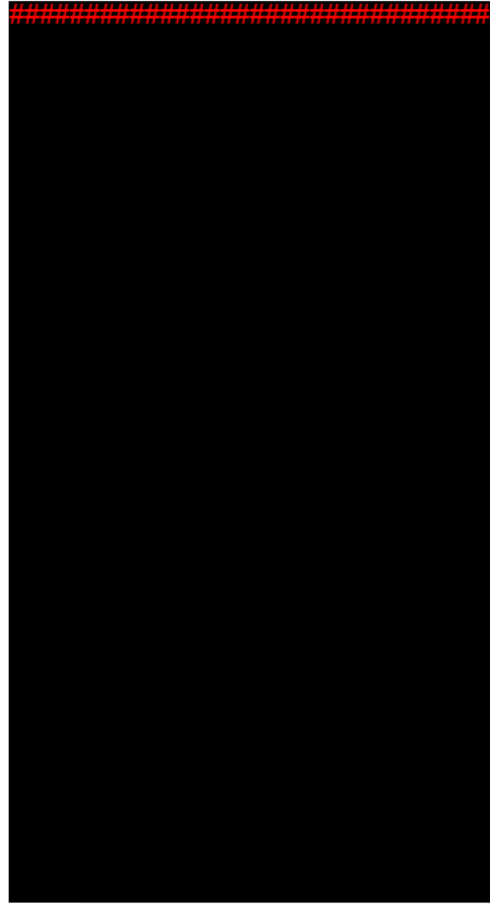


Christmas Lights Sponsorship 2021

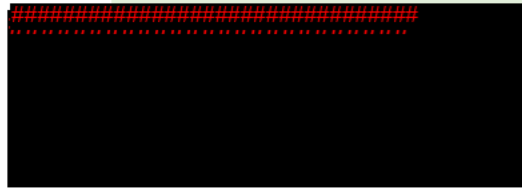
Confirmed sponsors

Contact	Email	Amount £	Invoice no	Date paid	Logo	Notes	VIP guest allocation Post Reception	VIP guest allocation Pre Reception
---------	-------	----------	------------	-----------	------	-------	--	---------------------------------------



			132		yes 2019			
			133		yes 2019			
			134		yes 2020			
			donation			no publicity		
			donation			no publicity		
			117		yes 2021			
					yes 2020	waiting for a PO		
			123		yes 2019			
			114		yes 2020			
			121		yes 2020			
			124		yes 2021			
			125		yes 2020			
			127		yes 2020			
			135		yes 2021			
			126		yes 2020			
			138			no publicity		
			118		yes 2021			
			128		yes 2019			
			129		taken from website	CONFIRM LOGO		
			136		yes 2019			
			115		yes 2021			
			119		yes 2019			
					yes 2019	gov.pay link sent for donation 28.10		
			137		taken from website	CONFIRM LOGO		
			113		yes 2021			
					yes 2020	may want an invoice		
			120		yes 2020	13PO091794		
			122		yes 2020			
			111		yes 2020			
			130			CONFIRM LOGO		
			116		yes 2020			
			131		yes 2020			
			112		yes 2020			
					yes 2021			
					yes 2019			

32 Marlow Studio Project / Dido



Total 0

Councillors  
Celebrity party  
/ press / photo/ PR  
MTC

updated 29.10.21

Existing sponsors contacted

0 0

followed up 05.10.21  
followed up 05.10.21  
followed up 05.10.21  
followed up 05.10.21

New sponsors contacted

followed up 05.10.21  
followed up 05.10.21  
followed up 05.10.21  
followed up 05.10.21  
Chris Funnell speaking to them  
followed up 05.10.21

declined  
declined  
declined



**MARLOWTOWNCOUNCIL**

# Notice of Meeting

## Parish Meeting

To be held on: **Tuesday 17th October 2023 at 6.00pm**

In The Higginson Room, Court Garden House, Pound Lane, Marlow

**Notice is hereby given that the meeting will be convened as above**

### **AGENDA:**

- 1. To consider the consequences of planning application 22/06443/FULEA Marlow Film Studios for the Residents of Marlow.**

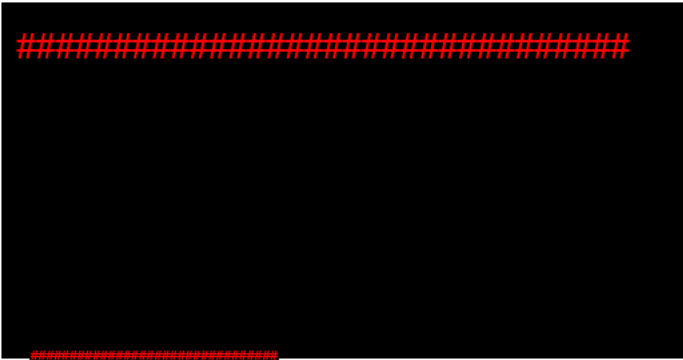
**Any person on the electoral register of the parish  
is entitled to speak at a Parish Meeting**

**FILMING AND RECORDING AT MEETINGS-PLEASE NOTE THAT THIS MAY TAKE PLACE DURING THE MEETING. NOTICES ARE DISPLAYED IN THE MEETING ROOM**

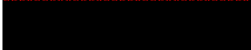
**SIGNED: *Hilary Martin* | Town Clerk**

**DATED: 06.10.23**

NOTE: This Notice must be affixed in some conspicuous place in the Town SEVEN clear days at least before the day of Meeting. If the Meeting is called by two members, this notice must be signed by those two members; in which case the business proposed to be transacted at the Meeting must be specified. LOCAL GOVERNMENT ACT 1972



Date 30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

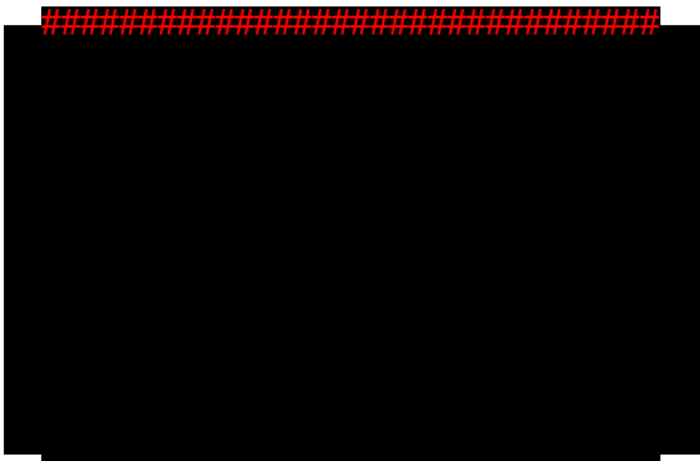
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

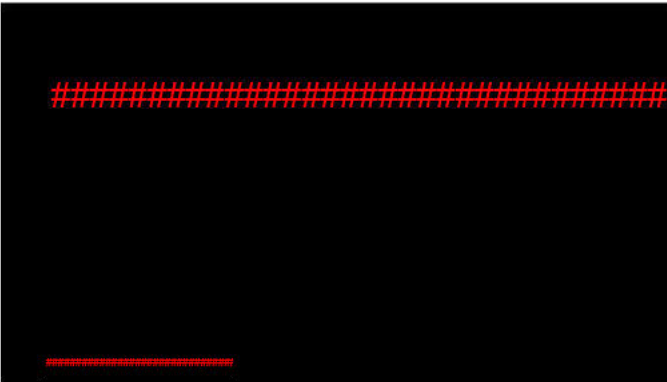
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 29/9/23

Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

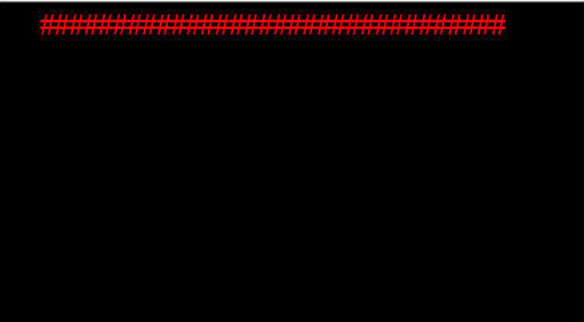
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

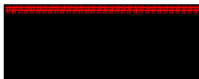
I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

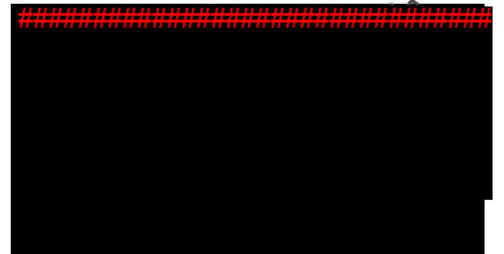
Yours faithfully



Date 30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG



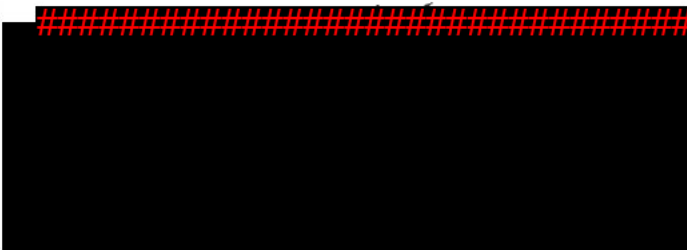
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

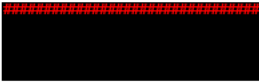
I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

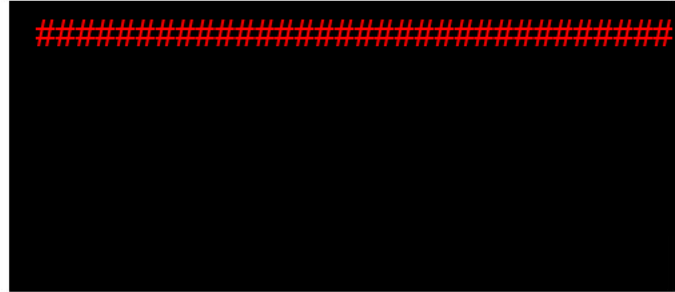
Yours faithfully



Date 30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG



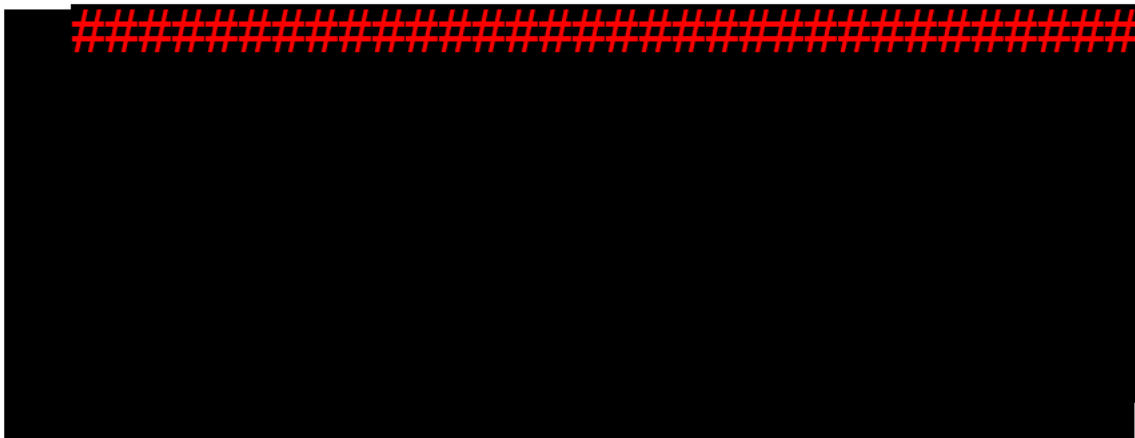
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

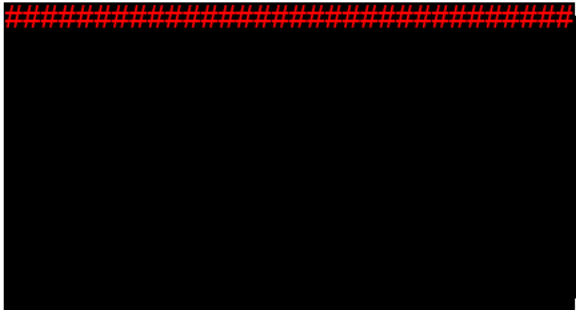
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30/9/2023



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

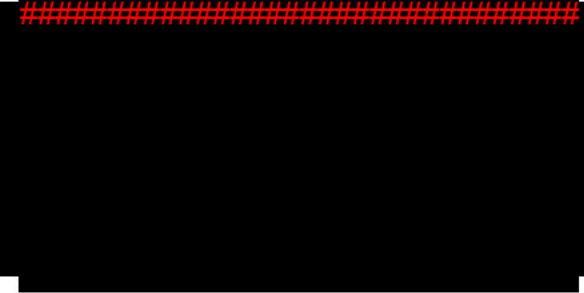
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 29/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

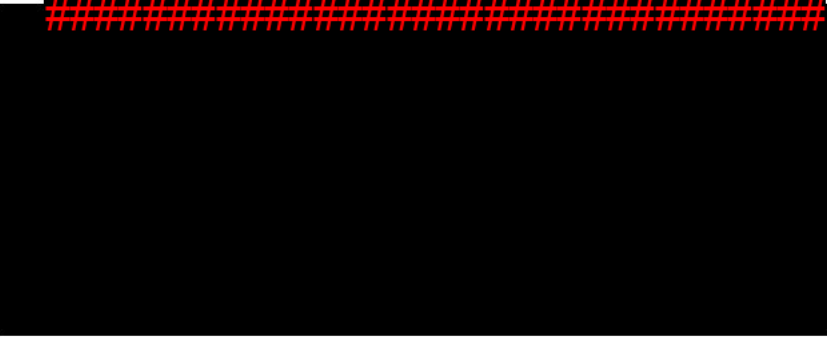
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

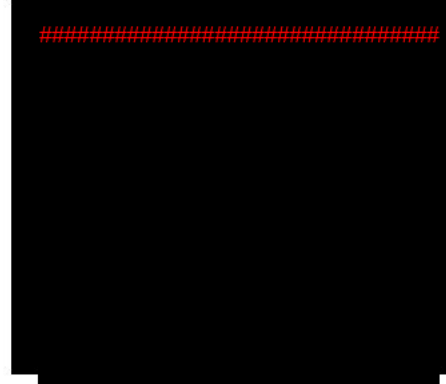
I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully







Date 29/9/23.



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

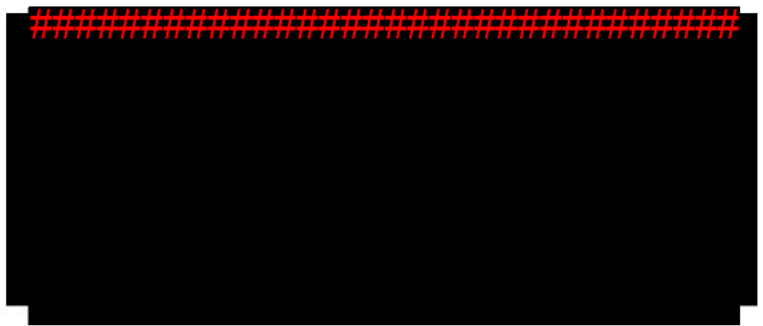
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

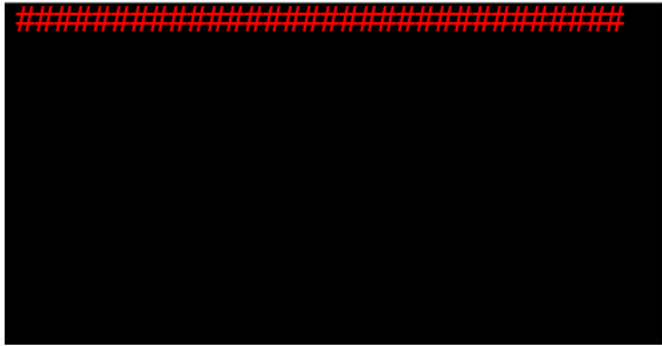
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

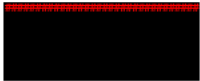
Yours faithfully





Date

30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

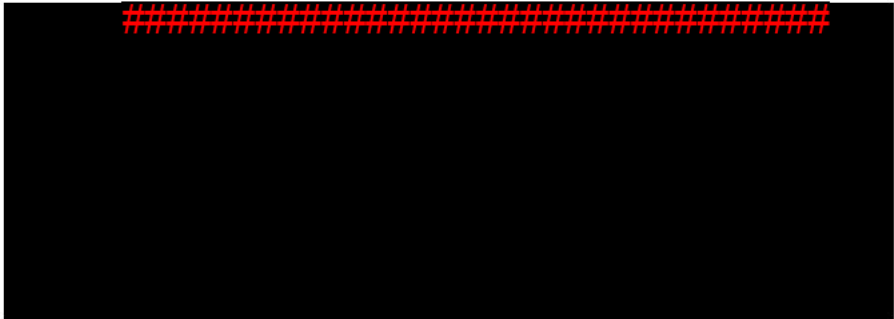
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

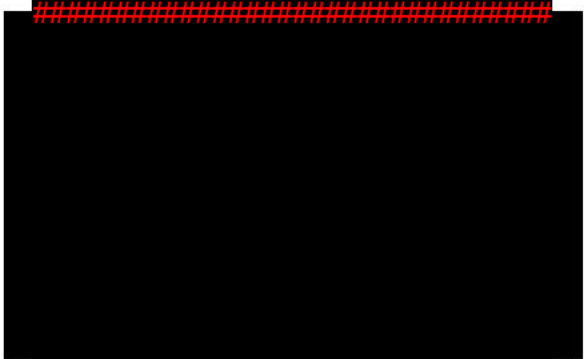
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

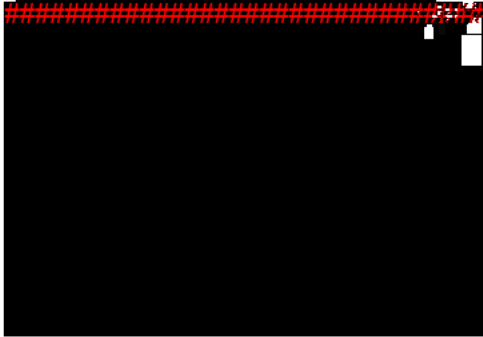
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30<sup>th</sup> September



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

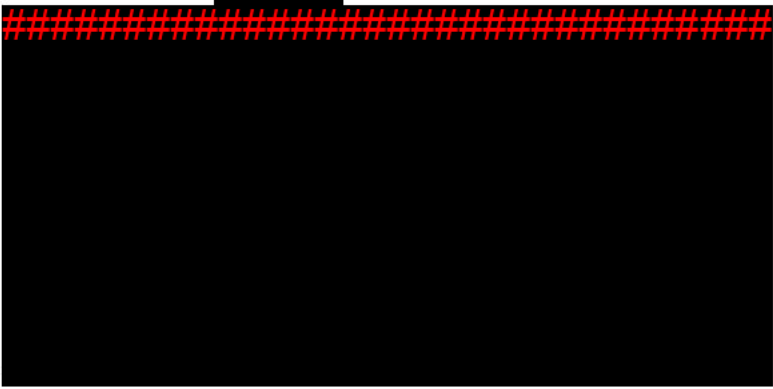
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

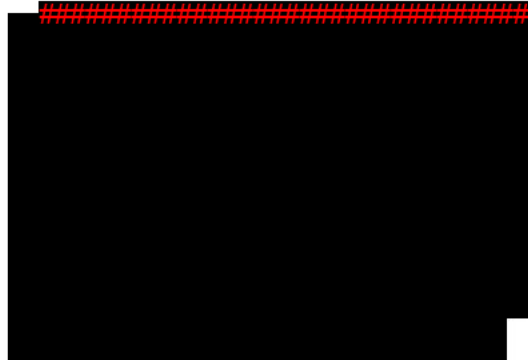
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

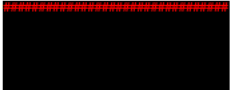
Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30 SEPT 2023



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

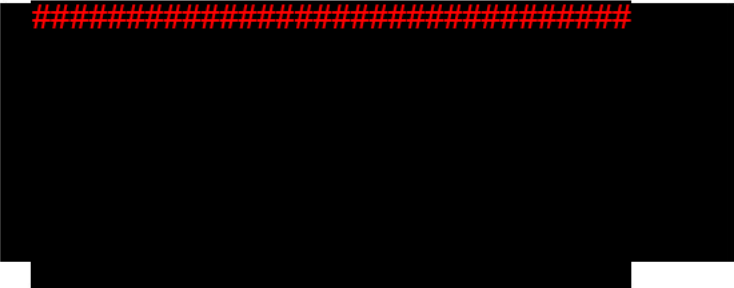
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30 Sept 2023



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

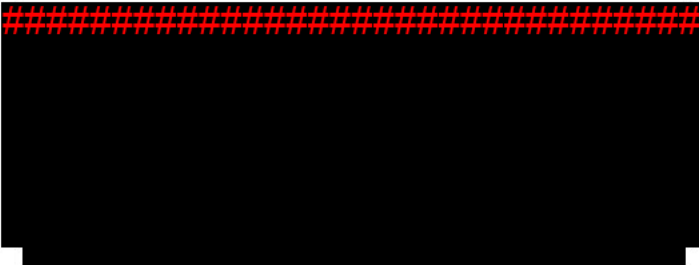
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

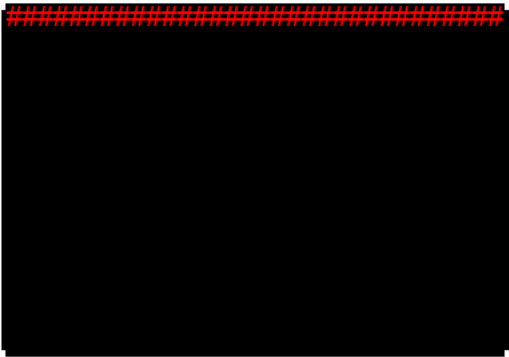
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

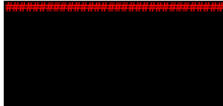
Yours faithfully





Date

30.9.23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

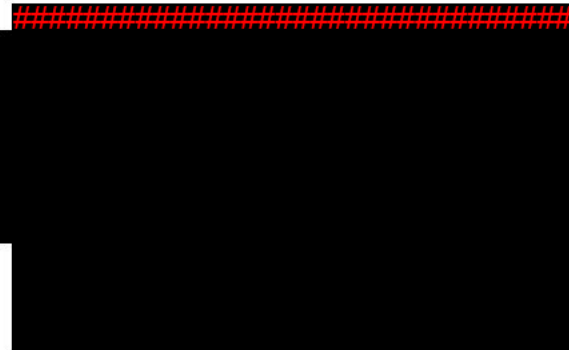
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

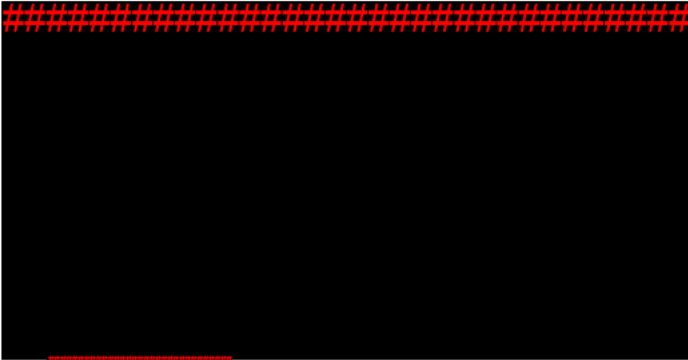
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date

30/9/23

Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

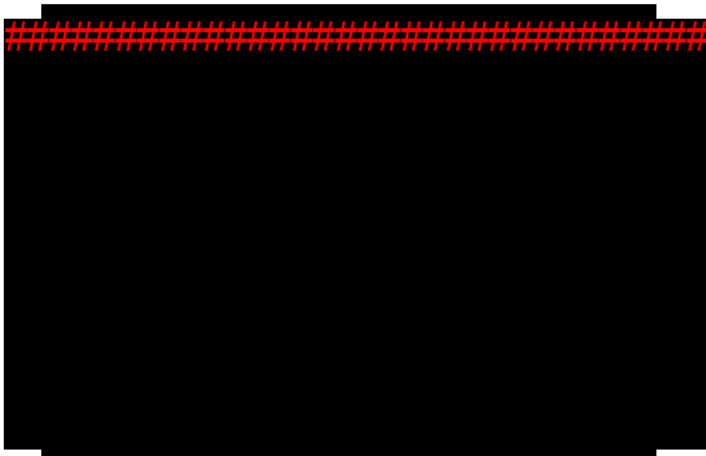
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 29/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

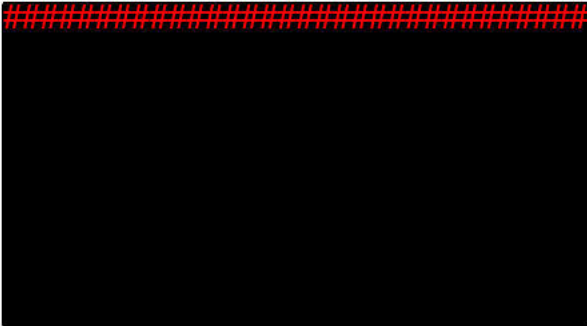
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

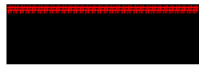
I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

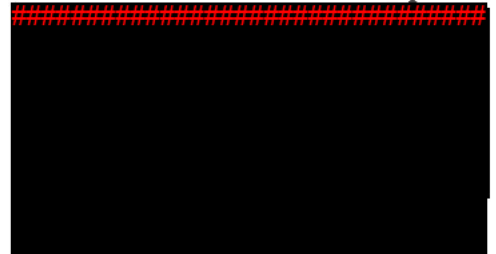
Yours faithfully



Date 30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG



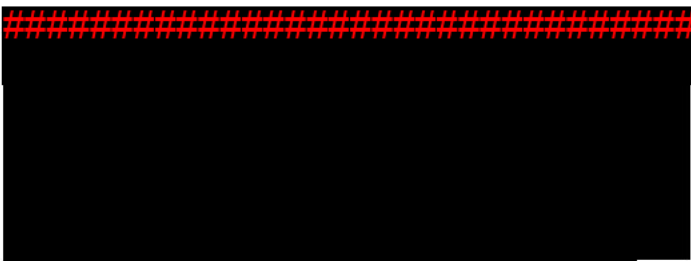
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

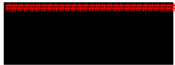
I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

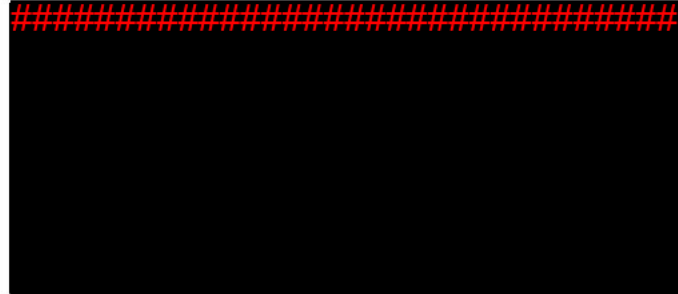
Yours faithfully



Date 30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG



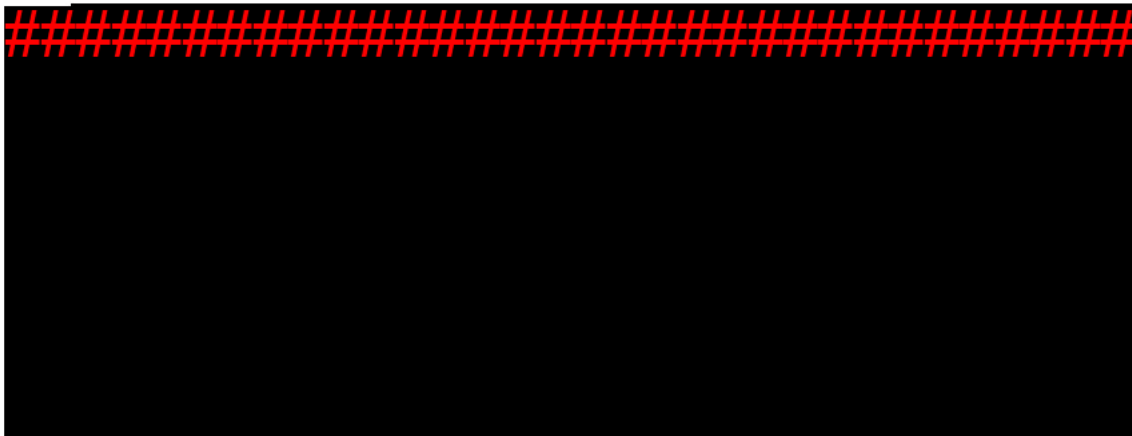
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

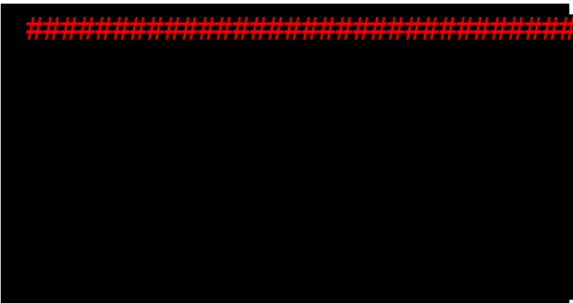
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30/9/2023



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

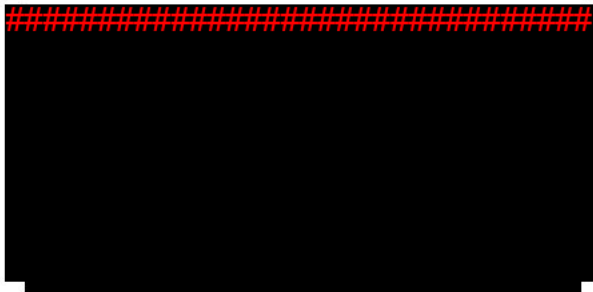
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

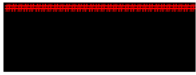
Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 29/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

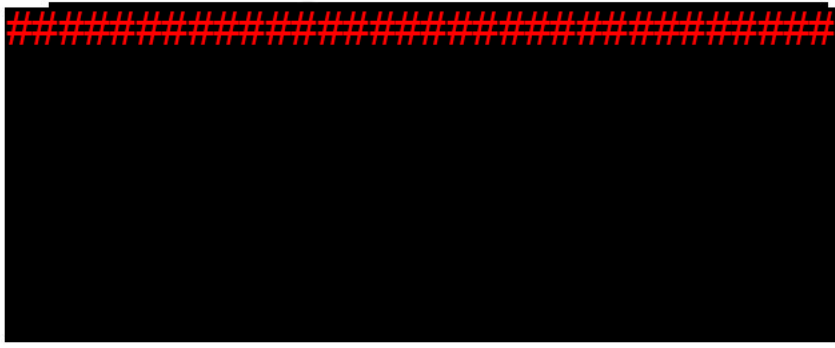
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

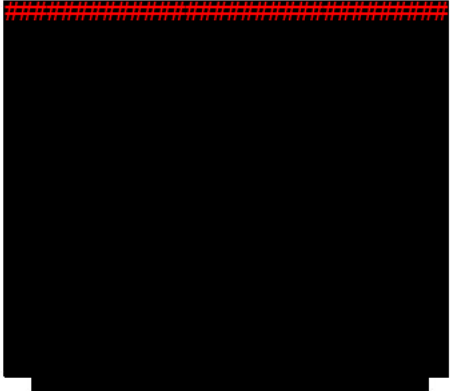
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 29/9/23.



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

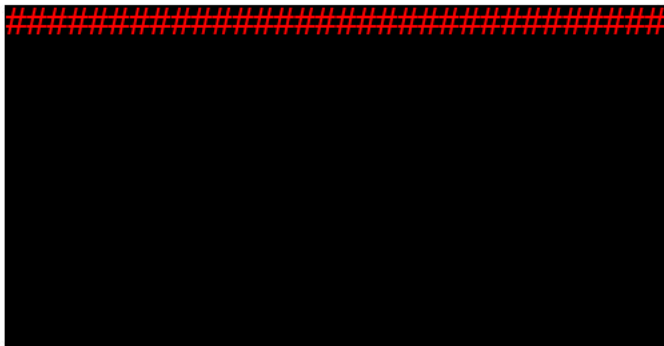
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

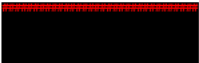
Yours faithfully





Date

30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

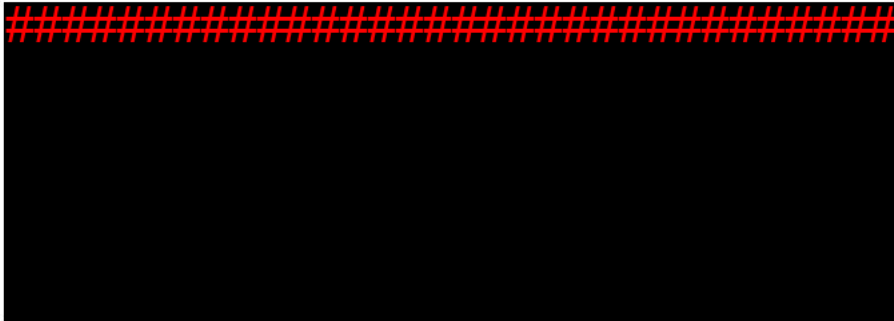
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

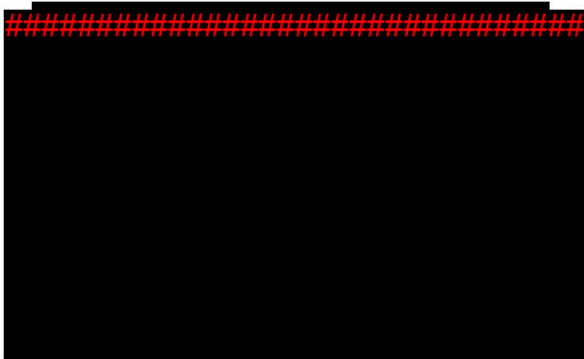
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30/9/23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

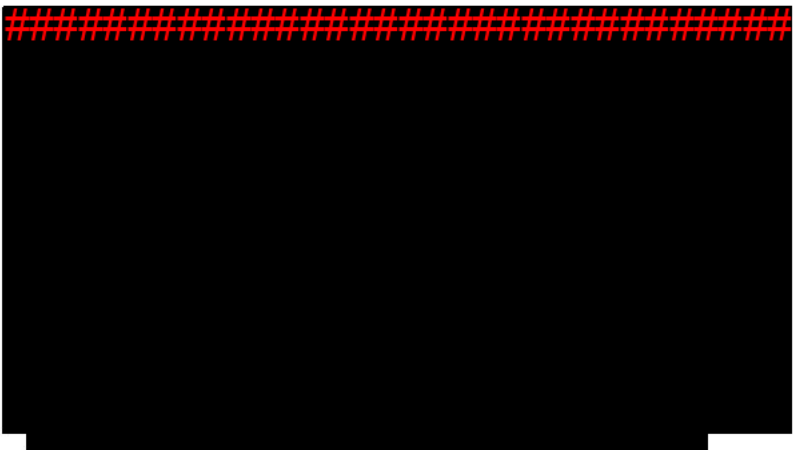
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

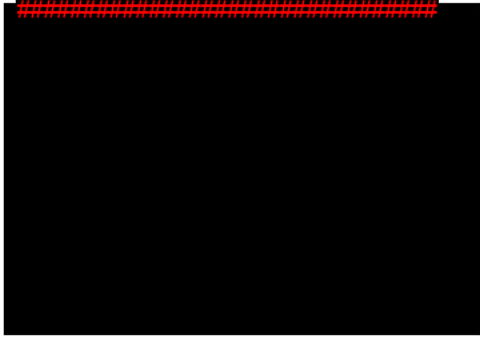
I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully







Date 30<sup>th</sup> September



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

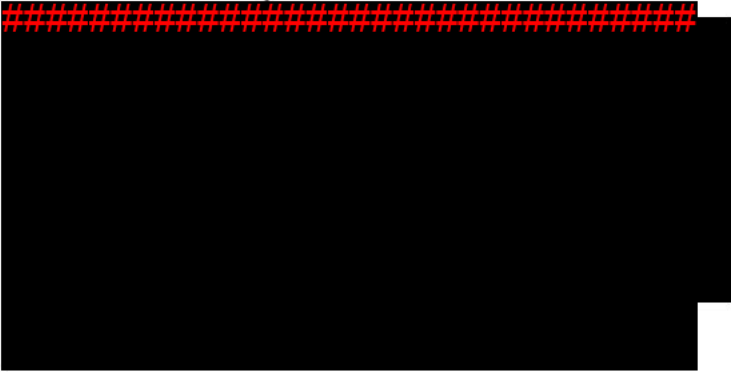
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30 SEPT 2023



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully





Date 30 Sept 2023



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG


As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

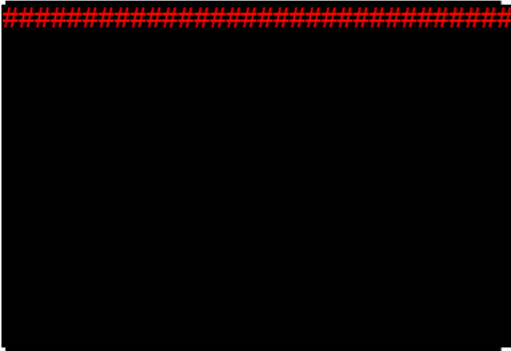
The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

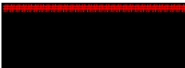
Yours faithfully





Date

30.9.23



Marlow Town Council  
Court Garden House  
Pound Lane  
Marlow SL7 2AG

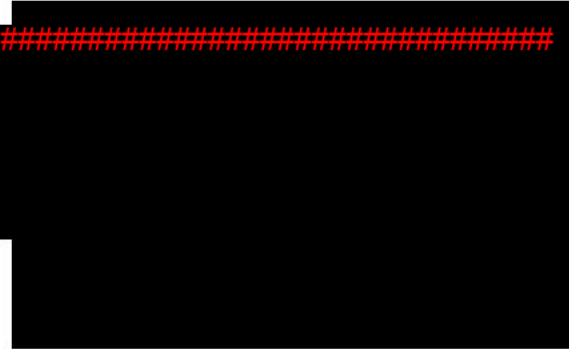
As a resident of the civil parish of Marlow Town and being on its electoral register I hereby call for a **Parish Meeting** under the provisions of the Local Government Act 1972.

The purpose of the meeting is to consider the consequences of planning application 22/06443/FULEA (Marlow Film Studios) for the residents of Marlow.

I kindly request that you make all necessary arrangements for the meeting to take place before the 13<sup>th</sup> of October.

Please would you confirm receipt of this letter and inform me whether a member of Marlow Town Council will preside over the meeting.

Yours faithfully



[View this email in your browser](#)



## MARLOW TOWN COUNCIL SUPPORTS MARLOW FILM STUDIOS

We are delighted to share that **Marlow Town Council** have shared their support for our proposals to bring a world-class film studio to Buckinghamshire, joining the **thousands** of people who have already sent their support of our application to Buckinghamshire Council.

The letter was submitted following a majority vote of 8 to 3 in favour of the application at an informal members meeting on 24th August.

Other supporters of our application include:

- **Over 600** people who live in the immediate area of Marlow and Little Marlow.
- **Over 1900** further Buckinghamshire residents.
- **Over 500** individuals, often industry workers or business owners in the creative economy supply chain, outside of Buckinghamshire.
- Leading industry bodies: [REDACTED]



**A map showing supporters of Marlow Film Studios within Buckinghamshire.**

If you have any questions about our proposals please do not hesitate to get in touch with us at [info@marlow.film](mailto:info@marlow.film).

Warm regards,

The Marlow Film Studios Team



# Comments for Planning Application 22/06443/FULEA

## Application Summary

Application Number: 22/06443/FULEA

Address: Land Adjacent South Side Marlow Road And A404 Junction Westthorpe Park Little Marlow Buckinghamshire

Proposal: 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

Case Officer: [REDACTED]

## Customer Details

Name: Cllr Richard Scott

Address: [REDACTED]

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The above application affects two main parishes in the immediate vicinity of this application, as neighbours to the development. Marlow is the most significant settlement adjacent to this application and has a population approximately ten times greater than Little Marlow and a population density per square kilometre that is approximately thirty times greater. The statutory position of ward boundaries designates the position of consultee as a parish to Little Marlow. Marlow is not a statutory consultee and has therefore not received a statutory consultation request. Importantly we wish to add our own position as the closest and most dense settlement to the site , inevitability our residents will also be impacted as the closest Town.

In exercising its public service role, Marlow Town Council recognizes that it has a clear duty in representation of its 14,767 residents (Marlow Population [2021] Census). We have actively been encouraged and lobbied by our residents to form a view on the above application, including both positive and negative aspects, and have encouraged residents to make representations on the application via the BCC planning portal which we see are substantial. Notably, on the planning portal, there are approximately 3,600 representations posted, 2400 in support of this application and 1,200 against .

Marlow Town Council members have followed in detail the elements of the application as it

evolved and careful note of statutory consultee inputs and resident input to make an informed and fact driven representation. Councillors have attended representations at public consultations and soundings to inform themselves of the detail which were extensive. On balance, there is very positive support for the application currently, regardless of residents' exact locations in the county and this support is reflected in the representations made so far, with a near 2:1 ratio in favour, which aligns with the messaging coming from our Marlow residents.

Marlow Town Council has therefore informally consulted its entire membership group of Councillors at a members' only meeting (not an official Council meeting) through a democratic extensive debate and discussion on the 24th of August 2023 - (see meeting note below \*)  
By majority vote, we have decided to fully support this application and not raise any objections to the proposed development. We recognize that our local Planning Authority (Bucks Council) will determine the lawfulness of the application's outcome, and its strategic planning group will convene to review the application at a point determined by them. The observations in coming to this decision and noted below.

(Note: Members agreed that the transport element of this application is complex, and statutory consultee comments and reporting have not yet been finalized . Such complexities can only be determined by data and analysis conducted by experts regarding highways operations .

In coming to our decision to fully support this application the following points and observations from the application were noted :

The site has historically been gravel pits that have ceased to operate over time and have been used for land backfill, waste disposal, and have been poorly remediated and landfilled. The development seeks to reclaim and regenerate a large area of very low-quality contaminated landfill that is mostly inaccessible to the public, other than a basic footpath dissecting its area from its public intersection from the Volvo footbridge to Little Marlow.

Historical attempts to establish the site as a country park have been in discussion since the late 70,s and as such a long term a legacy of waste dumps, waste processing and unlicensed activities have continued over the years. It is apparent that commitments could offer a future joined-up solution that will allow the implementation of a well-managed adjunct to the Spade Oak area by creating enhanced access to those areas in the future .

It is noted the applicant intends to use roughly 50 acres of a 150-acre overall site and enhance legitimized public access in the future with a commitment to 9 acres of open public space and a culture and skills academy. A provision is proposed for a further 15 acres of wildlife-protected land on bordering areas of the site .

It is noted in recent new document submissions a 20% Biodiversity Net Gain in both on-site and nearby areas through a recent acquired addition to the applicant's site, achieving twice the national BNG standard, increasing even further public access and a potential enlargement of the country park and SANG area. This has the potential to double (excluding water areas) the land area delivery of any future country park implementation.

The socio-economic benefits identify a training shortage in the Bucks economic report. There is significant support by Bucks' New university and Buckinghamshire College Group. Skills and training will be supported for a 10-year period. Compatibility with Bucks' local skills report, SIP



(local skills improvement program), and support from educational institutions, including both senior schools, the British Film Commission, Great Marlow, and SWBGS, along with a commitment to work with all local institutions.

Provision of a community hall for residents and a skills academy for industry. £750 million inward investment to Bucks, £338 million per annum GVA (gross value added) economic activity, and a minimum of 300 traineeships per annum in the first 5 years, as well as the creation of up to 4,180 new jobs. As part of this 780-2,415 jobs will be created through a variety of skill sets .

It is noted that a sustainable travel strategy and investment has been a challenge in the area for the last few decades .The opportunity appears it can be accelerated through new public bus and hopper services, walking, and cycling provisions. Specifically, a new public bus that is proposed between High Wycombe and Maidenhead and a new East/West hopper bus service between Bourne End and Marlow. It is also noted that active travel commitment includes financial incentives for walking/cycling to studios, with government support for creative industries.

We have noted the Economic growth and regeneration planning application response dated the 23rd of July 2022 in the application on behalf of the Bucks Council Directorate for planning, growth, and sustainability Bucks. This response puts forward an overwhelming argument detailing the support for the diversity and prosperity of the local economy overall, encouraging business, employment, and skills for Bucks, as well as the vibrancy benefits for local town and village centres.

\*(Note: Eleven members attended this meeting on Wednesday, August 24th, out of 12 possible members. One member declared a conflict of interest with their role [REDACTED] and did not attend the meeting. Eight members voted in full support of the application, one member voted against support, and two members supported but did not wish to vote. [REDACTED] asked for the submission to show that she does not support the application. [REDACTED] asked for the submission to show that she is neutral on the application

The final vote was therefore declared at 8 to 3 in favour and carried.

06/09/2023



Designed by Olympic Park master planner Jason Prior (Prior and Partners), and double Stirling Prize architects Wilkinson Eyre. Marlow Film Studios will provide working space of an unparalleled quality, designed for filmmakers, while simultaneously benefitting the wider community.

## WHY MARLOW?

In 2015, the UK overtook California as the world's filmmaking destination and has continued to outperform. Leading this success is Buckinghamshire. A significant history of hits from BRIEF ENCOUNTER to the JAMES BOND films, and many other globally-recognised film and TV productions makes this area the focus of an essential part of the UK's creative economy.

The workforce is local: about 600 of the most recognised industry specialists in the UK live within 15 minutes of Marlow, and two thirds are within a reasonable travel time. One in five of the next generation rank this as their dream career.

The studios, using a landfilled former gravel quarry site alongside the A404 dual carriageway, will bring:

1. **4,000 new jobs** – 2,000 of which are technical and production roles created by the Studios plus a further 2,000 jobs in the wider economy as filmmaking budgets buy a broad range of adjacent services and goods
2. **£3.5bn** of investment over a decade to local film or TV production (of which more than **£2bn** will be spent in the wider economy)
3. A new dedicated **on-site training facility**, for the next generation, to be used in collaboration with **Buckinghamshire New University, Bucks College Group** and others
4. **Enhancements to Westhorpe Roundabout** on the A404 including smart signals, with the junction working better in future years than the current 1970s legacy layout
5. **Two completely new fully-funded bus routes for public use** – one from High Wycombe to Maidenhead (featuring a Marlow to Elizabeth Line journey in 20 mins) and the second around Marlow to include stops in local communities and Bourne End
6. **25 acres** (more than a quarter of the site) for **biodiversity and quiet recreation**, retaining and adding to the existing formal and informal paths
7. **60 acres** adjacent to Spade Oak Lake **contributing to the Country Park vision**, used for both biodiversity and with new paths including an attractive cycle route towards Bourne End.

## THE NEED FOR A NEW 21ST CENTURY FILM STUDIO

The last 10 years of policy and investment from government has delivered £32bn of new inward investment to production budgets in the Film and TV sector. Last year, the £6.3 billion spent in the UK was the equivalent to 20 additional BBC drama departments.

Without a similar quantum of new facilities, this growth means that **only one third of filming is now in purpose-built spaces**. Constant transience and inefficiency are detrimental to crew wellbeing, the environment, and stifle economic performance, all of which undermines the UK's competitive advantage.

Three quarters of this key sector of the cultural economy and employment is in the West London Cluster (an arc of inward investment which Buckinghamshire leads, followed closely by Hertfordshire and Surrey).

This Cluster is anchored by major studio facilities. Travel time to work for key technicians and craftspeople sets its geography. For stability of family life, workers in the sector are not able to relocate for each engagement. Contracts can be for many months, yet as each filming day is unique, skills might be needed for just a few hours at a time.

Crews do not get paid for travel time to work, and the standard working day is 11 hours, usually starting before 7.30 am. Consequently it is a critical factor for film makers that new studios are built close to where crew live.

**British Film Commission data reports that two thirds of the UK's crew most in demand for prestigious British filmmaking live within a reasonable travel time to work of Marlow.**

Government policy projects **employment in the sector will grow adding another £50bn by 2030**, as the world continues to become connected to broadband worldwide. In Buckinghamshire, these roles **are three and a half times more productive than those in the local economy**, and the educational system is particularly recognised for delivering the specialist skills required.

The UK will need an additional **6 million sq. ft. of studio space** over the next five years to meet the continued demand of the TV and Film sector. Between 2010 and 2019 the sector has increased by 68% compared to 36% for the UK as a whole.

In 2016-2018 alone, the lack of suitable studio space saw **up to 10 major movies being sent overseas**, losing the UK economy investment worth **£950 million**.

Marlow Film Studios will help meet that need, bringing important inward investment to the geographic heart of the sector, by providing: 472,761 sq. ft of sound stages, 409,491 sq. ft of workshop space and 279,829 sq. ft of office space and supporting facilities.



The Studio Hub provides a creative facility to film makers and some ticketed events open to the public. This image shows a view from the existing Public Right of Way across the site which is being enhanced to allow for cycling.



An internal street within the Studios.



Verified view from the Area of Outstanding Natural Beauty from a Public Right of Way by Bloom Wood. The saw-tooth roof detail of the buildings along the Marlow Road, the use of darker tones for the building materials, and planting, reduce visual impacts.

## ECONOMIC BENEFITS

Over 4,000 jobs will be created across a **wide range of skills**, such as **hairdressing, carpentry and engineering** as well as **high tech**. About half will be on site in filmmaking roles, and half in the wider supply chain. **Two-thirds of production budgets go outside filming to the local and wider economy.**

Building Marlow Film Studios is a **£750m investment**. It will be able to accommodate several productions at any one time, giving a consistent level of activity, **supporting wider facilities such as the academy and bus services**, which would not be viable for smaller studios.

## CULTURE, SKILLS & EDUCATION

There are **twice as many creative industry jobs within the Buckinghamshire economy** than the national average and, **one in five young people in the UK list this sector as their top career choice**. Marlow Film Studios will strengthen skills in the sector with a **dedicated culture and skills academy on-site**.

The Studios will fund and deliver traineeships for at least **300 new entrants into the sector over the first five years**, one third of which will come from the local area. Special weighting will be given to enrol candidates from underrepresented backgrounds.

The academy will also act as a hub for further training with **Buckinghamshire New University, Bucks College Group and others**, as well as being available for **community cultural events, fostering a creative hub**.

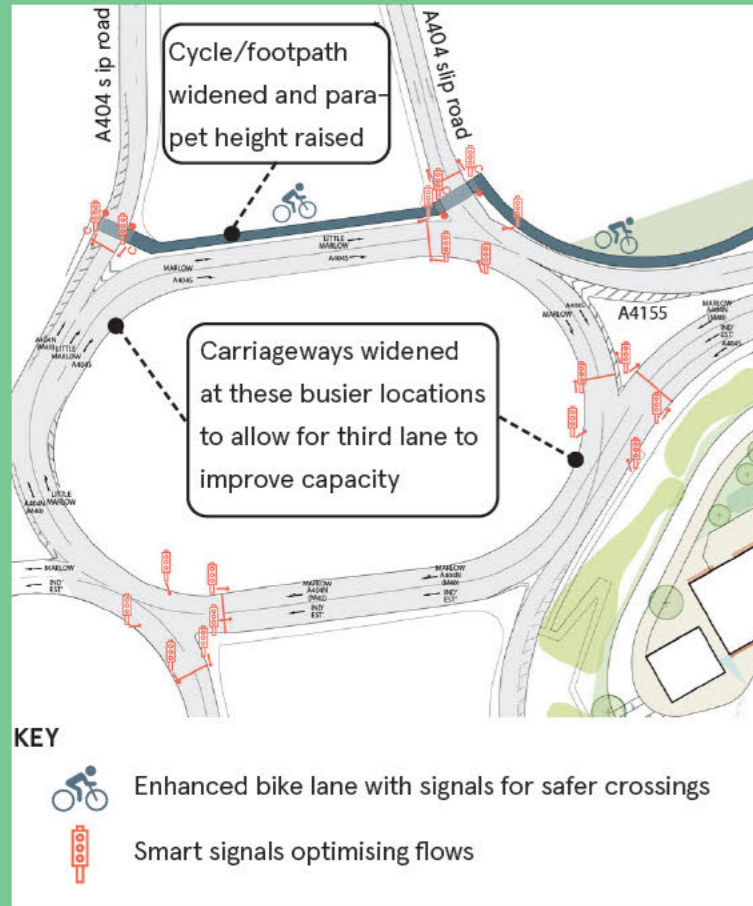
## TRANSPORT

**Upgrades to A404/Westthorpe Roundabout**, including smart signals and layout improvements, will accommodate studio traffic, along with an enhanced pedestrian and cycle route. This results in the junction working better in future years than the current 50-year-old layout.

**Two new public bus services will be delivered**, one from High Wycombe to Maidenhead (featuring a Marlow to Elizabeth Line journey in 20 mins) and the second around Marlow to include stops in local communities and Bourne End. There will be a public transport interchange on site at the Entrance Square.

This will encourage a shift from private cars (which are capped at 60% of studio journeys). There will be over 1,000 strictly managed parking spaces on site, with production companies required to book in advance and to mandate use of public transport for a proportion of employees. The quality of the permanent film infrastructure and facilities on-site reduces the need for a proportion of workers to transport their own equipment, enabling fewer car journeys.

## A404/WESTHORPE ROUNDABOUT



The junction of the A4155 Marlow Road with the A404 at Westhorpe will benefit from smart signals at key locations and layout improvements. These increase the capacity of the junction and accommodate studio traffic. In addition, the existing cycle and pedestrian route is upgraded with the signals, allowing for safe crossing points. Together, these changes result in the junction working better in future years than the current 1970s legacy layout.

## PROPOSED SCHEME



The hatched area is land held by Buckinghamshire Council. In October 2022 the Council identified this land in principle for a future **Country Park** (under the 1968 Countryside Act) and **SANG** (a Suitable Alternative Natural Greenspace) to provide additional places for people to visit the countryside. Formal designation will be considered by the Council once a scheme for these uses has been developed, as part of the long-term plan for a nature reserve at the site now that gravel extraction has stopped.

1. Located alongside the A404 dual carriageway.
2. Southern half of the site is left largely undeveloped, leaving more than 25 acres of the site and the waterbodies for quiet recreation and nature.
3. Area for quiet recreation retained near the existing homes, with permissive paths.
4. Area for wildlife retained around the backlot, assisting in views from Winter Hill
5. Area for outside filming, known as a backlot.
6. Trees retained around the site.
7. Access to Westhorpe House Apartments and Westhorpe Park Homes maintained largely as now.
8. Solar panels and green roofs on all large soundstages.

9. Public Right of Way retained on its current route across the site, and enhanced for cycling.
10. Ponds and swales on site to retain water and assist flooding.
11. Security. This is well-set within the site and uses non-intrusive measures to avoid queuing back to the road, such as booking vehicles in advance and using advanced number plate recognition technology.
12. Entrance square open to the public, hosting a public bus interchange.
13. A new public bus service will run from High Wycombe to Maidenhead, featuring a Marlow to Elizabeth Line journey in 20 mins).
14. A new public bus service will run around Marlow including stops in local communities and Bourne End.

15. Two multi storey car parks, which will be ready to go electric over time starting with 20% of spaces with EV chargers, and car journeys capped at 60%.
16. Existing pedestrian or cycling connections.
17. Enhanced pedestrian and cycle route across Westhorpe Junction.
18. New pedestrian and cycle route between Volvo Bridge and the Marlow Road.
19. Existing lake side footpath retained largely as now.
20. Poplars retained.
21. New Community Building available for hire by local groups.
22. Culture and Skills Academy providing space for on-site training, and also available for community use out of hours.

23. Studio Hub providing a creative facility to film makers, with ticketed events open to the public.
24. Incubator space for new businesses.
25. 60 acres adjacent to Spade Oak Lake contributing to the Country Park vision, used for biodiversity and new paths and cycle routes, less than a mile from the site.
26. New off-highway cycle route to Bourne End.
27. A new path connecting the existing circular route around the lake to the Area of Outstanding Natural Beauty north of the Marlow Road.

# BIODIVERSITY, HABITATS AND PUBLIC ACCESS

There will be a long-term uplift of 20% from existing biodiversity using the Environment Act's metric.

60 acres north of Spade Oak Lake will be managed under long-term agreements to complement the Country Park vision including for biodiversity and new paths for cyclists and pedestrians. There will be an off-highway cycle route towards Bourne End, as well as a path which will connect the existing circular route round the lake to the Area of Outstanding Natural Beauty north of the Marlow Road.

25 acres of the site (more than a quarter) will be managed for biodiversity and quiet recreation under long term agreements. The 15 acres surrounding the Backlot will be managed exclusively for biodiversity, with the 10 acres next to Westhorpe Lake providing for quiet public recreation and biodiversity enhancements.

The existing informal path next to Westhorpe Lake will be retained and aquatic habitat improved. The existing public right of way, which runs to the north of the lake across to the site, is to be enhanced to allow for cycling. To the west, a new cycle-friendly path will connect to the network north of the site.

New conservation hedgerows and over 300 new trees will be planted with more than 80% of the existing trees and hedgerows retained on and around the site.

Landscaping includes swales and ponds, planted with native species and 'living-green' roofs to support insects and invertebrates. Both slow water runoff, so there is no increased risk from flooding.

A community building is being provided for hire by local groups and some of the Studio's parking will be made available out of hours for recreational use.



An internal street within the Studios.

# ENERGY AND WASTE

Rooftop solar panels will provide the power for the Studio's basic heat and light across a year, and additional power will be procured from renewable sources.

A fifth of the parking spaces will be fitted for EV charging, and all will have 'passive provision', to be brought online as demand increases.

Buildings are designed to BREEAM 'very good' and 'excellent' standard, using 'circular design' principles - allowing for easier long-term management, resulting in less waste. BREEAM is an environmental assessment methodology run by the Building Research Establishment.

A waste management plan provides that the Studios will work closely with filmmakers to improve sustainability and reduce waste in the industry.



# VISUAL IMPACT

The proposed Marlow Film Studios site runs alongside the A404 dual carriageway, on land which was excavated for gravel and then landfilled with waste, leaving a damaged landscape.

The Chiltern's Area of Outstanding Natural Beauty lies to the north, and Winter Hill to the south. The highest proposed building is the same height as Marlow International, to the west of the by-pass. Smaller workshop buildings with a saw tooth roof detail will break up the larger sound stages from these more distant views, and the building design uses a palette of dark and vernacular colours to be visually more recessive in the landscape.

Solar panels have been orientated southwest to reduce reflection from Winter Hill.



Industry leading space for craft and technical specialists in light-filled creative loft spaces shown here above film making workshops. A saw-tooth design creates visual interest, including from more distant views. Verified view from A4155 Marlow Road (see above for night version).

# PLANNING

Marlow Film Studios engaged extensively with the local community and close neighbours over the course of the year prior to submitting the planning application. A Community Liaison Group, bringing together those in the local area with a wide range of interests, met eight times. A Close Neighbours Forum was also established, to allow for more detailed conversations. In addition, the scheme was scrutinised by a Design South East panel of experts, whose feedback was largely positive, and resulted in some refinements to the proposal.

To be granted planning permission, the proposal must meet the strict 'very special circumstances' criteria set by Government on Green Belt. Achieving 'very special circumstances' is, rightly, a very high bar and gives a number of safeguards.

First, it has to be shown there are no other 'achievable, available or suitable sites', including brownfield sites. An extensive search across 22 Local Planning Authorities investigated 126 possible sites. One hundred and seven were 'unachievable' and 'unavailable'. Accounting for flood-risk and Green Belt, four remained. When tested for 'suitability' in both land use and operator requirements, Marlow Film Studios ranked top sequentially, on both criteria.

Second, a planning permission does not set a precedent: it only permits that specific scheme. Any other scheme, whether for a different form of film studio, or any kind of alternative use, would need to start again to prove very special circumstances.

Third, the local planning authority must be satisfied that any harm to the Green Belt must be clearly outweighed by other considerations, and that the benefits can be secured through the planning application and its legal agreement.



The existing Public Right of Way across the site being enhanced to allow for cycling. This image shows a view looking east near the Volvo Bridge, with Westhorpe Lake to the right.

**Summer 2027 marks a century of 'The Talkies'.** The Marlow Film Studios full planning application provides a high level of detail and commitments for approval to build and operate a facility for the **coming 100 years of outstanding achievement in British Film and TV.**



Verified view from Winter Hill, from near Winter Hill Golf Club, showing how the sound stages are layered in the view with saw-tooth buildings in front and the use of darker colours, all reducing the visual impact.

All statistics relating to the film industry and economy quoted in this leaflet are referenced in the documents, submitted with the planning application, prepared by Volterra, a specialist economic consultancy. They are drawn from published sources including the British Film Institute and Office for National Statistics, reports by economic consultancies such as Lambert Smith Hampton, PwC and Knight Frank and articles in respected industry magazines such as Variety.



# Marlow Film Studio



## Project Update

The Marlow Film Studios aims to deliver a state-of-the-art international film-making facility to meet growing demand for production space in the heart of Buckinghamshire – an area renowned for its major high-end TV and film production. Since launching the project in 2021 we have held several consultations and engagement events with resident to share our exciting plans for the site before submitting a planning application in May 2022.

Since then, the project team have been working hard to provide additional information on key elements of the scheme and ensure it meets the technical needs of the local authority.

An addendum addressing the matters raised since the 2022 application has now been submitted.

### Key principles of the Marlow Film Studios project:

- Create a world-class studio to boost Buckinghamshire's reputation for TV and film production.
- Develop a sustainable studio that promotes low-carbon film production and biodiversity.
- Build a flexible environment that accommodates the industry's future needs and enhances productivity.
- Provide a high-quality work and learning environment, creating over 4000 jobs and contributing £380m to the local economy.
- Showcase top-quality British architecture and mitigate development impacts on the environment and local communities.
- Integrate with the community through a culture and skills academy, studio hub, and other community facilities, and provide recreational access to the land.

### What happens next?

Once the addendum information has been received and uploaded to the planning portal by Buckinghamshire Council, they will run a statutory consultation. This process is owned and managed by the local authority.

If you would like any more information or would like to see the website, please scan the QR code.



020 7729 1705  
consultation@marlow.film  
www.marlow.film



# Marlow Film Studio

## Transport strategy

**The addendum information reinforces the Travel Plan contained in our 2022 application. The Plan ensures Marlow Film Studios contributes positively to public, green and active transport whilst not negatively impacting local traffic and congestion. This includes:**

- A new public bus route improving links for Marlow and High Wycombe to the Elizabeth Line, via Maidenhead.
- A new hopper service connecting Marlow, Little Marlow and Bourne End.
- Improvements to the layout on the A4155 Marlow Road entrance, to include a roundabout and a pedestrian and cycling crossing.
- A cycleway alongside the A404 from the Westhorpe Junction to the Volvo Bridge and a contribution to a route south of the Studio.
- Enhancements to existing Public Rights of Way and other recreational paths for public enjoyment.

To accommodate the roundabout, changes have been made to the scheme layout, including altering the alignment of the existing drive where it joins the A4155. Access will be maintained to Westhorpe House and the Park homes during construction and operation of the Studio, and exact plans will be drawn up in consultation with local residents prior to construction starting on site.



Above left: Image of the proposed entrance to the site in the 2022 application.

Above right: Image of the revised entrance to the site, featuring the roundabout.





Tuesday 7 March

Dear Cllr,

Since submitting the application for the proposed Marlow Film Studios, the project team have been working on a number of elements to progress our application.

We have now submitted an addendum to the application to Buckinghamshire Council and would like to share details with you. This includes amendments to our Travel Plan. Attached to this email you will find an information leaflet and recap of the project's overall principles and aims. This information is being shared with those who have signed up to be kept updated on the project and other local stakeholders. We have also delivered the leaflet to near neighbours which will be followed by a door knocking session to answer questions.

Once the application is received the council and uploaded to the planning portal, details will be shared with the public on how to comment. This is a statutory consultation process which is run by the local authority for a period of six weeks.

As with previous rounds of engagement, we want to keep you updated on the application. If you have any questions or would like a briefing from the project team, please let us know by emailing or call [REDACTED]

Many thanks

The Marlow Film Studios team



# LITTLE MARLOW PARISH COUNCIL

The Pavilion, Church Road, Little Marlow, Bucks SL7 3RS

## Notice of Meeting of Planning Committee

Membership:

#####  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Sir/Madam,

I hereby give notice that the **MEETING** of the Planning Committee, of the above named Parish, will be held on **Tuesday 19<sup>th</sup> July 2022 at 7.30pm at Abbotsbrook Village Hall, Marlow Road, Well End**

All members of the Committee are hereby summoned to attend the meeting for the purpose of considering and resolving upon the business to be transacted at the meeting as set out hereunder.

Members of the public and press are welcome to join the meeting and may only participate during the Public Participation item.

#####  
[REDACTED]  
[REDACTED]

Dated: 5<sup>th</sup> July 2022

To Cllr

### **BUSINESS TO BE TRANSACTED**

1. To receive, and consider for approval, apologies for absence and reasons given
2. Declarations of Interest – personal or prejudicial
3. Public participation (please submit questions to be addressed on the evening by email to the [REDACTED] prior to the meeting: #####)
4. To consider the following planning application:  
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 Westthorpe Park Little Marlow Buckinghamshire  
Ref. No: 22/O6443/FULEA | Received: Mon 23 May 2022 | Validated: Tue 21 Jun 2022 | Status: Pending Consideration  
The application forms, plans and other documents are available to view on Buckinghamshire Council’s Public Access System at <https://publicaccess.buckscc.gov.uk/online-applications/search.do?action=simple>
5. Items of NOTE
6. Notice of next meeting: 22<sup>nd</sup> August 2022



**Friday 27 May 2022**

Dear [REDACTED] Member,

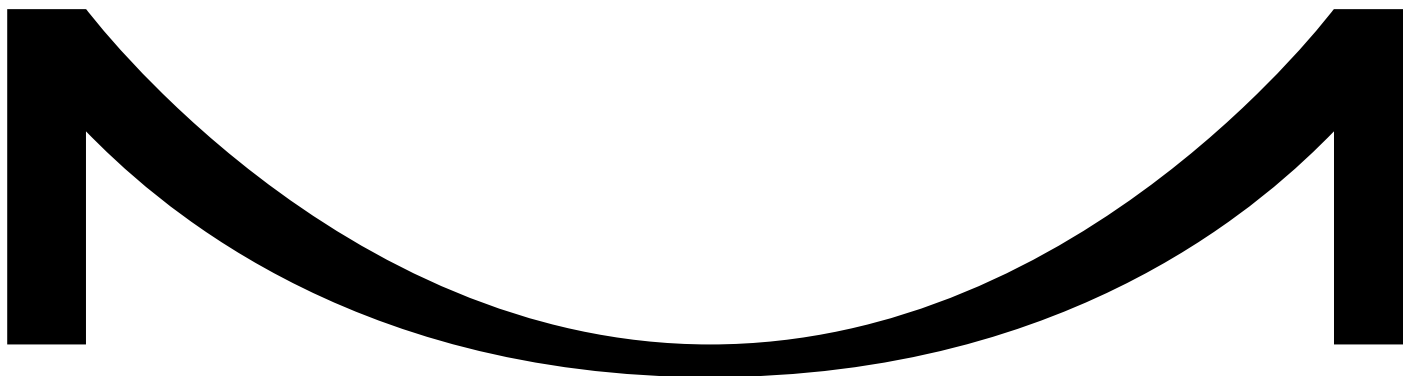
I am writing to let you know that our planning application for Marlow Film Studios has now been submitted to Buckinghamshire Council. The local authority is currently validating the planning application and it will appear on the planning portal in due course. Once validated, you will be able to find the application quickly by visiting our website [www.marlow.film](http://www.marlow.film).

We have recently concluded our fourth stage of an extensive consultation programme. Over the course of the past twelve months, we engaged directly with the local community and key stakeholders across Buckinghamshire and the film and television industry. Through this process we have held over 30 days of exhibitions, 10 online community events, directly engaged with over 1000 people and registered over 2000 people for updates, alongside establishing a Community Liaison Group and Close Neighbours Forum. All of which fed into the design the process at various stages.

Having taken time to process the feedback and incorporated the feedback into the evolution of the proposals, we are proud to submit a scheme that will provide extensive benefits to the local community. Our plans come at a time when the film industry in the UK is buckling under the weight of unmet demand, with approximately £1 billion per year between 2016 and 2018 lost abroad due to a lack of suitable production space. With much of the limited current studio space available aging and unfit to cater for high end television, new investment is an urgent priority.

Through the creation of up to 4,180 new jobs and £350 million of annual economic activity, Marlow Film Studios regeneration of a former quarry and landfill bordering the A404 will further bolster southern Buckinghamshire's recognition as a global epicentre for film and television production.

We will be continuing to engage with the local community throughout the planning process and would welcome the opportunity to meet with you to update you on the final proposals and answer any questions you may have.



If this is of interest, please contact us at [REDACTED] or at my personal email address below with suggested dates and times that suit your schedule, as well as your preference for an in-person or video platform meeting.

We look forward to hearing from you.

Kind regards,

[REDACTED]

Robert Laycock  
CEO and Co-Founder  
Marlow Film Studios

[REDACTED]

FORMAL INVITATION

BUCKINGHAMSHIRE: DELIVERING WORLD  
LEADING EDUCATION PATHWAYS FOR  
FILM AND TELEVISION

Since 2016, film and TV production in the UK has grown 15 times faster than the economy at large. Surging growth is bringing unparalleled opportunities for highly skilled, well-paid and life-enhancing jobs.

An event supported by the **\*\*\*\*\*** we invite you to join educators, policymakers, and leading luminaries of the UK industry in a grand collaboration to unlock Buckinghamshire's creative future.

DATE:

9th March 2023

PANELLISTS INCLUDE:

\*\*\*\*\*

TIME:

3.30pm for 4pm start

VENUE:

\*\*\*\*\*

\*\*\*\*\*

\*\*\*\*\*

STRICTLY BY INVITATION ONLY

Please RSVP to reserve your places – [office@marlow.film](mailto:office@marlow.film)

## Voting

10.8 Unlike a parish council, a parish meeting is not required to vote in any particular way, and so the chairman may ascertain the effect of the voting from any evidence which may in the circumstances lead to an accurate result: thus a voice vote may in the case of an overwhelming majority be sufficient, but when the opposing opinions are represented with approximate equality, a count, whether of persons or voting papers, must be taken.

## Poll

10.9 A poll may be demanded not later than the end of the meeting on any question arising at it. Such a poll must be held only if ten or one-third of the electors present (whichever is the less) insist or if the person presiding at the meeting consents<sup>1</sup>. It is not clear what happens if the chairman alone calls for a poll, but the outcome probably depends on whether he is an elector or not. It is essential that the wording of any question to be answered in the poll be settled before the meeting ends. The chairman must immediately notify the district council (T) if a poll is required<sup>2</sup>. It is held in accordance with rules made by the Secretary of State and the procedure is generally similar to the procedure for electing a local councillor<sup>3</sup>.

The returning officer must appoint an office for the purpose of the poll<sup>4</sup>.

Under section 42 of the Local Audit and Accountability Act 2014 the Secretary of State may make provision by regulations for parish polls. The section is not yet in force. The government consulted on making changes to the present rules in 2014 with a view to reducing the opportunities for the calling of a poll by a very small number of people. At the date of publication of this book the government had not published its response.

<sup>1</sup> Local Government Act 1972, Sch 12, para 18(4).

<sup>2</sup> Parish and Community Meetings (Polls) Rules 1987, SI 1987/1, r 4(1).

<sup>3</sup> SI 1987/1, Schedule.

<sup>4</sup> SI 1987/1, r 4(3).

## G PLACES OF MEETING

10.10 In a parish where there is no separate council, the parish meeting is entitled and not entitled to meet in the same places as a parish council. Where there is a separate parish council, the parish meeting has the same rights save that it is not entitled to meet in the church or vestry<sup>1</sup>.

<sup>1</sup> See 7.2 above.

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

## **Marlow Film Project – Chiltern Society comments**

These comments are made on behalf of the Chiltern Society.

We strongly object to this application for the following reasons.

It would have significant adverse impacts in relation to landscape, biodiversity, and traffic.

It is an area allocated for outdoor recreation and ecological enhancements under Policy RUR4 – Little Marlow Lakes Country Park, and would prejudice and fatally undermine the function of the area for those purposes.

The evidence of need for a studio development of this size is questionable, and the site selection process flawed.

Any economic and social benefits that might arise could be equally or better delivered on other sites.

It is a Green Belt site and represents inappropriate development as defined in national and local policy, as well as having major demonstrable impacts on openness. Given the degree of harm caused by the development, and the limited (and mostly non-site specific) economic benefits that might accrue, the ‘very special circumstances’ test for overriding Green Belt protection is not met.

In more detail:

### **Green Belt**

It is common ground that this represents ‘inappropriate development’ as defined by Green Belt policy.

The NPPF states:

“147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

The Planning Statement seeks to muddy the water regarding Green Belt policy and status. We would point out that the visual quality of Green Belt, its “tranquillity” and the degree it contributes to



Green Belt purposes, are not relevant to these tests, it is “their openness and their permanence” that are the essential characteristics of Green Belt areas (NPPF para 137).

In any case, Wycombe’s Green Belt Assessment, which the applicants seek to quote from to suggest that this is low-grade Green Belt, had a very different purpose and context: it was in relation to policy (Local Plan), not an application; hence the (different) ‘exceptional circumstances’ test, for potentially using some Green Belt land by removing it from the Green Belt, was driven by another conflicting policy requirement for the Plan to seek to meet local housing / business need, i.e. for development which had to be allocated somewhere, not something that is optional.

And, even then, use was ultimately ruled out due the significance of impact, *inter alia*, through it being part of an essential gap between Marlow and Bourne End. (Green Belt Part Two Assessment - Appendix GB1: Individual Site Assessments - Steps 2 and 3)

The applicants also quote the NPPF paragraph about enhancing Green Belt land:

“145. Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

We suggest this actually lends greater support to the merits of the RUR4 allocation, rather than to this proposal.

#### **Status, deliverability, and applicability of RUR4**

Contrary to the assertion at 10.22ff of the Planning Statement, Policy RUR4 of the Wycombe Local Plan is NOT “largely out-of-date”, and remains current and deliverable. The Local Plan was adopted in 2019, less than 5 years ago, and therefore carries full weight, and there have been no amendments to national planning policies or guidance, or changes in circumstance, that might trigger an early review. The deliverability of Policy RUR4 was fully assessed during the Plan Examination, where “Evidence presented by the Council demonstrates its commitment to delivering and securing funding for the project”, and it was thus found to be sound (para 197 of the Examination Inspector’s Report).

Amongst the sources of funding already available or coming on stream are substantial sums from a Thames Water Pollution Fund award and S106 contributions from the Hollands Park development; plus other S106 payments, some direct investment by Bucks Council / Wycombe District Council, and some outstanding in-kind restoration and enhancement conditions attached to mineral planning permissions.

It is preposterous to suggest at 12.84 of the Planning Statement, that a passing reference to a film studio at Marlow in the Buckinghamshire Economic Recovery Plan (a document subject to minimal public engagement and no independent scrutiny) might carry more weight than an adopted Local Plan and SPDs / SPGs.

For the avoidance of any doubt, Policy RUR4 applies to the whole of the defined Allocation, including the application site (not just, for example, publicly-owned or otherwise accessible land, or land currently managed for nature conservation). And the supporting text at 5.5.20 is unequivocal about the limits this puts on development: “The whole of the area of the Little Marlow Lakes Country Park lies within the Green Belt. Development opportunities are therefore limited. By designating the area a Country Park, it further limits development opportunities to those associated with outdoor sport



and recreation, as long as it preserves the openness of the Green Belt, that further the purposes of the Country Park’.

### **Planning History of Other Studio Sites**

The examples given at 5.12ff of the Planning Statement of other studio applications all differ from the current application in one or more fundamental respect (for example an expansion or redevelopment of an existing film site, or an otherwise previously-developed site – so not a green field proposal; or of a tiny scale in comparison); so cannot be said to be relevant or provide any precedent.

### **Landscape harm**

The submitted documents acknowledge that there will be significant landscape impact from the built elements of this development. That it is in the setting of the AONB, with setting now specifically cited as a material matter in the NPPF (para 176), adds considerable extra weight to the significance of this harm.

### **Harm to Biodiversity**

Even by the applicant’s own submission, the proposals have a significant adverse impact on the ON-SITE biodiversity. Even though the biodiversity net gain (BNG) calculation indicates a 20% gain in the medium term once mitigation measures have been established, this is reliant on off-setting, but with minimal detail or assurance of how or where this will be delivered. In any case, both national guidance and local policy (including the just-adopted Biodiversity Net Gain SPD) indicate that offsetting per se should only be the last resort, once all on-site options have been exhausted.

It also seems possible that the BNG calculation has underplayed the current value of the site, for the following reason: the ecological report notes, and acknowledges the importance of, the mosaic of habitats for invertebrates in particular, and finds some invertebrate species of conservation concern. But the added value of this mosaic element, and other mosaics (for example of woodland and grassland, creating a lot of important ‘edge’ habitat) may not get appropriate recognition in the BNG scoring system, when the individual elements (woodland / scrub / grassland / urban etc) are simply totalled without any credit given for edge effects. The effect of this would be to reduce the assessed current biodiversity units, and thus the units needed to achieve net gain.

That the approach taken has arguably skewed the metric in this way, possibly inadvertently, is shown by this quote from document Biodiversity Net Gain Part 1: “It is currently proposed to retain and enhance large areas of the existing scrub / grassland mosaic within Plots 4 & 5 and enter these areas into a management regime to create habitat aligned with the S41 priority habitat ‘Open Mosaic Habitat on Previously Developed Land (OMHPDL)’. This is considered a locally relevant habitat type given the previous history of disturbance on the site, and one which delivers large biodiversity gains through the metric. Given the baseline present, the creation of OMHPDL would also require minimal intervention....”

There are also unacknowledged risks relating to this proposed enhancement within Parcels 4 and 5, that arise from the public access that is proposed to these areas as part of the token offer of increased recreational access. If the requirements of RUR4 for “provision of publicly accessible open space, ecological and biodiversity enhancements” were being coherently applied, the public access would be focused towards less sensitive areas of the site, like the grassland areas of Plots 1-3.



Overall, therefore, the proposal fails to “evidence a thorough understanding of context” as required by Policy DM34.

### **Adverse Traffic Impacts**

The assessment that cumulative traffic impacts will not be severe is premised on a highly ambitious, and we would say totally unrealistic, Sustainable Transport Strategy, which aims:

- To reduce motor vehicle use from 84.2% to a maximum of 60% mode share;
- To increase the uptake of public transport users from 3.3% to 20% mode share; and
- To increase the uptake of active travel (Cycling and Walking) from 7.6% to 15.1% mode share.

The current mode shares are based on today’s average across the population. It seems likely that, given the travel times / places of workers’ residence suggested within the economic assessment documents, and their economic / societal make-up, that the baseline for car use of site personnel will be higher than the 84% average, making the targets even more ambitious. Real-life data from Pinewood, considered as part of their expansion proposals, supports our contention.

The transport assessment is also dependent on the delivery of various road schemes, not all of which are in the applicant’s gift.

### **Economic and Social Benefits, and Site Selection Process**

The need for such a major quantum of new studio space, and thus the deliverability, viability, and any economic benefits that may flow from this development, seems very questionable. In relation to the overall demand, trends in leisure activity and viewing habits are so volatile and fast-changing that any future projections, especially as far ahead as 2033, must be subject to a large margin of error. Additionally, so many projects in the West London Cluster are coming on stream or are potentially in the pipeline, that supply would soon outstrip any diminished demand. These new projects include one at nearby Wycombe Air Park (a non Green Belt site, allocated for business development), which does not seem to have been fully accounted for in the assessment of supply.

We have not been able to scrutinise the detail of the claimed economic and social benefits, but acknowledge there will be some. But, whatever the benefits are, these would be equally realised on other sites. And the site selection process (the “sequential assessment”) that has arrived at this site is flawed in several ways.

Firstly, the search has been confined to the West London Cluster, which the applicant deems is vital. We strongly refute the appropriateness of this approach, and note that it is specifically contrary to the recommendations of the National Industrial Strategy 2017 and Creative Industries Sector Deal 2018 which sought to “Provide a more consistent national spread of creative industries: narrowing the gap between the South East of England and the rest of the UK”, and highlighted the unequal distribution of opportunities, skills, finance and knowledge. Although these are old documents (although cited by the applicant in relation to the overall strength of the creative sector), the current “levelling up” agenda would surely take the same view. In this context, facilitating yet more concentration in the “West London Cluster” could be viewed as an economic and social disbenefit, since it might undermine this objective of growing clusters elsewhere. This excessive concentration in one place would also exacerbate the current shortage of skills the applicant refers to.

Other clusters, mentioned by the applicants, which would equally benefit from such a proposal, exist in Birmingham, Bristol and Manchester.

Secondly, the arguments made for needing a site as large as this (to achieve “critical mass”) are, in parts, circular, and contradictory to claims elsewhere: most notably, 4.7e) of the Assessment document, which says the critical mass is driven by the “need to have enough personnel on site to support the public transport offer and ensure site is sustainable in the long term” – undermining assertions elsewhere about the good existing accessibility of this site.

Thirdly, Stage 3 of the selection process, the “First Stage Site Sift”, arbitrarily (since all Green Belt has the same status) screened out all Green Belt sites EXCEPT where “development had taken place”. Even then, what was categorised as development seems fairly subjective; and then this criterion of “development had taken place” somehow gets translated in various parts of the site selection commentary and elsewhere, to being described as variously “brownfield or despoiled”, or “damaged and derelict” in what seems a further attempt to erroneously downplay the Green Belt value of the application site.

Finally, Stage 4, the “Second Stage Sift” ruled out 13 of the remaining 15 non-AONB sites for various reasons relating to current land use or allocations, conveniently overlooking the fact that the Marlow site is allocated for outdoor recreation under RUR4. Whereas Site 4 Smallford Pit, similarly allocated in a Local Plan, is rejected.

Given all these flaws and subjectivity, the supposed unique suitability of this site should carry absolutely no weight in the decision-making process.

Submitted by [REDACTED], [REDACTED], on behalf of the Chiltern Society

<b><u>Some factors in a decision</u></b>	
<b>Claims</b>	<b>Comments</b>
<i>Economy</i>	
Employment opportunities. 5000 jobs initially.	Quoted 2000 on-site workers, but figures continue to fluctuate. Majority would be self-employed. Low unemployment in Thames Corridor. Location chosen because of ease of access to West London based film industry workers
Local employment	Undefined. Car parks and catering?
Opportunity for apprenticeships	With whom? How many opportunities? Long term commitment not visible
Commercial benefit to Marlow	Site will be self-sufficient for domestic support Minimal direct benefit
Dido is a property development company	No guarantee that company will remain in current ownership. Susceptible to buy out by an American private equity or major player e.g. Netflix
Need for more studios to west of London	Expansion at Bray and new facilities at Reading and Broxbourne. How many more studios are needed? Good candidate for Government's "Levelling up" pledge?
Potential significant financial benefit to County budget	May influence Bucks planning committee. Proposers case for rejecting alternative sites in Bucks not yet available.
<i>Infrastructure</i>	
Traffic plan awaited Hoped one-third of journeys to the studio will use public transport and walking or cycling	Single traffic lights controlled access on A4144 opposite garden centre. Multi storey car parks (two - not for public use) give parking for 700 vehicles. One adjacent to Westhorpe Park Homes estate.

Utilities. Details awaited	Shortfall of Thames Water sewage capacity in Little Marlow often experienced.
Rainwater Management	Use of grey water in design but impact on flooding yet to be explained
Enhancement of public transport suggested	Funded by whom in the long term?
<i>Environment</i>	
Claim site will remain in Green Belt (will claim 'Very Special Circumstances' case) and will help facilitate development of Little Marlow Lakes Country Park	<p>Attempts to remove site from Green Belt in last Local Plan Public Examination rejected by the Inspector.</p> <p>In addition site is adjacent to Chilterns AONB and mostly within the area recommended in Country Park policy document as future open space and restored parkland (area includes former Westhorpe House historic parkland).</p> <p>Proposers yet to reveal scale and details of how country park would benefit</p>
Land currently little used and neglected	<p>Fields adjacent to Westhorpe Junction were used for cattle grazing before successive previous landowners failed to clear up after dumping by travellers, created bunds without planning permission and generally neglected the land.</p> <p>All previous development proposals on site refused by Local Authority and on appeal.</p>
Buildings designed to harmonise with location	<p>A major industrial site East of the A404 as large as combination of Marlow's Globe Business Park and adjacent industrial area.</p> <p>Very dense built development, tempered by urban style 'greening' .</p> <p>Noise studios will be 18 to 21 metres high.</p>

Lot of emphasis on retention of existing trees.	But the trees are mainly in sensitive areas of the country park which would become part of the new industrial site New planting promised but loosely defined
Wildlife protection and enhancement measures planned	No details yet but the area would be dominated by the urban spread of the film studios
<i>Community</i>	
Collaboration with Bucks New University	BNU is already working with other film studios
Three “informal” meetings held between senior Bucks Councillors and officers and Dido	No notes or minutes taken
Separate discussions with residents	Impact of development on residents in Westhorpe Park and Little Marlow under discussion. Potentially serious impact on the peaceful setting of Westhope House residential apartments and Westhorpe Park Homes estate.
	Decision should be purely on planning grounds but peripheral issues are likely to influence the decision

**DRAFT - Marlow Town Council statement on planning application 22/06443/FULEA, Marlow Film Studios**

*Address: Land Adjacent South Side Marlow Road And A404 Junction Westhorpe Park Little Marlow  
Buckinghamshire*

*Proposal: 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*

*Case Officer:* [REDACTED]

XX August 2022

Marlow Town Council is not an official consultee on the proposal by Dido Property Limited to create a film studio on land just east of Marlow. However, given the significance of the plans and the degree of local interest and concerns raised, the Council wishes to make the following statement on its approach to the application.

The Council recognises the Marlow Film Studios as being the most consequential development proposal in our area for many years, with far-reaching implications economically, socially and environmentally. The Council therefore believes that the proposal requires the most thorough and open scrutiny and discussion. In this context, the Council notes and welcomes the extensive public consultation carried out by Dido Property before it submitted the planning application. But it believes that more remains needed.

The Council notes the large number of objections to the application made by local residents. In common with the majority of Marlovians, the Council places huge value on the character of Marlow as a small town in rural surroundings, and strongly wishes to preserve its positive characteristics. In this context it recognises that the scale of the proposed studios relative to the size of Marlow, both physically and in terms of employment and associated movements of people, represents a challenge.

The Council wishes to give its provisional views on some of the key issues raised by the application. It is absorbing new information all the time from residents and official consultees, and may revise any of these observations over time.

**Economics, employment and culture**

As a matter of principle, the Council strongly favours the development of local industries that can safeguard Marlow's long-term prosperity. It also notes that the proposed studio would bring strategic benefits and therefore needs to be judged in terms of its regional as well as local implications. Having said that, the Council notes divergent opinions over the local and short-term economic implications of the proposed studio, including its potential to boost the hospitality sector and employment in Marlow itself. It will continue to look carefully at this issue as new evidence emerges. The Council notes the significant support for the application in the local education sector and welcomes the applicant's proposal to create a cultural centre on the site.

**Green Belt, siting and "very special circumstances"**



The Council values Marlow's rural situation and is opposed to creeping encroachment of rural areas around the town. On the other hand, the Council is also concerned to maintain and enhance the economic vibrancy of Marlow and its hinterland. In this context, the Council does not feel it has the economic or sector knowledge that would enable it to judge whether the application passes the test of "very special circumstances" required to permit development on land designated as Green Belt, including on siting relative to the West London Cluster of film studios. The Council is therefore reserving judgement on this matter.

#### **Local Plan, Country Park and Hollands Farm**

The Council supports the concept of creating a country park in the area of land between Marlow and Bourne End, south of the A4115 set out in the Local Plan adopted by Wycombe District Council, but recognises there are issues of deliverability on the majority of the designated area that is not currently owned by Buckinghamshire Council. The film studio would clearly remove some land permanently from recreational use, but there are question marks over whether, disregarding the studio proposal, there is a viable route to public access or facilities on this land. The Council also notes the potential for the proposed studio to help deliver enhancements to public facilities that might otherwise not happen, as noted, for example, in the comment submitted by Little Marlow Parish Council. The Council does not, at this stage, believe that the studios would undermine mitigation for the proposed Hollands Farm housing development in Bourne End. Indeed, through its promise to upgrade the public right of way running east from the "Volvo Bridge" it would actually deliver a portion of the proposed mitigation.

#### **AONB, visual intrusion and noise and light pollution**

The Council values the visual beauty of the Chiltern Hills in which Marlow is situated very highly and recognises that the proposal would result in significant intrusion, including from vantage points like Winter Hill, as well as being right next to the boundary of the Chilterns Area of Outstanding Natural Beauty (AONB). However, the Council also notes the efforts made by the developer to limit the visual intrusiveness of its buildings through design and screening by trees. The Council believes that the biggest impacts of all kinds of intrusion during both construction and operation would be felt by the residents of Westhorpe Park and, should the application be granted, strongly urges Dido Property to pay particular attention to limiting negative impacts on this group.

#### **Road transport**

Potential increase in road traffic is the Council's biggest concern regarding the application. Modelling by the applicant shows there could be an increase in congestion on roads around and into Marlow, including the Westhorpe Roundabout, plus in Marlow town centre. This could increase air pollution, including in the central Marlow Air Quality Management Area (AQMA). Notwithstanding its concerns, the Council welcomes the strong attention paid in the application to minimising increases in road traffic by setting a 60% cap on driving to site and through new public transport and active travel routes, and also the proposed encouragement for electric vehicles. However, the Council notes that National Highways has questioned some of the applicant's modelling for traffic using Westhorpe Roundabout, as well as the concerns raised by many Marlow residents and communities as far away as Cookham of potential increases in traffic levels. The Council will be looking for further reassurance that traffic growth can be limited to acceptable levels, and that recent progress in reducing nitrogen dioxide (NO<sub>2</sub>) pollution in the Marlow AQMA would not be undermined.

#### **Active travel and public access**

Though the bulk of trips to and from the proposed studio are forecast as being in motorised traffic via the A404, the proposal also envisages an increase in local traffic. If the application is granted, the Council believes that all opportunities must be taken to achieve modal shift for local trips to active travel. In this context, it welcomes the applicant's proposals for encouraging active travel and believes these opportunities should be maximised. The Council welcomes the applicant's proposal to upgrade the public right of way running E-W through the site, to create a new N-S route from Westhorpe roundabout to the Volvo Bridge, and to provide permissive access in parts of Plot 4 where local residents currently use informal paths for recreation.

### **Wildlife**

The Council notes the concerns raised by many residents and local nature groups about loss of wildlife, and recognises that the application would involve a regrettable net loss of nature on the development site. However, it also notes that the northern plots where the bulk of studio buildings would be built are on thinly-covered historic landfill and not of particularly high conservation value. It also welcomes the developer's voluntary commitment to achieving a 20% "net gain" in biodiversity through both on and off-site measures. If the development goes ahead the Council believes that most or all off-site measures should be local to Marlow and involve similar habitats and species assemblages.

### **Sustainability and carbon**

The Council believes that climate change is the largest overarching environmental challenge we face both globally and locally and supports the government's objective of net zero carbon emissions by 2050. In this context it welcomes the fact that the applicant is promising industry-leading sustainability standards both for construction and operation, including high buildings energy efficiency, no onsite use of natural gas, and deployment of renewable electricity generation technology. The Council also notes that film-making is potentially more compatible with a world of net zero carbon emissions than many other industry sectors. Every industrial development produces carbon emissions. The Council does not believe they would be any lower were the studio project sited elsewhere.

### **Flooding, surface water and sewage**

The Council is very concerned to avoid any increase in flooding risk, either for the people of Marlow or to downstream communities. The applicant proposes to keep all surface water drainage on the site out of the sewerage system through a sustainable urban drainage scheme. However, questions have yet to be fully answered over the adequacy of the proposed system of swales and other temporary on-site storage of rainwater. The Council will take a close interest in this as further information becomes available. Regarding sewage, given that Thames Water has indicated that the Little Marlow Sewage Treatment Works has adequate capacity to cope with peak flows from the proposed studios the Council does not feel that the application *itself* add to risks of pollution of the Thames via the treatment works. Though it does note Thames Water's advice that the sewerage network running into the works would need to be reinforced.

## MARLOW                  FILM                  STUDIO                  –                  POSITION                  STATEMENT

**The Marlow Society** seeks to represent everyone who enjoys this beautiful Thames-side town and the nearby parishes as places to live, work, shop or just visit. The Society's charitable aims are broad:

- o Protection and improvement of the public environment
- o Promotion of high standards in planning
- o Education about geography, history and architecture of the area

### **BACKGROUND**

Dido, a property development company, has speculatively bought parcels of land immediately east of the Marlow bypass and south of the Bourne End road. All this land is not only designated green belt but is also part of the area agreed in the Local Plan in which a country park is being created.

The company proposes to build 'Marlow Film Studio'.

The scale of the proposed development is greater than anything previously built around Marlow - at least the area of our existing business park. It would be a large change in this part of the valley of the River Thames.

### **Transport**

Traffic already flows at capacity at key times on the A404, making it difficult for Marlovians to get to and from work. Slow traffic on the A4155 east-west route makes pollution levels high in Marlow, recognised by the air quality management area.

Marlow is under-served for bus routes and there are no direct links to the Handy Cross coach hub or to a railway station.

Limitations of track layout allow only one through train service an hour between Marlow and Maidenhead for connection to London Paddington. The peak time half hourly service has to include a change at Bourne End. Marlow station is about one and a half miles from the proposed Studios site.

The developer agrees that the majority of the thousands of people working on site (typically 3000 a day) when a production is underway would make their own independent way there - so the need for two 750-space multi-storey car parks. Production working hours may not fit well with public transport times. For comparison when fully occupied between 3000 and 4000 people work at Globe Park and Marlow International.

### **Nature**

The fields and lakes north of the Thames between Marlow and Bourne End are green belt. This designation is to protect against ribbon development along routes between communities, and provides a breathing space for this already densely developed area.

*Save Marlow's Green Belt* has highlighted the animal and plant riches in the area proposed for development. Paths criss-cross the site and are well used by walkers and anglers. Security needed to protect equipment, actors and intellectual property during film production would necessarily block access to working areas.

### **Living spaces**

The Westhorpe Park community is right beside the proposed development. Residents' lives would be seriously impacted by a working studio and would be affected too during its construction.

The development would be likely to directly change the rural character of both Little Marlow village, where light pollution is one particular concern, and of the immediately adjacent Chilterns Area of Outstanding Natural Beauty.

Indirectly the studio could be felt more widely as the valley's infrastructure and services are under strain now. Particular worries are sewage handling and flood protection. The massive development visible along the A404 at the entrance to Marlow wouldn't help attract tourist visitors.

### **Employment**

Access to West London is important for the studio facilities already concentrated in the home counties. Producers know that their regular skilled workforce will be able to commute from London to whichever studio has been hired by the production company from a facility provider like Dido. Only a limited number of site services jobs may be filled by the facility owner-operator.

Marlow High Street businesses would be unlikely to benefit. As the sketch plans show, the studio complex would be pretty much self-contained. If skilled workers did move here the already difficult housing situation for Marlovians would be worsened. As recognised in the Local Plan, geography prevents much more house building.

This type of development would boost employment and the economy nationally, but as it does not offer local advantages it should be located in areas of the County where expansion is planned on brownfield sites, or to a less fortunate part of the country to support 'levelling up'.

### **CONCLUSION**

The Exec committee has consulted with Members, who have raised these points. The Society's leadership is persuaded that the proposed development would not benefit Marlow and the nearby parishes.

## MARLOW          FILM          STUDIO          –          POSITION          STATEMENT

**The Marlow Society** seeks to represent everyone who enjoys this beautiful Thames-side town and the nearby parishes as places to live, work, shop or just visit. The Society's charitable aims are broad:

- o Protection and improvement of the public environment
- o Promotion of high standards in planning
- o Education about geography, history and architecture of the area

### **BACKGROUND**

Dido, a property development company, has speculatively bought parcels of land immediately east of the Marlow bypass and south of the Bourne End road. All this land is not only designated green belt but is also part of the area agreed in the Local Plan in which a country park is being created.

The company proposes to build 'Marlow Film Studio'.

The scale of the proposed development is greater than anything previously built around Marlow - at least the area of our existing business park. It would be a large change in this part of the valley of the River Thames.

### **Transport**

Traffic already flows at capacity at key times on the A404, making it difficult for Marlovians to get to and from work. Slow traffic on the A4155 east-west route makes pollution levels high in Marlow, recognised by the air quality management area.

Marlow is under-served for bus routes and there are no direct links to the Handy Cross coach hub or to a railway station.

Limitations of track layout allow only one through train service an hour between Marlow and Maidenhead for connection to London Paddington. The peak time half hourly service has to include a change at Bourne End. Marlow station is about one and a half miles from the proposed Studios site.

The developer agrees that the majority of the thousands of people working on site (typically 3000 a day) when a production is underway would make their own independent way there - so the need for two 750-space multi-storey car parks. Production working hours may not fit well with public transport times. For comparison when fully occupied between 3000 and 4000 people work at Globe Park and Marlow International.

### **Nature**

The fields and lakes north of the Thames between Marlow and Bourne End are green belt. This designation is to protect against ribbon development along routes between communities, and provides a breathing space for this already densely developed area.

*Save Marlow's Green Belt* has highlighted the animal and plant riches in the area proposed for development. Paths criss-cross the site and are well used by walkers and anglers. Security needed to protect equipment, actors and intellectual property during film production would necessarily block access to working areas.

### **Living spaces**

The Westhorpe Park community is right beside the proposed development. Residents' lives would be seriously impacted by a working studio and would be affected too during its construction.

The development would be likely to directly change the rural character of both Little Marlow village, where light pollution is one particular concern, and of the immediately adjacent Chilterns Area of Outstanding Natural Beauty.

Indirectly the studio could be felt more widely as the valley's infrastructure and services are under strain now. Particular worries are sewage handling and flood protection. The massive development visible along the A404 at the entrance to Marlow wouldn't help attract tourist visitors.

### **Employment**

Access to West London is important for the studio facilities already concentrated in the home counties. Producers know that their regular skilled workforce will be able to commute from London to whichever studio has been hired by the production company from a facility provider like Dido. Only a limited number of site services jobs may be filled by the facility owner-operator.

Marlow High Street businesses would be unlikely to benefit. As the sketch plans show, the studio complex would be pretty much self-contained. If skilled workers did move here the already difficult housing situation for Marlovians would be worsened. As recognised in the Local Plan, geography prevents much more house building.

This type of development would boost employment and the economy nationally, but as it does not offer local advantages it should be located in areas of the County where expansion is planned on brownfield sites, or to a less fortunate part of the country to support 'levelling up'.

### **CONCLUSION**

The Exec committee has consulted with Members, who have raised these points. The Society's leadership is persuaded that the proposed development would not benefit Marlow and the nearby parishes.

**22/06443/FULEA**

**The above application affects two main parishes in the immediate vicinity of this application, as neighbours to the development. Marlow is the most significant settlement adjacent to this application and has a population approximately ten times greater than Little Marlow and a population density per square kilometre that is approximately thirty times greater. The statutory position of ward boundaries designates the position of consultee as a parish to Little Marlow. Marlow is not a statutory consultee and has therefore not received a statutory consultation request. Importantly we wish to add our own position as the closest and most dense settlement to the site , inevitably our residents will also be impacted as the closest Town.**

In exercising its public service role, Marlow Town Council recognizes that it has a clear duty in representation of its 14,767 residents (Marlow Population [2021] Census). We have actively been encouraged and lobbied by our residents to form a view on the above application, including both positive and negative aspects, and have encouraged residents to make representations on the application via the BCC planning portal which we see are substantial. Notably, on the planning portal, there are approximately 3,600 representations posted, 2400 in support of this application and 1,200 against .

Marlow Town Council members have followed in detail the elements of the application as it evolved and careful note of statutory consultee inputs and resident input to make an informed and fact driven representation. Councillors have attended representations at public consultations and soundings to inform themselves of the detail which were extensive. On balance, there is very positive support for the application currently, regardless of residents' exact locations in the county and this support is reflected in the representations made so far, with a near 2:1 ratio in favour, which aligns with the messaging coming from our Marlow residents.

**Marlow Town Council has therefore consulted its entire membership group of Councillors (see meeting note below \*) through a democratic extensive debate and discussion on the 24<sup>th</sup> of August 2023 .**

**By majority vote, we have decided to fully support this application and not raise any objections to the proposed development. We recognize that our local Planning Authority (Bucks Council) will determine the lawfulness of the application's outcome, and its strategic planning group will convene to review the application at a point determined by them. The observations in coming to this decision and noted below.**

*(Note: Members agreed that the transport element of this application is complex, and statutory consultee comments and reporting have not yet been finalized . Such complexities can only be determined by data and analysis conducted by experts regarding highways operations .*

**In coming to our decision to fully support this application the following points and observations from the application were noted :**

The site has historically been gravel pits that have ceased to operate over time and have been used for land backfill, waste disposal, and have been poorly remediated and landfilled. The development seeks to reclaim and regenerate a large area of very low-quality contaminated landfill that is mostly inaccessible to the public, other than a basic footpath dissecting its area from its public intersection from the Volvo footbridge to Little Marlow.

Historical attempts to establish the site as a country park have been in discussion since the late 70s, and as such a long term legacy of waste dumps, waste processing and unlicensed activities have continued over the years. It is apparent that commitments could offer a future joined-up solution that will allow the implementation of a well-managed adjunct to the Spade Oak area by creating enhanced access to those areas in the future .

It is noted the applicant intends to use roughly 50 acres of a 150-acre overall site and enhance legitimized public access in the future with a commitment to 9 acres of open public space and a culture and skills academy. A provision is proposed for a further 15 acres of wildlife-protected land on bordering areas of the site .

It is noted in recent new document submissions a 20% Biodiversity Net Gain in both on-site and nearby areas through a recent acquired addition to the applicant's site, achieving twice the national BNG standard, increasing even further public access and a potential enlargement of the country park and SANG area. This has the potential to double (excluding water areas) the land area delivery of any future country park implementation.

The socio-economic benefits identify a training shortage in the Bucks economic report. There is significant support by Bucks' New university and Buckinghamshire College Group. Skills and training will be supported for a 10-year period. Compatibility with Bucks' local skills report, SIP (local skills improvement program), and support from educational institutions, including both senior schools, the British Film Commission, Great Marlow, and SWBGS, along with a commitment to work with all local institutions.

Provision of a community hall for residents and a skills academy for industry. £750 million inward investment to Bucks, £338 million per annum GVA (gross value added) economic activity, and a minimum of 300 traineeships per annum in the first 5 years, as well as the creation of up to 4,180 new jobs. As part of this 780-2,415 jobs will be created through a variety of skill sets .

It is noted that a sustainable travel strategy and investment has been a challenge in the area for the last few decades .The opportunity appears it can be accelerated through new public bus and hopper services, walking, and cycling provisions. Specifically, a new public bus that is proposed between High Wycombe and Maidenhead and a new East/West hopper bus service between Bourne End and Marlow. It is also noted that active travel commitment includes financial incentives for walking/cycling to studios, with government support for creative industries.

We have noted the Economic growth and regeneration planning application response dated the 23rd of July 2022 in the application on behalf of the Bucks Council Directorate for planning, growth, and sustainability Bucks. This response puts forward an overwhelming argument detailing the support for the diversity and prosperity of the local economy overall, encouraging business, employment, and skills for Bucks, as well as the vibrancy benefits for local town and village centres.

\*(Note: Eleven members attended this meeting on Wednesday, August 24th, out of 12 possible members. One member declared a conflict of interest with their role as [REDACTED] and did not attend the meeting. Eight members voted in full support of the application, one member voted against support, and two members supported but did not wish to vote. [REDACTED] asked for the submission to show that she does not support the application. [REDACTED] asked for the submission to show that she is neutral on the application

The final vote was therefore declared at 8 to 3 in favour and carried.

06/09/2023





#####  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

18<sup>th</sup> July 2022

By e-Mail

Attention of [Redacted]

Dear [Redacted]

**Proposed Marlow Studio: Planning Application Ref:22/06443/FULEA**

**With reference to the above Planning Application. I wish to record my objection to the proposals**

Designated Green Belt in the adopted Wycombe Local Development Plan DM42. Site scored strongly in all-purpose groups in Arup 2016 Green Belt. Reassessment. Adopted 2022, In that it checks unrestricted sprawl of built-up development. (The A404 provides an effective barrier to sprawl). between settlements, preventing merging. Protects the openness of the countryside and safeguards against encroachment. and prevents development that would visually reduce the distance between settlements. The site directly abuts the Chiltern AONB to the north and the Thames Corridor to the south and forms an integral part of designated LMLCCP (Country Park) under Local Plan Policy RURU effectively limiting development to outdoor sport and recreation. *See Inspectors Report: Marlow Football Club Appeal Refusal. Dated 22 February 2010. A strong precedent.*

The Applicants proposals are totally inconsistent with the Local Plan Policies for the site and has not explored a strategy that would meet the sites Green Belt designation and is in conflict with all 5 of its purposes set out in *para 138* of NPPF, The proposal comprises inappropriate development in the Green Belt, contrary to Local plan Policy DM42 and therefore fails to full fill the criteria required by *para 147* of NPPF in respect of Very Special Circumstances.

The Applicant makes the following claims to Justify that Special Circumstances exist:

1 Socio – Economic Benefits:

*The Applicant claims the proposal would put the facility at the heart of the West London film and TV Cluster and will have significant Economic and Social benefits for the Local Economy, with negative aspects of the proposal mitigated by good design.*

The proposal will have minimal Socio – Economic benefits for the local area. The Applicant admits the facility will be self-contained, with employment largely crew based and free-lance, supplied from the west London talent pool, who will commute daily to the site from outside the area. Therefore, any increase in economic capacity will have no benefit for the local employment. Since service contracts will be provided in similar fashion by accredited contractors associated with the industry, there is similarly no evidence provided to show the economic benefits for the local Service Industry.

The stated Socio-economic benefits referred to. Do not demonstrate Very Special Circumstances:

### 2 Local and National Planning:

*The Applicant claims the weight of Local and National Planning encourages this form of development in this location and the scarcity of land in the West London Cluster are right for a Film Studio.*

The Alleged current demand for studio space, which may, with the current economic slowdown have an adverse effect on the industry sector, is not specific to the proposed location and can be easily catered for by many other development locations in the UK (levelling up) The proposal is in conflict with purpose group 5 of NPPF i.e. to assist urban regeneration by encouraging recycling of derelict / urban land. Buckinghamshire Council have unequivocally stated circa 2022 (Brown before Green) That brownfield development should be prioritised over greenfield sites to protect the natural environment.

The Applicants claims in respect of Local and National Planning Policies do not demonstrate Very Special Circumstances:

### 3 Project Design:

*The Applicant claims the proposal fits comfortably within the special strategy envisaged for the area, with no obvious harm from the development. Negative aspects (Not clarified) are minimised through good design.*

The Development Proposal comprises a dense complex of industrial scale, sheds warehouses and sound stages, that will tower above the surrounding landscape. Permanently damaging the Green Belt and views from the adjoining Chiltern AONB and in conflict with all 5 purposes of *para 138* NPPF. Local Plan Policy DM30 states: *Where the development in the setting of the AONB would demonstrate significant harm to the AONB. Consent should be refused, unless outweighed by other planning benefits.* Such benefits do not exist.

The proposal would overwhelm the existing infrastructure in respect of congestion, air pollution and Public Utilities. Local Plan Policies optimise a reduction in CO2 by reducing the need to travel. This proposal will significantly increase traffic levels and pollution.

The proposal would devastate the existing residential properties Westhorpe and Westhorpe Park and comprise Bad Neighbour Development...With access only via an industrial estate operating 24 / 7. With noise and light pollution.

The land includes Grade 2 Listed Westhorpe Park. Currently undergoing change of use to residential. The setting of historic parkland fronting Westhorpe Park make a strong contribution to its setting as a Heritage asset. *Para 180-208 NPPF. States: Significance derives not only from the Heritage Asset, but also its setting.* The setting would be destroyed by the proposed development.

The Applicant refers to net gain in biodiversity and reduction in CO 2 resulting from his proposals. However, the proposals are contrary to DM34 and will result in destruction of existing habitats and loss of biodiversity that form part of the under green infrastructure network, will not be recoverable.

The Proposal would:

Have a detrimental impact on the local Green Belt

Devalue the historic character of Marlow and its surroundings

Land not urban, would increase the use of urban land

The proposa,l is in conflict with, the Local development Plan RUR4 and DM42

**The Applicants proposals provide no evidence to support his claim that Very Special Circumstances exist. The Application should be refused**

Yours sincerely

\*\*\*\*\*



This statement seeks to clarify comments made in a statement dated 6 September 2023 submitted Cllr Richard Scott to the Buckinghamshire Council planning portal in respect of the above numbered application.

Formatted: Font: Not Bold

This re-statement is to highlight that the comments made on 6 September 2023 reflect the collective views of individual Town Councillors and are not submitted on behalf of the legal body of Marlow Town Council or any of its sub-committees. They are a summary of those councillors private and considered views on the application and represent a majority of those individual councillors.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

The above application affects two main parishes in the immediate vicinity of this application, as neighbours to the development. Marlow is the most significant settlement adjacent to this application and has a population approximately ten times greater than Little Marlow and a population density per square kilometre that is approximately thirty times greater. The statutory position of ward boundaries designates the position of consultee as a parish to Little Marlow. Marlow is not a statutory consultee and has therefore not received a statutory consultation request. Importantly we wish to add our own position as the closest and most dense settlement to the site, inevitably our residents will also be impacted as the closest Town. Thus individual councillors now make their collective personal views known.

Formatted: Font: Not Bold

In exercising its public service role, Marlow Town Council Individual councillors recognises that they it has a clear duty in representation of its 14,767 residents (Marlow Population [2021] Census). We have actively been encouraged and lobbied by our residents to form a view on the above application, including both positive and negative aspects, and have encouraged residents to make representations on the application via the BCC planning portal which we see are substantial. Notably, on the planning portal, there are approximately 3,600 representations posted, 2400 in support of this application and 1,200 against.

Marlow Town Council members individual councillors have followed in detail the elements of the application as it evolved and taken careful note of statutory consultee inputs and resident input to make an informed and fact driven representation. Councillors They have attended representations at public consultations and soundings to inform themselves of the detail, which were extensive. On balance, they concluded that there was very positive support for the application currently, regardless of residents' exact locations in the county and this support is reflected in the representations made so far, with a near 2:1 ratio in favour, which aligns with the messaging coming from our Marlow residents.

Marlow Town Council has therefore informally consulted its entire membership group of Councillors at a members' only meeting (not an official Council meeting) through a democratic extensive debate and discussion on the 24<sup>th</sup> of August 2023 (see meeting note below \*)

Formatted: Font: Not Bold

By majority vote of the individual councillors we have decided to fully support this application and not raise any objections to the proposed development. We They recognise that our local Planning Authority (Buckinghamshire Council) will determine the lawfulness of the application's outcome, and its Strategic planning Sites group committee will convene to review the application at a point determined by them.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Formatted: Font: Not Bold

In coming to our decision to fully support this application the following points and observations from the application were noted.

~~The observations in coming to this decision and noted below.~~

Formatted: Font: Not Bold

~~(Note: Members Individual councillors agreed that -the transport element of this application is complex, and statutory consultee comments and reporting have not yet been finalized. Such complexities can only be determined by data and analysis conducted by experts regarding highways operations-operations.~~

Formatted: Font: Not Italic

Formatted: Font: Not Italic

~~In coming to our decision to fully support this application the following points and observations from the application were noted:~~

Formatted: Font: Not Italic

Formatted: Font: Not Bold

The site has historically been gravel pits that have ceased to operate over time and have been used for land backfill, waste disposal, and have been poorly remediated and landfilled. The development seeks to reclaim and regenerate a large area of very low-quality contaminated landfill that is mostly inaccessible to the public, other than a basic footpath dissecting its area from its public intersection from the Volvo footbridge to Little Marlow.

Historical attempts to establish the site as a country park have been in discussion since the late 70's and as such a long term legacy of waste dumps, waste processing and unlicensed activities have continued over the years. It is apparent that applicant's submitted commitments could offer a future joined-up solution that will allow the implementation of a well-managed space as an adjunct to the Spade Oak area by creating enhanced access to those areas in the future.

It is noted the applicant intends to use roughly 50 acres of a 150-acre overall site and enhance legitimized public access in the future with a commitment to 9 acres of open public space and a culture and skills academy. A provision is proposed for a further 15 acres of wildlife-protected land on bordering areas of the site.

It is noted in recent new document submissions a 20% Biodiversity Net Gain in both on-site and nearby areas through a recent acquired addition to the applicant's site, achieving twice the national BNG standard, increasing even further public access and a potential enlargement of the country park and SANG area. This has the potential to double (excluding water areas) the land area delivery of any future country park implementation.

The socio-economic benefits identify a training shortage in the Bucks economic report. There is significant support by Bucks' New university and Buckinghamshire College Group. Skills and training will be supported for a 10-year period. Compatibility with Bucks' local skills report, SIP (local skills improvement program), and support from educational institutions, including both Marlow senior schools (Great Marlow and SWBG), the British Film Commission and an, Great Marlow, and SWBGS, along with a commitment to work with all local institutions appear to support the applicant's proposals.

Additionally, there will be provision of a community hall for residents and a skills academy for industry. £750 million inward investment to Bucks, £338 million per annum GVA (gross value added) economic activity, and a minimum of 300 traineeships per annum in the first 5 years, as well as the creation of up to 4,180 new jobs. As part of this 780-2,415 jobs will be created through a variety of skill sets.

It is noted that a sustainable travel strategy and investment has been a challenge in the area for the last few decades. The opportunity appears it can be accelerated through new public bus and hopper services, walking, and cycling provisions. Specifically, a new public bus that is proposed between High

Wycombe and Maidenhead and a new East/West hopper bus service between Bourne End and Marlow. It is also noted that active travel commitment includes financial incentives for walking/cycling to studios, with government support for creative industries.

We have noted the [eEconomic growth and regeneration planning application response](#) dated the 23rd of July 2022 in the application on behalf of the Bucks Council Directorate for planning, growth, and sustainability Bucks. This response puts forward an overwhelming argument detailing the support for the diversity and prosperity of the local economy overall, encouraging business, employment, and skills for Bucks, as well as the vibrancy benefits for local town and village centres.

*(Note: Eleven councillors attended this meeting on Wednesday, August 24th, out of 12 possible councillors. One councillor declared a conflict of interest with the role as a member of the committee. The councillor who attended the meeting. Eight councillors voted full support of the application, one councillor voted against support, and two councillors supported but did not wish to vote. [REDACTED] asked for the submission to show that she does not support the application. [REDACTED] asked for the submission to show that she is neutral on the application.*

The final vote was therefore declared at 8 to 3 in favour and carried.

[14 September 2023](#) 06/09/2023





# MARLOWTOWNCOUNCIL

---

\*\*\*\*\*  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

6<sup>th</sup> October 2023

Dear \*\*\*\*\*

Council acknowledges your letter of October 3<sup>rd</sup>, 2023, requesting a Parish Meeting. A Parish Meeting has been convened for Tuesday October 17<sup>th</sup> at 6pm at the Higginson Room, Court Garden House, Marlow. The agenda item has been set as requested to consider the consequences of planning application 22/06443/FULEA.

A member of Council will chair the meeting.

Yours sincerely

\*\*\*\*\*  
[Redacted Signature]

\*\*\*\*\*  
[Redacted Name]

# MARLOW TOWN COUNCIL

PARISH MEETING      TUESDAY 17 OCTOBER 2023

## PROPOSED SCRIPT and NOTES

██████████ to open the meeting setting out the Council rules to be followed

- Meeting convened at the request of residents
- It is a single agenda item only as set out in the Notice of Meeting, namely

**To consider the consequences of planning application 22/06443/FULEA Marlow Film Studio for the residents of Marlow**

- This is not a Town Council meeting, but a Parish meeting in accordance with legislation under the Local Government Act 1972.
- The chair of the meeting should be the Chairman of the Council, the Mayor. The Mayor is working abroad and the Deputy Mayor is unavailable, so under Council protocol, the immediate past Mayor will chair this meeting. That is Cllr Richard Scott.
- Any person may attend this meeting, but only residents living within the Town Council boundary may speak.
- The meeting is however subject to the Town Council Standing orders, which state that
  - Maximum of 2 hours for the meeting
  - Maximum of 3 minutes per person for discussion
- Please note that this meeting is being recorded so that an accurate record of the meeting is made

I will now pass over to the Chairman of the meeting.

# MARLOW TOWN COUNCIL

## PARISH MEETING      TUESDAY 17 OCTOBER 2023

Thank you, [REDACTED]

In order to hold a productive meeting, I hope you will all follow the procedures as set out by our Town Clerk. I will be strict on timings so as to allow as many people as possible to speak.

I will ask each person speaking to identify themselves by giving their name and address so that we can confirm residency.

Please note that the agenda item as submitted by residents is to consider the consequences of planning application 22/06443/FULEA Marlow Film Studio for the residents of Marlow.

Thank you

First speaker please.

Thank you for your attendance and the meeting is now closed.

Note to selves

It is not meant to be a debate and questions may not be put to any councillors present who are here as residents only.