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Date: 21 July 2023

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

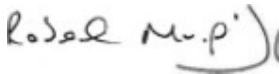
Further to our previous discussions, a Phasing Plan now forms part of the updated application package. This plan prioritises the early delivery of heritage benefits and the relocation of the Children's Farm in order to provide comfort to TRDC on the timing of these elements. In its entirety, Phase 1a 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

Drawing Title	Reference	Status
General Arrangement Existing		
Site Location Plan	2107-IFDO-00-RF-DR-A-0001 Rev D	Supersedes Rev B on portal
Existing Site Plan	2107-IFDO-00-RF-DR-A-0002 Rev D	Supersedes Rev B on portal
Existing Site Overview	2107-IFDO-00-RF-DR-A-0005 Rev D	Supersedes Rev B on portal
Existing Site Section A-A with demolition, Langleybury Mansion	2107-IFDO-00-XX-DR-A-0200 Rev C	Supersedes Rev A on portal
Existing Site Section B-B with demolition	2107-IFDO-00-XX-DR-A-0201 Rev C	Supersedes Rev A on portal
Existing Site Section C-C with demolition	2107-IFDO-00-XX-DR-A-0202 Rev C	Supersedes Rev A on portal
Existing Site Section D-D with demolition	2107-IFDO-00-XX-DR-A-0203 Rev C	Supersedes Rev A on portal
Existing Site Section E-E with demolition	2107-IFDO-00-XX-DR-A-0204 Rev C	Supersedes Rev A on portal
Existing Site Section F-F with demolition, Langleybury Mansion	2107-IFDO-00-XX-DR-A-0205 Rev C	Supersedes Rev A on portal
General Arrangement Demolition		
Site Demolition Plan	2107-IFDO-00-RF-A-0505 Rev E	Supersedes Revisions B and C on portal
Building Demolition Plan	2107-IFDO-00-RF-DR-A-0510 Rev E	Supersedes Revisions B and C on portal
General Arrangement Proposed		
Proposed Site Plan (Roof)	2107-IFDO-00-RF-DR-A-1001 Rev E	Supersedes Revisions B and C on portal
Masterplan Overview	2107-IFDO-00-RF-DR-A-1005 Rev N	Superseded Revisions J, K and L on portal
Proposed Site Plan with levels	2107-IFDO-00-RF-DR-A-1006 Rev D	Superseded Revisions A and B on portal
Phasing Plan	2107-IFDO-00-RF-DR-A-1007 Rev A	New drawing
Boundaries Plan	2107-IFDO-00-RF-DR-A-1008 Rev A	New drawing
Masterplan Detail A (Walled Garden and Children's Farm)	2107-IFDO-00-RF-DR-A-1010 Rev D	Supersedes Revisions A and B on portal
Masterplan Detail B (Historic Core)	2107-IFDO-00-RF-DR-A-1011 Rev C	Supersedes Revision A on portal
Masterplan Detail C (Craft Zone)	2107-IFDO-00-RF-DR-A-1012 Rev C	Supersedes Revision A on portal
Masterplan Detail D (South Site A)	2107-IFDO-00-RF-DR-A-1013 Rev C	Supersedes Revision A on portal
Masterplan Detail E (South Site B)	2107-IFDO-00-RF-DR-A-1014 Rev C	Supersedes Revision A on portal
Masterplan Detail – Mansion Carpark	2107-IFDO-00-RF-DR-A-1020 Rev C	Supersedes original plan on portal

Parameter Plan	2107-IFDO-00-RF-DR-A-1104 Rev K	Supersedes Revisions H and I on portal
Proposed Site Section A-A Langleybury Mansion	2107-IFDO-00-XX-DR-A-2200 Rev C	Supersedes Revision A on portal
Proposed Site Section B-B	2107-IFDO-00-XX-DR-A-2201 Rev C	Supersedes Revision A on portal
Proposed Site Section C-C	2107-IFDO-00-XX-DR-A-2202 Rev C	Supersedes Revision A on portal
Proposed Site Section D-D	2107-IFDO-00-XX-DR-A-2203 Rev C	Supersedes Revision A on portal
Proposed Site Section E-E	2107-IFDO-00-XX-DR-A-2204 Rev D	Supersedes Revision A on portal
Proposed Site Section F-F Langleybury Mansion	2107-IFDO-00-XX-DR-A-2205 Rev D	Supersedes Revision A on portal
Craft Workshop		
Proposed Craft Workshop Typical Unit Type A	2107-IFDO-01-XX-DR-A-XX- 0010 Rev D	Drawing not on portal – previously contained in DAS Appendix B
Proposed Craft Workshop Typical Unit Type B	2107-IFDO-01-XX-DR-A-XX- 0011 Rev D	Drawing not on portal – previously contained in DAS Appendix B
Proposed Craft Workshop Typical Unit Type C	2107-IFDO-01-XX-DR-A-XX- 0012 Rev D	Drawing not on portal – previously contained in DAS Appendix B
Proposed Craft Workshop Typical Unit Type D	2107-IFDO-01-XX-DR-A-XX- 0013	New Drawing
Sound Stages		
Proposed Sound Stages Typical Unit (02-01, 02-02, 02-03,02- 04)	2017-IFDO-02-XX-DR-A-XX- 0100 Rev D	Drawing not on portal – previously contained in DAS Appendix B
Support Workshops		
Proposed Support Workshops Typical Unit A (03-01 & 03-07)	2107-IFDO-03-XX-DR-A-XX- 0100 Rev D	Drawing not on portal – previously contained in DAS Appendix B
Proposed Support Workshops Typical Unit B (03-02, 03-03, 03-05, 03-06 & 03-08 to 03-11)	2107-IFDO-03-XX-DR-A-XX- 0101 Rev D	Drawing not on portal – previously contained in DAS Appendix B
Proposed Support Workshops Typical Unit C (03-04)	2107-IFDO-03-XX-DR-A-XX- 0102 Rev D	Drawing not on portal – previously contained in DAS Appendix B
Production Offices		
Proposed Production Office Typical Unit A (04-01, 04-02)	2107-IFDO-04-XX-DR-A-XX- 0100 Rev B	Drawing not on portal – previously contained in DAS Appendix B
Proposed Production Office Typical Unit B (04-03, 04-04)	2107-IFDO-04-XX-DR-A-XX- 0101 Rev B	Drawing not on portal – previously contained in DAS Appendix B
Education and Commercial Zone		
Proposed Commercial Office & Education – Ground Floor Plan (05-01)	2107-IFDO-05-00-DR-A-01- 0100 Rev B	Drawing not on portal – previously contained in DAS Appendix B

Proposed Commercial Office & Education – First Floor Plan (05-01)	2107-IFDO-05-01-DR-A-01-0101 Rev B	Drawing not on portal – previously contained in DAS Appendix B
Proposed Commercial Office & Education – Roof Plan (05-01)	2107-IFDO-05-RF-DR-A-01-0103 Rev B	Drawing not on portal – previously contained in DAS Appendix B
Proposed Commercial Office & Education – Elevation A & B (05-01)	2107-IFDO-05-XX-DR-A-01-0300 Rev B	Drawing not on portal – previously contained in DAS Appendix B
Proposed Commercial Office & Education – Elevation C & D (05-01)	2107-IFDO-05-XX-DR-A-01-0301 Rev B	Drawing not on portal – previously contained in DAS Appendix B
Children’s Farm		
Proposed Children’s Farm Building (07-01)	2107-IFDO-07-XX-DR-A-XX-0100 Rev B	Drawing not on portal – previously contained in DAS Appendix B
Walled Garden		
Proposed Walled Garden Plan Overview	2107-IFDO-08-00-DR-A-01-0120 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café 08-01 – Ground Floor Plan	2107-IFDO-08-00-DR-A-01-0121 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café 08-01 – Roof Plan	2107-IFDO-08-RF-DR-A-01-0122 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café Ground Floor	2107-IFDO-08-00-DR-A-01-0125 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café – 08-01 – Sections	2107-IFDO-08-XX-DR-A-01-0220 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café – 08-01 – Section A-A	2107-IFDO-08-XX-DR-A-01-0225 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café 08-01 – Elevations 1 of 4	2107-IFDO-08-XX-DR-A-01-0320 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café 08-01 – Elevations 2 of 4	2107-IFDO-08-XX-DR-A-01-0321 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café 08-01 – Elevations 3 of 4	2107-IFDO-08-XX-DR-A-01-0322 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café 08-01 – Elevations 4 of 4	2107-IFDO-08-XX-DR-A-01-0323 Rev B	Supersedes Revision A on portal
Proposed Walled Garden Café – 08-01 – Elevation 1	2107-IFDO-08-XX-DR-A-01-0325 Rev B	Supersedes Revision A on portal
Commercial Office		
Proposed Commercial Office Unit (12-01)	2107-IFDO-12-XX-DR-A-01-0010 Rev A	Drawing not on portal – previously contained in DAS Appendix B
Ancillary		
Proposed Welfare Building (13-01)	2107-IFDO-13-XX-DR-A-XX-0100 Rev A	Drawing not on portal – previously contained in DAS Appendix B
Proposed Security Building (13-03)	2107-IFDO-13-XX-DR-A-XX-0101 Rev A	Drawing not on portal – previously contained in DAS Appendix B
Landscaping		

Detailed Application Area: Landscape Masterplan	DE509_300 Rev E	Supersedes original plan on portal
Illustrative Parkland Green & Blue Infrastructure Plan	DE509-501A	New Drawing
Lighting		
Light Monitoring Location Plan - Human	SK-01 Sheet_01 Rev C	Supersedes Revision A on portal
Light Monitoring Location Plan - Ecological	SK-01 Sheet_02 Rev C	Supersedes Revision A on portal
Human Receptor Location Plan	SK-02 Rev D	Supersedes Revision B on portal
Assessed Scheme of Lighting	SK-03 Sheet_01 Rev C	Supersedes original drawing and Revision A on portal
Assessed Scheme of Lighting	SK-03 Sheet_02 Rev C	Supersedes original drawing and Revision A on portal
Assessed Scheme of Lighting	SK-03 Sheet_03 Rev C	Supersedes original drawing and Revision A on portal
Assessed Scheme of Lighting	SK-03 Sheet_04 Rev C	Supersedes original drawing and Revision A on portal
Light Spill	SK-04 Sheet_01 Rev C	Supersedes Revision A on portal
Light Spill	SK-04 Sheet_02 Rev C	Supersedes Revision A on portal
Highways		
Proposed Site Access Overview	4909 005 Sheet 1 of 4 Rev B	Supersedes original drawing on portal
Proposed Site Accesses Access 1	4909 005 Sheet 2 of 4 Rev B	Supersedes original drawing on portal
Proposed Site Accesses Access 2	4909 005 Sheet 3 of 4 Rev B	Supersedes original drawing on portal
Proposed Site Accesses Access 3	4909 005 Sheet 4 of 4 Rev B	Supersedes original drawing on portal
Proposed Junction Visibility Splays Junction Location Plan	4909 001 Sheet 1 of 4 Rev G	Supersedes Revision E on portal
Proposed Junction Visibility Splays Access 1	4909 001 Sheet 2 of 4 Rev G	Supersedes Revision E on portal
Proposed Junction Visibility Splays Access 2	4909 001 Sheet 3 of 4 Rev G	Supersedes Revision E on portal
Proposed Junction Visibility Splays Access 3	4909 001 Sheet 4 of 4 Rev G	Supersedes Revision E on portal
Swept Path Analysis using a 16.5m Articulated Vehicle Proposed Improvements to Servicing Roads	4909 TR008 Sheet 1 of 4 Rev F 4909 TR008 Sheet 2 of 4 Rev F 4909 TR008 Sheet 3 of 4 Rev F 4909 TR008 Sheet 4 of 4 Rev F	New Drawings
Swept Path Analysis Proposed Improvements to Servicing Routes	4909 TR010 Sheet 1 of 3 Rev G 4909 TR010 Sheet 2 of 3 Rev G 4909 TR010 Sheet 3 of 3 Rev G	New Drawings

Note – The following sets of plans have not been resubmitted as they remain unchanged from the original submission:

- Walled Garden Existing Plans
- Walled Garden Demolition Plans
- Laundry Existing Plans
- Laundry Demolition Plans
- Laundry Proposed Plans
- L Shaped Barn Existing Plans
- L Shaped Barn Demolition Plans
- L Shaped Barn Proposed Plans



Annex 2: Updated Documents List

Document Title	Author	Status
Planning Update Statement	Lichfields	New Document (to be read in conjunction with original Planning Statement)
Design & Access Statement Revision F, May 2023	IF_DO	Supersedes Revision C on portal
A Briefing to TRDC on the Need for Langleybury Film Hub and the Benefits of the Proposed Facilities July 2023	RTL/Location Collective	New Document
Summary Update July 2023	Lichfields	New Document
Executive Design Summary Revision E, May 2023	IF_DO	Supersedes Revision B on portal
Design Code May 2023	IF_DO	New Document. Provided as part of ESFA.
Illustrative Visualisations May 2023	Define	New Document
Outline Nature Recovery Plan Version 3, May 2023	Nicholsons	Supersedes Version 1 (September 2022) on portal
Grassland Assessment July 2023	Nicholsons	New Document
Biodiversity Metric Assessment Version 3, July 2023	Nicholsons	New Document
Biodiversity Metric Version 4, July 2023	Nicholsons	New Document
Lighting Assessment May 2023	Strenger	Supersedes October 2022 document on portal. Provided as part of ESFA.
Lighting Management Plan 15 th May 2023	Strenger	Supersedes 12 th October 2022 document on portal
Green & Blue Infrastructure Strategy May 2023	Define	Supersedes December 2022 and October 2022 documents on portal. Provided as part of ESFA.
Summary Green & Blue Infrastructure Strategy May 2023	Define	Supersedes December 2022 document on portal
Outline Planning Submission (Arboriculture)	FLAC	Supersedes October 2022 document on portal. Provided as part of ESFA.
Veteran Tree Assessment	FLAC	Supersedes October 2022 document on portal. Provided as part of ESFA.
Historic Buildings Report May 2023	Donald Insall Associates	Supersedes October 2022 document on portal. Provided as part of ESFA.
Outline Flood Risk Assessment 2 June 2023, Rev 1	Expedition	Supersedes 10 th October 2022 document on portal. Provided as part of ESFA.

Energy Statement Rev P05	Anderson Green	Supersedes Rev P04 on portal. Provided as part of ESFA.
Sustainability Statement Rev P03	Anderson Green	Supersedes Rev P02 on portal
Mineral Resource Assessment May 2023	Wardell Armstrong	Supersedes September 2022 document on portal
Materials and Waste Assessment June 2023	Wardell Armstrong	Supersedes October 2022 document on portal
Waste Strategy and Site Waste Management Plan June 2023	Wardell Armstrong	Supersedes October 2022 document on portal
Health Impact Assessment 08 June 2023	Lichfields	Supersedes October 2022 document on portal
Transport Assessment Addendum June 2023	Caneparo	New Document (to be read in conjunction with original Transport Assessment). Provided as part of ESFA.

Note – Documents highlighted in blue are all provided as part of the ESFA.



Annex 3: Masterplan Evolution



Previous Scheme Masterplan Overview



Now Submitted Masterplan Overview