

Core Documents List – updated 27.03.24

PINS Ref: APP/ N1920/W/24/335417

LPA Ref: 22/1526/FULEI

Appeal by Legal & General Investment Management and Sky Studios Limited Land North of Sky Studios Elstree, Borehamwood

CD Ref	Document Name	Responsibility
CD1	Application Documents and Plans – Originally Submitted September 2022	
CD1.1	Planning Application Form & Ownership Certificate	Appellants
CD1.2	CIL Form	Appellants
CD1.3	Cover Letter	Appellants
CD1.4	Planning Statement	Appellants
CD1.5	Design and Access Statement	Appellants
CD1.6	Statement of Community Involvement	Appellants
CD1.7	Health Impact Assessment	Appellants
CD1.8	Utilities and Infrastructure Locality Review	Appellants
CD1.9	Daylight and Sunlight Report	Appellants
CD1.10	Site Location Plan – drawing ref. 21043-UMC-XXXX-SI-DR-A-0500 P05	Appellants
CD1.11	Existing Site Plan – drawing ref. 21043-UMC-XXXX-SI-DR-A-0501 P02	Appellants
CD1.12	Proposed Masterplan – Building Plans – drawing ref. 21043-UMC-XXXX-SI-DR-A-0600 P08	Appellants
CD1.13	Proposed Masterplan – Roof Plans – drawing ref. 21043-UMC-XXXX-SI-DR-A-0601 P03	Appellants
CD1.14	Proposed External Finishes Plan – drawing ref. 21043-UMC-XXXX-SI-DR-A-0604 P03	Appellants
CD1.15	Proposed Site Sections Sheet 1 – drawing ref. 21043-UMC-XXXX-ZZ-DR-A-0610 P03	Appellants
CD1.16	Proposed Site Sections Sheet 2 – drawing ref. 21043-UMC-XXXX-ZZ-DR-A-0611 P03	Appellants
CD1.17	Proposed Site Sections Sheet 3 – drawing ref. 21043-UMC-XXXX-ZZ-DR-A-0612 P03	Appellants
CD1.18	Proposed Perimeter Fencing & Security Plan – drawing ref. 21043-UMC-XXXX-SI-DR-A-0700 P03	Appellants
CD1.19	Proposed Timber Screening Details – drawing ref. 21043-UMC-XXXX-SI-DR-A-0701 P02	Appellants
CD1.20	Proposed Cycle Storage Details – drawing ref. 21043-UMC-XXXX-SI-DR-A-0702 P03	Appellants

CD1.21	Proposed Utilities Compound Details – drawing ref. 21043-UMC-XXXX-SI-DR-A-0703 P03	Appellants
CD1.22	Proposed Gatehouse Details – drawing ref. 21043-UMC-XXXX-SI-DR-A-0704 P03	Appellants
CD1.23	Proposed Building 200 Building in Context Plan – drawing ref. 21043-UMC-XXXX-SI-DR-A-1000 P02	Appellants
CD1.24	Proposed Building 200 Lower Ground Floor Plan – drawing ref. 21043-UMC-200-LG-DR-A-1001 P05	Appellants
CD1.25	Proposed Building 200 Ground Floor Plan – drawing ref. 21043-UMC-200-00-DR-A-1002 P05	Appellants
CD1.26	Proposed Building 200 First Floor – drawing ref. 21043-UMC-200-01-DR-A-1003 P05	Appellants
CD1.27	Proposed Building 200 Second Floor – drawing ref. 21043-UMC-200-02-DR-A-1004 P05	Appellants
CD1.28	Proposed Building 200 Roof Plan – drawing ref. 21043-UMC-200-R1-DR-A-1010 P04	Appellants
CD1.29	Proposed Building 200 Building Section AA – drawing ref. 21043-UMC-200-ZZ-DR-A-1100 P03	Appellants
CD1.30	Proposed Building 200 Building Section BB – drawing ref. 21043-UMC-200-ZZ-DR-A-1101 P03	Appellants
CD1.31	Proposed Building 200 Elevations – drawing ref. 21043-UMC-200-ZZ-DR-A-1300 P03	Appellants
CD1.32	Proposed Building 210 Building in Context Plan – drawing ref. 21043-UMC-210-SI-DR-A-2000 P02	Appellants
CD1.33	Proposed Building 210 Ground Floor Plan – drawing ref. 21043-UMC-210-00-DR-A-2001 P04	Appellants
CD1.34	Proposed Building 210 First Floor – drawing ref. 21043-UMC-210-01-DR-A-2002 P04	Appellants
CD1.35	Proposed Building 210 Second Floor – drawing ref. 21043-UMC-210-02-DR-A-2003 P04	Appellants
CD1.36	Proposed Building 210 Roof Plan – drawing ref. 21043-UMC-210-R1-DR-A-2010 P03	Appellants
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CD1.38	Proposed Building 210 Elevation 1 of 2 – drawing ref. 21043-UMC-210-ZZ-DR-A-2300 P03	Appellants
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CD1.40	Proposed Building 220 Building in Context Plan – drawing ref. 21043-UMC-220-SI-DR-A-3000 P02	Appellants
CD1.41	Proposed Building 220 Ground Floor Plan – drawing ref. 21043-UMC-220-00-DR-A-3001 P04	Appellants
CD1.42	Proposed Building 220 First Floor – drawing ref. 21043-UMC-220-00-DR-A-3002 P04	Appellants

CD1.43	Proposed Building 220 Second Floor – drawing ref. 21043-UMC-220-02-DR-A-3003 P04	Appellants
CD1.44	Proposed Building 220 Roof Plan – drawing ref. 21043-UMC-220-R1-DR-A-3010 P03	Appellants
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CD1.49	Proposed Building 230 Ground Floor Plan – drawing ref. 21043-UMC-230-00-DR-A-4001 P04	Appellants
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CD1.61	Proposed Building 240 Elevation 2 of 2 – drawing ref. 21043-UMC-240-ZZ-DR-A-5301 P03	Appellants
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CD1.63	Proposed Building 250 Ground Floor Plan – drawing ref. 21043-UMC-250-00-DR-A-6001 P04	Appellants
CD1.64	Proposed Building 250 First Floor – drawing ref. 21043-UMC-250-01-DR-A-6002 P04	Appellants

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CD2.2	Technical Note responding to LB Barnet’s Comments	Appellants
CD2.3	Technical Drainage Note and Data (prepared by Fairhurst)	Appellants
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CD2.23	Rainfall Modelling Data Sheet	Appellants
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CD2.27	Proposed Masterplan Roof Plans – drawing ref. 21043-UMC-XXXX-SI-DR-A-0601 P05	Appellants
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CD2.30	Proposed Site Sections Sheet 4 – drawing ref. 21043-UMC-XXXX-ZZ-DR-A-0613 P01	Appellants
CD2.31	Proposed Perimeter Fencing & Security Plan – drawing ref. 21043-UMC-XXXX-SI-DR-A-0700 P06	Appellants
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CD2.39	Proposed MSCP Level 2 Floor Plan – drawing ref. 21043-UMC-MSCP-02-DR-A-8004 P06	Appellants
CD2.40	Proposed MSCP Level 3 Floor Plan – drawing ref. 21043-UMC-MSCP-03-DR-A-8005 P06	Appellants
CD2.41	Proposed MSCP Level 4 Floor Plan – drawing ref. 21043-UMC-MSCP-04-DR-A-8006 P05	Appellants
CD2.42	Landscape General Arrangement (Sheet 1 of 3) – drawing ref. BMD.22.0042.DR.P101 D	Appellants

CD2.43	Landscape General Arrangement (Sheet 2 of 3) – drawing ref. BMD.22.0042.DR.P102 C	Appellants
CD2.44	Landscape General Arrangement (Sheet 3 of 3) – drawing ref. BMD.22.0042.DR.P103 C	Appellants
CD2.45	Overall Landscape General Arrangement (Sheet 3 of 3) – drawing ref. BMD.22.0042.DR.P001 E	Appellants
CD2.46	Planting Plan (Sheet 1 of 3) – drawing ref. BMD.22.0042.DR.P201 C	Appellants
CD3	Committee Report & Decision Notice	
CD3.1	Committee Report – 21 st March 2024	HBC
CD3.2	Committee Report Update Sheets 1 and 2	HBC
CD3.3	Decision Notice	HBC
CD3.4	Committee Minutes – 21 st March 2024	HBC
CD4	The Development Plan & Evidence Base	
CD4.1	Core Strategy (January 2013)	HBC
CD4.2	Site Allocation and Development Management Policies Plan (November 2016)	HBC
CD4.3	Policies Plan Policies Map (Whole Borough) Local Plan 2012-2027 (hertsmere.gov.uk)	HBC
CD4.4	Hertsmere Green Belt Assessment Stage 1 (2016)	HBC
CD4.5	Hertsmere Green Belt Assessment Stage 2 (2019) Rev C	HBC
CD4.6	Hertsmere Green Belt Assessment Stage 2 Annex Report – Rev A	HBC
CD5	Supplementary Planning Guidance	
CD5.1	Biodiversity Net Gain SPD (2024)	HBC
CD5.2	Developer Contributions Framework https://www.hertsmere.gov.uk/planning-building-control/planning-policy/developer-contributions-framework	Provided as a link here as unable to download as a document.
CD5.3	Draft Carbon Offsetting SPD (2022)	HBC
CD5.4	Draft Sustainable Transport and Parking Standards SPD (2022)	HBC
CD6	New Local Plan 2040 & Evidence Base	
CD6.1	‘Set Aside’ Regulation 18 Draft Hertsmere Local Plan (September 2021)	HBC
CD6.2	Hertsmere Borough Council Green Belt Assessment (Stage 1) Report: Methodology and Assessment of Green Belt Parcels, 3rd January 2017	HBC
CD6.3	Assessment and Comparison of Green Belt Housing and Employment Sites (March 2024)	HBC
CD6.4	Landscape Sensitivity Assessment (HLSA) (September 2020)	HBC
CD6.5	Outline Landscape Appraisals for Potential Development Sites in Hertsmere (October 2020)	HBC
CD6.6	South West Herts Economic Study (September 2024)	HBC
CD6.7	Hertsmere Film and Television Study (March 2024)	HBC
CD6.8	Regulation 18 Hertsmere Local Plan Additional Public Consultation (April 2024)	HBC
CD6.9	Hertsmere Borough Council Economic Development Strategy 2022-27	HBC

CD6.10	South Hertfordshire Landscape Character Assessment – Arkley Plain	HBC
CD7	National Advice and Technical Guidance	
CD7.1	National Planning Policy Framework (December 2024)	Appellants
CD7.2	National Planning Practice Guidance https://www.gov.uk/government/collections/planning-practice-guidance	Provided as a link here as unable to download as a document.
CD7.3	Invest 2035: The UK's Modern Industry Strategy Green Paper (October 2024)	Appellants
CD7.4	Autumn Budget 2024: Fixing the Foundations to Deliver Change (October 2024)	Appellants
CD7.5	National Planning Policy Framework (February 2019)	Appellants
CD7.6	Community Infrastructure Levy Regulations 2010	R6P
CD7.7	Not provided	
CD7.8	National Planning Practice Guidance – Updated Green Belt Guidance	Appellants
CD8	Other Documents	
CD8.1	Media Nations Report, Ofcom (July 2024)	Appellants
CD8.2	DCMS Written Evidence to the Culture, Media and Sport Select Committee, Inquiry in British Film and High-end Television (October 2023)	Appellants
CD8.3	Hertfordshire Futures Film and TV Production Sector Action Plan (September 2022)	Appellants
CD8.4	DCMS Press Release: UK's world-class film sector handed major jobs and growth boost by tax reliefs (October 2024)	Appellants
CD8.5	Transcript of Speech: Chancellor vows to go further and faster to kickstart economic growth (January 2025)	Appellants
CD8.6	Sky Studios Elstree North: A summary of how we will deliver for Hertsmere (December 2023/January 2024)	Appellants
CD8.7	Sky Studios Elstree – Close Up: The Need for Expansion	Appellants
CD8.8	BFI Film and high-end television programme production in the UK: full-year 2024	Appellants
CD8.9	Knight Frank, Marlow Film Studios UK Film Studio Market Report (2024)	Appellants
CD8.10	BAFTA Albert Studio Sustainability Standard Report (May 2024)	Appellants
CD9	Appeal Decisions & Judgements and Other Relevant Planning Application Documents	
CD9.1	SoS Decision. Appeal Ref: APP/N0410/A/13/2199037 – Land at and adjacent to Pinewood Studios, Pinewood Road, Iver Heath, Buckinghamshire	Appellants
CD9.2	Hertsmere Application Ref.: 20/0315/FULEI – Land East of Rowley Lane, Borehamwood – Decision Notice	Appellants
CD9.3	Hertsmere Application Ref.: 20/0315/FULEI – Land East of Rowley Lane, Borehamwood – Planning Statement	Appellants
CD9.4	Hertsmere Application Ref.: 20/0315/FULEI – Land East of Rowley Lane, Borehamwood – Committee Report	Appellants

CD9.5	Hertsmere Application Ref.: 20/0315/FULEI – Land East of Rowley Lane, Borehamwood – Oxford Economics, The Economic Impact of Sky’s New Studio at Elstree	Appellants
CD9.6	Hertsmere Application Ref.: 20/0315/FULEI – Land East of Rowley Lane, Borehamwood – Oxford Economics, The Economic Impact of Sky’s New Studio at Elstree – Appendix: The Net Economic Impact of Sky’s New Studio at Elstree	Appellants
CD9.7	Buckinghamshire Application Ref.: PL/22/2657/FA – Land South of Pinewood Studios and Alderbourne Farm, Pinewood Road, Iver Heath – Committee Report	Appellants
CD9.8	Three Rivers Application Ref.: 22/0491/FUL – Warner Bros. Studios Leavesden, Warner Drive, Watford – Committee Report	Appellants
CD9.9	In R (Wildie) v Wakefield Metropolitan BC [2013] EWHC 2769	Appellants
CD9.10	Appeal Ref: APP/H2265/W/24/3347410 – Land part of Wrotham Water Farm, off London Road, Wortham, Sevenoaks, Kent	Appellants
CD9.11	Hertsmere Application Ref.: 22/0044/FUL - Decision notice for planning dated 2 nd August 2022 (temporary backlot permission)	Appellants
CD9.12	Hertsmere Application Ref.: 20/0315/FULEI – Land East of Rowley Lane, Borehamwood – Design and Access Statement	Appellants
CD9.13	SoS Decision. Appeal Ref: APP/R0660/V/24/3345318 – Land Between Junctions 7 and 8 of the M56 Motorway, Tatton, Cheshire	Appellants
CD10	Statements of Case	
CD10.1	Appellants’ Statement of Case	Appellants
CD10.2	Council’s Statement of Case	HBC
CD10.3	Rule 6 Party Statement of Case	R6P
CD11	Statements of Common Ground	
CD11.1	Statement of Common Ground (between the Appellants and HBC)	Appellants
CD11.2	Statement of Common Ground (between the Appellants and R6P)	Appellants
CD12	Evidence on Behalf of the Appellants	
CD12.1	Proof of Evidence of Neil Goldsmith – Planning	Appellants
CD12.2	Appendices to Proof of Evidence of Neil Goldsmith - Planning	Appellants
CD12.3	Proof of Evidence of Andrew Williams – Landscape & Green Belt	Appellants
CD12.4	Appendices to Proof of Evidence of Andrew Williams – Landscape & Green Belt	Appellants
CD12.5	Proof of Evidence of Ciaran Gunne-Jones – Economic Impacts and Benefits	Appellants
CD12.6	Appendices to Proof of Evidence of Ciaran Gunne-Jones – Economic Impacts and Benefits – No appendices provided by Mr Gunne-Jones so not included as a CD	Appellants
CD12.7	Summary Proof – Neil Goldsmith – Planning	Appellants
CD12.8	Summary Proof – Andrew Williams – Landscape & Green Belt	Appellants
CD12.9	Summary Proof – Ciaran Gunne-Jones – Economic Impacts and Benefits	Appellants
CD12.10	Rebuttal Proof – Neil Goldsmith – Planning	Appellants

CD12.11	Rebuttal Proof – Andrew Williams – Landscape & Green Belt	Appellants
CD12.12	Rebuttal Proof – Michael Davis – Film and TV Market Need	Appellants
CD13	Evidence on Behalf of Hertsmere Borough Council	
CD13.1	Proof of Evidence of Trevor Faulkner - Planning	HBC
CD14	Evidence on Behalf of the Rule 6 Party	
CD14.1	Proof of Evidence of Jon Dingle - Planning	R6P
CD14.2	Appendices to Proof of Evidence of Jon Dingle - Planning	R6P
CD14.3	Summary Proof – Jon Dingle - Planning	R6P
CD14.4	Map showing 10 miles radius from appeal site	R6P
CD15	Other Pre-Inquiry Documents	
CD15.1	Agreed Planning Conditions	Appellants
CD15.2	Unilateral Undertaking Plan 1 of UU (Freehold and Leasehold Ownership) Plan 2 of UU (Bentley Heath BNG Receptor Site) Simmons & Simmons UU Covering Letter	Appellants
CD15.3	Draft S106 Agreement submitted with the Appeal	Appellants
CD15.4	Inspectors Pre-CMC Note	Appellants
CD15.5	CIL Compliance Statement	HBC
CD15.6	Note on Conditions and Obligations	Inspector
ID	Inquiry Documents	
ID1	Appellants' Opening Statement	Appellants
ID2	HBC Opening Statement	HBC
ID3	R6P Opening Statement	R6P
ID4	Updated Unilateral Undertaking (agreed between Appellants, HBC and HCC)	Appellants
ID5	Appellants' Appearances List	Appellants
ID6	HBC Appearances List	HBC
ID7	Third Party Representations (speeches read out in objection to the appeal scheme)	R6P
ID8	Third Party Representations (Tim Morris speech with appendices)	R6P
ID9	Site visit protocol	Appellants