

Statement of reasons for the Local Development Order (LDO) at Sky Studios Elstree, Land East of Rowley Lane

10 January 2024

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 is introducing a new LDO at Sky Studios Elstree South, Land East of Rowley Lane.

1. Reasons for recommendation

- 1.1 The making of a LDO within Sky Studios Elstree (SSE) will enable some future changes to be made without the need for express planning consent, supporting the operational requirements of SSE as a Film and TV Studio, thereby providing greater certainty for both Sky Studios Limited and nearby residents and businesses.
- 1.2 Removing the barriers to relatively minor forms of development, whilst ensuring that potentially harmful development is excluded from the LDO, will improve the usability of the site as a Film Studio.

2. Purpose of the LDO

- 2.1 The purpose of this LDO is to remove the need for planning applications to be made for certain types of development at SSE site, in the area highlighted on the enclosed plan (Appendix 1).
- 2.2 The LDO extends 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 under planning regulations and policy requirements, the studio (SSE) will have to submit planning applications for a variety of temporary structures that would be used in conjunction with set development and film production.
- 2.3 Although the LDO can be amended or revoked at any time, subject to prior consultation with Sky, it is intended that it will remain in place in perpetuity.

3. Interpretation of LDO

- 3.1 The LDO solely relates to the areas highlighted in Appendix 1 located within the Sky Studios Elstree site.
- 3.2 Any changes which go beyond what would be allowed under the LDO will require the submission of a planning application to the council.
- 3.3 Whilst it is important to allow for additional flexibility across the studio site, this should not be to the detriment of the landscaped area on site, as well as businesses and residents living in close proximity to the development. The LDO has therefore been split up into four zones with tighter restrictions in place within zones 2, 3 and 4. This includes the type of structures and proposed activities for these zones.
- 3.4 Further to the conditions on the height of development, some restrictions have been put in place to restrict light levels, noise levels, access, flood risk, duration and use of structures and emissions.

4. Consultation process

- 4.1 An initial public engagement event was conducted by Sky Studios Limited in March 2023, attended by a number of local residents and councillors. A formal public consultation was held by the Council in September and October 2023.
- 4.2 Comments could be made via the Council's consultation portal [hertsmere.objective.co.uk/portal](https://www.hertsmere.gov.uk/portal) or in writing to the Council at the Civic Offices, Elstree Way, Borehamwood, Herts WD6 1WA. The draft LDO documentation could also be viewed online at: <https://www.hertsmere.gov.uk/ldo>
- 4.4 A copy of the draft LDO could be viewed throughout the consultation period at:
 - a. Hertsmere Borough Council Civic Offices, Elstree Way, Borehamwood (Monday to Thursday 9am to 5.15pm, Friday, 9am to 5pm)
 - b. Elstree and Borehamwood Town Council, Fairway Hall, Brook Road (Monday to Friday 9am to 4pm) mark
 - c. 96 Shenley Road, Borehamwood (Monday to Wednesday and Friday 9am to 6pm, Thursday 9am to 7pm, Saturday 9am to 4pm)
- 4.5 Comments had to be submitted by 12:00pm on Thursday 5th of October 2023.

5. Appendix 1

Sky Studios Elstree LDO Zone Map

