

Little Marlow Parish Council letter of objection to:

22/06443/FULEA | Full planning permission for production space and supporting buildings for screen-based media and associated services/industries. The development of approximately 168,718 sqm GEA total floorspace comprising : sound stages, workshops , office accommodation, studio hub associated outdoor space such as backlots and unit bases; entrance structures and reception; security infrastructure, mobility hub; cafes; parking; bridge; incidental supporting buildings; associated infrastructure; public art; upgraded vehicular access onto Marlow Road; new cycle and pedestrian accesses; a new cultural/educational/recreational building; a new community building and associated landscaping, publicly accessible recreational land and ecological and environmental enhancements/habitat creation | Land Adjacent South Side Marlow Road And A404 Junction Westhorpe Park Little Marlow Buckinghamshire.

The site is designated as Green Belt in the National Planning Policy Framework (NPPF) and part of the Little Marlow Lakes Country Park in the Wycombe District Local Plan.

Section 138 of the NPPF should stop unrestricted sprawl of built-up areas, prevent neighbouring towns from merging, safeguard the countryside and preserve the setting and special character of historic towns, all of which would be contravened.

The Wycombe District Local Plan (which is extant for this area) states in policy RUR4 that the Little Marlow Lakes Country Park is allocated for outdoor recreation and only developments for environmental improvements should be allowed that also provide safe access for pedestrians, cyclists and disabled users from Marlow and Bourne End. It stipulates that developments which have any adverse effect on the amenities of the area or prejudice the function as a Country Park are not permitted. Large industrial buildings over 20m high would destroy every element of this.

There are no Very Special Circumstances to justify the harm to the Green Belt:

- i) the economic benefits are based on values for the whole of the film industry including distribution and marketing not just production, the employment figures do not stack in an area where there are currently 67059 jobs on Indeed.com and there is definitely no increase in accessibility because the development will remove many existing deemed rights of way that currently exist over large parts of the site.
- ii) the claimed gains in biodiversity are irrelevant especially as the applicant is suggesting offsetting this and no site has yet been identified and could not possibly be close enough to relocate what is present now including a huge population of protected flora and fauna including bats, newts, badgers and rare orchids and stoneworts.

The development will dramatically damage the Visual Amenity of the area, most significantly around the Westhorpe Park Homes conurbation but also from an enormous area of the Chiltern Area of Outstanding Natural Beauty which according to the 2019-24 management plan should be protected from visual impact by any new developments.

This land also includes the Grade 2 Listed Westhorpe House and Park where the setting of historic parkland makes a significant contribution to its Heritage asset (para 180-208 NPPF) and this would be destroyed by the development.

The increase in traffic movements quoted as being around 2000 vehicles per day will completely overpower the Local Traffic Network which is already over capacity at certain times of day and will further reduce the Air Quality in Marlow which is already described as poor at times, hence the objection from Highways. It should be noted that the present proposed mitigation measures are totally unworkable and are based on untried and untested modelling.

The applicant has not shown evidence that significant effort has gone in to identifying alternative sites and has confined the search to within the West London Cluster which is contrary to the National Industry Strategy 2017 and Creative Industry Sector Deal 2018 whereby Government policy is to spread the media industry to other parts of the country in line with the Government's levelling up strategy. In fact the economic benefits to both Bucks and the UK are not proven to be dependent on being so close to this cluster

Removal of such a large area of open space will also create a huge increase in the flood risk and has caused the objection by the LLFA.

Little Marlow Parish Council therefore request that this application is refused.

If the Council are minded to approve this application LMPC requests that the following Mitigation measures are considered.

Proposed Mitigation Measures

High Priority

1. Increasing the area of the Little Marlow Lakes Country Park under public ownership to accelerate its development.
 - a. The purchase of the 2 riverside meadows currently owned by Westhorpe Farm (marked A1 and A2)
 - b. The purchase of the land to the East of the running track owned by Follets (marked B)
 - c. Transfer of land ownership of Plots 4 & 5 from Dido Properties Ltd to BC to enable Net Biodiversity Gain to be realised on-site.



3. Enhancing access and safety at the principal entrance to the Country Park
 - a. The creation of a mini-roundabout at the entrance to Muschallik Road and School Road
 - b. The surfacing and widening of Muschallik Road
 - c. The creation of a carpark for up to 80 cars in the disused quarry area to the North of Spade Oak Lake
 - d. Creation of a footpath from the quarry area to the riverside area A1
 - e. The creation of a drop-off/pick-up point for Little Marlow School
4. Creating amenities for visitors to the Country Park in the disused quarry area to the North of Spade Oak Lake
 - a. Visitor and Education Centre
 - b. Café
 - c. Administrative office & Ranger/Volunteer facility
 - d. Public toilets
 - e. Children's Play Area (Natural Play)
 - f. Forest School
 - g. Services Infrastructure (water/electricity)

Medium Priority

5. Providing an alternative access road for the Westhorpe area residencies via Westhorpe Farm Road
6. Improving access to the Riverwoods Open Space/picnic area of the Country Park
 - a. Access road
 - b. Parking for 25 cars
7. The provision of recreational facilities in the Follets land (marked B)
 - a. Expansion of public carpark at running track
 - b. Creation of a bike park (eg BMX and/or off-road cycle training track)
 - c. Creation of a pitch and put course with associated facilities
 - d. Creation of a natural play park for children
8. The provision of recreational facilities in the in the riverside meadows (marked A1 and A2)
 - a. Natural play park
 - b. Picnic facilities
 - c. Adult well-being area
9. Improvements to biodiversity
 - a. Enhancements to hedgerows in the area
 - b. Riverbank restoration at Spade Oak Meadow (A3)
 - c. Creation of new wetland habitats in the riverside meadows (marked A1, A2 and A3)
 - d. Miscellaneous new plantings and habitats