disruption and occurs at least disruptive times to highway users.

- 5 The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to submit to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
- 6 All lighting throughout the proposed development and the wider Studios expansion should be designed in line with the Bat Conservation Trust guidelines on artificial lighting and wildlife (Bat Conservation Trust 2018) and the Institute of Lighting Professionals 3 to minimise adverse impacts on bats and other nocturnal animals in the surrounding area.
- 7 If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use reference number LLFA-SP-21-0964 in any future correspondence.
- 8 The Town and Country Planning (Development Management Procedure) (England) Order 2015 Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

