

APPENDIX A2: Public Responses Summary

Members of Parliament:

J Morrissey MP (local MP):

Original Comments

The site that is being proposed is open Green Belt land and part of Little Marlow Lakes Country Park. This is exactly the kind of place that makes people want to live in our area to begin with and without which, the quality of life of local people will be substantially impacted. The whole point of Green Belt is to protect sites like this one, if Buckinghamshire Council fails to do so, it will send a clear message to developers that other such sites are worth targeting.

I am particularly concerned that this site has been brought forward despite being part of the Country Park. This land is not only important to local people as an outside green space, but it also directly supports and impacts the neighbouring nature reserve. It has also been identified as mitigation for another development site, Hollands Farm in Bourne End. I have been corresponding with Natural England, who are similarly concerned that development at this site would invalidate mitigation at Hollands Farm.

The area in which this proposed development is sited already struggles with very high volumes of traffic, that the local roads are unable to handle. Experience of studio facilities in other parts of my constituency shows that developments like this generate very high traffic flows which impact surrounding residential areas. The nature of the industry means that very few local people will be employed here and large numbers will commute to the site on a daily basis.

This increased level of traffic would not only impact on the flow of vehicles but also on the air quality of the area. Parts of Marlow are already subject to an Air Quality Management Area, which this development would simply exacerbate.

Very special circumstances is a deliberately high bar to prevent inappropriate development of Green Belt land, this application fails to reach this bar. I hope that this application will be rejected as the obviously unnecessary incursion into the Green Belt that it so clearly is.

Further Comments

I would like to reiterate and reinforce my previous objection to this planning application. The further information submitted with this planning application have failed to address previous concerns in relation to the existing heavy traffic usage in the area.

Experience has shown in other parts of the Beaconsfield constituency that such a development will have significant increases in traffic and will affect residential areas with pollution. It should be noted in the consideration of this application that parts of Marlow are already subject to an Air Quality Management Area.

The very nature of the industry behind this application means that few local people will be employed and large numbers will therefore have to commute to the site on a daily basis.

This planning application is proposed for Green Belt Land, which once lost will never return. Open spaces and the protection of this area are essential for the local wildlife as well as the health and welfare of local residents.

I hope that the Council will listen to the objections that have been lodged and reject this application as it is unnecessary intrusion into the Green Belt.

Amenity Groups & Organisations:

Comments in SUPPORT of the scheme have been received from the 9 x groups and organisations below. Comments made are:

British Film Commission (BFC):

- The British Film Commission (BFC) is the UK Government's national organisation responsible for supporting inward investment film and TV production in the UK, funded by the Department for Digital, Culture, Media and Sport (DCMS) through the BFI and by the Department for International Trade (DIT), with corporate sponsorship from key film and TV clients including HBO, Netflix, Walt Disney Studios, and WarnerBros.
- The global demand for audiovisual content for theatrical release, broadcast and streaming has never been greater.
- UK Government recognises that film and TV studios can increase employment and share spill-over benefits across an area and the supply chain.
- Recent research conducted by Saffery Champness and Nordicity, in relation to film and high-end TV production growth and skills needs in the UK concluded that film and HETV production in the UK is likely to grow at an annual average rate of 7.3% between 2022 and 2025.
- Sector Tax Reliefs are designed to encourage maximum UK-based activity, and are tailored specifically to attract major, high-end projects that require multiple large stages, as well as a campus of associated workshop, office, back-lot and auxiliary space such as those proposed by Marlow Studios.
- The south- east England region benefits from the UK's largest crew base, leading creative talent, iconic locations and cutting-edge production, postproduction, and visual effects facilities, all of which contribute to the area's reputation as one of the best places in the world to produce high-end content.
- Additional stage capacity would provide a considerable boost to make the area a leading destination for major feature film and HETV production.
- Plans to increase capacity in accessible locations are to be welcomed.
- No hesitation in supporting this studio proposal and Planning Application.

Buckinghamshire New University:

- University supports film studio's aim to provide a new global centre for filmmaking.
- Strategic alignment between university and Marlow Film studios.
- BNU is committed to working with Marlow Film Studios to deliver the proposals for the Skills and Cultural Academy and provision of an on-site, dedicated education facility, enabling students to work directly with industry.
- Marlow Film Studios represents a unique opportunity for Buckinghamshire and the UK to gain economically from the opportunities afforded by the film industry, including through the creation of new jobs.
- BNU strongly endorses the Marlow Film Studios commitments to equality, diversity and inclusion.
- BNU would be pleased to work with Marlow Film Studios in delivering their vision of a sustainable studio. Sustainability is of paramount importance to the University, and their plans to increase bio-diversity, use low-carbon construction, work to the BREEAM standard, and plan for a net zero operation are welcomed.

PACT:

- Pact helps businesses to grow domestically and internationally. In order to maximise their businesses' production of major international feature films and high-end TV(HETV), there is a need for new and purpose built facilities to match the global demand and quality.
- The proposed film studios would be of sufficient scale to attract these major films and HETV. Studios would expand the capacity of world-leading clusters of major studios.

Creative England:

- Creative England is a national agency endorsed by the Department for Digital, Culture, Media and Sport (DCMS) and funded by BFI – supports studios.
- Marlow Films Studio proposals respond directly to shortage of studio space in UK that Creative England has seen over the last few years.
- Bucks is located in the super production hub of the South-East of England.
- Proposals support long-term employment and training opportunities for local people in Bucks and surrounding counties – helps to develop a sustainable and diverse workforce.

Buckinghamshire College Group:

- Would be good opportunity for students to work with Film Studios who would be able to support courses on subjects such as VFX, set design etc.
- Strategic alignment between college group and Marlow Film studios.
- Commitment to utilise the proposed Skills and Cultural Academy and provision of an on-site, dedicated education facility, enabling students to work directly with industry.
- Would look to work with film studios to provide on-site education and experiences, working directly with industry professionals.

- BCG strongly endorses the Marlow Film Studios commitments to equality, diversity and inclusion.

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The Production Guild:

- Marlow Film Studios would be a catalyst for accommodating UK productions. Unique economic and cultural proposition.

Screen Skills:

- Huge demand for studio space
- Localised job creation and employment opportunities
- UKs tax credits and skilled workforce inward investment and created the current production boom

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Marlow Living Streets Group:

- We fully support the original concepts to improve sustainable access to and around the Marlow Studios site and to promote and encourage active travel.
- Welcome the additional investment in the land north of Spade Oak Lake and long-term commitment from the developers to transform a large area of monocultural arable land for biodiversity offset.
- Has the potential to greatly enhance the adjacent proposed SANG area owned by Buckinghamshire Council for the benefit of the local community and general public.
- Improvements to Local travel and Transport links.
- Upgradable travel routes in vicinity.
- Advised to reject proposed cycle route in favour of an alternative safer and sustainable route away from the high-volume, fast-moving traffic of A4155; this will help establish a significant modal shift away from cars.
- It's hoped that a condition of approval is the funding of a Marlow LCWIP (Local Cycling and Walking Infrastructure Plan) and, in due course, contribution towards the associated improvements to active travel connectivity that are identified.
- Further collaboration with the Globe Park BID for an ebike/scooter share scheme between the two areas will greatly increase potential for micro-mobility connectivity and therefore increase commuting by train to the site.
- Advocate for BOTH an upgraded bridge and the Fieldhouse Lane PRoW link be constructed.
- This development could have long-term strategic value for the district as a whole in relation to active travel investment.

Buckinghamshire Business First:

- Buckinghamshire Business First (BBF) is recognised by both the Department for Business and Trade (formerly BEIS) and the Department for Levelling up, Housing & Communities (DLUCH) as the Growth Hub for Buckinghamshire and we provide businesses in Buckinghamshire with knowledge, support and opportunities for growth. We have also been appointed by the Department for Education as the

Employer Representative Body (ERB) for Buckinghamshire and we are leading on the development of the Local Skills Improvement Plan.

- BBF considers that the application delivers significant benefits, meets the clear need for more film and television facilities as the UK continues to be one of Hollywood's preferred destinations for filming big budget feature films, and further grows a sector which Buckinghamshire leads on both nationally and internationally helping achieve local and national government policy objectives.
- BBF is particularly interested in the education and skills commitments which will provide significant opportunities for the younger generation to gain the skills, knowledge, and experience necessary to support a future career in the creative industries.
- The proposal will also broaden existing supply chains in the county that support the Creative Industries sector.
- The film studio application will be a major catalyst to making sustainable public transport options more accessible for the surrounding communities.
- Local residents will benefit from the proposal.

Marlow Film Studios Advisory Council:

(Officer note: This is a panel of advisors providing informal guidance and feedback to the applicants on key policies, industry trends and plans. Buckinghamshire Council is not involved.)

- International competitors envy success and want to draw investment away. We must not be complacent.
- Believe Marlow Film Studios will deliver impressive benefits to the long-term success of the film and high-end television industry in Buckinghamshire, and to the consequent livelihood and productivity.
- Project is based on sound principles of sustainable development.
- More than half of the land involved will be secured exclusively for wildlife, training and culture or quiet recreation for the local community.
- There will be road improvements and two new public bus services
- There will be economic benefits over generations.

Comments OBJECTING to the scheme have been received from the 19 x groups and organisations below. Comments made are:

Berks, Bucks & Oxon Wildlife Trust (BBOWT):

- Impacts on Marlow Gravel Pits Biological Notification Site, Thames Valley Local Biodiversity Opportunity Area.
- Development within Green Belt
- Impacts on Burnham Beeches Special Area of Conservation as a result of the undermining of mitigation for Allocation BE2- Hollands Farm
- Errors and omissions in the biodiversity gain metric and insufficient evidence to support biodiversity net gain.
- Open Mosaic Habitat on previously developed land, a priority habitat, may be present and impacted
- Impacts on Marlow Gravel Pits Biological Notification Site and Thames Valley Local Biodiversity Opportunity Area, and development within Green Belt.

National Trust:

- Adversely affect views from 'Winter Hill'.
- Requires more on-site screen planting particularly on the south side.
- Consideration should be given to the inclusion of strategically sited offsite screen planting between the site and Winter Hill.
- Urges importance of maintaining strategic gap, free of development, between Marlow and Bourne End. Concerns of urban sprawl.

Campaign to Protect Rural England (CPRE):

- Business case for this proposal has not been demonstrated.
- Detrimental to mental health.
- Biodiversity claims are exaggerated and carbon emission figures have been strategically worded to avoid obvious issues.
- Application has consequences that could make the entire Local Plan open to challenge and speculative, uncontrolled development.
- Application is recorded as a delegated decision. Should it not go to committee/strategic committee?

Open Spaces Society:

- The Open Spaces Society is Britain's oldest national conservation body.
- Application will have a severely detrimental impact on the landscape of the Chilterns Area of Outstanding Natural Beauty and people's enjoyment of it.
- People's enjoyment of Little Marlow footpath 4, and other public rights of way in the area, will be destroyed.
- This industrial-sized development is totally out of keeping with the surroundings.

Ramblers Bucks:

- Ignores public rights of way.
- Detrimental wildlife impact

Chiltern Society:

- Non compliance with Green Belt policies etc. No very special circumstances to override Green Belt policy.
- Off-site BNG not offsetting harm to existing park
- Proposal is purely theoretical
- It would have significant adverse impacts in relation to landscape, biodiversity, and traffic.
- The evidence of need for a studio development of this size is questionable (and even more questionable now, given recent permissions and additional proposals that have emerged since 2022), and the site selection process flawed.
- Any economic and social benefits that might arise could be equally or better delivered on other sites.
- Essential that the full promised bus services are introduced at the outset, ahead of demand (contrary to what is indicated in the submitted material, which imply only a gradual ramp-up of service levels), so that "good" travel habits become ingrained, and alternative "bad" ones don't.
- Off-site measures to try to overcome and offset the major on-site biodiversity damage still remain hugely uncertain.

Marlow Society:

- Green Belt concerns.
- Siting concerns.
- Heritage concerns.
- Transport concerns.
- Environment concerns.
- Would impact on Country Park.
- Transport capacity issues.
- Lack of very special circumstances.
- Cycling and pedestrian issues.
- Out of date social/economic data.
- No need for development.
- Doesn't meet 'levelling up criteria'
- Amended traffic proposal not supported.
- The suggested public transport proposals are not believable.
- There are no proposals to address the Environment Agency 's concerns.
- The replicated messages in support of the Studios come from all corners of the country and do not recognise any of the realities of the proposal.

Cookham Society:

- Development will impact view over the site from Winter Hill.
- Topic Paper 4: Transport prepared by WDC and BCC in October 2017 for the Local Plan noted in para 4.37 that Cookham Bridge was already over capacity and that housing allocations for the Bourne End area would exacerbate existing congestion.
- RBWM's Local Plan has substantial housing allocations on north side of Maidenhead and in Cookham.
- Transport Assessment needs to look at impact of development on A4155 and Cookham Bridge.
- Flood Risk Assessment is based on Buckinghamshire side of Thames and does not refer to Cookham where there is regular flooding in Cookham Village.
- Scheme is substantial development and is inappropriate in the Green Belt
- Development would introduce urban sprawl into an area of open countryside
- The size of the new studio buildings will be a stark intrusion
- The orientation of the PV panels is not considered to prevent glare
- Assessment does not include the impact of the development on Quarry woods which is part of the Chiltern Beechwoods Special Area of Conservation – material consideration
- Inadequate consideration to impact of increased traffic on local roads
- List of five locations are reasonably close and does not look at the wider demand for expansion in places such as Elstree – does not warrant very special circumstances

Chilterns Conservation Board:

- The application is harmful to the landscape setting of this part of the AONB including views from Winter Hill. The application does not satisfy para 176 of the NPPF as it is not sensitively located. Applicant's own LVIA notes that it cannot mitigate these visual impacts to a meaningful degree.
- AONB Management plan is a material consideration.
- Site near Chiltern and Burnham Beechwoods SAC. Need to reduce pollution and trip generations near the SACs.
- The application falls within a candidate area for the AONB's boundary extension.
- Section 85 of the CROW act sets out to conserve and enhance nationally protected landscapes.

Wild Marlow:

- Contravening Local and National Policies.
- Insufficient Biodiversity Net Gain Onsite.
- Adverse impacts from lighting, noise etc.
- Specific ecological constraints haven't been adequately covered: Otter, barn owls, pyramidal orchids, bats stonewort and badgers
- Council must still be committed to extending the Country Park area in due course. Ecological mitigation should not be allowed off site. Spade Oak Lake Nature Reserve is not a suitable SANG for multiple large developments. No additional information included regarding ecological impacts of outdoor filming activities – temporary activity is not sufficient to neglect this. No additional information put forward regarding dusk breeding bird surveys. Otters highly likely to inhabit the site.

Interspersed scrub and ephemeral vegetation in plot 4 has ecological importance including orchid assemblage. Bats present on site. Insufficient evidence to assess ecological impacts on Westhorpe Lake. Information on badgers confirms 30 metre buffer with no detail on how this will be done. Reptile survey insufficient. BNG loss is somehow less than previous calculations despite being conducted as unsuitable time.

- Supports additional comments submitted by Chiltern Society and BC ecologist
- Claims of 20% BNG remain vague and suggested rather than a guaranteed commitment
- The downplaying of the existing value of the site and the proposed change to an off site single arable field is unacceptable without establishing accurate baseline data through surveying ensures existing habitats and species are not negatively impacted
- The presence of water vole was considered unlikely though the site is considered to offer suitable habitat. Site is linked to waterbodies and courses and suitable terrestrial habitat to the River Thames and Spade Oak Local Nature Reserve that have anecdotal records of water vole activity.
- A foraging badger has been spotted at the site – grid ref SU 86555 87465. Insufficient mitigation considered for loss of suitable foraging habitat and free movement across the site.
- Additional addendum documents do not provide appropriate solutions and sufficient proposals

Little Marlow Residents Association:

- Protect green belt.
- Previous applications (athletics stadium and Hollands Farm) never delivered on mitigation. Lack of other brownfield locations.
- Adding to traffic.
- Tax evading company.
- Deteriorating air quality.
- Increased chance of flooding.
- Rights of way threatened.
- Sewage treatment already overstretched.
- Contrasts planning policies.
- Amended traffic plan not sufficient.
- LSH report does not support 'very special circumstances' to override green belt. Sufficient studio capacity in the pipeline.
- Sequential tests are flawed.
- Would reduce biodiversity, not increase it. Off-site biodiversity cannot be guaranteed.
- Dido Property Ltd are defined as property developers and not a film studio
- Sunset studios halted £600million studio at Broxbourne due to market concerns.
- Baseline data for biodiversity is incorrect and inaccurate mitigation information.
- Potential to paralyse the Strategic Road Network
- Would be an inappropriate gateway into Marlow.
- Economic case is even weaker with paused construction of Waltham Cross Studios.
- Contrary to RUR4 Country Park policy.

Bucks Bird Club:

- The proposal goes against the site's designation as a Country Park.
- The seven lakes within the Country Park area form a central part of an important and valuable wetland corridor along the Thames valley through Buckinghamshire and Berkshire. They provide important refuges, breeding and feeding opportunities both for wildfowl, wading birds and a wide range of other migrating wetland species, such as Ospreys, Spoonbills, Egrets, Terns and Gulls.
- Birds of prey such as the scarce Hobby regularly hunt over the lakes and surrounding areas in the summer months.

Save Marlow's Green Belt:

- Contrary to green belt policy and its fundamental aim.
- Unacceptable impact on highway safety and that the residual cumulative impact on the road network would be severe.
- Harm to the AONB
- Harm to the allocation within the recently adopted Local Plan for the Little Marlow Lakes Country Park.
- Fails to demonstrate a deliverable strategy to achieve a net gain in biodiversity.
- Harm to the visual amenities to users of right of way.
- The development is unsustainable in transportation terms.
- Does not demonstrate that safe and suitable access can be achieved.
- The residual cumulative impacts of the Proposed Development cannot be drawn as the assessment is flawed.
- 'Very special circumstances' have not been advanced by the Applicant and planning permission should be refused
- The development's harm to the Green Belt does not outweigh its benefits.
- There is no justification for the selection of the proposed site.
- The increased traffic will disrupt and endanger people's lives and increase pollution.
- The development will damage the environment and harm the visual amenity and character of the area.

Transition Town Marlow:

- Charitable objectives state "to advance the conservation, protection and improvement of the natural environment and the prudent use of natural resources for the benefit of the population in Marlow, Buckinghamshire"
- Land is green belt and a Country Park as per 2019 Local Plan (RUR4). Borders Chilterns AONB
- Already high employment and low vacancy rates.
- Biodiversity Net loss.
- Existing Rights of Way issues.
- Buildings 22metres high will impact views from miles around.
- It is not sustainable construction in practise.

- Sustainable transport plan is unrealistic – more than double the current flow of the A4155 and HGVs not accounted for.
- Entrance junction relies on land outside developer's control.
- More congestion, pollution and irreversible damage to natural environment.
- Amendments fail to address previous concerns.

Transition Marlow (Walking & Cycling):

- Does not have 'very special circumstances'.
- Transport issues and impact on local environment.
- Sustainable Transport Strategy unreasonable.
- New roundabout not compliant with LTN1/20 and not cycle-friendly.
- No assistance for crossing A4155.
- No improvement to shared Northern shared-use path.
- No clear cycling provisions for approaching roundabout and no protection from traffic.
- Bisham roundabout is already known to be hazardous and another similar roundabout should be avoided.
- No reduction in speed limits, off road cycling or active travel provisions have been provided.

Little Marlow Lakes Country Park Community Partnership (LMLCPCP):

- Revised site access poses more traffic issues.
- Directly contradicts existing green belt policy. Extends the urbanisation of Marlow into the open countryside.
- Directly contradicts Local Plan policy RUR4 and Country Park Status.
- Pre-empt matters that should be appropriately considered though the Buckinghamshire Local Plan Review

Middle Thames Bird Conservation Trust:

- Whilst the Environmental Statement recognizes the negative impact this development would have on local Biodiversity, "Table 14.8: Specially Protected and Otherwise Notable Species" omits to record the presence of Barn Owl, a species specially protected under Schedule 1 of the Wildlife and Countryside Act. There are two Barn Owl nest boxes located on adjacent land, one of which is within 150m of the affected site. These boxes have been used regularly by Barn Owls for nesting since 2014, successfully fledging 24 young during that time. These birds hunt over the rough grassland to find their prey. The destruction of this habitat will almost certainly lead to the loss of these iconic birds from this site.

Wild Cookham:

- Contrary to national planning policies.
- Not very special circumstances.
- Biodiversity gain claimed has limits and isn't sufficient in practise.

- Noise, light and vibration pollution (highlighted by EIA)

Wycombe Wildlife Group:

- Contrary to RUR4 WDC Local Plan. Set to become country park.

Other Representations

3262 representations (including 2592 support letters with replicated text) have been received supporting the proposal.

2313 representations have been received objecting to the proposal.

23 letters of representation have been received with miscellaneous comments.

All comments are summarised below:

Comments SUPPORTING the scheme:

Highways	<ul style="list-style-type: none">• Upgrades to cycle and pedestrian infrastructure• Developer will have opportunity to pay for local road improvements and park & ride car park• Sustainable transport• Parking availability needs to be sufficient and security should be controlling traffic in the car park• Should be able to improve transport links• M4, M40 so close and close to Major Airports leading to ease of access• Transport routes will benefit the community• Transport hub will be a catalyst to making sustainable and public transport options more accessible for the surrounding communities• New funds could be used to repair roads and increase local services• Cycle routes from the development site to High Wycombe or Bourne End would be good, but excellent connections to Marlow, right next door, are essential.• The Volvo Bridge should be replaced with a subway for the shared use of pedestrians and cyclists, running under both the A404 and Parkway, if considerations like flooding allow. This would create a safe, level and direct route between the development site and Marlow, including Marlow rail station and could limit car trips by encouraging more active transport• An “active travel highway” should be created running west from the site of the Volvo Bridge to Marlow town centre at Liston Gardens and/or Institute Road• Application has been amended and further improved to include public transport and cycling addendum• Bus route appears positive although unclear how beneficial due to lack of timetable.
Landscaping	<ul style="list-style-type: none">• land is currently derelict and wasteful• Less than 5% of land surface is built up so not too impactful

	<ul style="list-style-type: none"> • Environmental plan could enhance areas that are currently landfill and not very diverse • Landscaping proposals are an improvement on existing and maintained by internal funding stream
Green Belt	<ul style="list-style-type: none"> • Very special circumstances are justified • 'Green Belt' is a 1930s concept designed to prevent countryside development and must be more flexible • Site cannot be used for any alternative revenue generating purpose • 500 Acres of studio space already approved to be developed by 2025 • Economic and community benefits meets very special circumstances
Impact on neighbours and community	<ul style="list-style-type: none"> • Associated opportunities to benefit Marlow and Bourne End • New facilities including a new transport hub • Will create a new economic and cultural hub • Proposed community building is welcomed • Investment in local businesses and opportunities for young people, especially from the proposed Culture and Skills Academy • Not many studios in the south east • Many film and TV workers live locally due to local studios so they will have less of a commute and will be able to benefit from local childcare facilities and health and fitness facilities to be provided • Local facilities and job opportunities will reduce commute • 25% of the site being used for public enjoyment and wildlife • Nearby film schools and courses can offer work experience in the locality • Council will benefit from business rates which will benefit the local residents • Looking to offer scholarships to local schools • Green development proposals will enhance local area and acts as an educational hub for screen skills development • Stone street studios in Miramar – New Zealand – parallels Marlow and proves how successful a film studio can be to the local community. • Film industry creates jobs across multiple avenues which Marlow's high street can fully capitalise on – Dressmakers, Jewellers etc. • TV provides stable, long term work which attracts residents and professionals who settle down in Marlow and help grow the community • In Wellington, long term productions resulted in decades of rejuvenation projects proving the local benefits • Would be good if there were more football/sports facilities next to the running track for kids

	<ul style="list-style-type: none"> • Locals in the industry already commute and having facility nearby enables a better work/life balance
Scale of development	<ul style="list-style-type: none"> • Viable development • Application will put wasted land into good use • Industry needs support • Need more world-class studio facilities like this in the county • Encourage growth and expansion in Marlow • Adds to the co-location priorities of the West London Cluster • Development would be fit for purpose.
Environmental Impact	<ul style="list-style-type: none"> • Improvements can be made to the natural environment • Reduction in sound pollution from A404 • Creating a space for wildlife • 20% biodiversity net gain • 25% of site to be used for public enjoyment and additional offsite interventions • Low environmental impacts (Film and TV industry provide much less carbon footprint in comparison to the sale of manufactured goods) • Makes provision for the enhanced enjoyment of the natural environment by local residents • Site would be more green • Contradicts Biodiversity Action Plan for Bucks for 2030
Other	<ul style="list-style-type: none"> • Trains need to be improved • Seize the opportunity of the current popularity of streaming services • Studio space is at an all-time high for demand – one of few industries generating growth for stalled post-Brexit economy • Around two-thirds of the production budget are to be spent in the local economy • Film industry increased financial turnover annually and refusal of this application will forfeit the benefits to other locations instead • \$338m boost every year into economy, local business and supply chain • Skills shortage in current film and television industry • Gives Marlow credible acclaim on the world stage of international film making • There is demand for more film studio space • SMG independent specialist consultant is bias and should be ignored

Comments OBJECTING to the scheme

<p>Highways and access to the site</p>	<ul style="list-style-type: none">• Road Infrastructure in Marlow is inadequate• Traffic will increase on A404 and A4155, M40 which will impact the local area and cause problems at rush hour• Increase in traffic could reduce road safety and lead to more collisions and accidents• Need for those car travel to the site is more likely to be 80-90% rather than the 40% suggested in the traffic plans due to workers need to carry equipment etc• How will the remaining 60% travel in? Trains are not frequent enough to support studio and road infrastructure will not be able to support coach/bus transfers from the station to the site• Car free cycle routes connecting local towns should automatically be part of any new future development. Developers should fund the purchase piece of land to facilitate this• Parking is already an issue in Marlow• Towpath towards Henley is congested/narrow and all other routes are fast roads or up steep hills• More cars on the road will lead to congestion and discourage cycling• No more buses are needed as they are hardly used• Proposed traffic lights could cause long tailbacks from the Bourne End direction• Massive redesign of the A404 / A4155 interchange would be required along with redesign of the Bisham roundabout and the major Handy cross interchange• Cycle Lane proposed is not sufficient and needs increasing all the way into Marlow and Bourne end to make it worthwhile• Existing rights of way will suffer or will be removed.• Cycling routes from the Westhorpe Interchange to Sheepridge Lane are unsafe and forces cyclists to cross a busy 40mph road in Little Marlow. Cyclists at Lane End have to use main carriageway through to Bourne End which leads to much unsafe car overtaking.• Local traffic to Westhorpe Park, the athletics track and Garden Centre will have access problems and deter cyclists• Traffic around Marlow, Bourne End, Cookham and Maidenhead is already very heavy at peak times and bridges crossing the river namely the Marlow bridge, Ferry bridge (Cookham) and Henley bridge continue to get busier with more hold ups• The cross roads to access the studio site are too close to the Westhorpe Roundabout and will bring traffic to a standstill every time the lights turn red on the eastbound side of the carriageway• Will create additional traffic of large vehicles
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	<ul style="list-style-type: none">• Will create further traffic on top of the increased traffic flow that will come from the housing developments at Abbey Barn Lane and on top of existing traffic at the Handy Cross roundabout• Lots of traffic already in Marlow, especially in the summer• The roundabout is already operating at, or above capacity, with high levels of congestion. Delays are expected along this section of the A404 on a daily basis• Will lead to an increase of cycling and pedestrian accidents• Applicant has not included the estimate of tourism traffic into their transport plan• Proposed cycle path redesign on the A4155 will not benefit local people much unless it is extended all the way along the A4155. The proposed junction layout is designed for HGVs and covers redesign on private land not owned by the applicant.• Figures used for Transport Assessment are not accurate as traffic usage assessments were completed near the end of the pandemic and during the holiday season. One of the trip wires had also been loosened.• An additional 4000+ vehicles will worsen air pollution problems in Marlow• Increased traffic will exacerbate the already endemic speeding problems• Second roundabout will not change the fact that the Westhorpe roundabout (at junction of A404 and A4155) will not be able to accommodate the additional traffic (2000 cars) from the studio• Second roundabout would be too close to the main roundabout• Bus route/stop would move to top of lane instead of by bottom car park by homestead which is more convenient• Plans for public transport are not credible• Amended traffic plan does not address concerns raised from National Highways• The proposed amendments to access in the form of a roundabout will further impair the passage of those travelling by bicycle and foot• National Highways yet to be provided with modelling information• New plans show access used by Westhorpe House residents will also be used by studios which will lead to access and traffic issues for the residents (Westhorpe House has 33 residents)• Shuttle Bus impractical and won't be used due to congestion caused by employees• Studio plans for 40% max car parking whereas the realistic figure is between 80-90% causing havoc on the roads• Proposed changes do not account for the highly congested A404 junction with A4155. Need for additional parking restrictions and plans to widen A4155 will be re-addressed
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	<ul style="list-style-type: none">• Funding will not be secured to guarantee promised benefits ie who is to maintain the cycleway• No safe crossings on proposed on amended plans and unclear speed limits• The transport plans have been assessed by an independent consultant and confirms National Highways objections that the proposal would result in an unacceptable impact on highway safety and overall the application site is unsustainable in transportation terms thereby failing to meet the requirements of paragraphs 105 and 110 (a) of the NPPF.• The amended proposed traffic control plans do not sufficiently deal with the volume of vehicles that would be travelling to and from the site. Further travel time will have an impact on Westhorpe House (vulnerable and elderly residents)• The cycling and walking proposals from the 3rd July – the only safe cycling option is delivering a private access for the film studio employees and users via one route which is very indirect for many.• Sustainable transport strategy – part 3 shoes 88% of workers drive to the site and the project aims to mode shift to give a max of 60% arriving by car and rest by public transport and active travel. However, public transport infrastructure is not in place and existing options are very poor/infrequent.• 3 cycle routes – A) via fieldhouse lane should not be the only safe active travel route to the site, B) via the volvo bridge is a steep bridge for pedestrians and cyclists. MFS in discussion with National Highways to upgrade footbridge to enable cycling and provide step free access. But MFS would only progress if Fieldhouse Lane route was not possible. C) Via Westhorpe roundabout – large investment for planned vehicular traffic rather than active travel at the roundabout. If fieldhouse lane option was not to progress, MFS could create pedestrian crossings at northern slip arms of the junction. But MFS has not discussed his with National Highways or BC so questionable as to likeliness of happening. Raising the northern parapet of the roundabout bridge is suggested to enable cycling on shared use path but National Highways have not been prepared to make the investment in the past.• It is incorrect that Bucks CC requested the signalised access junction to be replaced with a roundabout as they only indicated the signalised junction would be unacceptable• BC highways concluded that the proposed use to the Handy Cross P&R site to provide offsite designated permanent parking provision would be unacceptable. The under estimation of number of private cars driving to the site means insufficient car parking has been provided.
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	<ul style="list-style-type: none"> • The amendments do not address the underlying issue of additional traffic • Traffic flow survey based on June 2021 where there was reduced amount of traffic • Transport assessment not sufficient to calculate impact of additional traffic • Highways have commented that the proposed pedestrian access would be unacceptable and have recommended the application be refused • Proposal would further exacerbate traffic with lane closures on the A404 • National Highways comments on 9th October show that baseline assumptions for traffic are highly ambitious and therefore the traffic position will be worse than predicted by the developer's modelling • Concerns of traffic impact on emergency vehicles at Westthorpe Interchange
Landscaping	<ul style="list-style-type: none"> • Out of keeping with natural rural landscape • Appearance of the site in the wider landscape needs to be considered. The site sits in the centre of a meandering stretch of the River Thames between Henley and Maidenhead overlooked by the steeply rising ground along much of its length, from Cliveden in the East past Winter Hill and Quarry Wood near Marlow and on to Remenham and Henley • BC Urban Designer and Landscape Architect has commented that whilst the restoration of the area from its quarrying and landfilling past has not been fully executed, it is a green and unbuilt landscape. The value of the site as a landscape resource is understated by the applicant. Several of the proposed swales and SuDS basins would encroach onto the proposed landscape buffers.
Green Belt	<ul style="list-style-type: none"> • Development should not be allowed in the Green Belt as it can lead to urban sprawl, will lead to ribbon development • Will lead to a precedent of urban sprawl • The land provides an important separation between local villages • Unused brownfield sites could be used instead • Too much destruction of Green Belt • Will go against policy RUR4 of the 2019 Local Plan as land is designated as Green Belt • The development would breach the condition which states that any development in this area should be limited to plans "associated with outdoor sport and recreation, as long as it preserves the openness of the green belt..." (RUR4, 5.5.19) • Will go against NPPF which demands protection of Green Belt from inappropriate development

	<ul style="list-style-type: none"> • Benefits of employment and provision of shuttle bus will not outweigh harm to the Green Belt • Applicant does not show very special circumstances for releasing Green Belt land • The site serves as a Green Belt mitigation for the housing provision of 500 homes in Bourne End • Opens floodgates for uncontrolled development as a precedent for overruling Green belt rules • Lack of clarity on compensatory improvements from taking site out of the Green Belt • Green Belt land is important for food production, flood • Prevention and climate change mitigation • The Green Belt divides Marlow and Little Marlow • It contributes to the beautiful historic setting of both Marlow as a town and the conservation area of Little Marlow village • Judicial Precedent – Sefton Metropolitan Borough Council v Secretary of State for Housing, Communities and Local Government and Doherty [2021] EWHC 1082 • Goes against policies: <ul style="list-style-type: none"> - NPPF – Section 13, Para 137, 138, 147, 149, Section 12 - Building for Life – Section 1, Section 5, Section 6, Section 9 , Para 104 - National Design Guide – Section C1, I1 - Wycombe Local Plan – CP2; Policy CP3; Policy CP5; Policy CP8; Policy DM32; Policy DM35; Policy DM42 • Amendments don't change the fact the site is on Green Belt land • Amendments still contradicts all 5 reasons for special circumstances as per the NPPF para 138 • Adding amenities does not overcome its primary objection of being major development in the Green Belt
<p>Impact on neighbours and community</p>	<ul style="list-style-type: none"> • Development will be damaging to residents who currently live in a green area • Residents at Westhorpe House and the mobile home park, many of whom are elderly would be detrimentally impacted • Loss of country park and a green space • View from house will be of multi storey car park and/or high shed • Using footpaths/cycle paths adjacent to the site will no longer be enjoyable • Plans ignore public rights of way including from Volvo Bridge across the site • Detrimental impact to view from Winter Hill • Jobs will not be for locals as specialist staff are usually needed and television crews usually bring their own catering staff • Noise during construction will negatively impact quality of life for 7 days a week

- Detrimental to mental wellbeing
- Loss of unique business and safe environment
- Employment figures will never be met – especially by locals
- For example, Star Wars Temporary set – no locals seemed to be involved
- Light pollution
- Could discourage people from using the Spade Oak Gravel Pit
- Local businesses, cafes, shops will not benefit from proposal
- Data around estimated 2490 construction jobs on average is inaccurate
- Increased congestion from development will impact parents taking their children to schools in Little Marlow
- Will result in permanent loss of amenity
- The impact on the residents of the Westhorpe Mobile Home Park many of whom are elderly is likely to be very disruptive and will completely change their living environment in an adverse manner.
- Jobs will be taken up by freelance workers from outside the area
- There are already not enough spaces in local schools and doctors surgeries
- Loss of nature and scenic views will impact tourism
- Marlow already struggles to fill vacant positions and there is no shortage of jobs in the local area
- Overall net loss of local jobs as Globe Park would become less attractive to business
- Certain communities will become trapped by the development having to fight off the studio traffic just to gain access to their homes
- Apprenticeships – Existing workforce in creative industries already struggles to find employment and doesn't need more competition
- Heavy rain in the town centre makes the pavements unsafe and having more people will worsen this
- Area radius for creation of jobs is not clear i.e. jobs created within 5 miles radius of development?
- Site is occasionally used by some travellers so they will be displaced elsewhere
- Site would be better used as a green space for leisure activities
- Economic report confirms there would be no major economic benefit to the town
- Residents of West Thorpe Parks homes will be engulfed by development
- Site would be better used as a concert hall/arts building for locals to benefit from

<p>Scale of development</p>	<ul style="list-style-type: none"> • Development is of an industrial scale • Not viable – future of film industry is uncertain • Is there a need for another film studio with companies such as Disney and Netflix scaling back production • Not clear how whole site will be used for filming purposes • Application is being used to claim land for housing • Large scale of development – very close in proximity to local people which will impact quality of life • Site is not suited for commercial development • Sequential assessment (Ref: Marlow Film Studio – Document 4 – April 2022, section 4) identifies that the selection criteria for a suitable site was of it having an available area of 33ha which appears to be based on a single storey development with no consideration given to a development being built on a multi-storey basis. • The case made in the Environmental Statement Vol 1. 1.17- 1.19 for the ‘Need for Redevelopment’ is contradicted by changes in the market since 2019 i.e. the increase in film studio capacity locally and nationally • Multiple aircraft/warehouse hanger type buildings 18 metres high and multi-storey car parks look out of place in the Green Belt • Development will encroach on small area around Spade Oak and land bordering A4155 • Does not contribute to the green economy • Site is designated as a Country Park to be conserved in the Local Plan • Previous PR information indicated the site would be open plan however, the proposed 2.4-3m security fence would create a corridor to access Westhorpe House • Sheer size and height of development will dominate Marlow • The granting of a temporary license for a studio seems to now be being used as a lever to install a massive facility • Community hub is located at rear end of site next to Westhorpe Park with poor access by car or public transport • Buildings at the site would be rented out as empty units with equipment installed therefore it is not a studio • Build will be low quality and not well maintained in the long run • Site is located within tier 2 of policy CP3 settlement strategy and this scale of development is restricted by the policy • Policy CP5 – the site is not an allocated employment site • Development contrary to policies DM32 and DM35 as it will have an adverse impact on the setting of the AONB • Previous applications at the site have been refused • Country Park should be used for the benefit of the local community and not for commercial use
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	<ul style="list-style-type: none"> • The area has good levels of employment. The development should be located in an area where there is low employment • No 3D plans have been submitted to illustrate size and height of buildings • Site does not blend in well with the area, does not have a rural fee to the design • Blank walls/elevations will face neighbouring properties • Economic analysis performed by LSH on behalf of the Council states that there is sufficient studio capacity in the pipeline, the proposed scale is unnecessary and the requirement of the West London Cluster is overstated. • 'sequential test' is flawed and just a method to prove Dido Property Limited land is most preferable • Requirement of West London cluster overstated • Economic case for the studio has not been made • 42 Applications for extensions or new film studios in UK. Hollywood USA manages to operate within existing studio space so why can't UK • No details submitted about height of fencing or the lights
Environmental Impact	<ul style="list-style-type: none"> • Site was identified as a contaminated site in previous planning applications, soil disturbance could lead to the release of pollutants • The 'biodiversity net gain' does not address the impact of displacing existing animals and wildlife • Destruction of wildlife and habitats/natural environment including broadleaf woodland, not good for carbon emissions and climate change implications • Development can contribute to flooding as ground/trees is to be replaced with tarmac/concrete • Drainage measures to be put in place will not significantly reduce flooding, including surface water flooding into the small streams in the area • Development will worsen air quality including commuters travelling by car or bus/coach • Increased noise pollution • Lack of sewage capacity in the area could lead to overflow/discharge into the River Thames • Destruction of trees, animals and environment for future generations • Contradicting governmental efforts to reach net carbon zero • Night filming very detrimental to nocturnal species • Tree screening won't be beneficial for years • Biodiversity and Geological Conservation statement and Habitats Regulations Assessment ignores the impact on land or water sites occupied by birds and other wildlife near the proposed

	<p>development which are not currently identified as 'European Sites' such as the Spade Oak reservoir.</p> <ul style="list-style-type: none">• The site was designated as a Country Park initially by the Council, there is an already existing lake with biodiversity present to include migrating birds, bats and barn owls in the local area.• Increase of car exhaust gas increases air pollution which in turn triggers acid rain• UK Butterfly Monitoring Service have seen a severe lack of butterfly numbers which will only increase – insect falls = failed crops and lack of pollination• Developer's claim that development is net zero do not factor in the carbon costs throughout the studios' construction, in both local and regional contexts including from construction vehicles and reliance on the electricity grids• Removal of Marlow Country Park is likely to have a negative effect on Spade Oak Country Park as the two areas exist as an one extended habitat• Our country has lost 97% of its wildflower meadows since the Second World War and we rank amongst the most nature deprived countries in Europe; for example with only 13% forest cover (only behind Ireland in this respect). Development will lead to a loss of a nature sanctuary.• Surface water attenuation will cause flooding.• Site is a flood plain. Recent flooding prevention measures will have not considered the impact of this development• 1 in 8 species can be lost due to the destruction of biodiversity and this proposal could contribute further to that• Annual increase in hosepipe bans shows the increase risk of droughts and a large development site will only be detrimental to the local community in that regard• Marlow's air quality is officially dangerous to people with asthma and will only get worsened by this development• Littering on the A4155 (Well End – Little Marlow) already absolute mess that will only be made worse with more commuters• No information provided regarding checking for the presence of toxic materials at the gravel pits and looking into the impact of pile driving and ground works where the ground has been undisturbed for many years• The Country Park and Green Belt is a floodplain where there is a chance of 1 in 50 or 1 in 100 floods a year. Building on this land could lead to flooding to housing in Bourne End, Little Marlow and Marlow.• Site would be used as a wetlands with well-designed visitor access. Brockholes in Lancashire was a former gravel pit that has been landscaped into wetlands
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	<ul style="list-style-type: none">• Developers do not have a plan for on-site or off-site mitigation for loss of fauna and flora• Marlow Environmental Performance Index 2022 states that, "Overall, Marlow's environmental performance is less good than the national average on eight out of the Index's 11 indicators. The number of indicators showing a deterioration in the latest reported year increased from one previously to four this year. Any large-scale developments would make this worse.• The local ecosphere could support nightingales which are in existential decline.• Many species of wildlife and birds with kestrels, grey heron, Kingfishers and polecats are seen at the site. These are protected in the UK under the Wildlife and Countryside Act, 1981 and are a Priority Species under the UK Post-2010 Biodiversity Framework.• Objection by Environment Agency needs to be heeded as stuff has previously been dumped there• Amended plans have extended the red line boundary and seek to destroy more trees including mature poplars which characterise the rural landscape to the east of the A404• Marlow and Little Marlow will essentially be joined• Deep foundations may pose a big risk to ground water sources and aquifers• Amendments will result in a huge loss of trees and concreting over landscapes• Latest planning statement addendum dated 6th July from arrow planning appendices includes reference to the Westhorpe Watercourse which is seen as a standing body of water/pond. The watercourse includes output from the Newt Ditch and forms part of the Council's flood alleviation scheme. This project has been delayed over a long period and once completed, it would ensure a small flow which will be amplified at peak rainfall along the watercourse. The assessment is therefore only correct as a result of the delay in implementing the project and there appears to be no reference of this in any of the documents.• The ecological assessment is full of errors as detailed by the Council's ecology officer's report. It considers a single field conversion sufficient to offset the loss of 90 acres of wildlife habitat• Dido statistics are spurious and selectively chosen in regards to net gain• Biodiversity Net Gain off-site to the fatal detriment of the existing country park• Biodiversity claims a single field can replace 90 acres of Green• The solar panel green roofs would not be a suitable mitigation for the loss of ground nesting bird habitat• Baseline data for biodiversity net gain calculations are inaccurate
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	<ul style="list-style-type: none"> • Mandatory mitigation hierarchy has not been followed as offsetting which should be used as a last resort • One of the impacted watercourses has been incorrectly categorised and therefore not considered appropriately in mitigation and net gain calculations • The revised plans have extended the red line boundary of the site and include the removal of approx.. 50 more trees. • Grass verges will now be concreted over and have not been given due consideration in ecological assessments and biodiversity net gain calculation • Revised biodiversity net gain calculation has reassessed habitats in red line boundary, downgraded in places to make the calculation seem more favourable • BC Ecology's officer comments that assessment provided by developer are inadequate • High likelihood for nearby fields to be used for outdoor filming especially at night which results in extreme light pollution as was the case in 2021 with Spade Oak Nature Reserve. As these areas would not be included in the application site, these areas would not be subject to the EA's conditions on artificial lighting at night.
<p>Site and wider surrounding Area</p>	<ul style="list-style-type: none"> • Planners should impose restrictions on future development and prohibit changes of use to housing • Development will increase housing pressures in the area • No green space will be left between Marlow and Bourne End Plus large area of Bourne End already removed from greenbelt) • Already many film studios in area including Pinewood who has permission to extend and Wycombe Air Park who will receive permission for permanent and temporary film space • Additional studios in the South include 900,000 square feet studio in the Thames Valley Science Park near Reading (expected to be fully operational in 2024) and a £700 million State of the Art film and TV studio planned for Broxbourne in Hertfordshire. • Site sits next to the AONB • Alternative site assessment is not very extensive and doesn't include North of England • Increase in traffic will have implications on tourism • Devalue the historic character of Marlow • Public rights of way will be used as fly tips • Desire to turn site into registered country park which this will destroy • Westhorpe Park purposely described as camping site to conceal the established community that would be most affected by proposal • Other sites such as Globe Park and the industrial estate of Marlow are mostly unoccupied. • Slough should be considered for the development

	<ul style="list-style-type: none"> • Booker airfield is a couple of miles away with a planning application for another film studio which has not provided a boost in local jobs • Better alternatives not considered – RAF Halton (large and flat enough), Old Molins site at Saunderton, land at Stonor • Para 180 – 208 NPPF – Significance derives from not only the heritage asset, but also its setting. Setting of Grade II Listed Westhorpe Park would be destroyed • Application from Marlow Football Club would have less of a significant impact compared to this larger site proposal • Applicant cannot compare site with Hollywood as movies are made in Burbank not Hollywood and therefore cannot claim that tourism will increase • No need due to studios in the surrounding area already developing: - Wycombe Film Studios (8 New sound stages) - Bray Film Studios (5 New sound stages) - Shinfield Studios (4 stages and workshops open with 14 more in development) – Shepperton Studios (adding almost 1 million sq ft of new production space) - Pinewood studios (£450m expansion) - Hertswood studios (planning the largest film studio in the UK) - Elstree Studios (2 new ‘super stages’) • Many green spaces are being lost. A lorry park for 300 vehicles is being approved and Wycombe Wanderers will likely have their new training ground close to this development. • Hollands Farm is taking away 24 acres of farmland and combined with this development, there will be more strain on local infrastructure including parking, schools, traffic and health facilities. • There is a lot of empty office space in Globeside Business Park. Any new facility is likely to be unused well too. • An extension of the Chilterns AONB has been submitted to Natural England for approval. Inappropriate development should not be considered until the extension is decided • As the site is below a flight path from Heathrow and a busy civil air corridor, the site is likely to experience noise pollution and is therefore not suitable as a film studio.
Infrastructure	<ul style="list-style-type: none"> • Development will lead to more infrastructure, houses and schools in an already densely built up area • Existing sewage infrastructure does not have capacity to take on the needs of this development • Should pay for replacement bus service as public transport infrastructure won't handle the 40% increase of users • Development falls short of the standard under LTN1/20 transport strategy • The "Newt Ditch" alleviation scheme planned for East Marlow could be in jeopardy due to the studio

	<ul style="list-style-type: none"> • Development proposes 1,108 car parking spaces yet Waterman report states 2,381 cars will be entering daily. Overspill will be detrimental to local streets • Allocation of charging points for electric vehicles – need to upgrade local electricity network • Marlow’s infrastructure is already struggling – repetitive damage to the iconic bridge over the years is a symptom • Lack of capacity for Little Marlow sewage works to process increased waste and sewage through its system. See findings from FreshWater Watch water testing at Henley
Other	<ul style="list-style-type: none"> • Alternative space at Wycombe Air Park • Goes against the local plan: Policy RUR4, 4, 6. CP8, CP10, DM20, DM30, DM32, DM34 and DM42 • Does not support levelling up agenda – development is not just needed in the South East but other areas in the North and the Midlands • Proposed land already accounted for as mitigation for the Home Farm building project • No industry endorsement – Netflix, Amazon etc have endorsed other sites but not this showing the lack of need • Contradicts the councils Corporate Plan 2020 – 2025: Tacking climate change / Net carbon zero by 2050 / Outstanding public spaces • If the Planning Committee were to approve this application, it would be going against the democratic decisions taken by Buckinghamshire (formerly Wycombe) councillors and the majority view of the local population. • The applicant has spent much money on its media campaign and promotion of the site which has been deceiving in some cases. For example, they have given people who support the application Amazon gift cards and have described the land as 'neglected former landfill' which gives the impression it is a rubbish tip not an area of beauty and nature. Also they have printed promotional materials disguised as newspapers and used local school names claiming support when this is not the case • 2010 Application for Marlow Football ground relocation to this proposed site was denied as an inspector wrote it would contribute to the urban sprawl and erode the countryside. • Judicial Precedent – Sefton Metropolitan Borough Council v Secretary of State for Housing, Communities and Local Government and Doherty [2021] EWHC 1082 • Little Marlow Lakes Country Park (LMLCP) Was added to WDC Local Plan under Policy RUR4. Bucks council could be liable to legal challenge should this be breached.

Additional comments (not Planning related):

- Developer is located in Guernsey which is a tax haven and taxes will not go to UK treasury. Avoidance of stamp duty
- Developer is not a film making company, so development is not for their own use
- Bucks CC has amalgamated itself with corporate interests and NGOs in a growth Board going against local human rights and provides the offshore company no due diligence. No notification of this Growth board and it's not democratic
- Immoral tactics used to market the proposal on the local community
- Failed to budget for sound insulation against aircraft noise being in close proximity to Heathrow corridor
- Neuroscientific evidence shows people are mentally fitter and healthier with access to green spaces
- House prices in the local area will plummet
- Influx of staff may impact housing and make it harder for younger people trying to get on the property ladder
- Carbon emissions will skyrocket. An average 2-3 bed house creates enough carbon that takes a year for 5,000 trees to sequester. - Developer response understands this and says it happens everywhere
- Applicant claims Bucks LEP has created a strategy for the development of TV and film resources in the county. Bucks LEP is biased as it is chaired by the Senior Executive of Pinewood studios therefore it uses its strategy to continue to promote the interests of Pinewood studios
- DIDO (Guernsey) have not registered in the 'Register of Overseas Entities' which is a criminal offence. Seek ruling from HMRC to ensure no tax evasion aspects to DIDO's application.
- Data for increased need for streaming services based on 2 year old lockdown data therefore no longer relevant
- Conflicts of interest – Senior employee of Wycombe Planning Authority new role as MFS sustainability consultant. Some Marlow Town Council members are directors of Globe Park
- Studio in Hertfordshire has been halted halfway through development. Broxbourne has lost ground due to the financial climate and this could similarly happen at this development
- Developers have shown no evidence of client relationships with film studios or production companies who would move in
- Cllr Scott mentioned in his comment on 06/09/23 that Marlow Town Council had an informal meeting in support. No public record of full Town Council Meeting between 6th September and 25th September when rep was uploaded by Cllr Funnell. Misleading response from Cllr Funnell
- Less spending on High End TV - HETV contributed to nearly 70% of production spend in 2022. Recent report by Knight Frank – UK Film and Television Studios Market 2023 report confirms that there is sufficient studio space in the UK and no new builds are required.
- No response regarding denied FOI requests
- No public meeting for residents held