

**From:** [REDACTED]  
**To:** [Chris Funnell](#)  
**Subject:** FW: ADDITIONAL SUBMISSION 22/06443/FULEA: Marlow Studios. Jul 23 Active Travel Response  
**Date:** 25 July 2023 16:04:21  
**Attachments:** [Outlook-w3qv1xb3.png](#)

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Kind regards,

[REDACTED]

**MARLOWTOWNCOUNCIL**



Court Garden  
Pound Lane  
Marlow  
Bucks SL7 2AG  
T: 01628 484024

[REDACTED]

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**From:** [REDACTED]  
**Date:** Monday, 24 July 2023 at 5:23 pm  
**To:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

#####

**Subject:** ADDITIONAL SUBMISSION 22/06443/FULEA: Marlow Studios. Jul 23 Active Travel Response

Dear [REDACTED]

Thank you for your letter regarding the amended and additional information for the planning application 22/06443/FULEA : Marlow Film Studios

We fully support the original concepts to improve sustainable access to and around the Marlow Studios site and to promote and encourage active travel. And also welcome the additional investment in the land north of Spade Oak Lake and long-term commitment from the developers to transform a large area of monocultural arable land for biodiversity offset. We believe this has the potential to greatly enhance the adjacent proposed SANG area owned by Buckinghamshire Council for the benefit of the local community and general public.

In the past the Little Marlow Lakes Country Park Community Partnership and more recently Little Marlow Parish Council have proposed using part of this area for car parking facilities. We do believe this is now the wrong way to provide primary access to a local nature reserve, especially before more sustainable mass transit and active travel access has been considered or provided for. We need to encourage more sustainable, healthy and inclusive forms of travel around the local area.

The developers have affirmed that improvements to local active travel infrastructure can greatly benefit local residents as well as employees of the studios, but only insofar as the infrastructure provides safe, direct, connected and pleasant routes between homes, work, retail, education, leisure facilities and places of interest. Government research (DoT, 2015) has calculated an average economic benefit:cost ratio of 13:1 with walking and cycling projects, compared to an average of 2.5:1 with new motor vehicle roads.

Sadly, the additional cycle lane proposed in APPENDIX 1A - PS ADDENDUM - BNG OFFSET AREA (uploaded July 3rd) will not give a return of 13:1. We hope the council question the utility of this duplicated stretch of infrastructure, given that it will push cyclists and walkers back onto the A4155 at its narrowest section through Well End. In all submissions of this application active travel connections to Bourne End have hardly been mentioned. But the opportunity and value for residents (and potential employees of the studios) of creating a segregated and continuous active travel path between Marlow, Little Marlow and Bourne End centres and the Spade Oak SANG should not be underestimated.

The attached image suggests an upgraded sustainable access route to the SANG from Bourne End, with the direct connection to LMA 20/1 and Marlow. In the short term, a 5m width mixed use path should be created along the existing PRow LMA 4/1. Linking Church Rd in Little Marlow, around Spade Oak Lake coming out at Coldmoorholme Lane, opposite

the Upper Thames Way junction. In the mid-term a crossing with modal filtered PRow would need to be created through a strip of the sailing club 'parking area', along Sailing Club Rd through the Abbotsbrook estate and onto Wharf Lane and Bourne End town centre.

A more direct route away from the high-volume, fast-moving traffic of A4155 between Marlow and Bourne town centres will help establish a significant modal shift away from cars (helping with DoT target of 50% of local journeys being walked or cycled by 2050) for this relatively short journey, providing more mitigation for the impact of increased traffic from the Studios. This will also uphold Policy 13 of Buckinghamshire Local Transport Plan 4 (LTP4) - *"We will support initiatives to help cycling become one of the most convenient and well used forms of transport for short journeys"* and support LPT4, Policy 12 *"Walking should be the best option for more short journeys."*

We hope the council reject this new, proposed cycle lane from the developers in favour of a contribution towards the attached more-connected, safer and convenient, mixed-use path as a way of encouraging more sustainable travel around the site. It's proposed numerous 'hedgehog tunnels' are used under a raised path along the route around the lake for wildlife and flood mitigation purposes.

It's welcomed that the additional submissions have provided a more thorough audit of walking and cycling connections between Marlow and the Studio site. It's hoped that a condition of approval is the funding a Marlow LCWIP and, in due course, contribution towards the associated improvements to active travel connectivity that are identified. We have previously commented on the 'inhospitable' Toucan crossing and dual-carriageway roundabout design for the entrance to the Studios, this is compounded by the concern regarding the degree to which the A404 is a physical barrier to active travel between Marlow and the Studio site.

Only residents in the far north-west corner of Marlow are likely to favour the active travel route over the A404 and crossing past the new roundabout. The majority of Marlow residents, town centre visitors and most people coming from Little Marlow direction walking or cycling will prefer to avoid the A404 and A4155 completely. The additional documents recently submitted seem to acknowledge this and propose prioritising investment in either upgrading of the Volvo Bridge crossing to a wider ramped bridge that will accommodate cyclists and pedestrians safely or getting agreement from the landowner to the south to fund a new upgraded PRow from Fieldhouse Lane.

The Fieldhouse Lane connection maybe of greater benefit for commuters travelling from the train station, industrial estate and residents from the south of Marlow. We hope an agreement can be reached with the 3rd party to complete this link. Further collaboration with the Globe Park BID for an ebike/scooter share scheme between the two areas will greatly increase potential for micro-mobility connectivity and therefore increase



out more 

**From:** [REDACTED]; Chris Funnell; [REDACTED]  
**Subject:** Fw: Marlow Film Studios – addendum to the planning application (22/06443/FULEA)  
**Date:** 04 July 2023 15:57:17  
**Attachments:** [REDACTED]

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**From:** [REDACTED]  
**Sent:** 04 July 2023 12:28  
**Subject:** Marlow Film Studios – addendum to the planning application (22/06443/FULEA)

Hullo

I am contacting you to let you know that further detail has been submitted on our planning application for Marlow Film Studios on two key subjects; traffic and habitat improvements. Buckinghamshire Council is uploading it to their website today.

The plans now include upgrading the Westhorpe junction of the A404 to include an intelligent and reactive smart traffic signalling system following **the design of a** transport forecast model approved by both National Highways and the Buckinghamshire as the local authority.

This sits alongside further details on the sustainable transport strategy, which we set out previously when we submitted the planning application in May last year.

This includes a new public bus service from Marlow to Maidenhead’s Elizabeth Line and to High Wycombe, as well as a local ‘hopper’ service. Alongside other improvements for walking and cycling, which includes additional permissive paths beyond the existing Public Right of Way which is retained and widened to accommodate cycling.

On habitats, the team has now secured a large arable field north of Spade Oak, to the east of Little Marlow and only a short distance from the development site. This will stop being used for arable mono-cultural cropping to become a species rich conservation meadow. It will be managed to build a richly diverse habitat, and be protected in a registered Conservation Covenant for 30 years.

This enables, alongside habitat improvements made to the more southern parts of the development site, a 20% habitat improvement when scored using the government statutory biodiversity metric calculations.

The proposed meadow is adjacent to the Council’s land proposed for Country Park



**From:** [REDACTED]; Chris Funnell; [REDACTED]  
[REDACTED]; Richard Scott; [REDACTED]  
**Subject:** Fw: Marlow Film Studios – addendum to the planning application (22/06443/FULEA)  
**Date:** 04 July 2023 15:57:17  
**Attachments:** [REDACTED]

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**From:** [REDACTED]  
**To:** [Chris Funnell](#)  
**Subject:** Marlow Film Studios – addendum to the planning application (22/06443/FULEA)  
**Date:** 04 July 2023 12:08:29  
**Attachments:** [REDACTED]

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Dear Chris

This is a 'standard' email being sent to all members of the [REDACTED] – and hence to you also. Looking forward to discussing things with you as necessary.

You have recently received an email from Soundings inviting you to a [REDACTED] meeting on 13<sup>th</sup> July.

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On habitats, it is now confirmed that a new wildlife habitat will be created on land adjoining Spade Oak Nature Reserve, just half a mile from the main site. The newly acquired arable land between Little Marlow and Bourne End will become a conservation meadow, secured by a Conservation Covenant. This will reinforce

Spade Oak, which Buckinghamshire Council is proposing for country park designation.

This enables, alongside habitat improvements made to the more southern parts of the development site, a 20% habitat improvement when scored using the government statutory biodiversity metric calculations.

The additional information stands alongside the previous commitments including the Cultural and Skills Academy to support the development of skills and training in the industry as part of the package that brings 4,180 jobs.

I look forward to seeing you at the [REDACTED] meeting next week, which will be joined by our biodiversity and transport consultants, where we will be able to bring you up to date with the application.

If you have any questions on the application or would like further details on the updates to the proposals, please do not hesitate to get in touch.

I look forward to hearing from you.

Yours sincerely

[REDACTED]

[REDACTED]



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