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Our ref: 64850/01/NW/SRi/26818295v1

Your ref: 22/1945/FUL

Suzanne

Introduction

Further to our recent discussions, on behalf of our client Ralph Trustees Limited (“RTL”), we are pleased to submit details of the amended proposal in relation to Langleybury Film Hub.

Scope of Scheme Amendments

As you are aware, the main driver for the amendments made to the scheme has been the discussions with Historic England in the context of their consultation response of 22nd February 2023 to the previous iteration of the scheme. On the basis of this response and subsequent discussions with Historic England, along with other statutory consultee comments and previous discussions with you, various amendments have been made to the scheme and for ease of reference these are listed below:

- Red line boundary amended to ensure that its extent extends to Langleybury Lane at the proposed access points [note – in line with this we have separately provided Hertfordshire County Council (“HCC”) with the appropriate notification of this updated submission as highways land within their ownership is affected by this proposal];
- Removal of a single building (ref: 12-02) within the historic core;
- Reduction in the number of buildings proposed in the craft zone in order to create space around the E-Shaped Barn, resulting in a reduction of 6% GEA in the craft zone;
- Creation of a new green courtyard in front of the E-Shaped Barn, enabling a visual and physical link to the historic core to be made;
- The education/commercial building has been significantly (47%) reduced in area, lowered in height (reduced to 1-2 storeys) and positioned further back from the brow of the hill to ensure the prominence of the Mansion House is retained;
- The green break/valley between the craft zone and the south site has been significantly increased – the building to building distance has increased from 108m to 263m as part of this resubmission;

- Removal of a proposed production office building (ref: 04-01) within the south site;
- Number of sound stages within the main section of the south site reduced by 50%, down from 4 to 2;
- The 2 sound stages, together with the adjacent 2 storey production offices, located in the southernmost part of the site are now positioned on Langleybury Lane in order to reduce their impact when viewed from the parkland. They are both built into the ground in order to present as low a frontage as possible to the lane;
- Total number of support workshop buildings is reduced from 20 down to 11 (a reduction of 45%) but, as a result of altering their configuration, the number of available units has been maintained at 22. These are also built into the ground in order to minimise the perceived height from Langleybury Lane; and,
- A reduction of 50% in floorspace of the proposed Café, with the building also reduced in height to match the Walled Garden.

In summary, the overall quantum of development within the Green Belt has been significantly reduced and there is a reduced density of buildings closest to the Mansion.

Amendments to Plans and Documents

In line with the above, a number of relevant plans and documents have been updated to reflect the amended proposals. As discussed and requested previously, we have prepared separate Plans and Documents Lists (that are provided as Annexes to this letter) that make clear the relationship between the plans and/or documents now submitted and those submitted to you previously. In particular, the Plans List includes references to the relevant earlier versions on the TRDC application portal that should now be treated as being superseded. In addition, it should be noted that the existing sets of plans relating to the Walled Garden (Existing and Demolition Plans), Laundry (Existing, Demolition and Proposed Plans) and L-Shaped Barn (Existing, Demolition and Proposed Plans) remain as previously submitted as no changes have been made to these elements of the proposal.

As the Proposed Development falls within Part 10(b) of Schedule 2 of the EIA Regulations as an urban development project which includes more than 5 hectares of development, an Environmental Statement Further Addendum (“ESFA”) is now submitted to supplement the Environmental Statement (“ES”) and Environmental Statement Addendum (“ESA”) issued previously. It should be noted that a number of documents relating to the planning application are appended to the ESFA and, for the purposes of simplicity, these are not then resubmitted separately as individual documents. The Documents List identifies which documents are appended to the ESFA and those which are provided separately.

Phasing

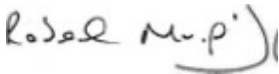
Further to our previous discussions, a Phasing Plan now forms part of the updated application package. This plan prioritises the early delivery of heritage benefits and the relocation of the Children's Farm in order to provide comfort to TRDC on the timing of these elements. In its entirety, Phase 1a of the Phasing Plan incorporates the listed building repairs, demolition within the Walled Garden, the relocation of the Children's Farm and the creation of the shared car park.

Summary

As a final point, and as requested at our meeting with you of 18th July 2023, please find at Annex 3 a single plan showing the original Masterplan and the now amended Masterplan side by side for ease of reference.

We trust that you will find that the updated package of information contains everything reflected in our previous discussions but if you have any questions or require any additional information, please do not hesitate to contact Neil Westwick or myself

Yours sincerely



Rob Murphy

Associate Director



Annex 1: Updated Plans List



Annex 2: Updated Documents List



Annex 3: Masterplan Evolution

