

**COMMITTEE AGENDA REFERENCE: 5C**

<b>APPLICATION REF:</b>	<b>RU.23/1547</b>
<b>LOCATION</b>	Longcross Studios, Chobham Lane, Chertsey, KT16 0EE
<b>PROPOSAL</b>	Full planning application for two x (2,107sqm) stage buildings (retention of the two stage buildings previously granted temporary planning permission under ref. RU.21/1556)
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	24/04/2024
<b>WARD</b>	Longcross, Lyne and Chertsey South
<b>CASE OFFICER</b>	Melissa Gale
<b>REASON FOR COMMITTEE DETERMINATION</b>	Major Application
<i><b>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</b></i>	

**1. SUMMARY OF RECOMMENDATION**

<b>It is recommended the Planning Committee authorises the HoP:</b>	
1.	Grant consent subject to relevant conditions

**2. DETAILS OF THE SITE AND ITS SURROUNDINGS**

- 2.1 The application site relates to two stage buildings located on areas of land with a total site area of approximately 1.27 hectares located within the Longcross North site and currently in film studio use. The buildings are currently in situ on site following the grant of a temporary planning permission under reference RU.21/1556 and are located adjacent to existing former DERA buildings currently in use as Studios (Studio 1 and 2) and which are located to the west and north of the recently constructed Discovery Building and pond. Trees to the east and outside of the application site are protected through a Tree Preservation Order (TPO 451). Access to the site is via the roundabout junction from Chobham Lane. The majority of the site area also lies within 400m of the Thames Basin Heath SPA, with Chobham Common which is located to the west of Burma Road and which is a designated Site of Special Scientific Interest, Special Protection Area and Special Site of Conservation.
- 2.2 The site lies within the urban area and forms part of the designated Longcross Garden Village (policy SD9) and Longcross Park Enterprise Zone which is defined as a Strategic Employment Area within Policy IE2. The Longcross North site (33.6ha) forms the northern part of the former Defence Evaluation & Research Agency (DERA) facility which also extends south of the M3 motorway. It is accessed off Chobham Lane via a roundabout

junction. The western (7.7ha) extent of the former DERA site falls within Surrey Heath Borough Council jurisdiction, with Burma Road and Chobham Common (SPA) beyond this to the west. The site is approximately 6km to the west of Chertsey, 2.5km to the north east of the village of Chobham, with access to Longcross Station to the north. Virginia Water and the Wentworth Estate settlements and golf club lie north of the railway line.

- 2.3 The 'Longcross North' site received hybrid planning permission in August 2014 for mixed use redevelopment pursuant to planning permission reference RU.13/0856 (the 'Hybrid Permission') (amended by RU.16/0584 and most recently by RU.20/0729). The residential development (Phase 1 and 2) comprising a total of 186 dwellings, is complete and occupied, accessed off Chobham Lane together with the Phase 2 mixed use Discovery Building (1,265sqm of mixed class E, F1 and sui generis commercial uses) is also complete. Development is under construction on a Data Centre Campus to the south west corner of the Longcross North site. The remainder of Longcross North had permission to deliver a 3rd phase of commercial development (up to 62,260sqm B1 employment (now Class E)), this consent has now expired. Many former DERA buildings remain in active use by the Longcross Film Studios, including buildings outside the application site within the Surrey Heath land. The Longcross North site together with the former DERA land south of the M3 including Longcross Barracks, together form the designated Longcross Garden Village and the site has been removed from the green belt through the 2030 Local Plan.

### **3. APPLICATION DETAILS**

- 3.1 This application seeks full planning application for two x (2,107 sq.m each) stage buildings. The buildings are already in situ having been granted temporary planning permission under RU.21/1556. The consent requires the removal of the stage buildings by 15<sup>th</sup> June 2027. The buildings were originally proposed for an operational period of 5 years to respond to immediate production requirements (and allowing time for de-construction). The current application is seeking to permanently retain these buildings.
- 3.2 The buildings comprise of two 'meganova' demountable sound stage buildings with a total floor/ gross external area of 2,107 sq.m each. They have an external size approximately 43.3m by 48.6m and with a height of 14.4m to eaves with a maximum height of 18.2m. They comprise a truss and portal frame with concrete pre-cast panels to clad bottom half of the building with external finish to upper section in dark grey colour profile metal cladding and profile roof sections. The buildings are sound attenuated to stop sound entering the space. The buildings include shutter openings to enable access for large vehicles together with pedestrian access doors.
- 3.3 The stage buildings are sited on hardstanding to the south and east of the existing film studio buildings, and to the west of the existing pond and recently constructed Discovery Building. Approximately 13m separates the stage building at its closest point and the approved boundary fence separating the studio land and adjacent Discovery Building grounds/open space. The Stage 2 building is located on existing hardstanding to the south and east of existing film studio buildings and to the north of the existing pond and Discovery Building. It is located a distance of 38.8m from this boundary to the east which reduces in distance given the splayed boundary line to 13.7m to the south-east corner and approximately 7.6m north of the approved boundary fence line, north of the existing pond.

### **4. RELEVANT PLANNING HISTORY**

- 4.1 There is a long planning history relating to this site, most of which relates to the former use of the site by the Ministry of Defence. The most relevant planning history to the determination of this application is given below:

Reference	Details
RU.21/1556  (Netflix - Existing Buildings)	<p>Construction of two demountable stages and associated works for temporary period</p> <p>Condition 3: This permission shall ensure for a limited period only, expiring on 15 June 2027. At the end of this period the buildings hereby permitted shall be removed.</p> <p>Reason: To prevent an adverse impact on the visual amenities of the area and in the interests of proper land use planning so as not to prejudice the on-going phased re-development of the Longcross North site and to comply with Policy EE1, IE2 and SD9 of the 2030 Local Plan.</p> <p>Note this application follows earlier applications for associated ground works under RU.21/1223 and RU.21/1292 as detailed below.</p>
(Conditions)	<p>Applications for the discharge of Condition 5 (External Materials) under reference RU.22/0586, Condition 9 (External Lighting) under RU.22/0708, in respect of planning application RU.21/1556. In addition, <b>Condition 8 (Drainage Verification Report) for Meganova 2, under RU.22/0887.</b></p>
RU.21/1223  (Ground works)	<p>Application for full planning permission for site remediation, preparatory ground works including laying of concrete foundations (Location 2). Granted 15 November 2021</p>
RU.21/1292  (Ground works)	<p>Application for full planning permission for site remediation, preparatory ground works including laying of concrete foundations (Location 1). Granted 15 November 2021</p>
RU.22/0878	<p>Installation of 6no Fixed Dome CCTV Security cameras to existing demountable stage building (Meganova 2 - Stage 5)  Granted 04 July 2022</p>
RU.20/1206	<p>Hybrid planning application: full planning application for a re-configured discovery building car park (to that approved under RU.17/1191); retention of the stage 2 building and associated hardstanding; Outline planning permission sought for proposed sports provision, public open space and associated landscaping; vehicular access, drop-off and car parking to the railway station; and associated engineering works (all matters reserved) and proposed security fence (all matters reserved except layout).(amended plans rec 2.11.2020)  Granted 08 July 2021</p>
RU.22/0449	<p>Reserved matters application for the studio security fencing following outline permission for 'layout' (siting) under RU.20/1206 (Hybrid planning permission for re-configured discovery building car park, retention of stage 2 building, sports provision, public open space, vehicular access and car parking for the railway station, and associated engineering works and security fence)  Granted 12 September 2022</p>

<p>RU.22/0512 (Station Access)</p>	<p>Reserved Matters Application pursuant to application RU.20/1206 for Proposed sports provision, public open space including the creation of pedestrian routes and associated landscaping, access from Chieftain Road to Longcross Train Station, Station car parking and drop off provision, surface and foul water drainage and other associated engineering works.</p> <p>Reported to Planning Committee and refused 22/12/2022</p> <p>Allowed at Appeal on 20/02/2024</p>
<p>RU.22/1376</p>	<p>Demolition of existing building and construction of a workshop building including associated ground and preparatory works</p> <p>Granted 24 November 2022</p>
<p>RU.22/1395</p>	<p>Land to west of Discovery Building - Full planning permission for the site clearance, realignment of the existing internal access road, creation of pedestrian walkways, creation of new car parking (46 spaces), soft landscaping, ground and associated works.</p>
<p>RU.23/1834</p>	<p>Change of use of the Discovery Building ground floor from Class E(a) (for the display or retail sale of goods, other than hot food, principally to visiting members of the public) limited only to convenience/supermarket goods), E(b) (for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises), public house/drinking establishment, sui generis premises for the sale of food and drink with a takeaway element that might exceed the allowances of E(b) to Class E(g) (i) (office) use</p> <p><b>Under consideration</b></p>
<p>RU.13/0856 (whole site redevelopment)</p>	<p>Hybrid planning application for the demolition of existing buildings and redevelopment of the site to provide; up to 79,025sqm (GEA) of Class B1 employment uses (including parking); up to 36,000sqm (GEA) of sui generis Data Centres use (including ancillary facilities and parking); up to 200 dwellings, including a detailed first phase comprising 108 dwellings (comprising 13 x two bed, 26 x three bed, 21 x four bed and 13 x five bed dwellings; 8 x one bed apartments and 23 x two bed apartments; and 2 x one bed FOGs and 2 x two bed FOGs); roadways driveways and pavements; fencing and walling; up to 6,300sqm (GEA) of ancillary uses, including Class A1 - A5 uses (i.e. retail uses, cafe/restaurants and a public house up to 1,550sqm GEA), Class D1 uses (i.e. childcare facilities up to 600sqm GEA); Class D2 uses (i.e. Health and Leisure (up to 1900sqm GEA); the creation of Publicly Accessible Open Space (PAOS), ecological habitats, general amenity areas ( including informal and formal open spaces), equipped play areas and landscaped areas; new vehicular accesses from the existing public highway network; vehicle and cycle parking; bin stores; landscape compound; car parking (for railway station); electricity sub-stations; lighting; drainage and associated infrastructure works, including sustainable drainage systems (SUDS); a foul pumping station; an acoustic fence and associated engineering and service operations.</p> <p><b>Amended under RU.16/0584 (removal of Condition 32) and RU.20/0729 (Variation of Condition 9)</b></p> <p><b>Current s73 application under RU.24/0210</b> for removal of Condition 9 (the requirement for demolition of upper western plateau buildings) and Variation of Condition 47 (requirements of Environmental Statement) of RU.13/0856 (as amended by RU.16/0584 as amended by RU.20/0729) to enable the retention of the</p>

	existing buildings on the upper western plateau.  <b>Under consideration</b>
RU.17/1191 Discovery Building	Reserved Matters application for the development of a 3 storey building (Focal Building) totalling 1,265sqm (GEA), including up to 1,263sqm of A1-A5 uses, up to 1,263sqm of B1 employment uses (including marketing suite), up to 600sqm of D1 uses and up to 838sqm of D2 uses; general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; works associated with the main pond; fencing and walling; pavements and footpaths; bin store; external lighting; drainage and associated infrastructure works (including SuDS). This application forms part of Phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works). Granted 8 <sup>th</sup> December 2017.
RU.17/1295 Phase 2 Residential	Phase 2 reserved matters application for the development of one part 4/part 5 storey residential building, one 5 storey residential building and one 4 storey residential building comprising 78 dwellings (comprising 18 x one bed apartments and 60 x two bed apartments); general amenity areas; vehicle parking; cycle parking; associated planting and structural landscaping; fencing and walling; pavements and footpaths; bin stores; external lighting; drainage and associated infrastructure works (including SUDS). The application forms part of phase 2 of planning permission RU.13/0856 (as revised under RU.16/0584) (Hybrid planning permission for the demolition of existing buildings and redevelopment of the site including mixed uses, accesses, landscaping, infrastructure and utility works) (Amended Plans). Granted 15th February 2018.
RU.22/1570	Prior Notification for Demolition of Buildings B121 and B123 under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Prior approval Granted

## 5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.  
SD4, SD9, SD7, SD8, IE2, EE1, EE2, EE9, EE10, EE11, EE13.
- 5.3 SPDs which might be a material consideration in determination:
- Runnymede Design SPD (July 2021)
  - Green and Blue Infrastructure SPD (November 2021)

## 6. CONSULTATIONS CARRIED OUT

### Consultees responses

Consultee	Comments
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<b>RBC Contaminated Land Officer</b>	No objections subject to Conditions to secure ground gas or vapour protective membrane under the floor of the building.  Officer note: See paragraph 7.20 below
<b>Surrey County Highways</b>	Have raised no objections but have requested a Travel Plan monitoring fee is secured.
<b>Surrey County Drainage – LLFA</b>	No objection  This follows additional information submitted
<b>RBC Drainage</b>	Refer to LLFA to comment on Surface Water Drainage
<b>RBC Environmental Health</b>	No objections. Confirmation that no complaints have been received related to these works.
<b>Natural England</b>	No comments received.  Officer Note, comments received on the previous temporary planning application as below:  Natural England does not consider the application will result in an adverse effect on the site integrity of Thursley, Ash, Pirbright and Chobham SAC and has no comments to make. This is due to the current industrial nature of the site and existing access routes. The application has not been assessed for impacts on protected species and reference is given to Standing Advice.
<b>Surrey Health Borough Council</b>	Surrey Heath Borough Council – No formal objection, following comments made: <ul style="list-style-type: none"> <li>• Ensure no significant harm to the highway network during the filming period with a robust transport logistics plan to be agreed prior to the commencement of any works in conjunction with the highway authority. The number of days and periods of filming shall be clarified and secured by appropriate condition together with the timings of production vehicles entering / exiting the site.</li> <li>• Close proximity to the Chobham Common SPA and due consideration should be given in respect of noise and light impacts. Any mitigation measures recommended by Natural England and Surrey Wildlife Trust shall be secured.</li> </ul>

### **Representations and comments from interested parties**

- 6.1 57 Neighbouring properties were consulted in addition to being advertised on the Council's website, in the local press and the erection of site notices.

No letters of representation have been received.

Chobham Parish Council have raised no objection subject to the following:

- The buildings and their use would cause no adverse effects on Chobham Common and its biodiversity in terms of light, noise and disturbance.
- Provided the potential impact on protected species and all other environmental impacts have been appropriately assessed and fully mitigated where applicable.

- Provided the surface water drainage scheme requirements are implemented to the satisfaction of the lead flood authority

## **7. PLANNING CONSIDERATIONS**

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area and forms an allocated site within the Local Plan, where the principle of such development is acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the principle of the development, implications for the hybrid permission, Enterprise Zone and employment, consideration of design, residential amenity, transport, ecology, site contamination and the Thames Basin Heath SPA and Habitats Regulations Assessment.
- 7.2 Principle
- 7.3 The stage buildings are already present on site following the grant of a temporary planning permission under RU.21/1557 (and associated ground works under RU.21/1223 and RU.21/1292). These consents considered the planning merits of the development including principle of the stage buildings.
- 7.4 The application site is located within the urban area and forms part of an allocated housing site to deliver a new garden village at Longcross and where the principle of mixed-use development as set out in policy SD9 is permitted. The majority of the site also falls within the Longcross Park Enterprise Zone which is defined as a Strategic Employment Area within Policy IE2 which seeks to resist non-employment related use of land within these areas. The wider Longcross North site has undergone phased redevelopment following hybrid planning permission in 2014 (as amended). The redevelopment has largely been completed in respect of phase 1 and 2 with the construction of some 186 dwellings, Discovery Building and recent permission granted for a Data Centre complex forming part of phase 3. The consent included the redevelopment of the site for up to 79,025 sq.m of Class B1 employment use. It is noted that Class B1 use is now defined under Class E following the 2020 amendments to the use classes order. Despite a reserve matters approval in 2017 (RU.17/1307) for some 16,765sq.m of office floor space, this permission was never implemented and has now expired.
- 7.5 Throughout this period the western area of the Longcross North site has been used as Longcross film studios utilising various existing former DERA buildings and hardstanding areas. Netflix currently occupy the film studios site which secures and provides employment opportunity on the northern site. Whilst this use is different to that first envisaged through the hybrid permission approved in 2014 and which is reflected within the Policy SD9 (Longcross Garden Village); it is acknowledged that the market for new office development, including large headquarter style office provision is limited, particularly following the recent Covid pandemic and resulting changes in working practices. The continued use of the site as film studios secures an employment use which supports the wider Garden Village designation and is consistent with Policy IE2 as a strategic employment area. The support for economic growth is further supported by the NPPF.
- 7.6 Planning permission was granted in 2022 for the existing stage buildings on a temporary basis. The temporary permission was granted to prevent any adverse impact on the visual amenities of the area and in the interests of proper land use planning, to enable the applicant to consider and develop plans for the redevelopment of the wider studio site and in addition in order that the proposed stages do not compromise any long term plans for the

redevelopment of the Longcross North site and the delivery of the wider Garden Village consistent with Policy SD9. Since the granting of the temporary consent for the existing stage buildings, the applicants have invested in improving the environment and appearance of the northern film studios site. They have removed two large imposing former military buildings and have clad and painted a number of the existing buildings to improve the visual appearance of the buildings and wider appearance of the site. The applicant is seeking the permanent retention of the buildings. The proposed stages are located within the film studio site, they are sited close to and relate well to existing former large military buildings which have been reclad and purposed as stage buildings. As such the siting and appearance of the buildings relate well to the existing film studio buildings and are not temporary in appearance (as considered further below). The retention of the buildings would also maintain the capacity and associated employment at the site and are therefore not considered to compromise the delivery of the wider Garden Village. The support for economic growth is further supported by the NPPF.

#### 7.7 Design and Appearance

7.8 The buildings are currently in situ having been granted temporary permission. The scale and appearance was considered to be acceptable under RU.21/1557. The stage buildings are sited alongside and viewed in context with adjacent existing stage buildings. The adjacent buildings which are former military buildings now used by Netflix have been reclad in similar dark grey metal cladding providing a consistent appearance to the site and as such the buildings do not have a temporary appearance. Whilst the buildings are large, this provides a consistent, neutral and clear appearance. Whilst the stages are visible from neighbouring residential properties, there is good separation distance as considered further below, and the stages are viewed as a backdrop to the landscaped grounds of the Discovery Building, open space and boundary treatment and provides a degree of screening to existing former military buildings and wider film studio site. The stages have been sited to maximise the separation distance to the site boundaries and to the neighbouring Discovery Building and residential apartments. It is considered that the design and appearance of the stage buildings are considered to be visually acceptable for the permanent retention of the buildings.

#### 7.9 Residential Amenity

7.10 The impact on neighbouring amenity was also considered through the earlier temporary permission. It was noted that the nearest residential properties are the phase 2 residential apartments located to the east of the new Discovery Building and to the south and east of the stage buildings. A separation distance in excess of 60m is maintained between the nearest residential apartment and the stage buildings. Whilst the buildings are visible from the northwards facing apartments, given the separation distance together with the orientation of the buildings relative to the residential apartments (proposed stage 1 sited to the west and stage 2 to the north) ensures that the buildings are not overbearing nor result in any material loss of light or overshadowing to neighbouring residents. The existing dwellings located within the phase 1 development are of a much greater separation distance, and as such no harm to amenity would result. The development is therefore not considered to result in harm to the residential amenities of neighbouring residential properties.

#### 7.11 Noise

7.12 Given the nature of the use proposed, the buildings have been constructed to prevent external noise entering the stage areas and this is reflected within the submitted noise report. This also ensures that the buildings will be good at preventing noise from within escaping. If the buildings were to be removed as currently required by the existing temporary permission, this would leave hardstanding which could be utilised for open air use associated with the studios as has previously been the case, including as backlot, storage

and parking. The retention of the buildings therefore ensures that activity is contained within buildings in these locations which abut or are close to adjacent public areas. It is also a material consideration that the buildings are in situ and operational, and that no letters of representation have been received. The temporary permission included a condition requiring details of any fixed plant and equipment, it is considered a similar condition is recommended in order to ensure residential amenity and ecological receptors are appropriately safeguarded. The proposed development is therefore considered to be compliant with Policy EE2 in respect of noise.

#### 7.13 Highways

7.14 Surrey County Highways Authority (CHA) have raised no objections to the proposed development. It is noted that the CHA previously advised in respect of the earlier temporary permission for the stage buildings, that they were satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The Transport Assessment acknowledged that whilst the proposed stages would support the existing film studio use of the site, it is expected that levels of staff on site will vary as is currently the case, with increased numbers on site during production days. The Assessment sets out that the stage buildings would result in a minimal uplift in vehicle trips, which are temporary in nature, spread across the day and would not negatively impact on the operation of the local highway network. The proposed development is not considered to result in any material impact on the operation or capacity of the local highway network as a result of the 2 stages proposed.

7.15 The County Highway Authority have recommended a Travel plan and associated monitoring fee is secured. However, officers do not consider this to be a proportionate or necessary to make the retention of the buildings acceptable. The stage buildings support the existing use of the site and whilst they enable additional filming capacity, and would result in an uplift in staff/users of the site, this is not considered to be significant in context with the use of the wider film studio site and the site area could still be used for filming purposes such as backlot areas if the buildings were to be removed. Furthermore, as the use of the buildings relate to the wider use of the site it would be difficult to proportion a Travel Plan specific to the use to the 2 stage buildings.

7.16 The stage buildings were considered to be acceptable in respect of the temporary permission, and no changes are proposed under this current application to permanently retain the buildings. An existing large surface car park supports the existing film studio use together with a number of car parking spaces within the wider film studio site area. The supporting documents indicate a total of approximately 658 parking spaces within the wider Longcross studio complex. It is therefore not considered necessary to provide additional car parking provision as part of this application, and this is consistent with the NPPF which seeks to promote sustainable transport. No changes are proposed to existing access arrangements which are from the main Chobham Lane roundabout junction serving Longcross North. The site also benefits from direct access to Longcross Station which is on the Reading to Waterloo line enabling sustainable access to the site.

#### 7.17 Trees, Ecology and SPA

7.18 In terms of the comments raised by Surrey Heath Borough Council in relation to controls of film production activities, it is noted that the use of the site as a film studio is considered to be an existing lawful use of the land and existing buildings. There are no controls currently governing existing use. Whilst the retention of the meganova stage buildings increases the number of internal stage buildings and as such capacity of the site, it is not considered that this would result in a significant uplift over the existing established and lawful use of the site. The associated increase in traffic movements resulting from increased capacity would be

limited with the entrance to the site is off Chobham Lane, away from residential properties, the buildings are in situ and therefore no further construction traffic or works are required, and any additional vehicular traffic resulting directly from the use of the two stage buildings is not considered to be significant uplift over existing established use of the site. Surrey County Highways Authority have raised no objections to the application. It is therefore considered that there are no justifiable reasons to impose conditions relating to the use of the buildings.

7.19 The buildings are located some away from the southern and western boundaries of the film studio site and therefore some distance from Chobham Common. It is further noted that Natural England raised no objection to the original temporary permission for the buildings advising: “...does not consider the application will result in an adverse effect on the site integrity of Thursley, Ash, Pirbright and Chobham SAC and has no comments to make. This is due to the current industrial nature of the site and existing access routes.” As set out above the use of the buildings would not give rise to issues of noise. A condition of the temporary permission has secured details of external lighting which has ensured that the external lighting is limited and downwards facing/directional so as to restrict lighting around the building and safeguard ecology, particularly with reference to bats. A similar condition is recommended to control and future additional external lighting. It is therefore considered that the development would not result in harm to Chobham Common SPA or ecology resulting from the permanent retention of the stage buildings.

#### 7.20 Land Contamination

7.21 Whilst the Councils Contaminated Land Officer has requested gas proof membrane below the floor of the building to mitigate any potential impacts of land contamination, officers do not consider this to be appropriate or necessary in this case. This would normally be requested in cases where potential contamination risks may exist allowing for a more precautionary approach as an alternative to more detailed site investigation works. The buildings are already in situ have been granted planning permission for a temporary period of time under planning reference RU.21/1556, and associated ground works under RU.21/1223 and RU.21/1292. In support of these earlier applications Site investigation information was submitted in respect of Land Contamination which included the results of on-site testing and demonstrated that remediation works were not required. No objections were raised by the Councils Contaminated Land Officer to this earlier application having regard to the supporting information submitted. Whilst a condition was included to cover a situation whereby unexpected contamination is discovered during works, no further mitigation was otherwise considered necessary. The stage buildings have been constructed on site and are in use pursuant to planning permission RU.21/1556. This consent is essentially seeking to retain the buildings on a permanent basis and as such no ground works or changes are proposed to be buildings as part of the current application. Therefore, as land contamination was addressed through the applications for the current buildings it is not considered necessary or reasonable to require a gas proof membrane to be installed. As the contamination risks were fully considered under the previous applications the development is considered to accord with Policy EE2 of the Local Plan.

#### 7.22 Drainage

7.23 Prior to the erection of the buildings the site comprised hardstanding. The temporary permission included a proposed drainage strategy which the LLFA considered to be acceptable. Conditions were imposed to ensure implementation and secure a verification report to demonstrate the surface water drainage strategy had been implemented in accordance with the details approved under RU.21/1556. The buildings are up and operational. Whilst a verification report for meganova stage building 2 has been received and approved pursuant to condition 8 of RU.21/1556, at the time this application was

submitted no details had been provided in respect of Building 1. As a result the LLFA initially raised an objection. Additional drainage information has been provided during the course of the application to demonstrate implementation of the agreed drainage strategy. The LLFA have been able to confirm no objection having regard to the additional information provided. The proposed development is therefore considered to be compliant with Policy EE13.

#### 7.24 Other matters

The buildings are in situ following previous planning permission which included consideration of heritage and archaeological considerations. Therefore, there are no impacts as a result of the current application.

- 7.25 The retention of the stage buildings are required to support forthcoming productions. Netflix has invested in the site at Longcross and the retention of the buildings supports the continued operation of the film studios which is an important contributor to the economy of Runnymede Borough and the maintenance of employment within the Enterprise Zone and is therefore accords with Policy IE2 and IE3.

### **8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 8.1 The proposal is not CIL liable.

### **9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS**

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

### **10. CONCLUSIONS**

- 10.1 The development is considered acceptable having regard to relevant planning policies and implications for the hybrid permission, Enterprise Zone and employment, consideration of design, residential amenity, transport, ecology, site contamination, drainage and the Thames Basin Heath SPA and Habitats Regulations Assessment. The development has been assessed against the following Development Plan policies – SD9, IE2, SD4, EE1, EE2, EE9, EE10, EE11, EE13 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has

been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

## 11. FORMAL OFFICER RECOMMENDATION

### ***Grant Consent subject to planning conditions:***

#### 1 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

- 21\_1130\_SITE\_NF\_LONG\_12\_PSP Rev A2 Proposed Site Plan 18th August 2021
- 21\_1130\_SITE\_NF\_LONG\_12\_PBP Rev A2 Proposed Block Plan 18th August 2021
- 21\_1130\_SITE\_NF\_LONG\_11-P Proposed Floor Plan (Site 1) 5th August 2021
- 21\_1130\_SITE\_NF\_LONG\_13-P S2 Proposed Floor Plan (Site 2) 12th August 2021
- 21\_1130\_MEGA-20k\_NF\_LONG\_7 (P) Proposed Roof Plan (Site 1) 9th August 2021
- 21\_1130\_MEGA-20k(2)\_NF\_LONG\_1 (P) Proposed Roof Plan (Site 2) 10th August 2021
- 21\_1130\_MEGA-20k\_NF\_LONG\_7 (FS-R-S2) Proposed Rear and Side Elevations (Site 1) 9th August 2021
- 21\_1130\_MEGA-20k(2)\_NF\_LONG\_1 (FS-R-S2) Proposed Rear and Side Elevations (Site 2) 11th August 2021
- 21\_1130\_MEGA-20k\_NF\_LONG\_7 (FS-F-S1) Proposed Front and Side Elevations (Site 1) 9th August 2021
- 21\_1130\_MEGA-20k(2)\_NF\_LONG\_1 (FS-F-S1) Proposed Front and Side Elevations (Site 2) 10th August 2021
- 21\_1130\_MEGA-20k\_NF\_LONG\_7 (F-GANT) Proposed Front Section (Gantry) (Site 1) 9th August 2021
- 21\_1130\_MEGA-20k(2)\_NF\_LONG\_1 (F-GANT) Proposed Front Section (Gantry) (Site 2) 10th August 2021
- 21\_1130\_MEGA-20k\_NF\_LONG\_7 (F) Proposed Front Section (Site 1) 10th August 2021
- 21\_1130\_MEGA-20k(2)\_NF\_LONG\_1 (F) Proposed Front Section (Site 2) 10th August 2021

Reason: To ensure high quality design and to comply with Policy SD9, IE2, SD4, EE1, EE2, EE9, EE10, EE11, EE13 of the Runnymede 2030 Local Plan and guidance in the NPPF

#### 2 Fixed Plant and Equipment

Prior to the installation of any fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment to be installed in connection with the development full details, including acoustic specifications, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter retained/maintained in accordance with the approved details.

Reason: To protect the amenities of neighbouring residential properties and environment of the surrounding area and to comply the Runnymede 2030 Local Plan including policies EE1 and EE2 and guidance in the NPPF.

### 3 External lighting and floodlighting

Before any external lighting, including floodlighting, is installed at the site, (other than lighting approved pursuant to Condition 9 of RU.21/1556) details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed hours of use and measures to ensure that no direct light is projected into the atmosphere above the lighting installation. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to protect wildlife and to comply with Policies EE2 and EE9 of the Runnymede 2030 Local Plan and guidance within the NPPF.