

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Maidenhead Panel

Application No.:	22/03374/OUT
Location:	Land North And South Gays Lane Maidenhead
Proposal:	Outline application for access only to be considered at this stage with all other matters to be reserved for the demolition of the existing agricultural buildings to create a new Film and TV Studio including sound stages, ancillary offices, virtual reality studio, storage and warehouses, workshops, specialist studio facilities and outdoor film backlot; the creation of a new Nature Park incorporating hard and soft landscaping, green infrastructure, sustainable drainage systems, and new cycle and pedestrian facilities; together with supporting infrastructure to include long-stay car parking, cycle parking, boundary treatments, waste storage, sub-stations, and new access roundabout and vehicle route.
Applicant:	Greystoke Land Ltd
Agent:	Ashley Collins
Parish/Ward:	Bray Parish/Bray
If you have a question about this report, please contact: James Overall on or at james.overall@rbwm.gov.uk	

1. SUMMARY

- 1.1** Since the committee report was written, additional highways information has been submitted by the agent (on Thursday 14th March), to address concerns raised by the Highway Authority in their comments on the planning application. This information was not requested by the case officer. The information has been submitted too late on in the application process to be considered, and as such is not accepted and has not been consulted upon.
- 1.2** It should be noted that even if the highways reason for refusal could be overcome, it would not change the recommendation to refuse.
- 1.3** The Flood Risk Assessment (FRA) proposes two 3m wide culverts to run underneath Gay's Lane. Gay's Lane is not included within the red line plan and therefore development requiring planning permission in connection with this drainage strategy is not permitted outside of the red line. Noting that a 3m wide culvert is not 'minor' and the FRA proposes two of them; these proposed culverts would likely be considered development requiring planning permission and therefore should not form part of the sustainable drainage measures under this application. Officers consider it appropriate to recommend an additional reason for refusal to ensure drainage matters are fully considered in the event of an appeal. Officers are not dismissing the formal comments of the Local Lead Flood Authority (LLFA), who are of the opinion that the application site is of a significant size, which is likely sufficient to demonstrate appropriate on-site mitigation measures. In considering this the LPA is following the precautionary principle and would note that there may be the potential for additional information overcome this concern as part of a subsequent application or appeal process.

The officer recommendation has changed to include an additional reason for refusal to that set out in section 14 of the main committee report. The additional reason recommended is:

In the absence of a flood mitigation strategy, which solely utilises land within the applicant's control/ownership; the proposal fails to sufficiently demonstrate adequate sustainable drainage measures can be provided, as required by paragraph 175 of the National Planning Policy Framework and policy NR1 of the Adopted Local Plan.