

Warner Bros. Studios Leavesden is the place where great films happen. Here in this creative corner of Hertfordshire we make some of the most successful and much-loved film and TV productions, which entertain millions of people all over the world. We're a local business with a global reputation, and we're excited to share our vision for the future of Warner Bros. Studios Leavesden with you.



THE AIMS OF THIS PRESENTATION

To explain why Warner Bros. is committed to further investment in Leavesden, and show you our long-term plan to expand our facilities.

To help you understand how our plans will affect local people, and the steps we're taking to protect the interests of our local community.

To give you the chance to let us know your thoughts. We'll listen carefully to your feedback before we submit a planning application.

HOW YOU CAN GET INVOLVED

Read about our plans and check out our FAQs for more information.

Watch our video presentation, available on Monday 21st February and Tuesday 22nd February via www.wbsl.com/consultation

Share your feedback by emailing us at consultation@wbsl.com by 4th March 2022.



PRESENTING OUR VISION FOR THE FUTURE

A QUICK RECAP

Warner Bros. Studios Leavesden is home to one of the UK's leading film studios. After the hugely successful Harry Potter film series was made here, Warner Bros. recognised its amazing potential for future film-making. The former aircraft engine factory was transformed into a purpose-built production facility, specifically designed by filmmakers for filmmakers to accommodate feature films and high-end television, as well as the Studio Tour featuring sets, props and costumes from the Harry Potter film series. Since our doors first opened almost ten years ago, Warner Bros. has continued to invest in both facilities, creating two world-class businesses here at Leavesden.

OUR DYNAMIC INDUSTRY

Thanks to the unique facilities and experience we offer, the Studio has played a major part in the UK becoming a prime destination for content creators worldwide. The increasing popularity of streaming services has also changed the way we consume and create filmed entertainment; Netflix, Amazon Prime and Apple have been joined by the traditional Hollywood studios in making their content directly available to consumers. This change has boosted demand for more high quality content, and has in turn led to more productions choosing to film here in the UK. In our case, our parent company WarnerMedia has launched its own streaming service HBO Max. Demand for the service has been strong and there is a wish to make more film and TV at Leavesden in the coming years.

REFINING OUR PLANS

We've now finalised our thinking about how the Studio can be expanded to meet the needs both of our production clients and our local residents. Our plans require significant investment, reflecting the importance with which Warner Bros. views Leavesden. In turn, this will bring more money into the local economy, create more well-paid and highly skilled jobs, and offer people from across society the opportunity to build exciting and secure careers in the film industry. Our plans will also enable us to invest in energy efficient buildings, on-site renewables and increased electrification to reduce our carbon emissions. And we'll also be taking the opportunity to enhance our local area through new green spaces, ecological improvements, and a range of other social and economic benefits.

BEING GOOD NEIGHBOURS

We're proud to be a good neighbour, and over the last ten years we've put down deep roots in the area. Over 60% of the people working for Warner Bros. Studios Leavesden live locally. Many businesses that work with us and the productions based here are local companies, and we also work with many schools and charities in the area. We've always recognised that our success depends on the good relationships we build and maintain with the local community, and we're excited to share our future plans with you.

OUR PLANS IN BRIEF

The film and TV industry never stands still. In the past 10 years we have driven positive change for those working at Leavesden including on-site childcare, car parking, fitness and wellbeing services, and a programme of initiatives to make the Studio and the wider industry more diverse and accessible. To ensure we continue to lead and make the most of future opportunities, Warner Bros. is committed to making further investment in our Studios. After a long period of incremental and sustainable growth following the successful implementation of our 2010 and 2015 masterplans, we'll soon be submitting plans to Three Rivers District and Watford Borough Council for further enhancements to our film and TV production facilities.

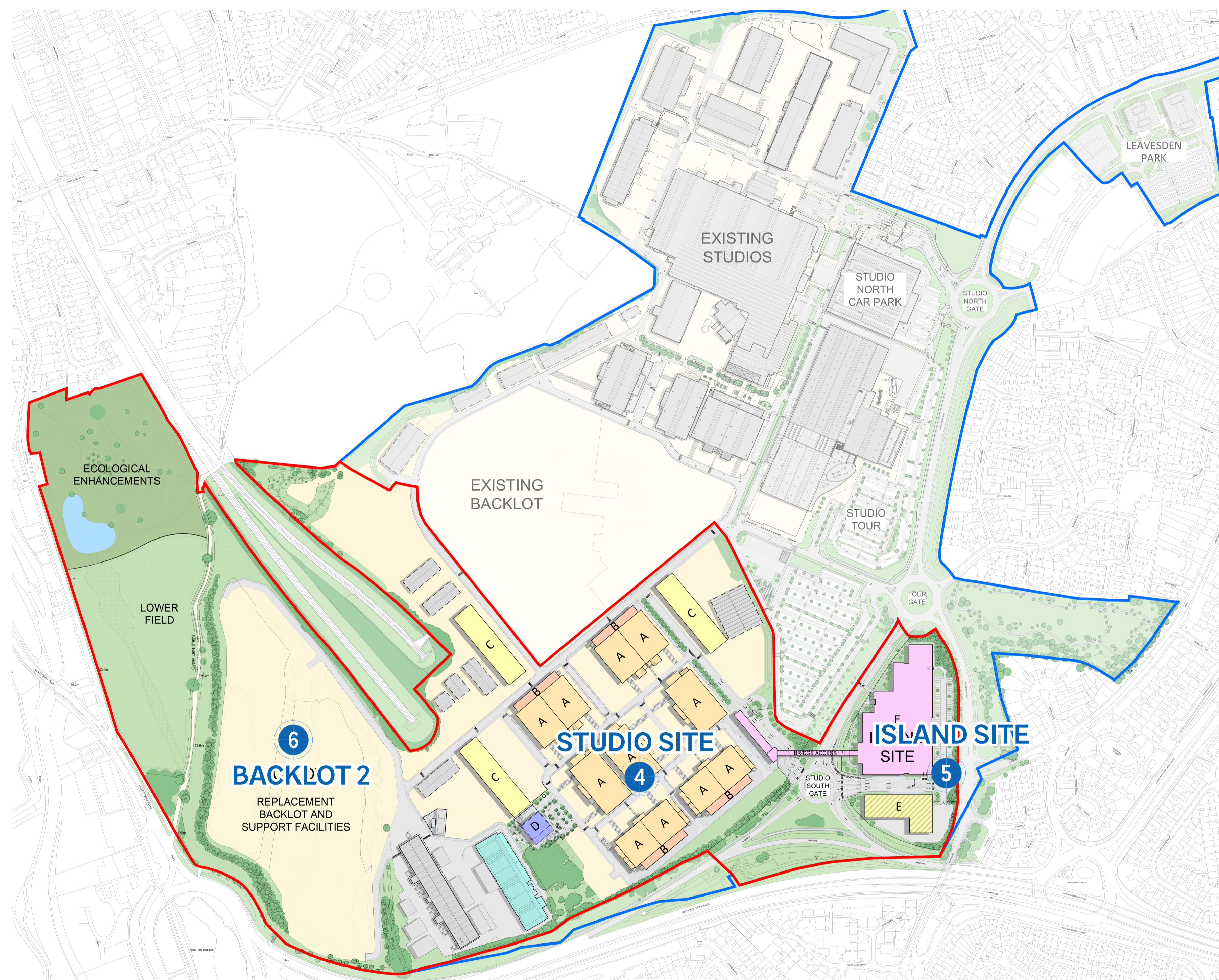
These will include new sound stages, workshops and production offices. We'll also be applying for the continued use of an area of our land next to the Studios, for film production and associated activities. Further to this, we'll create an area of ecological interest which will improve biodiversity and provide greater public access for local people.

MITIGATING TRAFFIC

We know that the impact of traffic is an important issue for many of our neighbours. Our planned access improvements will ensure that the local road network is able to cope with the increase in vehicle numbers. We'll be providing additional parking to ensure that we have room to accommodate the extra people working at the Studios.

IMPROVING SUSTAINABILITY

Our Masterplan 2022 aims to set new standards to reduce the impacts of climate change. We'll ensure that the new buildings meet a 20% reduction in regulated carbon emissions by using enhanced fabric, more efficient heating and cooling systems and the inclusion of photovoltaics. We're committed to enhancing the wellbeing of occupants, limiting the environmental impact from construction products, and improving our efficiency with water and waste. Travel to and around the Studios is focused on an all electric strategy where possible. Year on year we want to improve our sustainability credentials and will seek to embrace new technologies and advancements to achieve this.



The masterplan

- Masterplan 2022
- Other land within the ownership of WBSL
- Existing buildings
- Modified existing buildings
- Temporary building /marquees (as at February 2022)

Proposed:

- A 11 Stages
- B 4 Offices
- C 3 Workshops
- D 1 Amenity
- E Storage & distribution
- F South studio car park & site entrance
- Vegetation/trees

TIME TO REINVEST

With our combination of world-class facilities and exceptional service, Leavesden has become the studio of choice for many of the world's leading directors, actors and crews. This demand has driven a programme of near continuous further investment since we opened nearly ten years ago.

To stay at the forefront of global film and TV production, we're committed to providing the best possible facilities and experiences for our clients. This will in turn ensure that we can offer even greater benefits to the local economy alongside increased employment opportunities. That's why we're now proposing to develop 11 new sound stages, with corresponding workshop buildings and production office space, and external 'backlot' on land to the west.

THOUGHTFUL DESIGN

Our new stages and offices will sit along the frontage with Gadeside, helping to create an active and interesting public outlook. The workshop buildings will sit close to the sound stages, while 'base camps' will provide external areas for catering, wardrobe and other temporary support activities.

Access to the Studios will be from a new 'southern' roundabout, with parking provided on the Island Site to the east – please see boards 5 and 9 for more information.

By linking the two sites with a pedestrian bridge, we'll ensure better traffic management and safe and secure access for visitors, helping to minimise impact on the local road network.

RESPONSIBLE DEVELOPMENT

The new Studio access, the roundabout and all site boundaries will benefit from carefully chosen planting, which will screen the new buildings and enhance the appearance of the site as a whole. The planting will feature a mixture of trees, turf, ornamental shrubs, perennials and ornamental grasses designed to increase ecological interest. These will include species such as hebe, lavender, geraniums, Russian sage, box, alliums, verbena, Mexican feather grass and ferns.

We'll also be taking the opportunity to improve our sustainability. By using electric vehicles on site, creating new 'all electric' offices, and making use of the large areas of roof to install solar panels, we'll be able to further reduce our carbon footprint.



REINVESTING IN THE FUTURE OF LEAVESDEN

BETTER PARKING

The Island Site is positioned at the heart of the local road network and will benefit from a new access roundabout away from residential properties. The site is ideally located to accommodate a multi-storey parking deck to serve the main Studios site.

The building provides parking across ground level plus 3 and 4 floors, with the lower level towards Ashfields. The size and mass of the structure broadly follows the parameters set by the planning permission granted in 2015 for

an office building on the site. It has been thoughtfully designed to look more like a building, rather than having the typical functional form of an open parking structure.

By combining a greater proportion of 'solid to open' walls, and carefully locating horizontal banding, the building combines architectural interest with the opportunity to screen parked vehicles from view. This will significantly help to minimise headlight glare and noise.

TRAFFIC MEASURES

The new southern roundabout will serve both the car parking deck on the Island Site and the main Studio site. It has been designed to accommodate the additional traffic that will be generated by the new development – please see boards 4 and 9 for more details.

After clearing through a security point within the car park, all visitors will be directed to a pedestrian bridge providing safe and direct access to the Studio. This will ensure that the flow of traffic on Aerodrome Way is not interrupted.

SMARTER PLANTING

Around the northern and eastern boundaries, an earth mound will be created and planted with broadleaf woodland. From day one this will help to screen views of parked vehicles, and over time the woodland will grow to screen the external parking area and create ecological interest within the site. The car park will also feature ornamental planting and tall columnar trees, to break up the parking area and further screen views of the building from the east.





- Application boundary
- Existing large tree
- Existing hedgerow retained
- Proposed large tree
- Proposed medium tree
- Proposed small tree
- Proposed native hedgerow
- Proposed woodland block planting
- Proposed native shrub planting
- Proposed coppice planting
- Proposed interpretation board
- Proposed timber finger post signage
- Proposed hibernacula
- Proposed log pile
- Proposed litter bin
- Proposed log bench
- Existing security fence
- Proposed flowering lawn - Emorsgate EL1 flowering lawn mix for mown footpath or similar approved
- Proposed wildflower meadow - Emorsgate EM3 special general purpose or similar approved
- Proposed attenuation basin and swale - Emorsgate EM8 meadow mix for wetlands or similar approved
- Proposed agricultural field - Emorsgate ESF3 legume pollen and nectar flower mix or similar approved
- Uncultivated field for lapwing and skylark habitat in accordance with LEMP, application 20/2667/FUL
- Proposed neutral grassland with loose scrub using the seed bank from Leavesden Aerodrome North and South Local Wildlife Site

A UNIQUE ASSET

One of the key assets at Warner Bros. Studios Leavesden is our ability to offer external film space for film and TV production companies. This enables large temporary sets to be constructed near to support functions such as workshop space, wardrobe, makeup and catering facilities.

This sustainable one-stop facility avoids the need for crews to travel to various locations, helping reduce impact on costs and scheduling, and ultimately benefiting the wider environment.

Backlot 2 currently benefits from temporary planning permission to allow external film production. By making this a permanent addition to the Studio, WBSL can continue to offer a sustainable and convenient location next to the existing support facilities provided on the main Studio site.

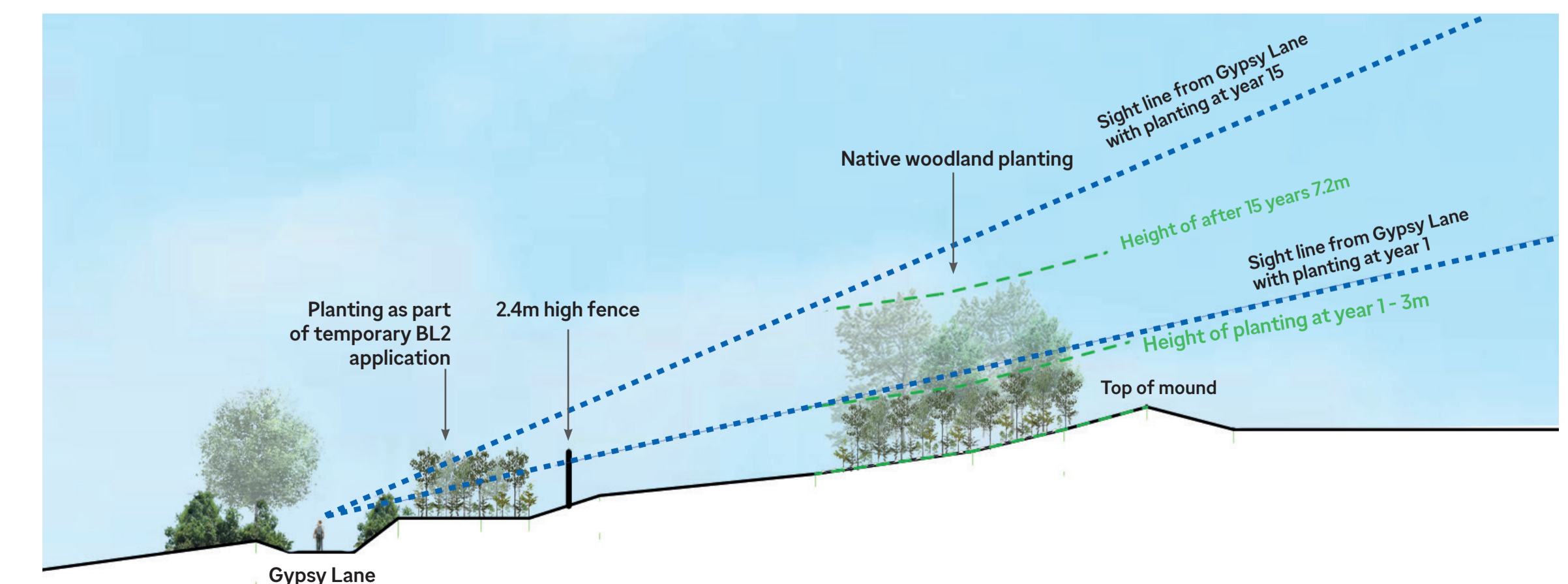
SHAPING THE LANDSCAPE

Warner Bros. is well aware of the sensitivity of the land in terms of its visibility and green belt status, which is why we're investing in significant additional landscape mitigation. This will take the form of carefully located earth bunds constructed behind the existing security fence. These will be a minimum of 3m in height and designed so that the existing hedgerow and tree planting will not be affected.

New native woodland will be planted along the outer edge and on the top of the earth mound, helping to screen activities within the backlot area. New woodland will be planted in those areas where little or no planting currently exists, to close off views into the site and create a long-term natural barrier.

FOLLOWING THE RULES

We know that film production activities can create disturbance for our neighbours but we are committed to keeping this to an absolute minimum. We'll be setting strict parameters for the use of Backlot 2, through our Operational Management Plan. This will include restrictions on the height and location of sets and other temporary structures, and strict protocols for night filming and special effects. Additional internal screening and 'camouflage' will be used whenever necessary. Of course, we'll still be rigorously following our existing neighbour notification scheme, which advises residents and local authorities of forthcoming filming activities.



Section A



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GREENER THINKING

Just over a year ago we assumed responsibility for the Lower Field. Since then we've been following an ecological management plan which will much improve the ecology of this field, which was 'species poor' after years of farming and limited husbandry.

By better managing the hedgerows and seeding the field with a mix of wildflowers and clover, we'll be increasing insect diversity as well as maintaining a suitable breeding and wintering habitat for farmland birds. We've already seen exciting signs of improvement last summer and this is set to continue.

NATURAL DIVERSITY

We'd like to take these improvements further as part of this planning application, by creating a substantial area within the Lower Field that is accessible for public use. After engaging with local residents at the end of last year, the prevailing view is to see this area dedicated to nature. We're creating a diverse natural habitat which will support a wider variety of species and provide much improved foraging habitats for birds, insects, mammals and reptiles.

A naturalised floodwater basin will create a wetland habitat for wading birds and reptiles, and also allow for some flood attenuation. In addition, new tree planting will increase interest within and around this field, allowing woodland understory planting and providing shaded areas for residents to enjoy. A grass meadow will provide flowers through the spring and summer, with mown footpaths for public access.

Subject to obtaining planning permission, we would like to move ahead with these improvements before the end of this year.

RECENT IMPROVEMENTS

Warner Bros. has also undertaken wider improvements to other green spaces around the Studio. In the past year we've planted more than 1,500 trees and shrubs. We've created new hedges and a copse, as well as sowing wildflower areas and instigating a habitat regime that will provide an abundant supply of pollen and nectar for invertebrates in the Lower Field. The resulting increase in insect diversity will provide a food source for birds and bats in particular.

The northern end of Gypsy Lane has also been tidied and improved, including the repainting of the railway bridge and the creation of gabion walls. Regular hedge trimming also keeps the Public Right of Way open and accessible for residents.

At Dowding Way, additional tree planting, path resurfacing and the creation of wildflower lawns has improved this area of Public Open Space for local residents, enhancing both the appearance and ecological value of the area.



Public open space at Dowding Way

OUR RESPONSIBILITIES

The impact of climate change is evident to all of us, and at Warner Bros. Studios Leavesden we believe that businesses such as ours should make a positive and meaningful difference. We take our responsibilities seriously, always looking for new ways to improve our own practices and encourage others that work with us to follow suit.

We've been investing in change and addressing the impact our activities have on the environment and wider society.

OUR PRIORITIES

We are focusing on four key priorities:

- **Cutting carbon emissions through increased energy efficiency, switching our operations away from carbon to renewable energy solutions, and implementing more sustainable transport measures.**



- **Managing our resources sustainably by extending and promoting our re-use and recycling schemes.**
- **Being a responsible neighbour.**
- **Enhancing local ecology and biodiversity by improving the green spaces around the Studio.**

TAKING THE LEAD

Our new Masterplan for Warner Bros. Studios Leavesden is an unmissable opportunity to set new standards for our practices and operations. We are committed to placing sustainability at the heart of the design of our proposed expansion, giving us the opportunity to grow in a more sustainable manner and take meaningful steps to reduce our impacts on climate change.

We will ensure that the scheme is leading the way in setting new standards to reduce the impacts of climate change. Enhanced fabric combined with efficient heating, ventilation and air conditioning systems and the inclusion of a significant area of photovoltaics on our new buildings will also create a major opportunity to reduce our carbon emissions.

By targeting a BREEAM Excellent rating, the new buildings will enhance wellbeing for occupants, limit the environmental impact from construction products through material optimisation and responsible sourcing, and increase water and waste efficiencies.

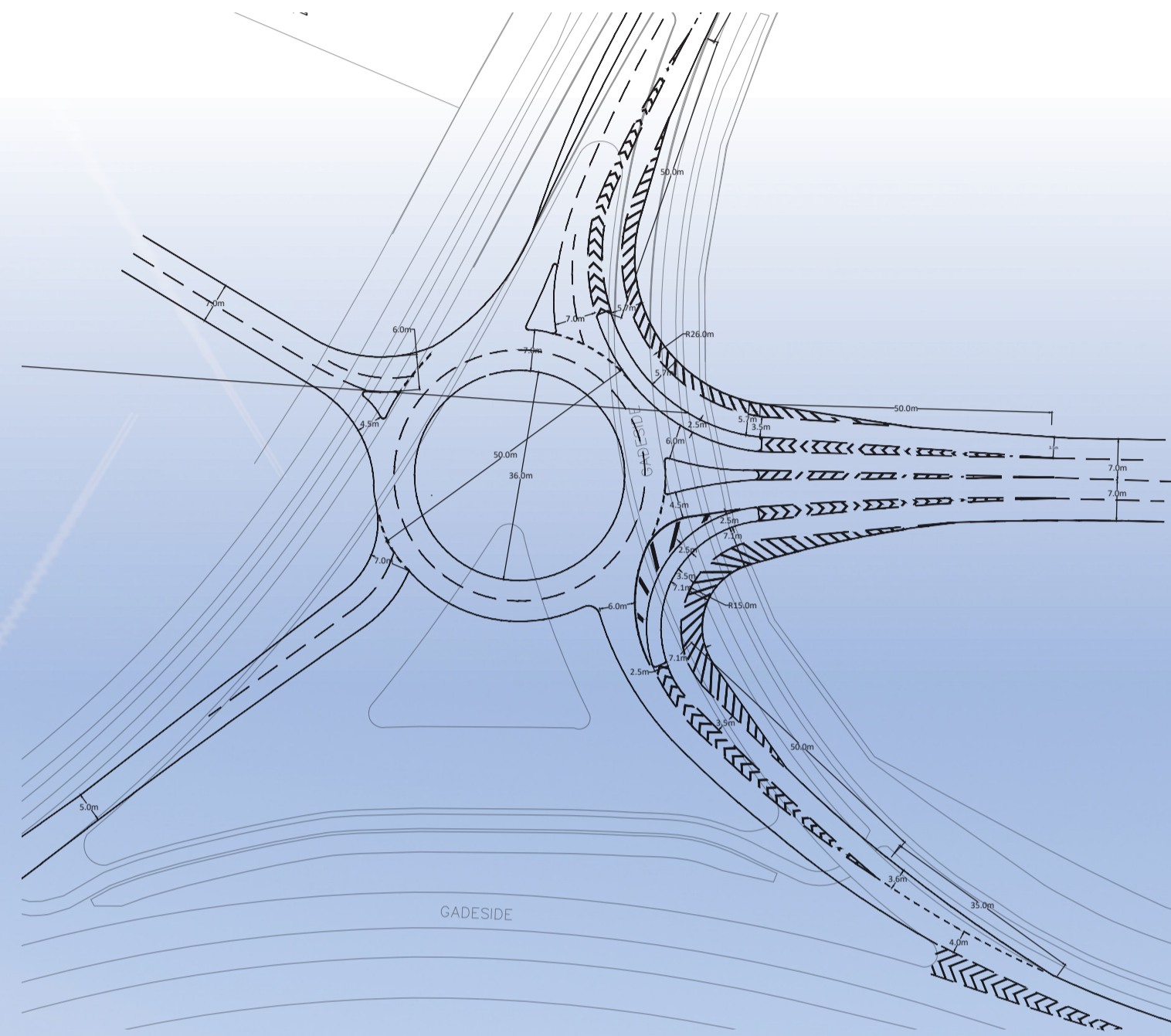
To reduce air pollution in the local area, electric vehicle car charging points will be provided to encourage methods of sustainable transport as Warner Bros. moves towards an electrification of their vehicles on site, including the shuttle bus transferring visitors to and from the railway station.



TOWARDS A SUSTAINABLE FUTURE

ACCESS PROPOSALS

A new roundabout is proposed as part of the development plans. By providing access from Gadeside, we'll keep as much traffic as possible away from the residential areas to the east of the Studio.



Roundabout technical design

TRAFFIC

Our surveys show that the majority of those working at the Studio arrive before 7.30am, with relatively low rates of arrivals in the traditional morning peak period between 8am and 9am. Departures in the afternoon or evening tend to extend over a longer period than arrivals, with people finishing at different times spread across the period between 4pm and 8pm.

Locating the access on Gadeside has the advantage of intercepting traffic that is arriving at the site from the M25 and A41 to the west before it reaches Aerodrome Way. Similarly, departing traffic will gain easy access to the A41 (and therefore the M25) via the Leavesden Green interchange without using Aerodrome Way. This will reduce the potential for negative traffic impacts on the local road network.





A LOCAL BUSINESS

Over the last ten years, WBSL has put down incredibly strong roots in our area. 60% of our people live locally to the Studio, and we've always recognised that our success depends on our good relationship with the local community. We understand the social and environmental effect that we have on local residents. That's why our priority in this next phase of growth at the Studio is to continue to be a good neighbour, from increasing our sustainability efforts, to improving biodiversity in our local green spaces and listening to everyone's concerns about noise or traffic.

IMPROVING WELLBEING

We're also prioritising the welfare of our workforce. From focusing on mental health, equality and diversity, to offering early years child-care facilities that fit with the unique working environment of the industry, our new plans put our people at the heart of our business. We'll continue investing in ever-improving amenities, and working hard to make Leavesden a place where there are no barriers to anyone's ambitions.

MAKING AN IMPACT

There is a very special magic at our Studio, which flows from the incredible talent and the broad range of people that work here. We're absolutely committed to making a positive social and environmental impact, and to shaping a new generation of talent through our education and skills development initiatives. From creating opportunities for those wanting to work in the film and TV industry, to supporting the myriad local businesses who support us, our vision is to be an inspiring leader in the creative industries.

The vision we have for WBSL means that by 2025 our contribution to the local economy is forecast to increase to 6,004 Full Time Equivalent jobs and £370.8m in Gross Value Added.

To hear from some of the people who work at the Studio, and meet some of our local business partners, please watch the videos on our website: www.wbsl.com/consultation.

SUPPORTING OUR COMMUNITY

We're proud to be a good neighbour, and our dedication to the local area runs deep. As a major local employer and an engaged and active member of our community, we're involved in our neighbourhood in lots of ways you might not know about. Discover how our commitment to the community is at the heart of our future plans.



OUR COMMITMENT

Warner Bros. is a major long-term investor in the Leavesden area, and we're committed to working with the community to ensure that our Masterplan 2022 delivers a range of long-term benefits for those who live, work and visit here – both today and into the future.

LOCAL INITIATIVES

We're very much part of our community, and we believe in building partnerships with organisations that support local initiatives and improve people's lives. Below you can see a selection of some of the many local causes Warner Bros. supports.

THE CHAMBER OF CONSCIENCE

Sitting within the Watford and West Herts Chamber of Commerce, The Chamber of Conscience acts as an umbrella for many charities, support groups and community projects. It provides a platform for businesses to network, communicate and collaborate for the greater good of all.

THE WONDERWORKS

Supporting families working in film and television, The WonderWorks provides accessible, affordable and flexible childcare services where they're needed most. It opened at Warner Bros. Leavesden in 2020 as the first on-site, dedicated childcare facility at any UK studio. As part of our inclusive approach to community investment, places are also available for local children.

CAREERS & ENTERPRISE COMPANY

We're active supporters of The Careers & Enterprise Company, working with schools and colleges across Hertfordshire to help young people explore opportunities for a career in the creative industries.

THE COLLETT SCHOOL

Situated in Hemel Hempstead in Hertfordshire, The Collett is a Special Educational Needs School for children aged between 4 and 16 years with Learning Disabilities (LD) including Autistic Spectrum Disorder (ASD), Speech and Language Communication Needs (SLCN) and Moderate Learning Disabilities (MLD).

DEMAND

Based in Abbots Langley, DEMAND provides creative equipment solutions to help disabled people.

ELECTRIC UMBRELLA THEATRE COMPANY

This inspiring local theatre company creates amazing live interactive music experiences with learning for disabled people.

PEACE HOSPICE CARE

The hospice provides care for adults diagnosed with life-limiting illnesses such as cancer, chronic obstructive pulmonary disease and motor neurone disease.

SMALL ACTS OF KINDNESS

An innovative charity that sources and distributes practical gifts to reduce the negative impact that feeling lonely and isolated can have on older people's physical and mental wellbeing.

WATFORD HOMESTART

Home-Start Watford, Three Rivers and Hertsmere is a local community network of trained volunteers and expert support helping families with young children through their challenging times.

WATFORD MENCAP

Watford Mencap believes that people with a learning disability have the right to enjoy equal opportunities and be valued as members of society, enabling them to lead the life they want for themselves.

WATFORD PALACE THEATRE

The theatre inspires and entertains local audiences through inventive, ambitious and inclusive drama, new plays, musicals, dance, and family shows, free outdoor festivals, diverse stand-up, creative community plays and projects and a much-loved traditional pantomime.

WATFORD WORKSHOP

The workshop provides supportive employment, work and life skills training for adults with disabilities who face barriers to mainstream employment.