

Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	Land South of Pinewood Studios
Address line 1	Pinewood Road
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Iver Heath
Postcode	SL0 0NE

Description of site location must be completed if postcode is not known:

Easting (x)	501936
Northing (y)	183869

Description

Please refer to site location plan for exact location

**2. Applicant Details**

Title	<input type="text"/>
First name	c/o agent
Surname	c/o agent
Company name	Pinewood South Limited
Address line 1	c/o agent
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	c/o agent
Country	<input type="text"/>

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- Access
- Appearance
- Landscaping
- Layout
- Scale

Please describe the proposed development

Outline planning permission with all matters reserved (except for principal points of access) for the phased development of a screen industries global growth hub of up to 750,000 sq ft (70,000 sq m) comprising:

- A visitor attraction of 350,000 sq ft comprising a series of buildings
- 350,000 sq ft of film production buildings (including sound stages, workshops, offices and an external film backlot)
- An education hub (25,000 sq ft)
- A business growth hub (25,000 sq ft)
- Associated parking and servicing
- Green Infrastructure

Has the work already been started without planning permission?  Yes  No

## 4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

## 5. Existing Use

Please describe the current use of the site

Is the site currently vacant?  Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated  Yes  No

Land where contamination is suspected for all or part of the site  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination  Yes  No

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?  Yes  No

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to submitted Transport Assessment (Document 10)

## 7. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2341	2341
Light goods vehicles / public carrier vehicles	0	25	25
Cycle spaces	0	269	269

## 8. Materials

Does the proposed development require any materials to be used externally?  Yes  No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Other All materials	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	All matters will be dealt with at Reserved Matters stage

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Details of external appearance are to be determined via future reserved matters submission. Illustrative information is provided within the Design and Access Statement

## 9. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer  
 Septic Tank  
 Package Treatment plant  
 Cess Pit  
 Other  
 Unknown

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Flood Risk Assessment and Drainage Strategy

## 10. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## 11. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Details be provided at the reserved matters stage

### 13. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

Details will be provided at the reserved matters stage

### 14. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to work around this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

### 15. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Yes  No

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
Other Suis Generis	0	0	69677	69677
Total	0	0	69677	69677

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

### 16. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

#### Existing Employees

Please complete the following information regarding existing employees:

Full-time	0
Part-time	0
Total full-time equivalent	0.00

#### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	
Part-time	
Total full-time equivalent	3500.00

### 17. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 18. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?  Yes  No

Is the proposal for a waste management development?  Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

## 19. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?  Yes  No

## 20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?  Yes  No

## 21. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 22. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

## 23. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.  Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 24. Ownership Certificates and Agricultural Land Declaration

### CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Buckinghamshire Council Highways
Number	
Suffix	
House Name	The Gateway
Address line 1	Gatehouse Road
Address line 2	
Town/city	Aylesbury
Postcode	HP19 8FF
Date notice served (DD/MM/YYYY)	30/09/2020

Person role

- The applicant
- The agent

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Sara"/>
Surname	<input type="text" value="Dutfield"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="30/09/2020"/>

Declaration made