

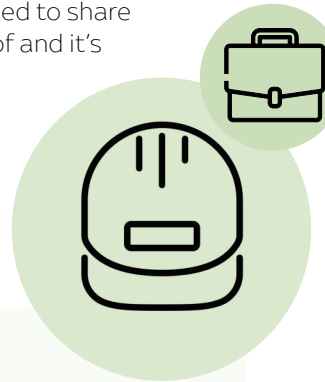
STUDIOS ELSTREE NORTH: THE FACTS

Sky Studios Elstree North is a proposal to expand Sky Studios Elstree with 10 new sound stages.

The proposal is being delivered by Sky Studios in partnership with Legal & General and a planning application was submitted in Autumn 2022 following months of consultation with the local community and council.

Throughout the project we've worked closely with local communities to ensure residents and businesses truly benefit from our proposals, so we're excited and proud about the expansion and the positive impact it will have locally.

Given the significant investment and development in the local area, we know there continues to be a lot of interest in our proposals. That's why we have continued to share and update our plans via our dedicated website (skystudioselstreenorth.co.uk). However, we know detailed applications such as this are difficult to keep track of and it's easy for mis-information to get shared, so we have created this short, simple checklist to help get the facts straight for everyone. We hope you find it helpful.



YOU MAY HAVE HEARD

✗ "Sky Studios Elstree North will only create 88 low skilled jobs"



THE FACTS



We expect to hire a further 88 people to operate and manage the 10 new proposed sound stages. This is on top of the 100+ staff we already have as part of our core, permanent team at Sky Studios Elstree. However across the whole site, throughout construction and production, we expect to be creating an additional 2,000 jobs across all levels, skills and expertise – from the construction workers that help build the studios to the production team, extras and technical experts that work in them. In many ways, 2,000 is a conservative estimate.

The expanded site team of around 200 people will be made up of industry experts and a central operations team who keep the studios running and are certainly not low-skilled.

✗ "It is unlikely that 2,000 new jobs will be created"



Our first production at Sky Studios Elstree, Wicked, hired over 2,000 people – with 30% coming from within 10-miles of the studio – showing just how much impact one production can have.

Due to the nature of Film and TV production, many jobs are not held permanently but are instead freelance based and guided by the needs and length of productions – e.g. one may need lots of people to build sets whereas another may need a large costume department.

This is common within the industry and allows freelancers to benefit from being able to work for different production companies at different studios, such as Elstree Studios down the road. The number of highly-skilled and experienced freelance talent in the area is why we have made our home here and we are building a local talent list so that productions can be made aware of the talented local crew members available in the area.

✗ "Sky Studios Elstree North won't provide jobs for local people"



Throughout construction, production and operation we have a proven track record of employing and training local people:

| 70% of our Content Academy trainees live within a 10-mile radius.

| 600 freelancers working on Wicked lived within 10 miles of the site, with 100 coming directly from Borehamwood.

| 6,000+ roles created during construction, with 1 in 4 living within a 10-mile radius and 30 roles created in partnership with the Job Centre Plus in Borehamwood for people who were previously unemployed.

| 10,000 school children will be reached each year through our Sky Up Academy when it opens in 2024.





✗ “This could be built somewhere else”



✓ **There is simply no other place in the UK where we can deliver this project.**

If we do not expand directly next to our existing site we cannot achieve the synergies or scale needed to attract larger and more complex productions. Given this, as well as the identified global demand for film and television studio space, Sky and NBCUniversal would be compelled to look to locate outside the UK to meet this need should permission for expansion not be granted meaning investment, jobs and training opportunities are not brought to Borehamwood.



✗ “There are Great Crested Newts (or other protected wildlife) on the North site”



✓ **Extensive independent studies have shown that there are no Great Crested Newts or any other protected wildlife present and the land itself is not suitable for these species.** Even so, we'll be carrying out surveys during breeding season and implementing safeguarding measures right through to construction, should the planning application be approved.



✗ “Sky Studios Elstree North will make local traffic worse”



✓ **We know that traffic is an issue in Borehamwood, that's why we are proposing a £6.5m investment in local transport improvements.**

These improvements include adding cycle lanes, updating pedestrian pathways and introducing significant improvements to the A1 slip road and Newark Green Roundabout.

Our proposals and models have been independently studied by National Highways, who have agreed with the plans and have no objections. Additionally we have recorded production travel times and it has shown that nearly 70% of traffic arrives on site before 8am.



✗ “Construction will cause parking issues”



✓ **We have learned valuable lessons and will be implementing new measures to make sure this is not an issue for Sky Studios Elstree North.**

For Sky Studios Elstree North we will mandate that there can be no construction parking on local roads with all parking contractually required to be on-site or rented off-road close by. We have also ensured that local traffic enforcement orders around yellow lines have been reinstated and maintained in partnership with the local council on nearby roads so that penalties can be issued to any offenders.



✗ “The land is publicly accessible or used by horses”



✓ **Although the land is often used by dog-walkers and horse-riders, the land is actually private land, not public land.**

Whilst it is currently designated Green Belt, it is considered as low-performing and is on private land, sandwiched between the A1 and the busy Rowley Lane. The plans we have developed would transform this land to deliver significant economic and community benefits, right here in Borehamwood, including a village green for local people to enjoy.



✗ “The proposals will severely impact local views”



✓ **Independent studies have shown that the proposals will not have a significant impact on local viewpoints.**

We have carefully tested our visual impact and submitted detailed assessments to the local council as part of our planning application.

We have designed the buildings themselves to be surrounded by natural green barriers, including new trees, hedgerows and living walls.



✗ “Sky Studios Elstree will keep expanding”



✓ **This is not true. We have no other plans to expand.**



If you have any questions you can get in touch by:

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sky studios
E L S T R E E