

Film Studios - Original Planning Application 22/06443

Dido Property have appealed the decision by Buckinghamshire Council to refuse planning permission for the Film Studios. The refusal was based on eight significant grounds:

1 Green Belt

The proposed development would constitute inappropriate development and will result in spatial and visual harm to the openness of the Green Belt. In addition, the proposals will lead to a conflict with four out of the five purposes of including land in the Green Belt. The benefits of the scheme taken together do not clearly outweigh the Green Belt harm and other harm. 'Very special circumstances' have not been demonstrated to justify this inappropriate development in the Green Belt.

2 Country Park:

The proposed development is in conflict with and would fail to meet the overall purpose of Wycombe District Local Plan -Little Marlow lakes Country Park which seeks to limit development to those uses associated with outdoor sport and recreation, which preserves the openness of the Green Belt, and that furthers the purposes of the Country Park..

3 Landscape character, visual effects and AONB setting:

The proposed development intrudes upon and obscures views between the Thames Valley and Chilterns AONB and breaks the continuity of the open rural landscape between them, and results in significant adverse impacts upon landscape character, visual amenity and the setting of the Chilterns AONB.

4 Highway impact:

The additional traffic likely to be generated by the proposal would have a severe impact on the safety and flow of users of the existing distributor road network, and lead to additional on-street parking

5 Sustainable modes of transport:

The proposed development fails to make adequate provision to allow accessibility to the site by non-car modes of travel. The development will therefore be heavily reliant on the use of the private car contrary to sustainable transport policies.

6 Site Layout (highways):

The proposed layout would by virtue of its standard of design and layout give rise to a form of development which is therefore contrary to the National Planning Policy

7 Residential Amenity:

The proposed development would have a detrimental impact on the amenities of residential occupiers nearby, by reason of impacted outlook, noise and disturbance through traffic noise and increased traffic on access roads.

8 Wycombe Local Plan spatial strategy:

The proposed development adversely affects the identified Little Marlow Lakes Country Park SANG mitigation provision thereby undermining the recreational pressure mitigation for Allocation BE2 (Hollands Farm) frustrating the Local Plan site allocation and delivery of much needed housing.

A public enquiry will be held in January. The Society will not be submitting any new information. Save Marlow's Green belt will be doing so on the specific topic of the lack of economic justification in the proposal. In particular there has been a significant pull back on investment in the London area Film Studio capacity in recent months.

Save Marlow's Green belt is looking to raise at least £75,000 in a short space of time to fund legal representation. If you wish to support and can afford a donation please give any amount that you can afford. Here is the link: <https://savemarlowsgreenbelt.org/donate>

George and Dragon 24/07328

This property has been bought from Whitbread by Heartwood Collection. The planning application submitted deals principally with the interior refurbishment but does include an expansion of the outdoor area. The details provided do seem very acceptable

The Society's concerns are that:

- The external development meets with Conservation standards.
- The tree works are authorised by the Tree Officer.
- There is no Impact on neighbours; Noise and hours of operation.
- There is no Impact on the Saturday markets.

Fieldhouse Lane Car park -Planning Application 24/06721

The planning application has been withdrawn. We do not know why. The Society was supportive of the application, asking only for future usage to be controlled. The land is in the Green Belt and if not used as a car park then there should not be any commercial developments. However, with the review of Green belt under the new Government the land's status may change.

Volvo Bridge - Planning application 24/07177

DIDO property, the company behind the Film Studios, has submitted a planning application for an upgrade to the Volvo bridge. The bridge is currently is footbridge linking Marlow with the Country Park and Little Marlow. The upgrade to redesign of the bridge to enable allow cyclists and wheelchairs users access. This, prima facie, seems like good news. However, it is believed that DIDO have not got permission from the various landowners. It does seem to be a ploy to remove one to the objections to the Film Studio application.

Van parking in Fieldhouse Lane

Land between the Fieldhouse lane car park and the Crowne Plaza Hotel is being used for van parking in breach of planning regulations. The land is in the Greenbelt. TMS raised this issue some time ago but Bucks Council still have failed to raise a planning enforcement. This is strange given the Planning officer's stance on the Fieldhouse lane car park. We are continuing to pursue this matter.