

# Planning Committee

27 May 2026



<b>Application No.</b>	26/00234/FUL		
<b>Site Address</b>	Shepperton Studios, Shepperton South, Shepperton Road, Shepperton TW17 0AQ		
<b>Applicant</b>	Shepperton Studios Limited		
<b>Proposal</b>	Erection of a 4m high acoustic fence, with associated landscaping and lighting and amendment to the Unit Base Management Plan at Car Park 11		
<b>Officer</b>	Drishti Patel		
<b>Ward</b>	Laleham and Shepperton Green		
<b>Called-in details</b>	This application has been called in by Councillor Clarke for the following reason: <ul style="list-style-type: none"> <li>• Increase in operational hours</li> </ul>		
<b>Application Dates</b>	Valid: 11.03.2026	Expiry: 06.05.2026	Target: Extension of time agreed to 29.05.2026
<b>Executive Summary</b>	<p>This application seeks full planning permission for the erection of a 4-metre-high acoustic fence, associated landscaping and lighting, and amendments to the approved Unit Base Management Plan at Car Park 11 within Shepperton Studios involving increased hours of operation.</p> <p>The proposal would intensify the operational use of the ancillary Unit Base area previously approved under application 24/01546/AMD, including extending operational hours from 65 hours per week to 106 hours per week. The approved operational hours under the earlier permission allowed activity between 07:00 and 19:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no activity permitted on Sundays or Bank Holidays. The current proposal seeks to extend these hours to 05:00 to 23:00 Monday to Friday, 12:00 to 18:00 on Saturdays, and 12:00 to 22:00 on Sundays and Bank Holidays.</p> <p>The application has been supported by a Noise Assessment and revised operational management measures. The Council's Environmental Health Officer has reviewed the submitted information and raises no objection subject to conditions, including the implementation of all mitigation measures set out in the submitted report and the retention of permanent noise monitoring systems.</p> <p>Whilst the proposal would result in some continued impacts upon neighbouring occupiers and represents a notable intensification of activity, it is considered that the mitigation measures proposed, including acoustic fencing, operational controls and permanent monitoring, would reduce impacts to an acceptable level. On balance, the proposal is</p>		

	considered to accord with the relevant policies of the Local Plan and is therefore recommended for approval.
<b>Recommended Decision</b>	Approve the application subject to conditions, as set out at Section 8 of this report.

## MAIN REPORT

### 1. Local Plan

1.1 The following policies in the Spelthorne Local Plan 2024-2039/40 are considered relevant to this proposal: -

- PS2: Designing Places and Spaces
- E2: Biodiversity
- E4: Environmental Protection
- SP4: Green Belt

1.2 Also relevant is the National Planning Policy Framework (NPPF) 2024.

### 2. Relevant 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)	Grant Conditional 04.07.2019
20/01505/RMA	Application for approval of the reserved matters comprising details of sound stages, production buildings including offices and workshops, security hut, utilities	Grant Conditional 16.04.2021

	compound and associated infrastructure, car parking, landscaping and other works and is submitted pursuant to condition 1 of planning permission 18/01212/OUT dated 4th July 2019. Details to partially discharge conditions 3, 7, 13 and 14 pursuant to the outline consent.	
24/01546/AMD	Amendments to Car Park 11 in south-east corner of site to define extent of area subject to unit base management plan.	Minor Amendment Approved 07.02.2025

### 3. Description of Current Proposal

#### The application site and surrounding area

- 3.1 Shepperton Studios occupies a substantial site to the west of Squires Bridge Road and comprises extensive studio floorspace, sound stages, workshops, production facilities, offices, parking areas, servicing infrastructure and associated operational land.
- 3.2 Planning permission was granted in 2019 under outline permission 18/01212/OUT for the significant redevelopment and expansion of the studios. That approval accepted substantial studio-related development and associated operational activity, including development within areas of Green Belt, on the basis of the acknowledged economic and strategic importance of the studios and the wider film industry.
- 3.3 The Reserved Matters for this area were approved under 20/01505/RMA and have since been fully implemented. Of particular relevance is the recent planning history regarding Car Park 11. In February 2025, the Council approved a non-material amendment (24/01546/AMD) which formally defined the extent of the Unit Base area and approved a Unit Base Management Plan (UBMP).
- 3.4 A unit base is a temporary operational area associated with film and television production which accommodates facilities including artist trailers, support vehicles, catering facilities, storage, production administration and welfare facilities for cast and crew.
- 3.5 The application site specifically comprises Car Park 11, located within the eastern part of the wider studio complex. The site lies to the south of Stage 4 and associated workshop buildings, west of the residential properties within Cranwell Grove, north of residential properties along Laleham Road, and east of the principal internal studio circulation routes and accesses associated with the main entrance from the B376 Shepperton Road.

- 3.6 The car park forms part of the established operational infrastructure serving the studios and consists predominantly of hard surfaced parking and servicing areas. The site is separated from neighbouring residential properties by landscaped bunding and vegetation, although residential properties remain in relatively close proximity to the eastern and southern boundaries of the site. The nearest residential properties in Cranwell Grove are situated beyond the landscaped bund to the east, whilst residential properties along Laleham Road are located to the south beyond a smaller landscaped bund.
- 3.7 The surrounding character is therefore mixed in nature, comprising substantial commercial studio operations alongside established residential areas. Existing activity associated with the studios includes vehicle movements, lighting, servicing activity, parking operations and general film production-related activity.
- 3.8 Historically, the area identified as Car Park 11 formed part of the approved backlot area under the original outline permission, before subsequent amendments allowed the land to be used as parking associated with the studios. More recently, application 24/01546/AMD approved the ancillary use of part of the car park as a managed unit base area serving productions operating within Shepperton Studios.

Proposal

- 3.9 This application seeks planning permission for the erection of a permanent 4-metre-high acoustic fence, associated landscaping and lighting infrastructure, together with amendments to the approved Unit Base Management Plan relating to the operation of Car Park 11 involving increased hours of operation.
- 3.10 The proposal follows the earlier approval under application 24/01546/AMD which introduced a managed ancillary unit base use within part of Car Park 11, alongside its continued use for parking associated with the wider film studio complex.
- 3.11 The proposal represents an intensification of the previously approved arrangement under application 24/01546/AMD through extended operational hours and the introduction of permanent mitigation infrastructure.
- 3.12 The current application seeks to formalise and intensify the operation of the unit base through revised operational hours and permanent mitigation infrastructure. The proposed revisions to the AMD application are:

<b>Feature</b>	<b>Approved (24/01546/AMD)</b>	<b>Proposed (26/00234/FUL)</b>
Mon–Fri Hours	07:00 – 19:00	05:00 – 23:00
Saturday Hours	08:00 – 13:00	12:00 – 18:00
Sun / Bank Hol	Prohibited	12:00 – 22:00
Total Weekly Hours	65 Hours	106 Hours (approx. 63% increase)
Internal Screening	2.0m temporary fence	2.4m temporary fence

Noise Monitoring	Outside of core hours only	24/7 with live "push" alerts
Acoustic Fence	Not included	4m high permanent timber fence

- 3.13 In response to previous concerns regarding noise and disturbance, the application proposes the installation of a permanent 4-metre-high timber acoustic fence along the eastern and southern boundaries of the operational unit base area. The fence would be a 270m long, 4m high timber acoustic fence. The side of the fence facing residents would have a traditional close-boarded appearance, while the internal face would feature black absorptive fabric and timber battens to reduce sound reverberation. The fencing is intended to provide acoustic attenuation and reduce light spill toward neighbouring residential properties. Associated landscaping is proposed to soften the visual appearance of the structure over time.
- 3.14 The proposal also incorporates permanent noise monitoring equipment operating on a continuous basis with live alert systems to notify studio management of exceedances or unusual noise events. The revised Unit Base Management Plan includes controls relating to:
- operational procedures and management
  - set-up and pack-down arrangements
  - lighting design and orientation
  - generator use and location
  - vehicle movements and servicing
  - noise mitigation measures
  - complaint response procedures
  - ongoing monitoring arrangements
- 3.15 The applicant has further clarified the nature of the internal screening measures. Under the previously approved management plan (24/01546/AMD), the unit base was enclosed by 2.0m high 'Heras' style mesh fencing lined with tarpaulin. The current proposal seeks to replace this with a 2.4m high solid fencing system. This internal barrier would be situated either along the boundary of the unit base or within the application site area, providing a secondary layer of protection between the active trailers and the proposed 4m permanent acoustic fence.
- 3.16 To ensure the intensified operations remain contained and do not creep toward residential boundaries, the proposal includes the formalisation of the Unit Base extent through a red painted outline on the ground of Car Park 11. This demarcation defines the "Red Lined Area" mentioned in the Management Plan, within which all trailers, support vehicles, and the 2.4m solid screening must be located.
- 3.17 The full set of proposed plans are provided as an Appendix.

#### 4. Consultations

The following table shows those bodies consulted and their response.

Consultee	Comment
Environment Health - Noise	No objection. Recommend conditions.
Environment Health – Lighting	No comment received
Council's Tree Officer	No objection

## 5. Public Consultation

5.1 A total of 51 properties were notified of the planning application.

5.2 Eight letters of representation have been received

- Excessive operational hours extension
- Disruptive 05:00 early morning starts
- Sunday and Bank Holiday activity
- Loss of open sky views
- Fence height is overbearing
- Inadequate noise mitigation for bedrooms
- Increased light pollution issues
- Harmful impact on local wildlife
- Misleading planning application description
- Unmanaged wasteland between fences
- Inconsistent previous planning decisions

## 6. Planning Issues

- Green Belt
- Character and Appearance
- Residential Amenity
- Lighting
- Ecology

## 7. Planning Considerations

### Green Belt

7.1 The application site is situated within the Metropolitan Green Belt. Under Policy SP4 and the National Planning Policy Framework (NPPF), the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (VSC).

7.2 The proposed 4m high acoustic fence constitutes a form of built development that is not explicitly listed as an exception to inappropriate development under Paragraph 154 of the NPPF. Consequently, the proposal must be treated as inappropriate development. In terms of physical impact, the applicant argues that because the Shepperton South expansion is now fully built out and operational, the fence is "surrounded on all sides" by large-scale studio buildings and hardstanding. While the fence adds massing, its location behind

established landscape bunds and its natural timber finish limit its visual impact on the wider openness of the Green Belt. It does not lead to further encroachment into the countryside, as it is located entirely within the developed footprint of Car Park 11.

- 7.3 The applicant contends that the VSC established under the original outline permission (18/01212/OUT) for the studio expansion remains directly applicable here. The original case was built on the global economic importance of Shepperton Studios, the shortage of UK studio capacity, and the substantial social and economic benefits of the £500 million investment.
- 7.4 The applicant has clarified that this specific proposal is a "necessity" to maintain the Studio's competitiveness. The flexibility to allow 05:00 arrivals and 23:00 departures is framed as a critical operational requirement for major film productions; without such flexibility, the studio risks losing major international clients to competitors. This operational necessity, which the fence facilitates via acoustic mitigation, is inherently linked to the economic benefits that underpinned the original VSC.
- 7.5 While the development is technically inappropriate, the harm to openness is considered to be at the lower end of the spectrum given the context of the surrounding studio infrastructure. When weighing this harm against the benefits, specifically the continued economic viability of the studio and the "net betterment" of improved noise management (including 24/7 monitoring and the 2.4m solid internal screening), it is considered that Very Special Circumstances exist. Therefore, the proposal is considered to comply with the Policy SP4 and the NPPF.

#### Character and Appearance

- 7.6 Policy PS2 states that the Council will require a high standard in the design and layout of new development. Proposals should demonstrate that they will create buildings and places that are attractive with their own distinct identity, respect and make a positive contribution to the street scene and the character of the area in which they are situated, and pay due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land. Proposals should also be developed in accordance with the principles set out in the National Model Design Code and have regard to any relevant design policies and codes which are produced.
- 7.7 The proposed 4-metre-high acoustic fence would represent a substantial structure along the eastern and southern boundaries of the unit base area. It is acknowledged that the fence would alter the appearance of this part of the site and would appear more prominent than the temporary screening previously approved.
- 7.8 However, the site forms part of a major operational film studio complex characterised by large-scale commercial buildings, service yards, parking areas, security infrastructure and associated operational activity. In this context, the proposed fencing is not considered incongruous within the wider studio environment.

- 7.9 The fence would primarily be viewed from neighbouring residential properties. The visual impact of the height at 4 metres is considered to be mitigated through its positioning behind existing landscape bunds. On the eastern boundary (Cranwell Grove), a 20m deep planted bund exists, while the southern boundary (Laleham Road) features a 10m deep bund.
- 7.10 Regarding the internal site layout, the increase in height of the unit base fencing from 2.0m to 2.4m is considered acceptable in the context of the wider studio operations. The transition from mesh fencing with tarpaulin to a solid material will provide a more uniform and less "makeshift" appearance when viewed from within the studio and from higher-level residential windows, helping to further screen the "haphazard" nature of trailer units that was previously a point of concern for the Residents Association.
- 7.11 To further soften the appearance, the proposal includes the planting of 12 new evergreen trees, each 2m in height, at specific intervals to filter views from the most affected residential windows. The use of natural timber for the fence is considered appropriate for a boundary treatment adjacent to residential gardens.
- 7.12 Whilst the fence carries moderate weight against the proposal, it is not considered to result in unacceptable harm to the area's character. The visual impact is considered mitigated by existing bunds and a combination of current and proposed vegetation. Furthermore, the design remains acceptable when viewed in the context of the wider studio complex and the site's specific operational requirements.
- 7.13 Overall, it is considered the proposal has an acceptable impact on the character of the area and complies with Policy PS2.

#### Residential Amenity

- 7.14 Policy PS2 states proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding adverse and un-neighbourly impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.15 Policy E4(6) seeks to protect and improve local noise conditions as far as reasonably practicable. The Council will ensure that development proposals that may generate unacceptable noise or be unreasonably impacted by noise sources incorporate appropriate attenuation measures to minimise the effects on new and existing residents. The adverse impacts of noise are to be reduced to acceptable levels through good design, layout and orientation of sites and buildings, and adequate noise insulation.
- 7.16 This application raises significant residential amenity considerations due to the intensification of operational hours and the relationship between Car Park 11 and nearby residential properties in Cranwell Grove and Laleham Road.
- 7.17 Residents have raised concerns regarding noise associated with vehicle movements, reversing alarms, generators, lighting and general operational disturbance. Particular concern has been expressed regarding the previous disturbance experienced in October 2024.

- 7.18 The proposed increase in operational hours from approximately 65 hours per week to approximately 106 hours per week represents a significant intensification of activity, including early morning operations from 05:00 and activity on Sundays and Bank Holidays.
- 7.19 The Unit Base is proposed to stay within the red painted line. In addition to the primary 4m timber fence, the proposal introduces revised temporary internal screening aligning with the red painted outline. The increase in height from a 2.0m tarpaulin-lined mesh fence to a 2.4m solid fence is considered to provide further acoustic and visual screening. This internal fence will be solid rather than permeable. It is considered this internal fencing, combined with the permanent 4m fence, creates a managed "buffer zone" between the red-painted operational area and the residential gardens.
- 7.20 The applicant has submitted a Noise Assessment and proposes substantial mitigation measures including:
- Permanent 4m acoustic fencing.
  - Solid 2.4m internal screening around the Unit Base
  - Permanent noise monitoring systems with live alerts.
  - Controls relating to generators and operational practices.
- 7.21 The applicant's noise report states that the 4m fence, combined with the 2.4m internal screening, will keep noise levels within acceptable thresholds. The Environmental Health Officer has reviewed the submitted information and raises no objection in principle to the proposal subject to conditions requiring:
- Full implementation and retention of all mitigation measures identified within the Noise Assessment
  - Retention and continuous operation of the permanent noise monitoring system
  - Submission of a Noise Review Report within 21 days of any substantiated complaint relating to activity between 05:00 and 07:00
- 7.22 The officer concludes that, subject to mitigation and monitoring, the proposal would not give rise to unacceptable level of noise and therefore harm to residential amenity.
- 7.23 The Council gives significant weight to the consultation response of Environmental Health in relation to noise and disturbance impacts.
- 7.24 It is acknowledged that some degree of disturbance and awareness of activity is likely to remain, particularly given the nature of the operational use and the proximity of residential properties. The proposal would not completely eliminate all operational noise or light spill and residents may continue to experience intermittent impacts.
- 7.25 However, the assessment must consider whether the impacts would amount to unacceptable planning harm. On balance, having regard to the mitigation proposed, the separation distances involved, the existing operational context of the studios and the Environmental Health advice, it is considered that the impacts would not justify refusal of planning permission.

- 7.26 Conditions are recommended to secure the implementation and ongoing retention of all mitigation measures and monitoring systems.
- 7.27 Overall, it is considered that the proposal does not overlook, overbear, cause a loss of sunlight, daylight or outlook and therefore respects the amenities of the adjoining neighbouring properties. The application is therefore considered acceptable in accordance with policy PS2.
- 7.28 Regarding noise impacts, while the proposal significantly increases operational hours, the mitigation proposed is considered sufficient and is considered to safeguard residential amenity and complies with Policy E4(6).

#### Lighting

- 7.29 Policy E4(7) requires developments that may result in light pollution to incorporate appropriate design and energy saving measures in order to minimise the potential for light pollution.
- 7.30 Residents have raised concerns regarding existing and future light pollution.
- 7.31 The amended management arrangements seek to minimise additional lighting and require lighting to be directed downward and away from residential boundaries. The proposal also includes screening measures intended to reduce light spill.
- 7.32 It is considered mounting downward-facing lights to the inside of the 4m acoustic fence prevents direct light spill and glare for residents on Cranwell Grove and Laleham Road. This strategy is supported by a 2.4m height limit on all lighting within the Unit Base so vehicle lights are hidden by the fence. Although the proposal extends operational hours, the combination of the solid barrier and shielded fixtures protects the residential boundary more effectively than the current mesh fencing.
- 7.33 Whilst some residual glow and operational lighting would remain perceptible, it is considered that the proposal would achieve a materially improved situation compared to uncontrolled operations and would reduce the likelihood of significant unacceptable light intrusion.
- 7.34 Consequently, the impact on neighbours is reduced to an acceptable level. The application is therefore considered acceptable in accordance with policy E4(7).

#### Ecology and Trees

- 7.35 Policy E2 focuses on restoring, maintaining, and enhancing habitat connectivity throughout the Borough.
- 7.36 The Council's Tree Officer has reviewed the proposals and has no objection. Therefore, it is considered that the installation of the fence can be achieved without significant harm to the established trees on the boundary bunds, provided suitable protection measures are in place during construction. The proposed additional 12 evergreen trees are accepted as a biodiversity and visual enhancement. The application is considered exempt from formal

Biodiversity Net Gain (BNG) requirements due to the nature of the development.

- 7.37 Concerns have been raised regarding potential impacts upon wildlife including bats. The proposal relates primarily to operational management and acoustic screening within an existing developed operational site. The proposal includes landscaping enhancements and does not involve significant habitat loss.
- 7.38 Subject to sensitive lighting arrangements, the proposal is not considered likely to result in significant ecological harm and so complies with Policy E2.

#### Other Matters

- 7.39 Concerns have been raised regarding the accuracy of the application description and the cumulative intensification of studio operations adjacent to residential areas.
- 7.40 The Local Planning Authority is satisfied that the submitted application and accompanying documents adequately describe the proposed development and provide sufficient information for determination.
- 7.41 The previous complaints associated with activity in October 2024 are acknowledged. However, the current application specifically seeks to introduce formal controls and mitigation intended to prevent recurrence of unmanaged impacts.

#### Equalities Act 2010

- 7.42 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:
- 7.43 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

- 7.44 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.45 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.
- 7.46 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.
- 7.47 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.

#### Financial Considerations

- 7.48 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.49 In consideration of S155 of the Housing and Planning Act 2016, the proposal is not a CIL chargeable development and will therefore not generate a CIL Payment.
- 7.50 The proposal will continue receipt of Business Rate payments, which are not material considerations in the determination of this proposal.

#### Conclusion and Recommendation

- 7.51 The proposal would support the continued operation of Shepperton Studios through the provision of enhanced and managed ancillary unit base facilities.
- 7.52 The application would result in increased operational activity and some continued impacts upon neighbouring residential occupiers. However, the proposal also introduces substantial permanent mitigation measures including acoustic fencing, operational controls and permanent noise monitoring.
- 7.53 Having carefully balanced the operational requirements of the studios against the impacts on neighbouring residents, and having regard to the advice of Environmental Health, it is considered that the proposal would not result in unacceptable harm sufficient to justify refusal.
- 7.54 The proposal is therefore considered to accord with the relevant policies of the Local Plan.
- 7.55 The options available to the Planning Committee for decision making are:
- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.
  - To approve the application subject to additional /amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be

mindful of paragraph 57 of the NPPF which states that :- *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects (National Planning Policy Framework).*

- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable and there are [no material planning reasons](#) to refuse the proposal.

7.56 The application is recommended for approval, subject to conditions and informatives below.

## 8. Recommendation

GRANT planning permission 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: 16827-LUC-XX-XX-VIS-L-0203 - Cross section 1, 2 & 3 views; 16827-LUC-XX-XX-DR-L-0202 rev P02; 16827-LUC-XX-XX-DR-L-0200 rev P04 received 11.03.2026 and Proposed Site Plan 3673-FBA-XX-ZZ-DR-A-900001-C09 (Oct 2020) received 13.05.2026 and 16827-LUC-XX-XX-DR-L-0100 received 14.05.2026.

Reason: For the avoidance of doubt and to ensure the development is completed as approved.

3. The use of the car park for a unit base shall only take place within the area highlighted yellow on the approved Proposed Site Plan 3673-FBA-XX-ZZ-DR-A-900001 rev C09 (Oct 2020) received 13.05.2026 and shall only be in connection with productions being filmed at the Shepperton Studios site.

Reason: To ensure that the unit base area does not prejudice the viability or operation of the studios and to safeguard the amenity of the adjoining residential properties.

4. The setting up and packing down of the unit base (including the arrival and departure of trailers) shall only occur between 05:00 - 23:00 Monday to Friday, 12:00 - 18:00 Saturday, and 12:00 - 22:00 on Sundays and Bank Holidays.

Reason: In the interest of the amenity of the surrounding residential properties.

5. The extended operational hours including Sunday/Bank Holiday hereby permitted shall not be implemented until the 4m high acoustic fence and additional planting has been fully implemented in accordance with the approved plans and specifications.

Reason: To safeguard the amenity of nearby residential properties and to ensure that the necessary noise mitigation measures are in place before the intensification of site activity occurs, in accordance with Policy E4 of the Spelthorne Local Plan 2024-2039/40.

6. No additional external artificial lighting erected as part of the unit base, with the exception of that necessary for health and safety purposes, shall exceed 2.4m in height (or illuminated above one metre between the hours of 2400-0600) and must be directed to the ground and shielded to reduce light spilling into non-essential areas.

Reason: To mitigate the impact of external lighting on the surrounding area.

7. All noise mitigation recommendations outlined in the Noise Assessment of Unit Base Activity v3.1 report (undated, ref 25-0018-2) (detailed under sub-heading 'Mitigation' on pages 7/8), shall be implemented and be completed prior to the commencement of the extended operational hours (05:00 - 23:00) and Sunday/Bank Holiday working hereby approved. The mitigation shall be thereafter maintained, unless otherwise agreed in writing by the LPA.

Reason: In the interests of residential amenity and in accordance with Policy PS2 of the Spelthorne Local Plan 2024-2039/40.

8. The extended hours permitted by this consent shall not be implemented until the noise monitoring system recommended in the Noise Assessment of Unit Base Activity v3.1 report (undated, red 25-0018-2) is fully commissioned and provides live data access to the Studio management team. In the event of a substantiated noise complaint associated with Unit Base activity between 05:00 and 07:00 hours on any day, a written Noise Review Report shall be submitted to the Local Planning Authority within 21 days, identifying the cause and proposing additional noise mitigation or management measures where necessary. The approved permanent noise monitoring system shall remain operational at all times.

Reason: In the interests of residential amenity and in accordance with Policy E4 of the Spelthorne Local Plan 2024-2039/40.