



Statement of Reasons for the proposed Local Development Order (LDO) at BBC Elstree Front Lot

In accordance with the Regulation 38 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the following statement outlines the reasons why the Local Planning Authority proposes to introduce a new LDO at BBC Elstree Front Lot.

Reasons for recommendation

The making of a LDO to cover the part of BBC Elstree where the new EastEnders set is being constructed will enable some future changes to be made without the need for express planning consent, supporting the operational requirements of the BBC and providing greater certainty for nearby residents and businesses. This new site will be a permanent filming set, in order to allow for filming in high definition, and will replace the existing structures and backdrops currently used on the existing EastEnders set. This is likely to increase the possibility of any further development to the set requiring planning permission.

The LDO will provide the BBC with an increased amount of flexibility when filming EastEnders allowing for changes to be made to the set which reflect new storylines, and enabling the show to meet the tight fixed schedule required for filming.

An audit of planning applications submitted in recent years revealed that that a significant number of applications were received for relatively minor forms of development, in relation to the existing EastEnders set, which would generally be expected to receive planning permission. Removing these barriers, whilst ensuring that potentially harmful development is excluded from the LDO, will improve the usability of the new site as the set for EastEnders.

Purpose of the LDO

The purpose of this LDO is to remove the need for planning applications to be made for certain types of development at the new EastEnders set at BBC Elstree, in the area highlighted on the enclosed plan. Currently the studio has to submit planning applications for a variety of changes to the sets used in the filming of EastEnders. This includes alterations to the:

- Heights of buildings
- Facades and backdrops
- Signage and landscaping
- Site configuration

If approved, the LDO will extend what are known as 'permitted development rights' on the site and remove the need for planning applications to be made for certain types of development. Currently the studio has to submit planning applications for a variety of changes to the sets including alterations to the heights of buildings, facades and backdrops and signage. Although the LDO can be revoked at any time, it is intended that it will remain in place for 30 years.

Interpretation of LDO

The LDO will solely relate to the new EastEnders set at the front lot, located in the south west corner of BBC Elstree on the former staff car park. Construction has already started on the new permanent filming set, which will replace the structures and backdrops currently used on the existing EastEnders set. The LDO sets out parameters on future changes to buildings and will be linked to the original planning permission in July 2015 (15/1241/FUL), and recent variations to that

permission. Any changes which go beyond what would be allowed under the LDO would require the submission of a planning application to the council.

Due to the nature of the site as a working filming set and the need to avoid publicity around future storylines, the exact details of what development will take place under the LDO are not currently known. The LDO will instead provide a framework for physical changes to be made to the site, allowing for alterations and new facades and structures to be erected when required. It will also be used as a tool for the scriptwriters providing them with a clearer picture of what alterations can be done to the set.

Whilst it is important to allow for additional flexibility on the new film set, this should not be to the detriment of the residents located in close proximity to the development on Grosvenor Road and Clarendon Road. The LDO has therefore been split up into two zones with tighter restrictions in place within the parts of the site closest to Grosvenor Road and Clarendon Road (Zone 1). This includes further restrictions on the height of structures within the set, including a 3m buffer zone along the boundary where the maximum height is set at 3m. Elsewhere development must not increase above 3m of the maximum height of the set.

Further to the conditions on the height of development, restrictions have been put in place on the total developable area and landscaped area to ensure that a degree of openness and separation between buildings is retained. Development which is not covered by the provisions of the LDO would require the submission of a planning application to the Local Planning Authority.

Finally, it should be noted that the all conditions listed on the current permission are still applicable including conditions which relate to the management plan and landscaping, and whilst the site will be an active film set, development on the new set is likely to reflect that of a typical east end area in London.

Consultation process

An initial public engagement event was conducted by the BBC in mid mid-July attended by a number of local residents. This formal public consultation marks the next step in the preparation of the LDO for the BBC Elstree Front Lot. If you wish to view or comment on the current consultation and Draft LDO please visit our consultation portal and register online using the link below.

<https://hertsmere-consult.objective.co.uk/portal/pp/>

You can also respond by writing to the Council at the Civic Offices, Elstree Way, Borehamwood, Herts WD6 1WA. The draft LDO documentation can also be viewed online at

<https://www.hertsmere.gov.uk/ldo>

You can also view a copy of the draft LDO throughout the consultation period at:

- Hertsmere Borough Council Civic Offices, Elstree Way, Borehamwood (Monday to Thursday 9am to 5.15pm, Friday, 9am to 5pm)
- Elstree and Borehamwood Town Council, Fairway Hall, Brook Road (Monday to Friday 9am to 4pm)
- 96 Shenley Road, Borehamwood (Monday to Wednesday and Friday 9am to 6pm, Thursday 9am to 7pm, Saturday 9am to 4pm)

Comments should be submitted by 8 November 2019.