MARLOW FILM STUDIOS

DESIGN AND ACCESS STATEMENT

May 2022

Marlow Film Studios

DESIGN AND ACCESS STATEMENT

Masterplanners: **Prior + Partners**

Concept Architects: **WilkinsonEyre**

May 2022

PREFACE

A VISION FOR THE FUTURE

The British film and TV industry stands as one of this country's great ongoing success stories.

In 2021, £5.1 billion was spent on film and television production here, up nearly 30% from the previous, pre-pandemic record. With the great majority of that spend coming from overseas and going to studios close to Marlow.

The combination of our rich cultural heritage, our world-leading facilities, our deep pool of talent and supportive Government policies, both national and local, has made the UK, and southern Buckinghamshire in particular, the premier destination for many film makers at the highest level.

In a time when so much is uncertain, the benefits to the economy, to jobs and to our international status are self-evident. In an era when global households become increasingly connected to high speed broadband, and preferring UK made content, these benefits have a clear route to future expansion.

But that very success also presents challenges.

Productions, that are eager to come here, are having to relocate abroad. Simply because they can't all be accommodated. Demand for well-placed specialist space and human resources increasingly outstrips what's available and even what's planned.

Our record of seizing this market, spectacular as it is, must be even better and have the room to be better. The creation of new career pathways and life chances is a substantial opportunity, within reach which we must not let slip.

Marlow Film Studios will be a major force in addressing this, meeting the industry's increasing very specific needs, while setting new standards for film studio design. It will be an unashamedly inspiring place to work, create, educate and learn, for a celebrated and award-winning workforce.

It will provide a welcoming environment delivering a workplace focused on its occupants' health and well-being, providing strong bonds to nature alongside active mobility options and amenities.

The goal is to positively influence the local economy and contribute to the area's culture. It will create a hub for skills, technology, and creative people, as well as for social and community life – for both the film industry and neighbours.

This proposal is also aligned with the community's ambitions for public infrastructure improvements, recreational opportunities and increased biodiversity.

It is the right idea, at the right time, in the right place.

Robert Laycock
CEO Marlow Film Studios.

CHAPTERS

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8.0 LANDSCAPE

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1.0 INTRODUCTION

1.1 STATEMENT OVERVIEW

1.1.1 INTRODUCTION

The Design and Access Statement (DAS) has been prepared on behalf of the Applicant to accompany the full planning application for Marlow Film Studios. The proposal is described as:

Full planning permission for production space and supporting buildings for screen-based media and associated services/industries. The development comprises: 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.

The proposed development represents a significant new investment in the UK and the creative economy. The Applicant has procured the land as illustrated in figure 1.1 to create a film studio that enables southern Buckinghamshire to keep its status as the UK's optimum destination for high-end film and TV production.

The site consists of 36 Hectares of despoiled land and is located to the east of Marlow. This document presents the site constraints and opportunities and the Masterplan, Architecture and Landscape response.

The Applicant intends to create a centre of excellence that meets the growing needs of the industry. It will enhance the economic, ecological and transport infrastructure of the area, at the same time bringing cultural and recreational benefits to the community. Marlow Film Studios will provide a new home for Britain's flourishing creative sector and build on a multigenerational heritage of creative industries that contributes international recognition and attracts prosperity and global recognition to the area.

Figure 1.1 The Site and Context Aerial View ©2021 Google

1.1.2 TIMELINE

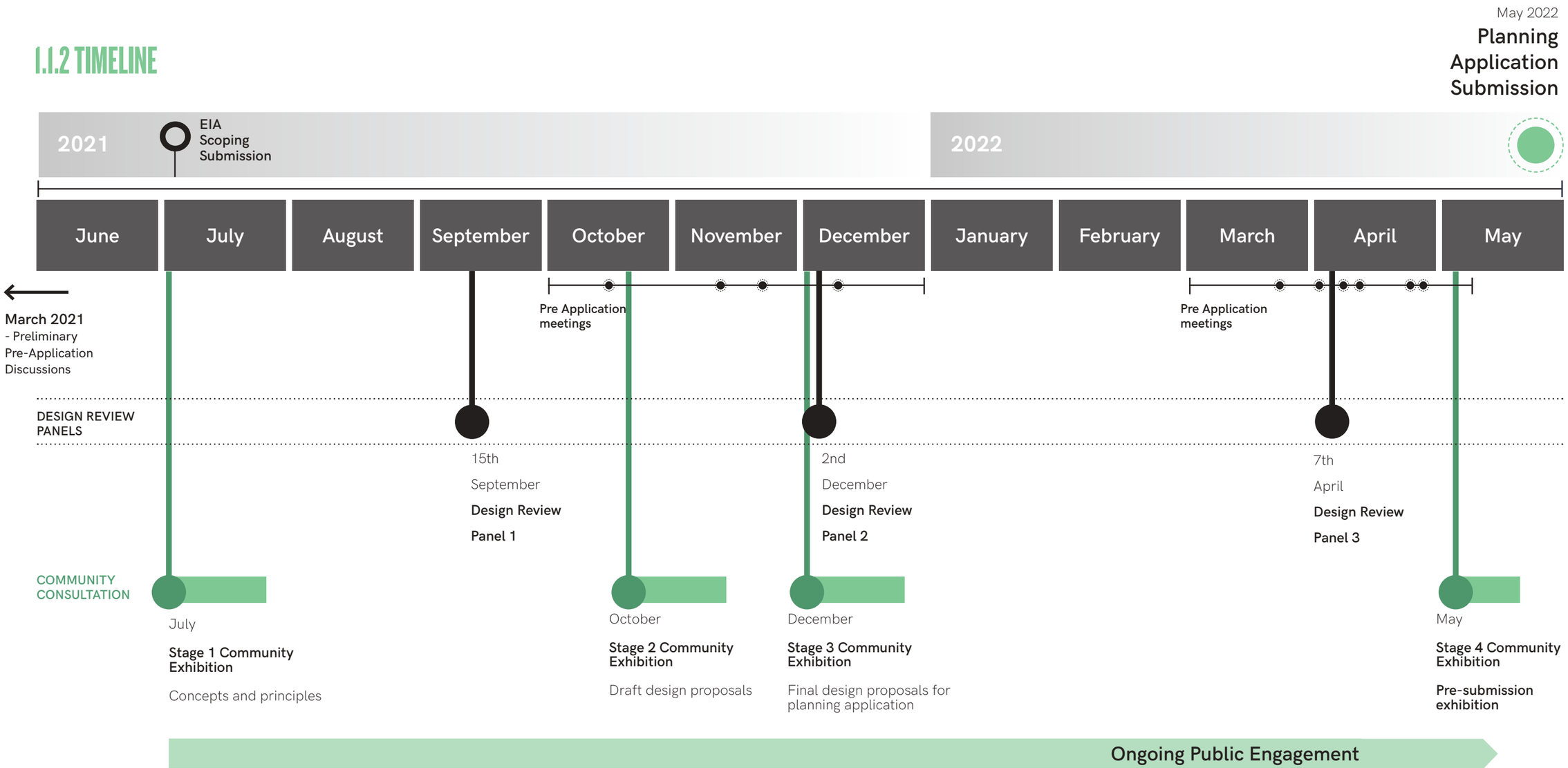


Figure 1.2 Project Timeline

1.2 REPORT CONTENT AND STRUCTURE

1.2.1 THE TEAM

To deliver this state of the art film studio, Dido Property Ltd (the Applicant) has appointed a world-class design team with a portfolio of national and international award-winning projects. Between them they've delivered projects like the London Olympics, Kings Cross, and CB1 Cambridge and in common they share a deep understanding of the local community's values and character.

The Design and Access Statement has been prepared by Prior + Partners with input from a comprehensive professional team.

Role/Discipline	Company
Masterplanners	Prior+Partners
Concept Architects	WilkinsonEyre
Landscape Architects	Gillespies LLP
Lead Planning Consultants	Arrow Planning Limited
Project Manager	Third London Wall
Legal Advisors-Corporate Structuring & Property Purchase	CMS Cameron McKenna Nabarro Olswang LLP
Planning Counsel	Landmark Chambers
Built Environment Consultants	Making Places Together
Client's Technical Advisor	David Godfrey Limited
Local Engagement and Com-munications	Soundings
Legal Consultants	Eversheds Sutherland
Economic Consultants	Volterra Partners LLP
Engineering and Sustainability Consultant	Aecom
Cost Consultants	Aecom
Principal Designer	Aecom
Lighting Designers	Aecom
Daylight, Sunlight, Rights of Light and Light Pollution consultants	Waldrams
Environmental Consultants & Ecologists	Waterman Infrastructure & Environment

Masterplanners: Prior + Partners

Figure 1.3 Queen Elizabeth Olympic Park

Figure 1.6 Eddington, North West Cambridge

Prior + Partners is an urban planning and design practice founded in 2017 by Jason Prior and Graham Goymour. P+P brings together a multi-discipline design team with the purpose of creating meaningful and successful places grounded in a strong understanding of civic responsibility, planning policy and implementation. The practice was formed with the ambition to create urban environments that delight and inspire, are safe and memorable, and recognise the social, civic and environmental responsibility that lies with creating new places and communities.

Architects: WilkinsonEyre

Figure 1.4 Cooled Conservatories, Gardens by the Bay

Figure 1.7 Battersea Power Station

Figure 1.8 Dyson Campus

WilkinsonEyre is one of the world's leading architectural practices with a well known portfolio of national and international award-winning projects. Since inception in 1983, the practice has built bold, beautiful, intelligent architecture in sectors as diverse as culture, sport and leisure, education, infrastructure, residential, office and large-scale masterplanning. Project highlights include the Guangzhou International Finance Center – one of the tallest buildings in the world, the giant, cooled conservatories for Singapore's Gardens by the Bay, and the restoration of Sir Giles Gilbert Scott's Battersea Power Station.

Technical Advisor: David Godfrey

Figure 1.5 Pinewood Malaysia Studio

Figure 1.9 Pinewood Studios Dominican Republic

Figure 1.10 Pinewood Studios Wales

David Godfrey has more than 30 years experience across screen-based media, a well-balanced combination of technical, operational, executive managerial and consultancy skills. He has worked extensively across both domestic and international media arenas to successfully deliver film studios from concept to completion.

David Godfrey has a solid executive background in operational management (Director of UK operations for Pinewood and Shepperton Studios) along with proven high-level delivery of technical media consultancy (Director of International Operations for The Pinewood Group).

1.2.2 PURPOSE OF THE DESIGN AND ACCESS STATEMENT

The purpose of this document is to:

- Explain the principles of the proposals and the reasoning and concept behind them.
- Provide an understanding of the site constraints and opportunities and the current needs of the film industry.
- Describe the design process and show how the proposal has responded to the site and context.
- Set out the proposed design. Including the masterplan configuration and the architectural and landscape approach concerning the development of Marlow Film Studios.

The design proposal is the result of an iterative process, including consultation with Local Planning Authorities, the Buckinghamshire Council and Design Review Panels.

The proposal has also been informed by a series of public consultation events, which have allowed the local community and stakeholders to input into the design proposal. Community Engagement started in July 2021 and ended in May 2022.

The Design and Access Statement is structured in nine sections:

01 - Introduction

Includes the contents of the document, the purpose of the Design and Access Statement, the timeline and the team involved.

02 - Brief

Explains the brief, design pillars and project objectives that have guided the design development.

03 - Strategic Case for Development

Summarises the socio-economical context for Marlow Film Studios.

04 - Planning Context

Summarises the planning context for Marlow Film Studios.

05 - Site Analysis

Explores the characteristics of the site and its surroundings, identifying the key constraints and opportunities that have influenced the design.

06 - Masterplan

Describes the iterative design process that led to the masterplan configuration. It sets out the film studio needs and the masterplan response considering the site constraints and opportunities.

It also shows the design evolution based on technical testing and public consultation feedback.

It explains the proposed physical framework plan for the site, illustrating the composition and layout of the proposal.

07 - Architecture

Addresses the architectural response. It provides the different building types' use, amount, layout, scale, and appearance.

08 - Landscape

Describes the landscape design for the Studios and the recreational outdoor spaces. The landscape response is based on understanding the existing context, ecological targets, and visual impact.

09 - Sustainability

Explains the main aspects of sustainable development that have been integrated to the development.

It also summarises the daylight studies that have been developed and the strategies to minimise glare and light spill.

1.2.3 OTHER DOCUMENTS

The Design and Access Statement forms part of documents that provide a comprehensive explanation of the proposal.

In addition to this document, reference should also be made to more detailed supplementary information under separate cover, including, but not limited to:

1. Planning Statement
2. Design and Access Statement
3. Strategic Case for Development
4. Sequential Assessment
5. Economic Case
6. Skills and Workforce Development Plan
7. Tree Canopy Cover Assessment
8. Landscape Management and Maintenance Plan
9. Transport Assessment
10. Flood Risk Assessment
11. Sustainable Urban Drainage Strategy
12. Lighting Design Strategy
13. Arboricultural Report
14. Utilities Statement
15. Minerals Assessment
16. Operational Waste Management Strategy
17. Sustainability Statement
18. Energy Statement
19. Statement of Community Involvement
20. Security Needs Assessment
21. Agricultural Land Assessment
22. Daylight and sunlight analysis
23. Light Pollution Analysis
24. Solar Glare Analysis
25. Biodiversity Net Gain
26. Habitat Regulations Assessment
27. Heritage Statement
28. Framework Travel Plan

2.0 BRIEF

2.3 DESIGN AND DEVELOPMENT PRINCIPLES

2.3.1 THE AMBITION

Marlow Film Studios aims to be a home of choice for the Film and Television industry.

The Applicant's vision is to support southern Buckinghamshire's continued recognition as a global epicentre for film and television production. Therefore, the scheme will be purposely designed for the industry and will become an exemplar for film studio development in the future. It will be a place of exceptional and enduring quality, an inspiring place to work, create, educate and learn, built for a celebrated and award-winning workforce.

The masterplan has evolved from a carefully selected multi-disciplinary professional and public engagement process. This ensures it is sensitive to and respects its wonderful setting, is founded in the evidence of the land, respectful of its unique condition and character.

This film studio is looking to meet the increasing long term demand for space in the industry and reinterpret how film studios work, offering a place where people enjoy working and learning. Marlow Film Studios will provide an attractive environment and deliver an inspiring workplace focused on its occupants' health and well-being, providing easy access to nature, ecology, active mobility options, and a comfortable workplace and amenities.

The project's goal is to positively influence the local economy and contribute to the area's identity. It will create a hub for skills, technology, and creative people, as well as a centre for social and community life for both the film industry and local neighbours.

This development is an opportunity to enhance existing habitats and landscape. The project aligns with the local community's aspirations by enabling areas for biodiversity, infrastructure improvements, and increased biodiversity to the area.

Figure 2.1 LED Wall Virtual Production "Lessons from the Mandalorian" © fxguide, LLC

Figure 2.2 Film Project Feature - Source www.soindiana.com

2.3.2 PROJECT OBJECTIVES

The proposal has been developed in response to the brief formulated by the Applicant to create a film studio that is at the forefront of future changes in the way creative film content is produced and delivered. The rapid growth of the film industry in the UK has resulted in older studios developing in a piecemeal manner. Marlow Film Studios will be a state-of-the-art facility that caters to 21st-century working practices while offering an exciting and joyful place to work. The requirements of the brief are as follow:

- Provide a critical mass that ensures the creation of a successful film studio that can host two film productions simultaneously.
- Provide an adaptable scheme that can flex from Film to HETV production and adapt to this industry's ever-changing needs, enable growth and enhance productivity.
- Design a place that is sufficiently bespoke and distinctive, elegant and accessible, adaptable and resilient.
- Define an alternative way of understanding film studios that offers a vibrant environment to work and learn.
- Mitigate the impacts of development on the environment and surrounding context.
- Create a best-in-class sustainable development that enables low carbon sustainable film production.
- Enhance the recreational value of the area, upgrading the existing ecology and adding to the public offer.
- Provide transport infrastructure for both occupiers and neighbouring communities.

Figure 2.3 Project Objectives

2.3.3 DESIGN PILLARS

Four pillars will guide the design of a successful, inclusive and sustainable film studio to fulfil the ambition of creating a place with people at the heart of first-class sustainable development. A first-class design team was appointed to deliver this unique place that reflects the industry's values and Marlow's future aspirations with high-quality architecture and valuable outdoor space.

Figure 2.4 Star Wars Anniversary Behind the Scenes Photo - source www.empireonline.com

Economy & Training

Marlow Film Studios will become a leading global film production campus that matches the growing international film market needs with the local and national requirement for job creation and economic growth. This project is a catalyst for employment and skills development which will further strengthen the existing film studio expertise in southern Buckinghamshire.

Existing facilities for the film industry in the UK are over-subscribed by the demands of large scale productions. The brief has set the objective for this film studio to match the standards of the world's leading studios for major productions, to support the Government's growth ambitions for the UK film industry. In addition, the development will provide critical mass that will attract essential supply chains and support businesses.

Figure 2.5 Green Wall Photo - © Phoenix Green Walls 2021

Design

This proposal aims to rethink how facilities work to create an enjoyable and dynamic place. Current film studio design is driven by functionality and logistics. As a result, most studios look like distribution parks: large buildings with big hard-paved outdoor spaces and lack of vegetation and trees.

Marlow Film Studios looks to offer a model for the film industry that serves as a reference for future developments. Therefore, the Applicant appointed Prior and Partners and WilkinsonEyre, both leading design practices with a portfolio of national and international award-winning projects, such as the London 2012 Olympic Park and Singapore's Gardens by the Bay.

Figure 2.6 Green Flat Roofs with PV systems © Contec

Sustainability

Marlow Film Studios responds to the UK film industry's values and commitment to sustainability, understanding sustainability as a set of environmental, social and economic factors.

The proposal will ensure that all buildings minimise energy demand and use low carbon and renewable energy supplies in order to enable the low carbon, sustainable production of films.

Buildings and infrastructure are designed to reduce the embodied carbon associated with construction. In addition, the proposal promotes the use of active mobility and electric vehicles: not just within the studio but also more widely in the community. The proposal defines innovative strategies in terms of energy, water management and construction methods that will provide resilience to future impacts of Climate Change and changes in behavioural patterns.

Figure 2.7 Hartsholme © Visit Lincoln Community Interest Company 2012 - 2022

Ecology

The scheme responds to the sensitive nature of the site, both in terms of its relationship to local communities and its adjacent landscape. Buildings will be set within an enhanced landscape and screened to reduce their visibility.

An integrated green infrastructure strategy will enhance the site's ecological value. From rainwater harvesting to native species, the landscape strategy protects existing adjacent and on-site habitats and enhances the recreational value of the outdoor space.

Marlow Film Studios will not only deliver Biodiversity Net Gain in line with the emerging national requirement of +10%, but in addition has set voluntarily its own bespoke target to reach +20% net gain

2.3.4 ITERATING THE BRIEF

The spatial requirements and intended mix of development have developed through an iterative process, testing the masterplan against the brief and the site's constraints to reach an optimum balance of development that meets the needs and uses.

The project team evaluated the options, assessing different responses to the site constraints and project objectives. The developing options have also been examined further in Public Consultation events, meetings with Buckinghamshire Council and design review panels to test and validate proposals.

The Proposed Development will provide 168,718 square meters (GEA) of total gross external floor area, consisting of:

- 43,921 m2 (GEA) (472761 ft^2) of sound stages;
- 38,043 m2 (GEA) (409491 ft^2) of workshops;
- 25,997 m2 (GEA) (279829 ft^2) of office accommodation;
- 2,736 m2 (GEA) (29450 ft^2) of Studio Hub;
- A number of ancillary buildings/structures for the film TV studio comprising entrance, reception, security offices, Mobility Hub, structures, cafes and housing for utilities/services.
- 2.74 hectares of outdoor space for backlots and unit bases. This includes the main backlot in Plot 5, which comprises an area of c.2 hectares.
- A crossing linking plots 4 and 5;
- 947 m2 (GEA) of new community/ educational/ environmental/ recreational building in Plot 4 for uses falling within use classes E, F.1 and F.2 of the 1987 Use Classes Order (as amended);
- 147 m2 (GEA) new community building in Plot 2A for uses falling within F1 and F2 of the 1987 Use Classes Order (as amended)

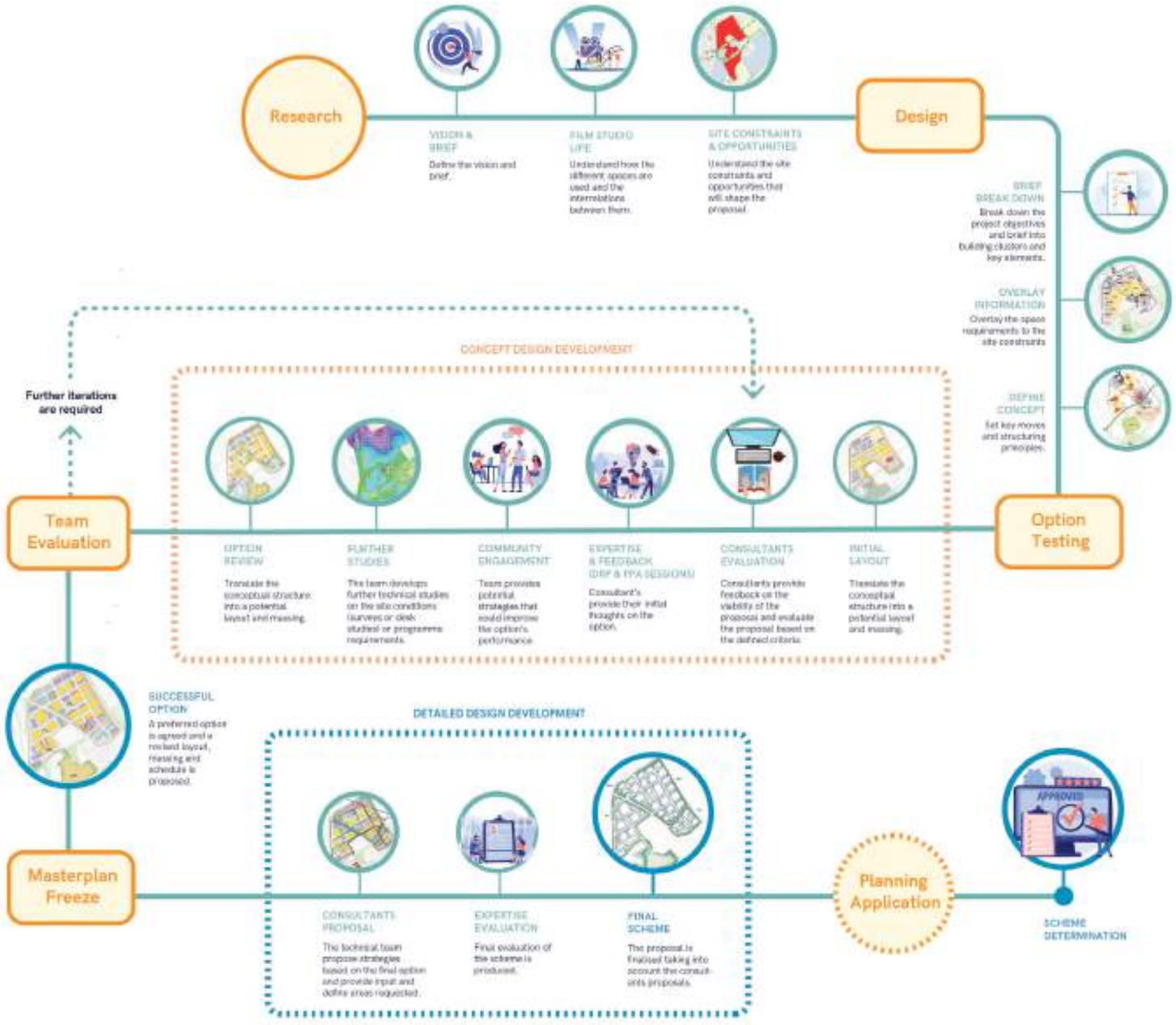


Figure 2.8 Production Timeline

2.3.5 DEVELOPMENT RATIONALE

Critical Mass

The main area of the Studios contains two film production clusters, made up of a mix of sound stages, workshops and offices, each big enough to take a blockbuster production for the duration of preparation, pre-production, shoot and strike. This provides for a 'critical mass,' meaning not only that the Studios is set up for success, but also that benefits are amplified for the local area.

By design, the efficiency of Marlow Film Studios allows two productions to be on site shooting at any one time, with a third in preparation. Together this provides year-round occupation and the virtuous circle of permanence in studio operations. Without sufficient space for a rolling programme of film and television shows, a 'halo' effect of stable suppliers and production service providers would not be possible. However, through provision of adequate scale and the efficiency of land use, local businesses can rely on a 'base load' of commercial opportunity. Those essential specialist trades that require particularly close working with the industry are able to take viable premises on site in the trade clusters.

Without enabling a consistent level of economic activity on-site, these economic benefits are undermined. This is particularly important in induced and indirect spending and jobs, brought in as part of continuous inward investment.

By contrast, studios which can only house one production a time veer ¬between 'feast and famine', with the studio 'going dark' in the void period between productions. Even when a smaller site is in use, the levels of activity vary greatly between preparation and strike and the much greater intensity of shooting. This is both undesirable and deeply inefficient. In this situation local businesses relying on spending from the users of the studio, and the supply chain, would be at risk.

Carefully sequenced occupation on site for multiple users also allows for permanent training to be established as part of the facility. Dedicated training depends on a consistent through-put of activity. The presence of an active Culture and Skills Academy, also allows for this space and surroundings to be available regularly for community activities.

Without a constant level of demand, public transport options cannot be viable, making studios much more reliant on private car journeys. Marlow Film Studios has set a limit on the use of private cars to 60% of studio journeys. Instead of the private shuttle buses which might be required at peak production to service a single production studio, with consistent flow of occupation these needs becomes permanent and are expanded to two new public bus services. This availability of new sustainable travel modes for the public benefits the wider community. A public transport interchange on site enables further linkage to the new Elizabeth Line to be established for both public and private benefit.

A base level of continuous production also makes for a better place to work, as demand for a range of on-site services from occupiers does not stop and start. This assists in creating a better permanent 'campus' culture to help to foster the creative activity at the heart of film making.

The number and size of the sound stages also responds to the changing production landscape. Productions have become substantially larger over the last 10 years. A step-up in the operations that exist around these productions is a requirement. The footprint these productions demand, and the size of crews required to service them has grown beyond what a single production site can viably offer. Simply put, bigger productions now need both efficiency of design and more space.

It is important that a studio functions smoothly and flexibly to reflect the needs of production. This design capacity both leads to an enhanced employment pool and allows for expanded training of the crewbase. Using 'critical mass' to maximise operational efficiency is an essential part of these designs.

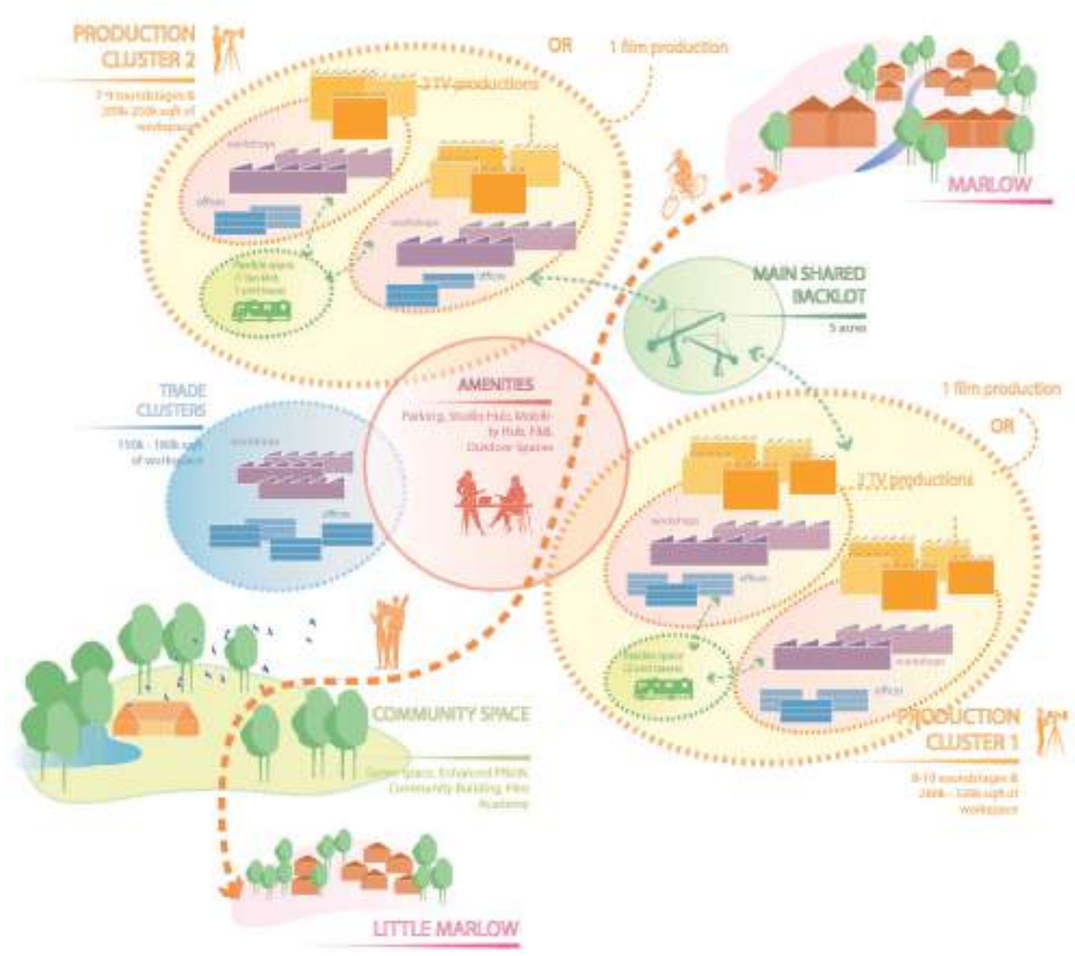


Figure 2.9 Critical Mass and Brief Requirements

The Crewbase

The crewbase – a cohort of crew and technicians who are unrivalled the world over – is the principal reason why the UK, beyond the USA, is the single largest destination of global inward investment into this sector. This workforce is integral to the success of the West London Cluster, the home of film and television production in the UK, and its strength has developed alongside the nearby studios for more than 80 years.

The crewbase is almost entirely freelance, meaning that they are engaged by producers to work on a project-by-project basis. Each film or television project crew is uniquely assembled across many dozens of professional disciplines on shorter-term contracts. A high budget film may shoot for four to six months, with a television series anything between three to twelve months. At 'wrap' these freelance specialists move on to other work and projects, frequently at different facilities.

Assembly of a crew for each short term project is a considerable art in itself. The talent pool around the West London Cluster is particularly deep with an exceptional level of competence.

The health and wellbeing of the crewbase clearly defines the success of the industry. Unlike conventional industries which have long term employment contracts often from a single location, and issues can be managed on an organisational basis, the film industry and freelance needs dictate differences.

One key factor in a healthy work-life balance is the time it takes to travel to and from the place of work. The nature of the work means that this can vary from production to production. The industry generally takes 30 miles in each direction as the reasonable daily limit. In Los Angeles this is known as the TMZ (thirty mile zone). A similar 30 mile limit is included as a key standard term in UK freelance contracts, with crew accommodation specified for work further afield.

The natural consequence is that crews and companies are highly clustered around recognised production bases to avoid excess travel and cost. This applies not just to a studio but the wider production cluster itself. Any cluster must have physical capacity to take more than a few productions to ensure long term viability.

The further the travel distance outside the cluster, the more taxing it is on crew and the harder it becomes to fill the hundreds of exacting roles required for the most prestigious and economically important productions.

Based on research undertaken by the British Film Commission, and working on an estimate of 20,000 crew who have worked at the highest end of the sector in the last 12 months, about 600 crew (around one third of the annual crew needs of Marlow) live within 15 mins of the Marlow Film Studios site. This expands to more than 12,000 crew (60% of the entire West London Cluster crewbase) who can viably use Marlow Film Studios given that one hour of travel time equates roughly to the thirty mile limit.

Being co-located with this cohort of outstanding talent is a key reason why Marlow is so well suited to hosting a first class studio of critical mass and would ensure a unique contribution to the UK's ability to continue attracting global investment for film and television production

Figure 2.10 The virtual production set at Rebellion. Pic: Karen David © 2022 TechTribe Oxford All rights reserved.

Figure 2.11 Moving Image Workshop in Kingston School of Art © Ezzidin Alwan

WINTER HILL VERIFIED VIEW

This image is a verified view developed for the Landscape and Visual Impact Assessment to identify and assess the effects of the proposal on the surrounding landscape. Verified views are architectural photo-montages which have been created to a high level of verifiable accuracy using collected survey data, precise photography and a strict recorded methodology. Refer to the Volume 3 of the Environmental Statement: Landscape and Visual Impact Assessment.

Figure 2.12 Verified view of the development from Winter Hill

3.0 STRATEGIC CASE FOR DEVELOPMENT

3.1 THE STRATEGIC CASE FOR DEVELOPMENT

Marlow Film Studios aims to build on a strong heritage of creative industries in order to bring additional international recognition and attract global investment and prosperity to the area.

South Buckinghamshire has hosted many celebrated film and TV producers, including James Bond, Star Wars, Marvel and Indiana Jones. The proposal aims to deliver a film studio that enables southern Buckinghamshire to retain and enhance its status as the UK's preferred destination for high-end film and TV production.

This chapter summarises the strategic context for the proposed development, which is provided by:

- The film industry's national and local need
- The West London Cluster and Marlow's strategic location
- The national need for economic recovery and development.
- Planning Context

Detailed information on the above can be found in the following documents submitted as part of the planning application:

- Document 1: The Planning Statement
- Document 3: The Strategic Case for Development
- Document 4: Sequential Assessment
- Document 5: The Economic Case for Development
- Document 6: Skills and Workforce Development Plan

Figure 3.1 Film Production - Source www.productionsecurityservices.com

Marlow Film Studios is located within the Green Belt. Initial work indicates that the proposal will give rise to significant social, economic and environmental benefits and that the negative aspects of the proposal are manageable. The result being that the benefits of granting planning permission substantially outweighing the harms.

The UK leads the film and television sector and it continues record of being one of the nation's fastest growing sectors and is now projected to enhance significantly, driven by the sudden availability of streaming globally as billions of individuals connect to high-speed internet for the first time. The existing expertise the UK leads the film and television sector globally, it continues a record of being one of the nation's fastest growing sector. There is a clear need for more studio space in the West London Cluster to maximise the inherent potential of the film sector as it expands significantly achieve local and national Government policy to grow film inward investment and drive the economic recovery from COVID-19.

The UK is already missing out on 5 - 10 blockbusters per year according to PwC research. It needs to now facilitate more floor space significantly to meet those needs. Expansions of Pinewood and Shepperton and several other planned new studios will make an important contribution to the need. However, there is still unmet demand for additional stage space. Marlow Film Studios provides the space and facilities in the optimal location to help meet this demand. The need to provide local studio space and enable growth in the sector is of national importance, as few sectors represent such a golden opportunity to the UK.

The West London cluster is the only part of the UK with the critical mass of sufficient resources and competencies, including a vast pool of skills and talent, to accommodate major blockbusters and HETV.

Research and Government policy supports cluster development. Investment in the cluster will increase the attractiveness, efficiency and brand of the whole cluster, resulting in a positive feedback loop which amplifies the benefits of the cluster for all members, supporting significant economic benefits to the UK economy. There is a shortage of space in general but in particular premium, purpose built studios are the optimal solution to meet identified demand Only 31% of studios in the UK are purpose built. Marlow Film Studios has been designed to optimise the space for productions by creating clusters of different spaces within the development to respond to the bespoke needs of different productions.

Marlow Film Studios will also support significant socio-economic impacts locally. The studio will create temporary construction jobs, up to an estimated 4,180 permanent direct and indirect new jobs, and generate approximately £338m in GVA each year. The studio will support annual tax revenues of up to £105m, whilst increasing exports by up to a projected £102m annually, and attract tourists. In the UK, Marlow Film Studios could directly deliver up to 17% of Buckinghamshire's planned future jobs growth to 2030, helping to counter the net loss of 138,000sqm in B class employment floorspace in Wycombe between 2005 and 2017. Marlow Film Studios will also lead to economic stimulus for wider and supporting industries through production expenditure, which is estimated at between £130m and £155m for businesses in the WLC per year

There will also be social benefits through the delivery and enabling of publicly accessible recreational space and improved transport. Marlow Film Studios will positively impact skill levels in the area by providing educational-based services and programmes. The studio is also committed to improving the overall amenity of the local area.

Marlow Film Studios Economic Impacts

4,180 JOBS
Permanent direct and indirect jobs

£249 - 338m
Annual increase in direct and indirect economic activity (GVA).

£105m
Annual tax contributions.

67%
Of production budgets are typically spent in the local and wider economy.

1,120 - 1,520
Net additional FTEs associated with the venue itself, local expenditure and associated supply chain - indirect and induced impacts will be supported across wider Buckinghamshire, as well as the region and nationally

1,815 - 2,460
Jobs supported on-site when accounting for part-time working patterns, equivalent to 1,600 - 2,170 direct FTEs

Contextualising the Opportunity

8,000
Pinewood currently supports 8,000 net additional (direct, indirect and induced) jobs in Buckinghamshire, and its proposed expansion will increase this to 12,000.

430 FTEs
The number of jobs it was estimated an alternative scheme on this site would support (2016).

1/5
Buckinghamshire LEP forecast that employment will rise by 8.5% or 24,000 jobs between 2018 and 2030 and this will become even more important in the context of lost employment floorspace and the negative impacts of COVID-19.Marlow Film Studios could deliver 16% of the county's planned future economic growth.

Social and Wider Impacts

7%
Of all tourists to the UK cited visiting a film or TV set location as their primary reason to visit the UK.

138,000sqm
Net loss in B class employment floorspace in Wycombe between 2005 and 2017. Marlow Film Studios will help counter this loss through the provision of high quality employment floorspace.

Through the provision of educational-based services and programmes, Marlow Film Studios could positively impact skill levels in the area. This involves the provision of apprenticeships or trainees on-site (potential to support up to 120 trainees per year).

The delivery of enhanced paths and recreational outdoor space will lead to physical and mental health benefits.

Figure 3.2 Marlow Film Studios' Economic, Social and Wider Impacts Summary

3.2 THE FILM INDUSTRY

3.2.1 THE FILM INDUSTRY

The film and TV industry is one of the fastest growing sectors globally. The percentage of time spent streaming content nearly doubled between 2018 and 2019.Now, nearly half of UK households have a Netflix subscription. Disney+ attracted over 100m global subscriptions in its first sixteen months. The sector is a big business: Britons spent 40% of their waking time watching TV during the pandemic. Central Government's policy encourages to attract this investment into the UK.

The UK is the global high budget film making capital of the world, having overtaken California in 2015. The British Film Industry (BFI) defines HETV as production costing in excess of $1m per hour. However, a new standard is emerging, which the UK specialises in of budgets of $20m and hour and over. Increasingly, inward investors are looking to the UK to produce shows at this high budget level.

The number of films produced in the UK increased tenfold between 1999 and 2020. In 2019, 43% of high budget films made in the UK were in the top-grossing films of the year, compared to 18% in California. Combined production spend for film and HETV in the UK has increased by 280% from 2013 to 2021. This growth in UK film and HETV spend is underpinned by a consistently growing feature film sector alongside a rapidly growing HETV sector. Production spend on HETV has increased tenfold from 2013 to 2021, overtaking spend on feature films in 2020 (£1.6bn compared to £1.5bn). Despite many major productions halting during the COVID-19 pandemic, the film and HETV sector hit record highs for production spend in 2021. In particular, HETV production spend reached new heights of £4.1bn in 2021, almost double the previous record (£2.2bn in 2019).

The UK film and HETV sector makes a significant economic contribution to the UK economy. It:

- **Supports significant employment** – 173,000 jobs in 2019, more than the city of Leicester (171,000). Employment in film and HETV was one of the fastest growing sectors nationally: it has grown at between two and three times the average rate of employment across the country;
- **Employs highly skilled individuals** – 61% of jobs in the film and HETV sector are held by people with a degree level qualification or higher, much higher than the percentage for all UK industries (36%). The National Film and Television School ranks 4th nationally for graduate employability, showing that people with film related qualifications are in high demand;
- **Generates significant economic activity** –£19.5bn in gross value added (GVA). The sector contributes GVA equivalent to 50% of agriculture's GVA whilst occupying 10,000 times less land;
- **Is highly productive** – average output (GVA) per employee (£112,500) is markedly higher than the UK average (£58,700);
- **Generates an important trade surplus** – £4.3bn in 2019, contributing over a quarter of the whole creative industries' trade surplus (£16bn). This is higher than other important sectors such as advertising and market research (£3.5bn) and other air transport (£3.4bn). Film and HETV is therefore important for the UK Government's post Brexit aim to increase exports and FDI; and
- **Increases tourism** – UK's inbound tourists spent an estimated £893m in the film-related tourism segment in 2018, showing the power of 'screen tourism'.

The UK is the global film making capital of the world

43%
Of high budget films made in the UK were top grossing films of the year, compared to 18% in California and 12% in Atlanta.

410%
Growth in inward investment in HETV between 2013 and 2019.

x10
The number of films produced in the UK increased tenfold between 1999 and 2020.

£4bn
Investment in film and HETV is a Government priority, with a target to double revenues by 2025. The creative and digital sector in Buckinghamshire is specifically identified within the LEP's ambition for growth.

Economic Footprint of the Sector

173,000
Jobs supported in the UK film and HETV sector in 2019. 70% of employees within the sector are under 45.

£19.5bn
In economic activity supported by the sector in 2019.

£4.3bn
Annual trade surplus in the film and HETV sub-sector, higher than other service sectors such as advertising and market research (£3.5bn), contributing over a quarter of the whole creative industries' trade surplus.

84%
Of spending in the sector was foreign direct investment in 2021.

Figure 3.3 The Film Industry and its Economic Footprint Summary

3.2.2 NATIONAL AND LOCAL NEED.

As a result of the rapid growth of inward investment, film and TV studios in the UK have failed to meet demand for production space in recent years. There is acknowledged to be a severe shortage of modern best in class studio space in the industry. Only 31% of UK studio stage space is in purpose-built film studios suitable in the long-term for major film and TV drama productions. The lack of space has significant economic implications. Each year the UK lost out of an estimated 5-10 major movies between 2016 and 2018, equivalent to almost £1bn of lost economic activity each year. This is equivalent to losing the whole of the University of Warwick's economic contribution to the West Midlands each year, or the entire contribution of the agriculture sector in the South-East.

The visible growth in the film and HETV sector has been recognised by the Government. The creative industries are among the few high-growth sectors to benefit from a sector deal as part of the Industrial Strategy. The sector deal notes that film inward investment grew by 92% in the five years to 2017, while HETV grew even faster at 162%. This growth was expected to continue: "with substantial increases in studio capacity and investment in skills, it is feasible that in the period to 2025 our revenues could nearly double to approximately £4bn a year." The deal further notes that the film and HETV sector specifically has enormous potential due to growing global demand for British creative content. The sector is of national significance and is of particular importance at a time of unprecedented uncertainty in the UK.

In 2021, film and HETV combined attracted £4.8bn worth of inward investment. The sector has already exceeded the sector deal target of £4bn revenue per year for 2025, demonstrating the strong potential of the sector. The inward investment contributed to a record overall production spend of £5.6bn.

Local policy also emphasises the importance of strengthening the film and HETV offer in Buckinghamshire. Employment in production industries in Buckinghamshire grew by 76% in the decade pre-Covid, compared to 15% for overall employment growth. The sector is identified as a growth sector by the LEP and their recovery plan notes the importance of building on the existing assets so that it can be at the forefront of future growth. The LEP wishes to work to consolidate a global creative industries capability and further support exporting and inward investment in the film and HETV sector. Buckinghamshire Skills Hub believe that film and HETV can play a leading role in providing employment and upskilling local residents over the coming decade

By meeting these local aims, Marlow Film Studios can have a significant effect on the UK's national offer in the film and HETV sector.

UK Production Facility Breakdown

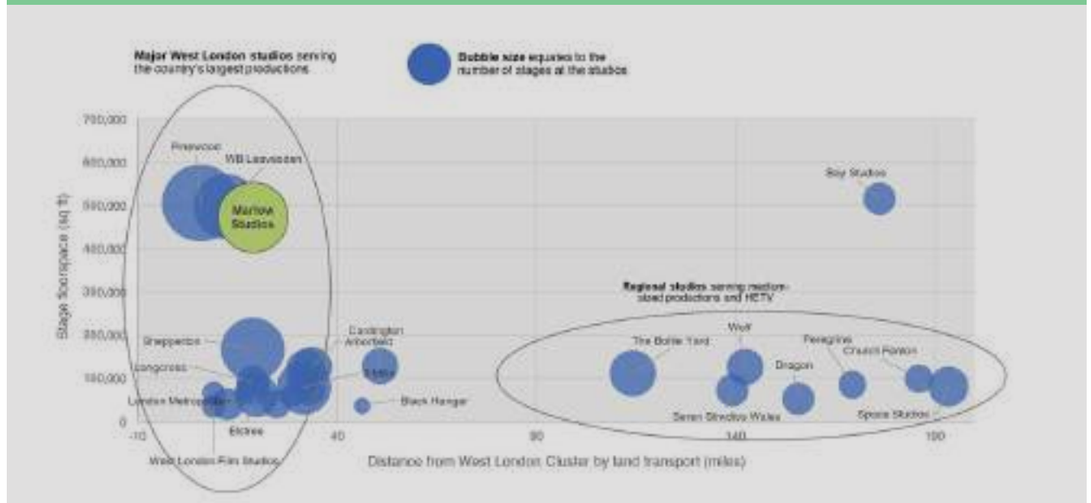


Figure 3.4 UK Production Facilities

Figure 3.5 Movies filmed in Buckinghamshire

3.3 STRATEGIC LOCATION

3.3.1 WEST LONDON CLUSTER (WLC)

The economic benefits of clusters are widely acknowledged and accepted. Supporting and building on existing clusters forms a key Government objective in order to deliver future economic growth. Clusters are ecosystems of interconnected firms, individuals and institutions within a particular field. They drive economic growth in the modern economy. Supporting clusters and their associated benefits of productivity, innovation and new business growth has become an important policy objective in the UK and further afield. There is a consensus that governments should "reinforce and build on existing and emerging clusters rather than attempt to create entirely new ones." New business growth within a cluster results in a positive feedback loop, benefiting all the members of the cluster. As global competition heightens, and with the uncertainty caused by Brexit and COVID-19, it is even more important that we nurture and invest in our strengths.

The global major film and HETV sector is a good example of a field that is dominated by international clusters and hubs, with several well-known examples such as Hollywood, Vancouver and Budapest. It is unanimously accepted by respected industry bodies that the WLC is the only place in the UK that competes on this global scale and can attract the highest budget productions. The rest of the UK does not provide the ecosystem of skills, infrastructure, capabilities, reputation and facilities for major films. West London is the dominant location for high-end producers and the growing market for HETV. Between 2015 and 2020, London produced over double the amount of blockbusters compared to the second largest film cluster, Atlanta. Nearly four fifths (79%) of the country's turnover in film and HETV and 70% of companies are concentrated in London and the South East.

But existing studios in the cluster are full. Pinewood, Shepperton and WB Leavesden – the cluster's world class studios that can accommodate major productions – are at capacity. These three biggest studios – the only ones capable of hosting major blockbusters and HETV in the UK – are all tied down to long leases from major US businesses for the medium term, reducing space available to other production companies.

PwC estimated in 2018 that 940,000 square feet of additional studio space was required to accommodate footloose blockbusters alone. As the opportunities in the sector grow across the globe, this need is likely to increase in the coming years. Various studies have estimated how much stage space could be required over the coming years. Lambert Smith Hampton estimated 2.3m sq ft of stage space could be required by 2033, whilst Saffrey Champness suggested that more could be required (2.6m sq ft) over an even shorter period of time (by 2025). Knight Frank are more bullish in their assumptions of need, predicting that 6m square feet of stage space could be required by 2033.

Expansions of Pinewood and Shepperton and several other new studios in and around London will make a significant contribution to the need for new space. However, due to the steep trajectory of growth, there is demand for more studios beyond what is currently in the pipeline, particularly for purpose-built space.

Forecast for Studio Space Requirements in the West London Cluster

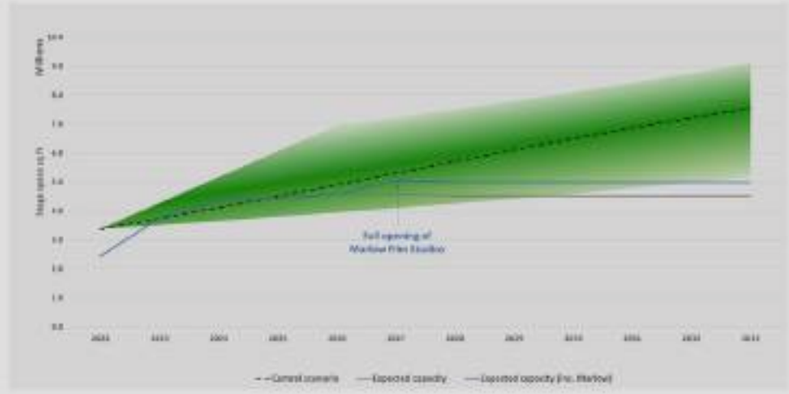


Figure 3.7 Forecast for studio space requirements in the West London Cluster

Importance if the West Cluster

79%

Of the country's turnover in film and HETV and 70% of the companies are concentrated in London and the South East.

2.5x

Between 2015 and 2020, London produced over double the amount of blockbusters than the second largest film cluster of Atlanta.

4x

Employment in production industries in Buckinghamshire has grown more than four-fold relative to general employment (76% relative to 15%) in the past decade.

Figure 3.6 West London Cluster and the Film Industry Summary

3.3.2 THE UK FILM INDUSTRY & WEST CLUSTER TIMELINE

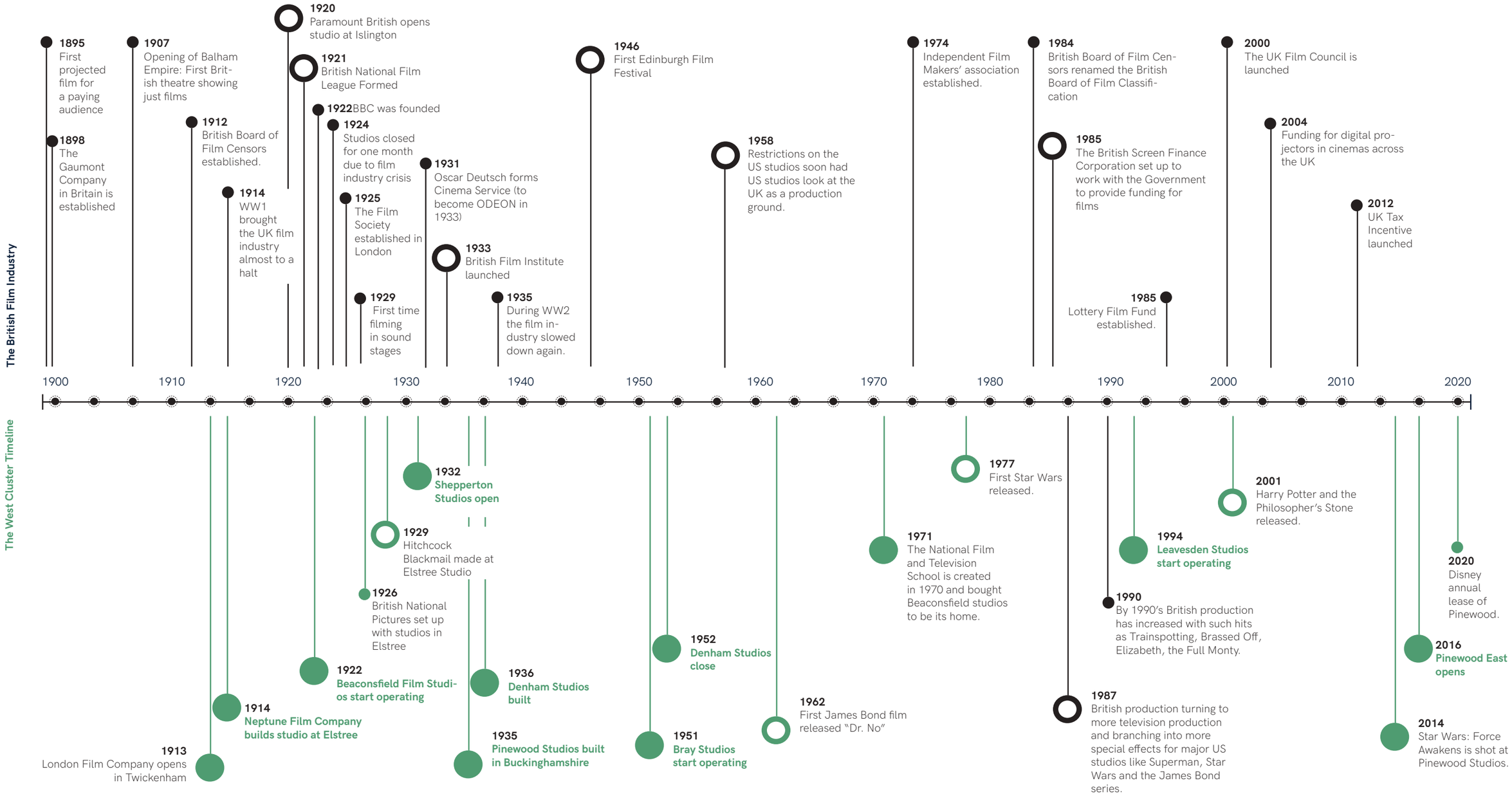
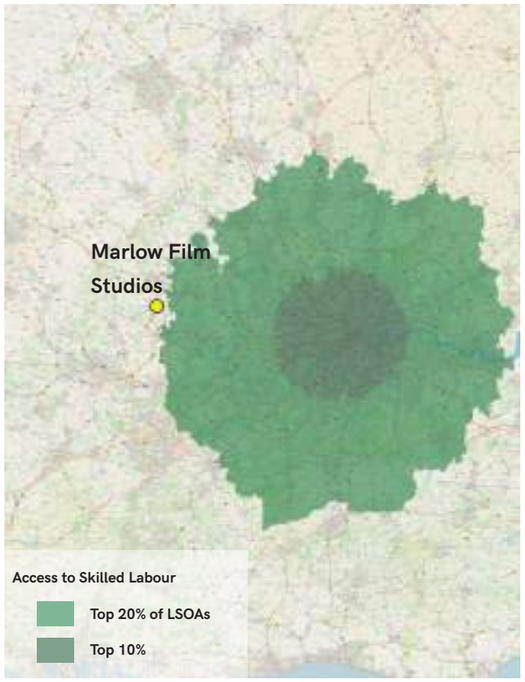


Figure 3.8 The Film Industry in the UK Timeline

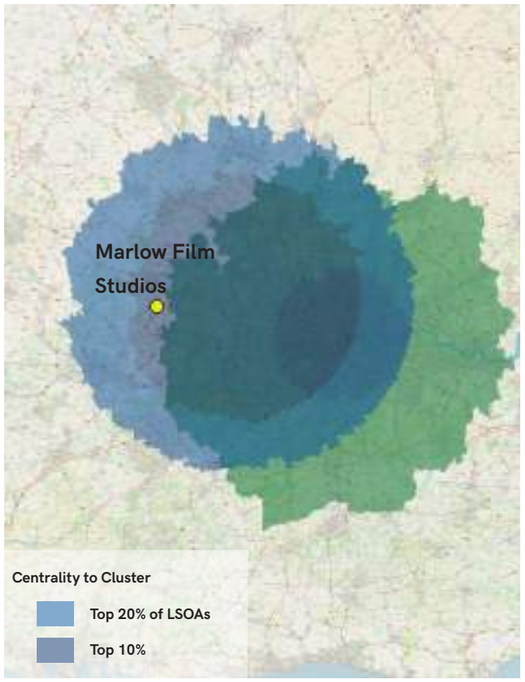
3.3.3 MARLOW'S STRATEGIC LOCATION

Growing to several generations of continual investments into the area, the West London Cluster is the place in the UK that provides the ecosystem of crew, studios, infrastructure and suppliers. Marlow Film Studios is perfectly located near crew, the rest of the cluster, airports and suppliers. The sequence below shows that Marlow falls within the top 10% of small areas in England on the combined score, The three other biggest studios, Pinewood, Shepperton and WB Leavesden, are well within this top 10%. No other area of the region or plausible locations meet all the precise demands of high budget filmmaking.



Access to Skilled Labour:

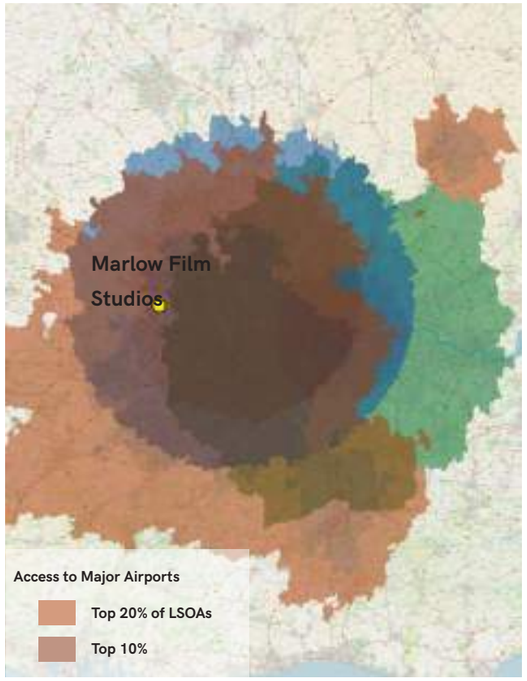
Due to the long existence and history of film studios in this location, a significant depth and quality of highly skilled crew has built up in the area. London also has a vast array of high-quality educational institutions supporting the development of skills. The scale of skills and talent is not available outside the cluster. The figure above shows where residents with relevant artistic, media and literary occupations live, illustrating the concentration of these in and to the west of London.



Centrality to Cluster:

Centrality to cluster considers how close the site is to the centre of the existing cluster as proximity to the other actors in the cluster is important in terms of learning and facilitating social capital, driving growth and innovation.

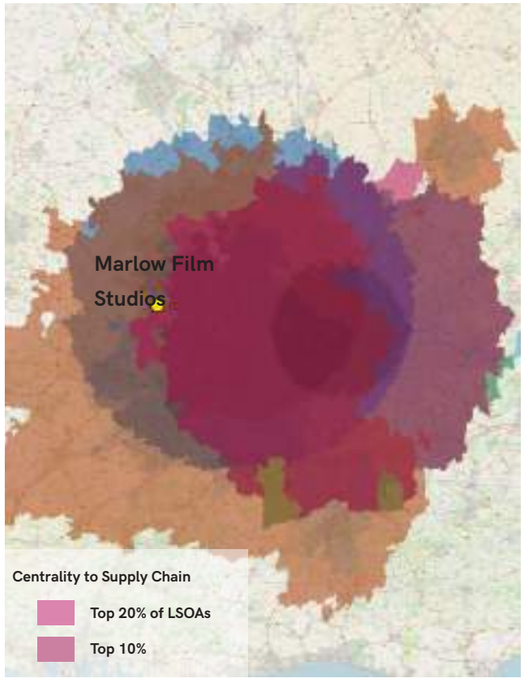
The site is located close to the centre of the existing cluster. Proximity to other actors and professionals is essential for learning and facilitating social capital, driving growth and innovation.



Access to Major Airports:

Direct access to major domestic and international airports is important for both, major film investors and producers .

Accessibility to major international film investors and producers is vital for a thriving cluster and studio. The proximity of Marlow to London Heathrow Airport provides access to domestic and international locations.



Centrality to Supply Chain:

Access to suppliers is important. The analysis defines the core supply chain and provides a measure of access to the supply chain across the UK.
Marlow scores among the top 20% of areas in terms of access to suppliers.

KEY

- Existing Film Studio Location
- Proposed Film Studio Location
- Marlow Film Studios
- Existing Film Studios
- Proposed Film Studios
- Commute from Charing Cross
  - 10 minutes
  - 15 minutes
  - 30 minutes
  - 1 hour
- Distance from Charing Cross
- Green Belt
- Area of Outstanding Natural Beauty (AONB)
- Buckinghamshire Boundary
- Top 10% LSOAS Overall Equally Weighted
- Top 10% LSOAS Overall Weighted

Apple
Bovingdon Airfield
Warner Bros
Sunset
OMA Studios
OMA X Studios
Elstree
Wycombe (Temporary)
MARLOW
National Film and TV School
Pinewood
London Metropolitan Studios
Garden Studios
Shepperton
Charing Cross
Bray
Winnersh Studios
Shinfield
Longcross
Sheperton
Aldermaston
1h travel commute from Charing Cross
30 miles
25 miles
20 miles
15 miles
10 miles
5

Figure 3.9 Marlow Strategic Location Map

4.0 PLANNING CONTEXT

4.1 PLANNING CONTEXT

This section sets up the national and local planning policy and guidance for Marlow Film Studios. Refer to Document 1: Planning Statement and the Environmental Statement for further information.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (the Act) requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with planning applications, the authority shall have regard to:

- The provisions of the Development Plan, insofar as they are material,
- Any other material consideration.

On this basis, and having regard to Section 38(6) of the Act, the key issues to be considered in determining the planning application are:

- Whether the proposals accord with the development
- If not, whether there are considerations which indicate that the application should be determined otherwise than in accordance with the plan e.g. this includes an assessment of whether the proposals accord with the policy and guidance of the Framework (and other Government policy), and as part of this assessment;
- Whether the proposals would amount of sustainable development as defined in the Framework

4.1.1 STATUTORY DEVELOPMENT PLAN POLICY

The site is located within the administrative area of Buckinghamshire Council, a Unitary Authority created in April 2020. At present the overall development plan for Buckinghamshire Council is divided into four separate areas based on the historic Local Planning Authority boundaries. The site sits within the Wycombe area of Buckinghamshire and therefore is subject to the Wycombe District Local Plan.

The Development Plan is the starting point for considering any application. For the purposes of considering the Marlow Film Studios application the relevant parts of the Development Plan are:

- Wycombe District Local Plan (adopted August 2019);
- Delivery and Site Allocations Plan (adopted July 2013); and,
- Buckinghamshire Minerals and Waste Local Plan (2016-2036).

4.1.2 SITE DESIGNATIONS

Site Designations

- **The site is located within the Green Belt**: Policies CP8 (Protecting the Green Belt) and DM42 (Managing Development in the Green Belt).
- **The site is allocated for outdoor Recreation**. This is part of the Council's broad aspiration to create a country park in the area: Policy RUR4 (Little Marlow Lakes Country Park)
- **Plot 5 is located within an area designed as Little Marlow Gravel Pits Biological Notification Site**: Policy DM13 (Conservation and Enhancement of Sites, Habitats and Species of Biodiversity and Geodiversity Importance).
- **Plots 4 and 5 fall within the Green Infrastructure Network designation**: Policy DM11 (Green Networks and Infrastructure).
- Plots 1, 2A, 2B, 3 and the majority of Plot 4 are located within flood zone 1. The lakeside fringes of Plot 4 (southern and western) and all of Plot 5 are located within flood zones 2 and 3. Flood zone 3 is focused on the lake margins and Westhorpe water course .
- A Public Right of Way (Ref: LMA/20/1) traverses the site from east to west to the south of plots 1 and 3.

Nearby Land Use Planning Designations

- The land to the north of the site, beyond Marlow Road (A4155), is designated as the Chilterns Area of Outstanding Natural Beauty (AONB)
- Policies CP10 (Green Infrastructure and the Natural Environment) and DM30 (The Chilterns Area of Outstanding Natural Beauty).
- To the south of the site (approx. 285m) is the River Thames and Thames Path National Trail.
- To the northeast of Plot 4 is Westhorpe House. To the south of Plot 2A is Corners Cottage. Both are Grade II listed buildings: Policies CP11 (Historic Environment) and DM31 (Development affecting the Historic Environment).
- Chiltern Beechwoods Special Area of Conservation (SAC), Bisham Woods Site of Special Scientific Interest (SSSI) and Bisham Woods Local Nature Reserve (LNR), approximately 790m south of the site. Cock Marsh SSSI, is located approximately 985m southeast of the site. Policies CP10 (Green Infrastructure and the Natural Environment) and DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance).To the west of the site is Globe Park industrial area. Policies CP5 (Delivering Land for Business) and DM28 (Employment Areas).
- Approximately 0.6 miles to the east of the site is Little Marlow Conservation Area. Policies CP11 (Historic Environment) and DM31 (Development Affecting the Historic Environment).

4.1.3 OTHER CONSIDERATIONS

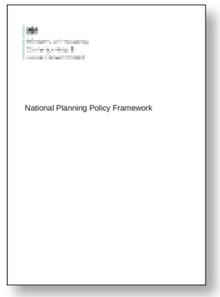
National Planning Policy Framework (NPPF)

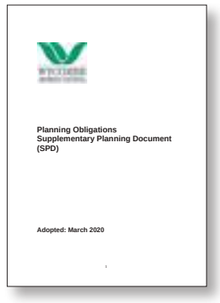
The latest version of the Framework was published in July 2021 and therefore post-dates the Local Plan. The NPPF states that: "planning policies and decisions should help create the conditions in which business can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

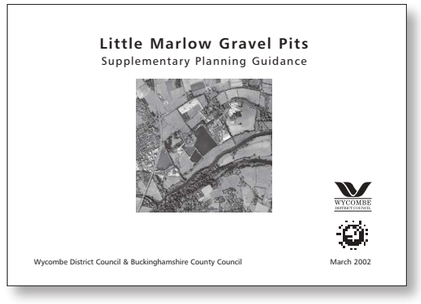
The Framework sets out the purpose of the planning system as one of contributing to the achievement of sustainable development, which is to be assessed on three dimensions: economic, social and environmental, taking local circumstances into account.

The economic policy guidance in the Framework places significant weight on the need to support economic growth through the planning system.
The Framework references the Government's Industrial Strategy in this regard, where the priority of growing the Creative Industries is key.

The Buckinghamshire Local Enterprise Partnership Local Industrial Strategy is discussed further below but places substantial emphasis and support for the creative industries.







The framework confirms that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, and that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The Framework contains guidance on a number of other themes. Those relevant to this application are:

- Promoting sustainable transport
- Requiring good design
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

4.1.4 SUPPLEMENTARY PLANNING DOCUMENTS

Supplementary planning documents (SPDs) add further detail to the policies in the Local Plan. They are a material consideration in planning decisions but are not part of the development plan. The following supplementary planning documents have been considered:

Air Quality SPD (March 2020)

The Air Quality SPD sets out WDCs preferred approach to applying development plan policies in relation to air quality. The SPD shows and explains in detail the scope and approach to air quality impact assessment of development schemes and incorporation of mitigation at an early stage, providing clarity to developers and decision-makers.

Canopy Cover SPD (March 2020)

The Canopy Cover Supplementary Planning Document (SPD) provides guidance on how to meet the Canopy Cover requirement as set out in Policy DM34 of the Wycombe District Local Plan.

Planning Obligations SPD (March 2020)

This Planning Obligations Supplementary Planning Document (SPD) sets out WDCs approach to securing planning obligations from new development in the Wycombe area to ensure infrastructure is put in place to address the impacts of development or to control and enhance certain aspects of the development.

Marlow Gravel Pits Development Brief (March 2002)

Originally published in 2002 under the title 'Little Marlow Gravel Pits SPD', this document has since been removed as an SPD. However, the document remains a material consideration, and the original document is still listed as a Development Brief on the LPA website. The brief sets out the planning requirements and expectations for the future development of the Little Marlow gravel pits site. To assist landowners and developers, it offers advice, sets guidelines, provides details of the constraints for development, and highlights opportunities to be exploited.

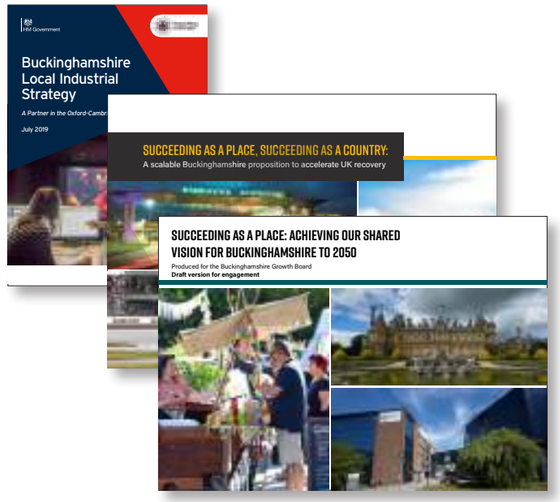
4.1.5 NON-STATUTORY GUIDANCE

Non-statutory guidance include:

- Landscape Character Assessment (Oct 2011)
- Open Space Framework (Dec 2010)
- Parking Standards and Guidance (Oct 2015)
- Biodiversity and Planning in Buckinghamshire (March 2016)
- Buckinghamshire Green Belt Assessment - Parts 1&2 (March 2016 and September 2017)
- Third Party Letters of Support

Emerging New Buckinghamshire Wide Local Plan (currently scheduled to be adopted April 2025). This plan, whilst currently in its infancy, has the potential to become a significant material consideration
Other Emerging Guidance

- High Wycombe Transport Strategy
- Emerging Buckinghamshire Biodiversity Accounting (Not yet adopted)



4.1.6 CENTRAL AND LOCAL GOVERNMENT POLICY

Central and Local Government Policy include:

- Levelling Up the United Kingdom
- National Industrial Strategy
- Creative Industries Sector Deal
- Buckinghamshire LEP Industrial Strategy (July 2019)
- Buckinghamshire LEP Strategic Economic Plan (2016 -2031)
- Recovery and Growth Deal for Buckinghamshire (November 2020)
- Succeeding as a Place: Achieving our Shared Vision for Buckinghamshire to 2050 (Draft Version for Engagement)

Buckinghamshire LEP Strategic Economic Plan (2016-2031)

The revised strategic economic aims to provide greater certainty around population and housing growth, establish the Buckinghamshire Enterprise Zones and strengthen the core Buckinghamshire business clusters in supporting new national industrial strategy. Buckinghamshire's vision is that "the Buckinghamshire economy will be a vibrant, balanced and resilient economy, underpinned by innovative, high-value, globally-orientated firms". The Strategic Economic Plan supports four main strategic priorities:

- Business Growth & Innovation;
- Skills and Talent;
- Connectivity; and
- Town Centre Regeneration

Recovery and Growth Deal for Buckinghamshire (November 2020)

The proposal defines the strategic opportunities and potential for Buckinghamshire to recover from the adverse impacts of the COVID pandemic. The strategic vision explores Buckinghamshire's current strengths and opportunities and sets out aims and ambitions to achieve a thriving, resilient and successful county. The proposals outlined include:

- Growth in high-tech sectors, investment in infrastructure, and improved skills levels.
- Strengthen Britain's position at the forefront of innovation and future growth sectors such as space, creative and digital.
- Creating an accelerated skills delivery system to develop rapid pathways into careers for the future.
- Enhancing local infrastructure to unlock opportunities and provide a catalyst for private investment in Buckinghamshire.

Succeeding as a Place: Achieving our Shared Vision for Buckinghamshire to 2050 (Draft Version for Engagement)

This document, whilst currently in draft form, explores the current strengths and opportunities present within the Buckinghamshire and sets out clear aims and ambitions of what Buckinghamshire can look like in 2050. The document cites a historic dominance of out commuting due to the imbalance of employment opportunities locally. It recognises the importance of the creative and digital industry which sweeps across the south of the county.

In order to enable the ambition by 2050 the document promotes a road map that encourages, amongst other things:

- The nurturing of clusters around our economic assets and the exploration of opportunities for investments and research hubs in the South of the County.
- Ensuring people are supported through training in skills that complement growing sectors and employment in Buckinghamshire.
- Working collaboratively with high quality educational facilities to ensure people are training in the right skills to support growing sectors.
- Increasing the delivery of Biodiversity Net Gain to at least 20%.
- Supporting the development of renewable energy generation and the conversion to energy efficient fuel.

The current proposal, which sits within the film and HETV West London cluster in the south of Buckinghamshire, supports a new Culture and Skills Academy, seeks to achieve 20% Biodiversity Net Gain and includes significant levels of renewable energy generation, is considered to represent an exemplar of the type of development the Strategic Vision for Buckinghamshire is trying to promote

4.2 PUBLIC CONSULTATION

4.2.1 PUBLIC CONSULTATION SUMMARY

The objective of the engagement process was to ensure that there was an open dialogue with the community about the project from the earliest possible stage, starting in July 2021. The engagement programme has run in parallel to the design programme and Soundings has worked in close collaboration with the wider design and project team. This has ensured that the engagement can have the greatest possible impact on the project plans and designs as they develop, and the feedback received effectively and positively shapes the plans.

The engagement was structured over four stages through a series of public events from July 2021 to May 2022 (see below). In addition to exhibitions at each of these stages, two key groups were formed at early stages. A Community Liaison Group, made up of local stakeholders, was set up as a key sounding board for this project. In total, this group met seven times by May 2022 the group had 41 members. In addition to this, a group called the Close Neighbours Forum was established in order to guarantee consistent engagement with the nearest neighbours to the site and there were three specific events.

The consultation process has been divided into four stages:

- Stage 1 was undertaken in summer 2021, and its objective was to listen and learn. It comprises a series of listening exercises, initial conversations, pop-ups and walks and talks. First ideas and concept diagrams were shared with the community.
- Stage 2 took place in October 2021. A series of structured meetings and public exhibitions featured the initial masterplan design. The objective was to get initial feedback on the design.
- Stage 3 took place in December 2021. Structured meetings and public exhibitions featured detailed designs architectural and landscape solutions.
- Stage 4 took place in May 2022. Public exhibitions featured the proposal that will be submitted in the Planning Application.

Chapter 6, "Masterplan", summarises the public's feedback and comments and the masterplan's response.

Further details on the Public Consultation process are provided in document 19: Statement of Community Involvement.

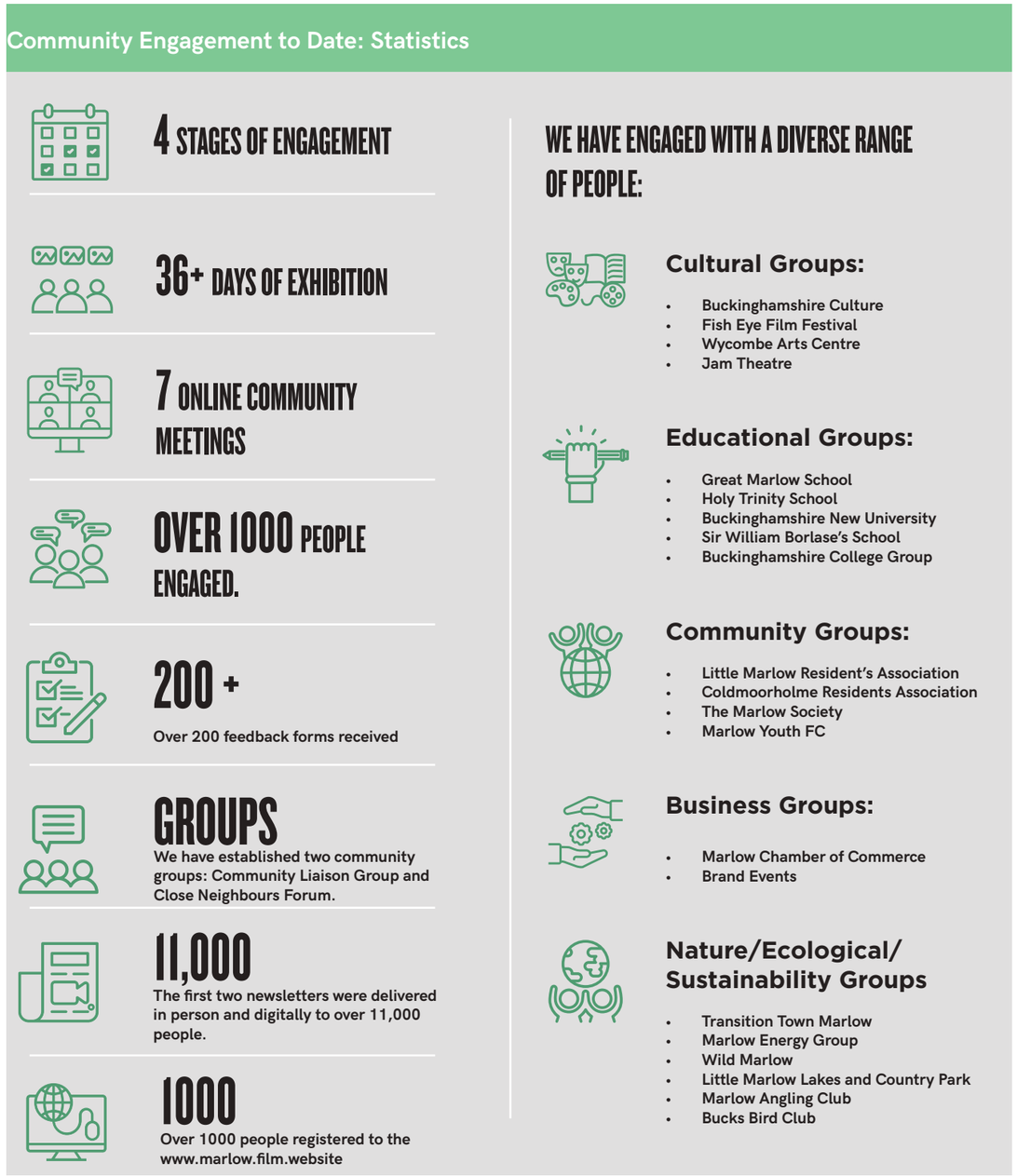


Figure 4.1 Marlow Film Studios' Community Engagement Programme

5.0 SITE ANALYSIS

5.1 OVERVIEW

The site comprises distinct, but proximal parcels that combined make approximately 36 hectares (89 acres). This chapter provides a summary of the existing site conditions. Further detail on-site analysis is provided in the technical reports that are part of this planning application.

- Document 9: Transport Assessment
- Document 10: Flood Risk Assessment
- Document 11: Sustainable Urban Drainage Strategy
- Document 12: Lighting Design Strategy
- Document 13: Arboricultural Report
- Document 14: Utilities Statement
- Document 15: Minerals Assessment
- Document 21: Agricultural Land Assessment
- Document 22: Daylight and Sunlight Analysis
- Document 23: Light Pollution Analysis
- Environmental Statement

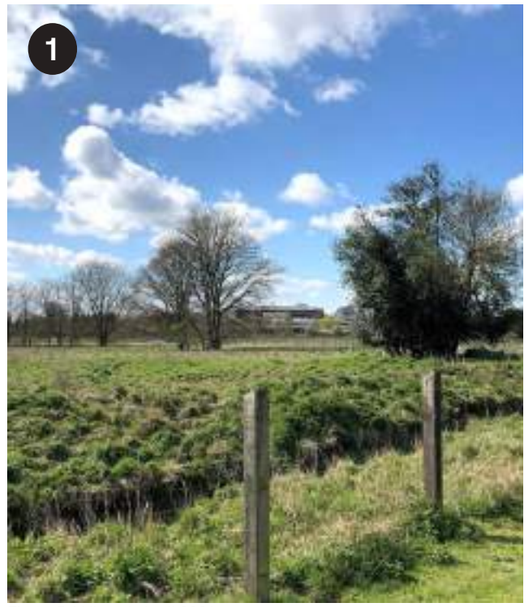


Figure 5.1 View (1) April 2021

Figure 5.2 View (2) April 2021

Figure 5.3 View (3) September 2021

Figure 5.4 View (4) January 2022

SITE LOCATION - AERIAL VIEW

A404

A4155

Little Marlow

Athletics
Track

The site

1

Westhorpe
House

Westhorpe
Park

Westhorpe
Cottages

Sewage
Treatment Plant

Marlow

2

Westhorpe
Farms

Westhorpe
Lake

Westhorpe water course

Westhorpe Water
Sports Club

4

3

New Town Pit
Lake

River Thames

A404

Red Boundary Line

Figure 5.5 The site and context aerial view ©2021 Google

5.2 WIDER CONTEXT

5.2.1 URBAN FRAMEWORK & EXISTING BUILDING USE

The site is located within the Parish of Little Marlow. The centre of Little Marlow is located approximately 0.5 miles to the east of the Site. The settlement of Bourne End is located approximately 2 miles further to the east (2.5 miles from the Site). Bourne End is a settlement of some 5,300 residents, with associated services and amenities including a train station (branch line to Maidenhead).

The site is located immediately to the east of Marlow Town, a settlement of some 14,004 residents with associated services and amenities including a train station (branch line to Bourne End and beyond) and high street with a range of shops and eateries. The site is connected to Marlow Town via a footbridge over the A404, and via Westhorpe roundabout.

High Wycombe is located approximately 4.1 miles to the north of the site with access to mainline rail (a 28-46 minute connection to London Marylebone). Maidenhead is located 7 miles to the south of the site with access to mainline rail and Crossrail. Mainline rail from Maidenhead provides a 17-47 minute connection to London Paddington.

The site is located adjacent to the Westhorpe Junction on the A404 (dual carriageway) providing direct access to the M4 (8 miles to the south) and M40 (3 miles to the north). It has good access to Heathrow (the UK's largest international airport) via public transport from Maidenhead/High Wycombe or the M40/M4. Depending on traffic these journeys would take approximately 20 minutes by car and 1:10-30 mins via public transport.

1 Little Marlow

The civil parish of Little Marlow comprises 1,350 hectares of mainly farmland, as most of the parish is within the Green Belt and Chiltern's Area of Outstanding Natural Beauty. The village of Little Marlow is a settlement with dwelling housing and a 12th-century church next to the Manor House.

Figure 5.6 Little Marlow Church Spring 2021

2 Marlow

This vibrant Georgian market town has historic streets and a famous landmark in the suspension bridge that joins the counties of Buckinghamshire and Berkshire. Marlow is also home to one of Britain's most relevant rowing clubs, which has produced many Olympic rowers.

Figure 5.7 Marlow Aerial View © 2022 Microsoft

3 Bourne End

This village sits mainly in the parish of Wooburn and partly in the parish of Little Marlow. The historic mills along Wye Valley have now been largely demolished and replaced by houses, offices and industrial estates. It is a popular place for commuters to live due to London's excellent road and rail connections.

Figure 5.8 Bourne End Aerial View © 2022 Microsoft

4 River Thames Valley

The Thames Valley is an informally-defined sub-region of South East England, centred on the River Thames west of London. This area is a tourist destination and economic hub; it contains 38 Sites of Special Scientific Interest and significant amounts of broadleaf forest.

Figure 5.9 River Thames View Spring 2021

5 Chiltern Hills Area of Outstanding Natural Beauty (AONB)

Chiltern Hills is northwest of London and covers 660 square miles across Oxfordshire, Buckinghamshire, Hertfordshire and Bedfordshire. Almost half of it is designated as an Area of Outstanding Natural Beauty. The Chilterns are defined mainly through enclosed fields and woodland.

Figure 5.10 Chiltern Hills

6 Spade Oak Nature Reserve

Spade Oak Nature reserve is a lake containing many different kinds of water birds, an ideal fishing venue and a spot for bird watching. There is a permissive path around the lake, which forms a 3.1km loop. This path also connects Spade Oak with the River Thames, the village of Little Marlow and Bourne End.

Figure 5.11 Spade Oak Spring 2021

SITE LOCATION PLAN

Due to its proximity to the A404, the site provides good access to London and the wider South of England and international connectivity via Heathrow Airport.

Pinewood Studios approx. 25 min.
Charing Cross approx. 1 hour

Heathrow approx. 25 min.
Elizabeth Line approx. 16 min.
Shinfield approx. 30 min.
Bray approx. 20 min.

Former Star Wars Film Set Location

The Site

Marlow International

Globe Business Park

Marlow Bottom
Chiltern Hills AONB
A404
A4155
Little Marlow
Bourne End
Bourne End Station
River Thames
Cock Marsh
Winter Hill Golf Club
Marlow High Street
Marlow Station
Buckinghamshire
Cookham Dean
Cookham
Cookham Rise
Bisham
Bisham Woods

KEY

Land Use
- Industrial
- Commercial
- Retail
- Hotel, Accommodation
- Academic
- Parking
- Cemetery
- Residential
- Quarry

Connections
- Highway trunk
- Primary road
- Secondary road
- Tertiary road
- Residential Street
- Regional Cycle Route
- Public Right of Way, bridle-way, footpath

Figure 5.12 Site Location Plan

5.3 WIDER LANDSCAPE

5.3.1 LANDSCAPE CHARACTER AREAS

A Landscape Character Sensitivity and Capacity Assessment was conducted by Gillespies in January 2021 to determine the capacity of the site to support development and guide the masterplan design. The study examined the landscape of the study area, urban areas were excluded from this study.

Landscape Character Areas are the unique geographical areas in which landscape types occur. Landscape Character Areas share generic characteristics with other areas of the same type, but have their own particular identity. They provide a good spatially referenced framework from where patterns of local distinctiveness, and factors influencing sense of place, can be drawn.

The site sits within the Thames Floodplain Landscape Character Area identified within the Wycombe District Landscape Character Assessment. It is visible from the adjacent Thames Valley Slopes Character Area to the north. The Thames Floodplain Landscape Character Area is not equivalent to a flood zone, and therefore, this Landscape Character Area presents different flood risk areas within it.

It is also adjacent to the Winter Hill and Cookham Landscape Character Areas identified within the Royal Borough of Windsor and Maidenhead (RBWM) Landscape Character Assessment. The development will be visible from Winter Hill, and the character of this area has been considered in the development of the site masterplan.

The following pages provide an overview of the key characteristics and sensitivities of these Character Areas and identify key opportunities for landscape design to tie the masterplan in with its setting.

The design will reinforce local character and enhance the landscape setting by:

- Reinforcing existing field boundaries and reinstate historic ones with hedgerow and tree planting;
- Retaining and enhancing the areas of wet woodland and wet meadow for the ecological benefit and to reinforce the character of the Thames Floodplain;
- Making use of existing water-bodies to provide opportunities for outdoor recreation within plot 4;
- Exploring the use of sympathetic materials in the landscape and architecture;
- Enhancing existing vegetation to provide valuable habitat;
- Mitigating the impact on views, particularly north from Winter Hill and towards the Area of Outstanding Natural Beauty; and
- Screening and buffering busy roads and development edges through sensitive tree planting.
- Enhancing public access to plot 4 and improving site connectivity via new permissive paths and the enhanced Public Right of Way.

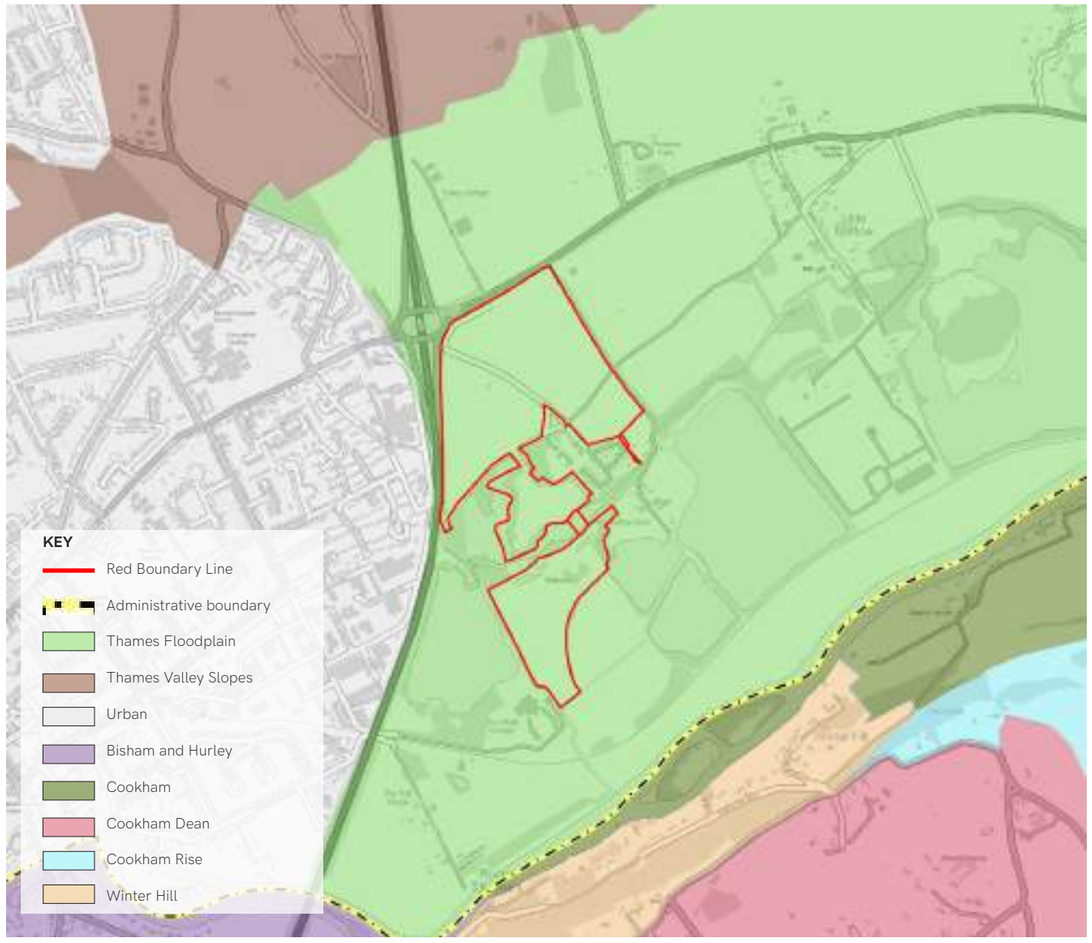


Figure 5.13 Landscape Character Areas

THAMES FLOODPLAIN

Figure 5.14 Flat, low-lying floodplain

Key characteristics/sensitivities:

- River courses, ponds and lakes, and the associated habitat and wildlife value;
- A range of habitats associated with the geology and riverside location including SSSI wet woodland, gravel pits, and wet meadows;
- Views across open expanses of water, along and across the River Thames and up the valley sides and to higher ground;
- Open, undeveloped meadow and farmland areas alongside the River Thames which offer tranquility and calm;
- Hedgerow field boundaries and hedgerow trees which provide ecological connectivity and structure;
- The flat landscape and the limited woodland accentuates the visual sensitivity of the landscape; and

THAMES VALLEY SLOPES

Figure 5.15 Expansive views southward from the higher ground on the valley slopes

Key characteristics/sensitivities:

- The woodland cover includes areas of ancient beech woodland and provides enclosure, a backdrop to views as well as biodiversity and recreational value;
- The hedgerow network which provides a visual unity and ecological connectivity;
- The open, expansive views from higher ground southwards across the Thames Valley; and
- Views from the Thames floodplain up this landscape's wooded and farmed slopes.

WINTER HILL

Figure 5.16 Views north from Winter Hill

Key characteristics/sensitivities:

- Undulating wood covered landscape with pronounced knolls;
- Extensive woodland, some ancient;
- Dispersed settlements with vernacular buildings;
- Mixed farmland with smaller paddocks and larger arable fields;
- A network of winding tracks often enclosed by hedgerows and trees;
- Village greens, extensive areas of common land and Public Rights of Way;
- A dramatic, tree cloaked chalk scarp; and
- The 'Pink House' is a local landmark Georgian property in Quarry Wood visible from the A404.

COOKHAM

Figure 5.17 Riverside landscape

Key characteristics/sensitivities:

- Mature woodland belts and individual trees giving a wooded feel;
- Network of sunken, narrow lanes and tracks;
- Diverse natural habitats such as unimproved grassland and wet woodlands;
- Drainage channels and flood alleviation features; and
- Quiet and remote landscape.

5.3.2 DESIGNATIONS

THE CHILTERNS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

The site sits outside the designated boundary of the Chilterns Area of Outstanding Natural Beauty (AONB), which is immediate to the north of the site.

The Chilterns Conservation Board has published documents that detail its position on various planning-related issues. This includes the Position Statement - Development Affecting the Setting of the Chilterns AONB, which provides guidance to local planning authorities, landowners, developers and other interested parties on the need to consider the impacts on the AONB of development which lies outside it but within its 'setting'. Development proposals that affect views into and out of the AONB need to be carefully assessed to ensure that they conserve and enhance the natural beauty and landscape character of the AONB.

The AONB Management Plan sets out how best to conserve and enhance the qualities of the Chilterns. There are also opportunities for the development to make a positive contribution to the setting of the AONB; these are summarised below.

Figure 5.20 Chilterns Area of Outstanding Natural Beauty

Figure 5.18 Chilterns Area of Outstanding Natural Beauty Management Plan

Figure 5.19 The Chilterns landscape

GREEN INFRASTRUCTURE NETWORK

The proposed development seeks to maximise the opportunities to protect, enhance, expand, connect, and improve existing green infrastructure on Plots 4 and 5 and provide Biodiversity Net Gain (BNG) through a combination of on-site and off-site enhancements. Plot 5 and parts of Plot 4 fall within the Green Infrastructure Network (GIN) designation identified in the Wycombe Local Plan. Policy DM11 requires the GIN to be conserved and enhanced with special attention to biodiversity, recreation and non-motorised access.

GREEN BELT

Although Green Belt is not designated for its landscape value, its purpose is to maintain the openness of land. The site sits within the Green Belt, which covers the area between the A404 and Bourne End. Section 13 of the National Planning Policy Framework sets out the value and purpose of the Green Belt and how development can only come forward in very special circumstances. It states at paragraph 148 that, '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.' Detailed information and commentary on the proposals in relation to the Green Belt policy can be found in Chapter 4 "The Planning Context" and document 1: Planning Statement.

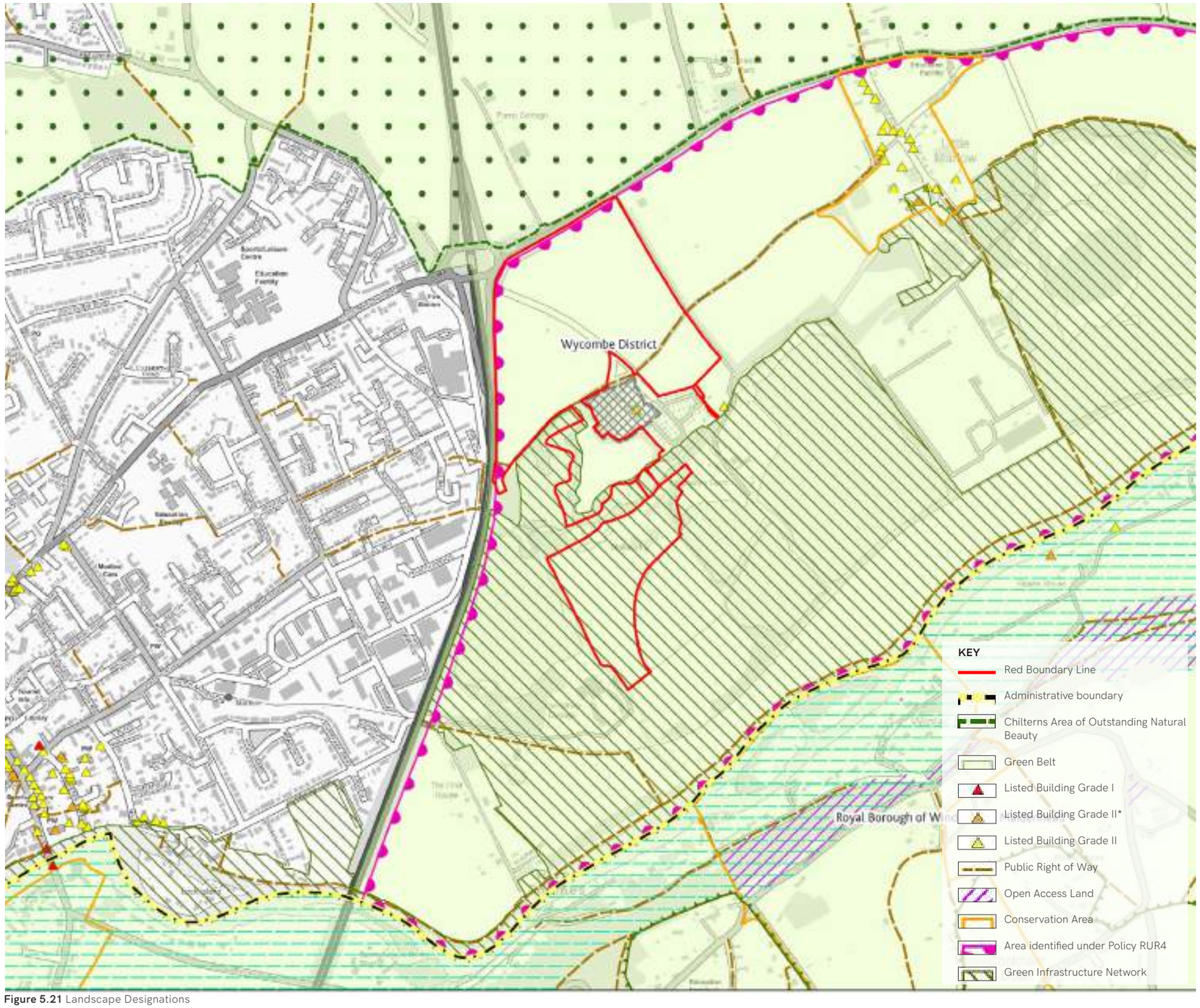


Figure 5.21 Landscape Designations

COUNTRY PARK STATUS

The Wycombe Local Plan contains policy RUR4, an allocation for outdoor recreation, entitled 'Little Marlow Lakes Country Park'. The Local Plan allocation alone is not able to provide a Country Park. The additional powers necessary to do so are set out in the 1968 Countryside Act.

The area identified in RUR4 is extensive, 329ha in total. It includes a wide range of land uses, from the Spade Oak Nature Reserve (now owned by Buckinghamshire Council), to a number of commercial structures including the sewage works, private individual uses like houses and gardens, areas of farmland reclaimed after gravel workings, and some former gravel pits. It spans from the A404 west across to Bourne End in the east, and from the River Thames in the south to the Marlow Road/A4155 in the north (see figure 5.22).

As with many parts of the countryside, the area is crossed by a network of public rights of way, augmented with some permissive paths. These paths include routes along the Thames, a circular walk around the lake at Spade Oak Nature Reserve as well as the public right of way that runs from Marlow, via Little Marlow to Bourne End.

There has been a long-standing ambition to go further and improve the legacy of local gravel quarrying, by investing to make positive contributions for recreation, ecology and public enjoyment. The Little Marlow Gravel Pits Supplementary Planning Document published by the former Wycombe District Council set out in 2002 the aim to establish a country park.

The ability to provide a country park for wider public purposes is determined by the 1968 legislation. This sets out that a park is achievable either on land owned by the local authority, or else by agreement of the land owner. The vast majority of the RUR4 land is in private ownership but there are no agreements with various landowners because an implementation plan has not been prepared and a mechanism for delivery has yet to be found.

Providing for a country park may still be possible, but limited progress has been made in the past decades owing to these significant practical obstacles. Currently, opportunities exist for making recreation and habitats key aspects of the site design to support a country park if in due course it is realisable.

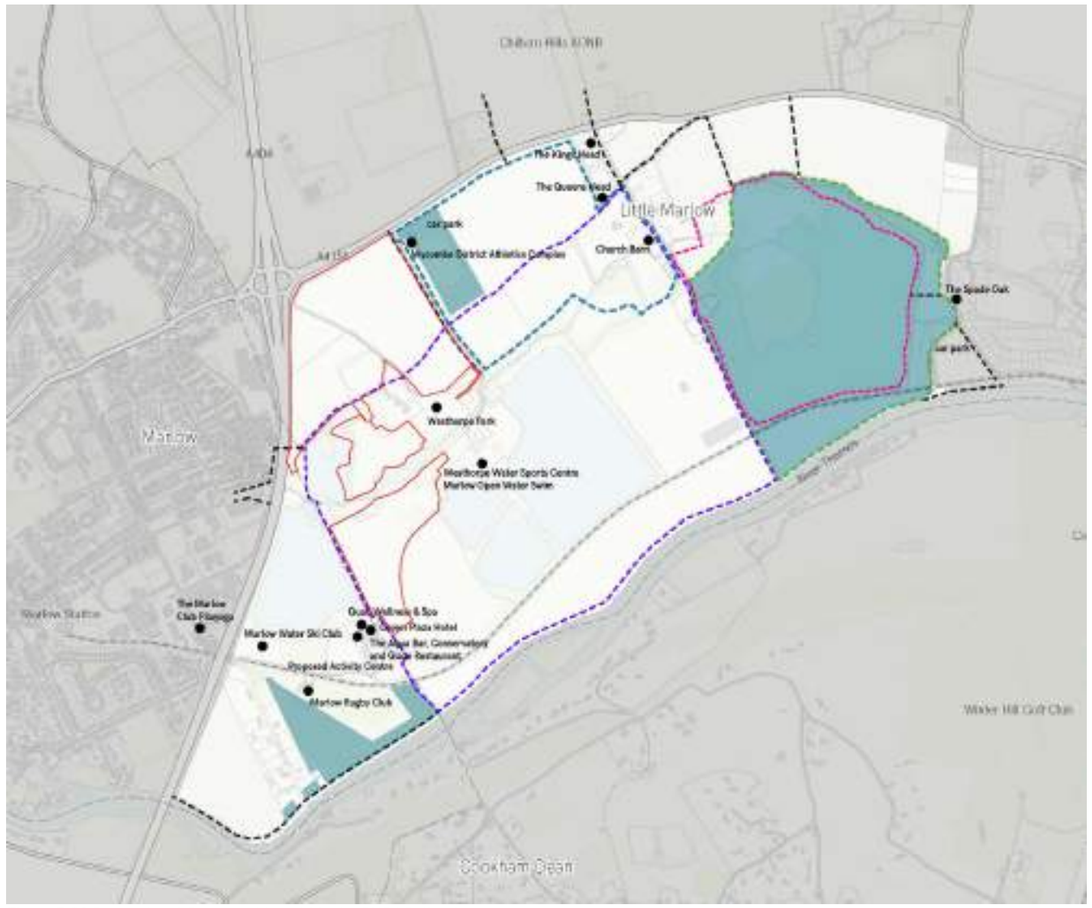


Figure 5.22 Recreational Opportunities within the RUR4 Policy Area

KEY OPPORTUNITIES

- Enhance habitat links between the AONB and adjacent areas through landscape proposals;
- Maximise tree planting to increase carbon sequestration;
- Plant a wide range of tree species and plant communities to contribute to biodiversity and create a more resilient tree population;
- Explore opportunities to provide or enhance key habitat types on site;
- Deliver Biodiversity Net Gain through a combination of on-site and off-site enhancements;
- Protect existing hedgerows and reinstate historic field boundaries to maintain ancient field patterns and provide valuable wildlife corridors;
- Create new woodland edge planting along the site boundaries to enhance ecological connectivity as well as provide visual screening;
- Ensure invasive plant species are removed from the site to minimise the risk of them spreading to adjacent areas, including the AONB;
  Incorporate sustainable drainage systems to mitigate flood risk;
- Provide opportunities for outdoor recreation within walking distance of Marlow and relieve pressure on the AONB;
- Design with consideration for local character and materials;
- Enhance the accessibility of existing pedestrian and cycle connections on-site and provide new ones to facilitate the improvement of the broader network, including links to the AONB;
- Provide educational opportunities as part of the proposed public offer, including a new visitor centre on Plot 4;
- Enhance connectivity between on-site green spaces and circulation and the AONB; and
- Mitigate the impact on views from and into the Area of Outstanding Natural Beauty through careful masterplanning, buffers and screening, and sensitive design, including the use of green roofs and green walls to help integrate the development into the rural landscape.

DESIGN PRECEDENTS

Figure 5.23 Sherwood Forest Country Park

Figure 5.24 London Wetland Centre ©2022 Andrew Locking

Figure 5.25 Dalby Forest Lakeside Trail source: Forestry England

Figure 5.26 Recreational path for cyclists and pedestrians

Figure 5.27 Gunnersbury Park Cafe © 2022 TripAdvisor LLC

Figure 5.28 Biodiverse Green Roofs © 2017, ZinCo Arabia

5.3.3 LANDSCAPE CONTEXT - VISUAL APPRAISAL

The following pages provide a high-level visual appraisal of the site within its broader context and landscape setting. A detailed Landscape and Visual Impact Assessment has also been undertaken by Gillespies Landscape Architects and is included in the Environmental Statement accompanying this application.

The plan shows the Zone of Theoretical Visibility (ZTV) as determined by the desktop study. Key views of the site and its surroundings are located on the plan and described on the following pages.

The elevated land to the north and south within the Area of Outstanding Natural Beauty (1) and from Winter Hill (2) affords views across the site with the row of existing poplars to the north and woodland areas between Plots 4 and 5 providing some screening around the perimeter. Consideration of these views has helped to inform the masterplan layout, architectural design and materiality and the approach to design of landscape buffer zones.

The flat floodplain extending to the east and west and the existing mature vegetation around the perimeter of the site means the site is much less visible from Little Marlow (3), the Thames Path (4) and Marlow (5). Existing field boundaries provide some buffer between the site and its immediate surroundings with intermittent views from the adjacent Westhorpe Farm Lane (7) and the A404 (8).

Public experience of the Public Right of Way route has shaped the approach to landscape design along this route.

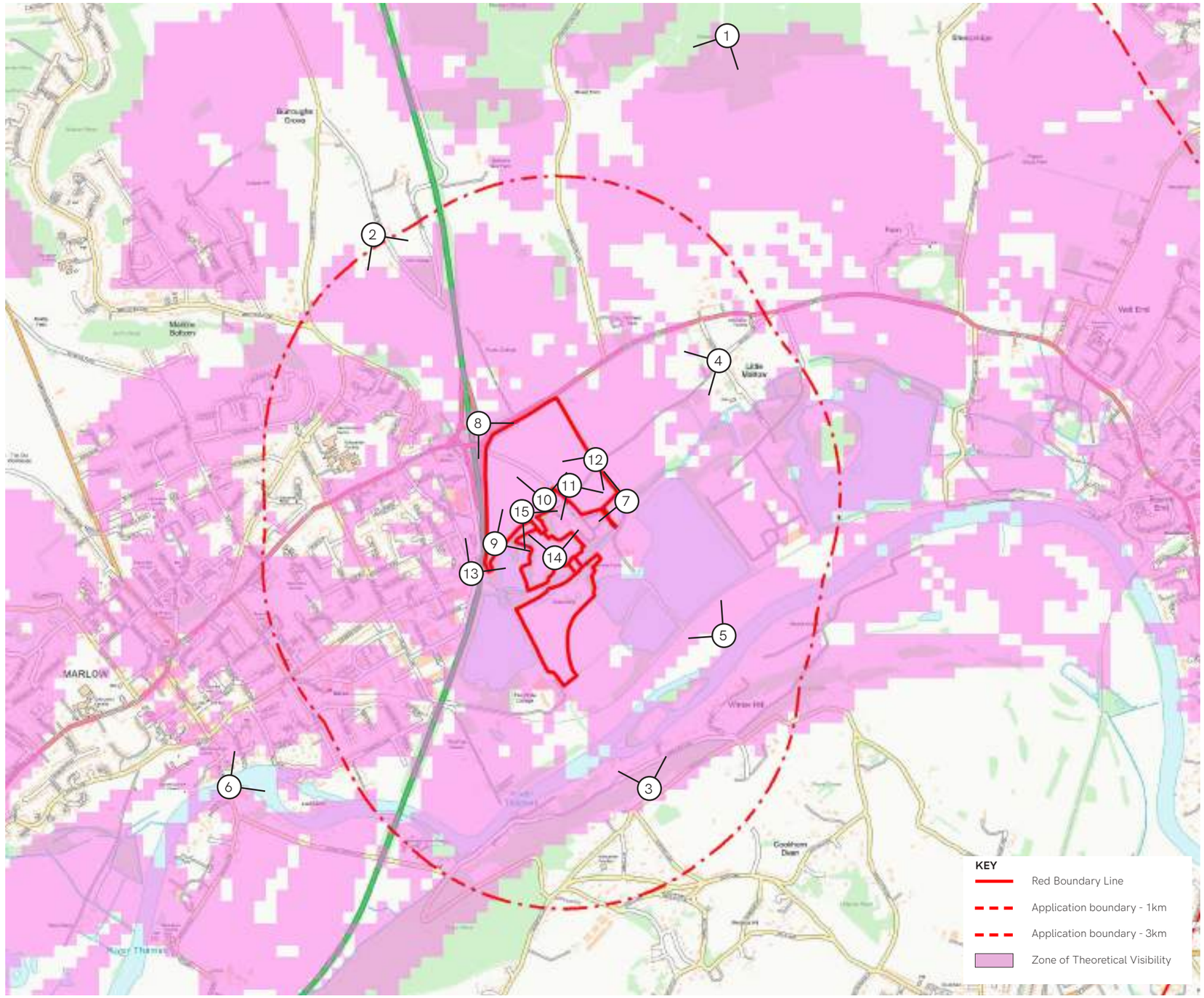


Figure 5.29 Zone of Theoretical Visibility

Figure 5.30 View 1 showing the site from Bloom Wood in the Chilterns Area of Outstanding Natural Beauty to the north. Existing poplars are visible along the northern edge of the site. Roofs of large sheds are visible along the eastern edge of Marlow

Figure 5.31 View 2 looking towards the site from a Public Right of Way within the Area of Outstanding Natural Beauty to the north. The line of poplars along the northern boundary are visible above the vineyard in the foreground

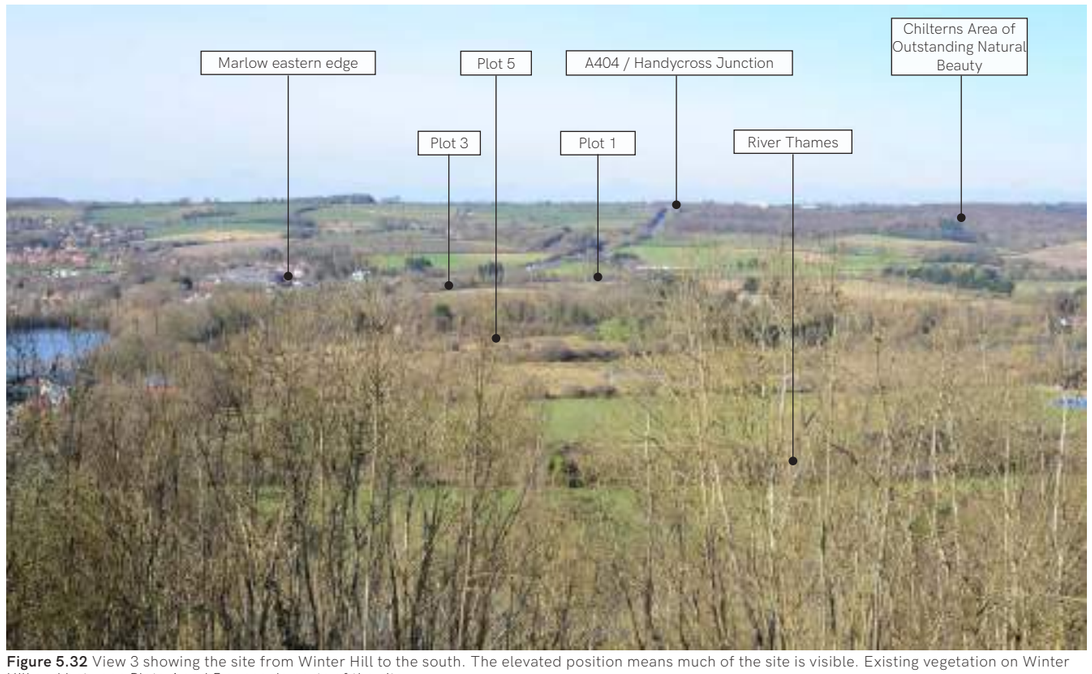


Figure 5.32 View 3 showing the site from Winter Hill to the south. The elevated position means much of the site is visible. Existing vegetation on Winter Hill and between Plots 4 and 5 conceals parts of the site

Figure 5.33 View 4 from the edge of Little Marlow looking towards the site. The existing evergreen planting along the eastern boundary provides dense screening

Figure 5.34 View 5 from the Thames Path towards the site. The low elevation and dense existing vegetation mean the site is largely concealed from this key walking route

Figure 5.35 View 6 looking towards the site from Marlow Bridge to the west. The low elevation means the site is not visible from the listed feature

Figure 5.36 View 7 from Westhorpe Farm Lane looking towards the site

Figure 5.37 View 8 looking towards the site from the A404 roundabout with the row of poplars in the mid-ground

Figure 5.38 View 9 along the existing Public Right of Way looking east with Plot 3 to the left of the view

Figure 5.39 View 10 from the Public Right of Way towards the drive to Westhorpe House.

Figure 5.40 View 11 from the Public Right of Way between Plots 1 and 2A looking south towards Westhorpe Park with historic garden wall along site boundary

Figure 5.41 View 12 from the Public Right of Way looking west. The unfinished extension to Westhorpe House is partially visible whilst the listed building is almost completely concealed within dense tree canopy

Figure 5.42 View 13 from the A404 footbridge looking east over Plots 3 and 1 with the Area of Outstanding Natural Beauty in the background. The TPO trees around Westhorpe House screen the building from the Public Right of Way

Figure 5.43 View 14 looking from Plot 4 towards Westhorpe House. Dense trees with a mix of deciduous and evergreen species screen the majority of the building

Figure 5.44 View 15 from Public Right of Way looking towards Westhorpe House. The building itself is largely screened by surrounding vegetation

5.4 NIGHT-TIME SETTING

5.4.1 ENVIRONMENTAL ZONE CLASSIFICATION

The site is low lying in an area of medium to low district brightness, making it visible in long context views. The Environmental Zone classification for the development with regard to its location and general lighting context is Rural (E2) and Suburban (E3). Rural environmental zones are areas of low district brightness. They usually are sparsely inhabited rural areas, such as villages or relatively dark outer suburban locations.

Suburban Environmental Zones are areas of medium district brightness. They are usually well-observed rural and urban settlements, small-town centres of suburban locations.

The following parameters derive from the Environmental Zone classification and will need to be factored into the design:

- Limitation of the effect of overlit building facades.
- Limitation of bright luminaires in the field of view
- Light intrusion/nuisance limitation
- Limitation of sky glow.

5.4.2 LIGHT SPILL

Sensitive receptors have been identified as the hedgerow and vegetated lane to the east of the site, the Westhorpe water course habitat corridor, Woodland edge, Water bodies to the south, and the proposed bridge's location.

Light pollution will occur due to the lighting within the proposed buildings and around the site. The assessment has been based on the recommendations in the Institution of Lighting Professionals (ILP) document Guidance.

The residential receptors that are of most concern when considering light pollution neighbouring the Principal Backlot area are the closest two properties: The Stallworthy and Crowne Plaza Hotel, where the impact on bedroom windows will be assessed. The likely impacts on other properties at a greater distance from the site from which night-time filming may also be visible will also be assessed.

Refer to Chapter 9 "Sustainability" and document 23: Light Pollution Analysis for further information on light spill.

Figure 5.45 Night view of the site from Bloom Wood (Area of Outstanding Natural Beauty)

Figure 5.46 Night view of the site from the Marlow Junction

Figure 5.47 Night view of the site from the bridge crossing the A404

Figure 5.48 Night view of the site from the North

Figure 5.49 Night view of the site from Winter Hill

5.5 WIDER TRANSPORT LINKS

5.5.1 HIGHWAYS

The site can be currently accessed via two existing junctions off the A4155 Marlow Road. These junctions lead to private vehicular access roads that access different site areas, and are part of a network of unclassified roads that give vehicular access to many destinations, including Westhorpe House (under-construction apartments), Westhorpe Park site and Westhorpe Farm.

The first access is an uncontrolled priority 'crossroad' junction, providing access to Westhorpe House and the Westhorpe Park site. As shown in the historic plans, this access was not part of the historic route to Westhorpe House. This junction is located opposite Pump Lane South, approximately 130m east of the Westhorpe Junction. Pump Lane South provides access to a Garden Centre north of the A4155 Marlow Road. This access will provide vehicular access to Marlow Film Studios Plots 1-4.

The second access is an uncontrolled priority 'T' junction, onto Westhorpe Farm Lane, providing access to southernmost plot 5, the private residences and businesses to the south of Westhorpe House. This junction is located approximately 210m east of the Westhorpe House junction. The Westhorpe Farm Lane may also provide a secondary emergency vehicular access to the main site.

These two existing accesses are linked by a Public Right of Way (LMA/20/1). This east/west access continues north-easterly to Church Road and School Lane, via Pound Lane in Little Marlow.

The A4155 Marlow Road gives access to the A404 Marlow Bypass to the west. The A404 (northbound) directly links to Junction 4 of the M40 at Handy Cross, giving access to High Wycombe to the north. The A404 (southbound) directly links to Junction 8/9 of the M4, providing access to Maidenhead to the south. The A404 to the south of the M40 is defined as part of the Strategic Transport Network. It is under the jurisdiction of National Highways (NH, formerly Highways of England).

Figure 5.50 A404 Road

Figure 5.51 Marlow Road A4155

Figure 5.52 Existing access to site from Marlow Road A4155

Figure 5.53 The drive to Westhorpe House

Figure 5.54 Westhorpe Farm Lane

Figure 5.55 Private driveway between Plot 4 and 5

5.5.2 PUBLIC TRANSPORT

Car dependency in the Marlow area is currently high, with public transport services in the locality generally being regarded by Buckinghamshire Council as infrequent services at present, with poor interconnectivity with other modes of public transport, making onward journeys difficult.

Bus Network

Two bus services operate along A4155 Marlow Road (Nos. 155 and 160) between Marlow and Little Marlow. Both services also extend within the site to serve the Westhorpe Park site.

Service 155 operates between Marlow and Maidenhead, but only on Wednesdays with three trips per day (between 9 am and 2 pm). The No.160 is a Country Rider service operating in the local Marlow area. This service operates Monday, Tuesday, Thursday and Friday only, circling the northern areas of Marlow. The 160 runs from around 09:00 to 14:00, with a total of five services operating per day with no evening or weekend service.

The local bus operator, Arriva, operates another three bus services within the Marlow area as a whole, aside from those described above. In addition to the above bus services, a further three bus services also operate in the Bourne End area towards High Wycombe, Wooburn Green, Lane End and Maidenhead.

Rail Network

Marlow Station is located approximately 2km to the southwest of the site. The station is about 25 minutes walk or around 13 minutes' bicycle ride from the site.

First Great Western services travel daily to and from London Paddington via Maidenhead and Reading. These major urban areas are relatively accessible from Marlow by car, with Maidenhead just over 20 minutes away; Reading approximately 45 minutes away; and London within approximately an hour's reach.

There is limited car parking provision at the station. However, a lack of on-street parking controls in the station's vicinity makes the area potentially vulnerable to displaced commuter parking activity. Sheltered cycle parking is provided at the station for approximately ten bicycles.

High Wycombe Station is located approximately 8km to the north of the site and is served by Chiltern Railways, from London Marylebone to Oxford, Banbury and Birmingham.

Figure 5.56 Current Public Transport Network

5.5.3 CYCLING & PEDESTRIAN NETWORK

The main pedestrian link connecting the site with Marlow town centre is the pedestrian footbridge (Volvo Bridge) across the A404 Marlow Bypass. This stepped footbridge is located to the southwest of the site, approximately 700m to the west of the site boundary.

The Public Right of Way links the Volvo to Little Marlow and beyond. These include a southwest/ northeast pedestrian route from the A404 footbridge to Little Marlow village, via Pound Lane.

The existing Westhorpe Farm and Westhorpe House access also give pedestrian access to/from the A4155 Marlow Road. Pedestrian facilities along the A4155 Marlow Road are currently limited, especially across the A404/A4155 Roundabout to the west.

Shared footway/cycleway provision is available along the northern side of A4155 Marlow Road, though the infrastructure is considered suboptimal with regard to current design standards. The available space and junction geometry limit continuity across the A404 roundabout. The relatively poor safety record and congestion problems at this junction is a concern of BCC.

Pedestrian walk times to and from the site from other locations, e.g. Marlow town centre, Marlow Station and Bourne End Station, have been timed or estimated to help gauge pedestrian accessibility levels. Estimated walk times have been calculated by assuming a walking speed of 4.8 km/h, a generally accepted walk speed used for calculating accessibility ratings. The estimated walk and cycle times are summarised in figure 5.57 and 5.58.

There is currently limited cycle infrastructure provision in Marlow and in the vicinity of the site. There is a short stretch of the cycle lane on the south side of the A4155 Marlow Road, which starts west of Church Street and extends west for approximately 200m. There is an existing segregated shared pedestrian and cycleway on the north side of the A4155 Marlow Road, east of the A404/A4155 Westhorpe roundabout, towards Little Marlow and Bourne End. This facility extends between Pump Lane South and the Westhorpe Farm access.

Existing pedestrian paths create a network of leisure walks connecting Marlow to Bourne End. The broad range of paths offers neighbours the ability to choose between day strolls and longer distance treks that go through beech woodlands, up to gentle, grassy peaks and along ridges with outstanding views.

Some of these pathways show desired paths that have been caused by human traffic over time, while others are Public Rights of Way.

Figure 5.57 Walking Catchment around the site

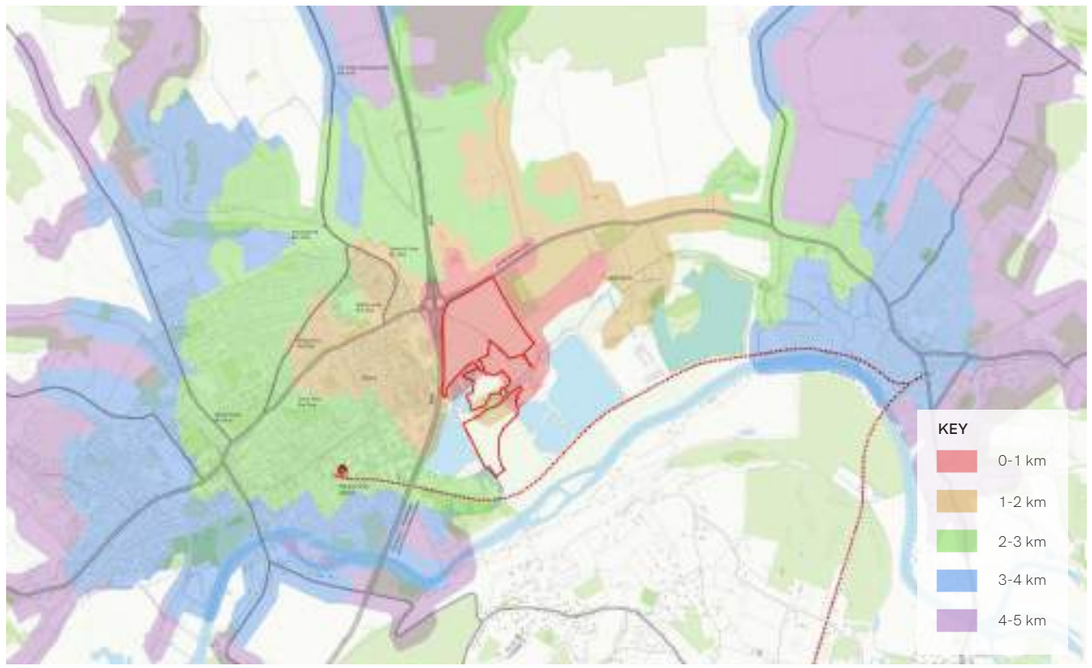


Figure 5.58 Cycling Catchment around the site

PEDESTRIAN & CYCLING CONNECTIONS

From	Via	To	Estimated Walk Time
Southern End of Westhorpe House	Pedestrian Footbridge	Marlow Station	**25 mins**
Marlow Road & Westhorpe Farm Junction	Main Roads	Marlow Town Centre	**29 mins**
Marlow Road & Westhorpe Farm Junction	Main Roads	Marlow Station	**30 mins**
Marlow Road & Westhorpe Farm Junction	Main Roads	Bourne End Station	**44 mins**

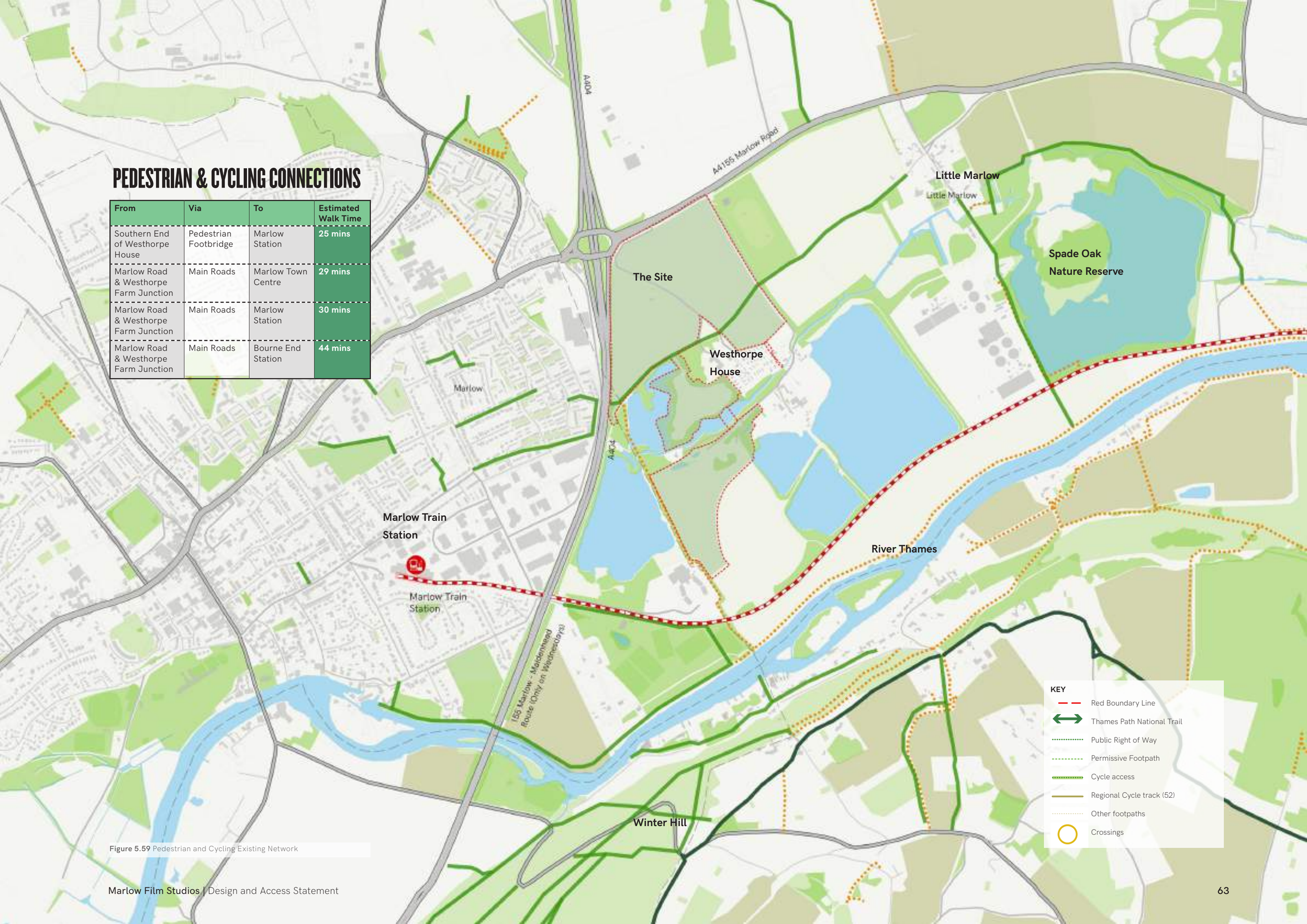


Figure 5.59 Pedestrian and Cycling Existing Network

5.6 THE SITE

5.6.1 NEIGHBOURING BUILDINGS & EDGE CONDITIONS

The site comprises five distinct but proximal parcels. These are referenced as plots 1-5 (see figure 5.60).

Plots 1 and 2a are separated by an east-to-west trending track that serves as a Public Right of Way. To the west, this track is located between plots 3 and 4. The drive to Westhorpe House separates plots 1 and 3. This road provides access to Westhorpe House and Westhorpe Park Homes. Westhorpe House is designated as Housing allocation (DM12) in the latest update of the Policy Map in the Wycombe local plan.

Westhorpe Park Homes forms the site of the previous Westhorpe House walled garden and is the southern boundary of parcel 2a. The boundaries of plots 1 and 3 are characterised by post and wire fencing facing the A404, A4155 and the Area of Outstanding Natural Beauty to the north.

Similarly, plot 4 is separated by hedges and fences from Westhorpe House and the Park Homes. There is no physical boundary between plot 4 and Westhorpe Lake and scrubland. Hedgerows and drainage ditches characterise the boundaries of plot 5.

Westhorpe Water Sports Club sits northeast of plot 5 and to the southwest is the Crowne Plaza Hotel.

On the opposite side of the A404, to the immediate west of the site, is Globe Business Park. This area has been designated as Strategic Employment Area (DM28). This area is included within the settlement boundary of Marlow.

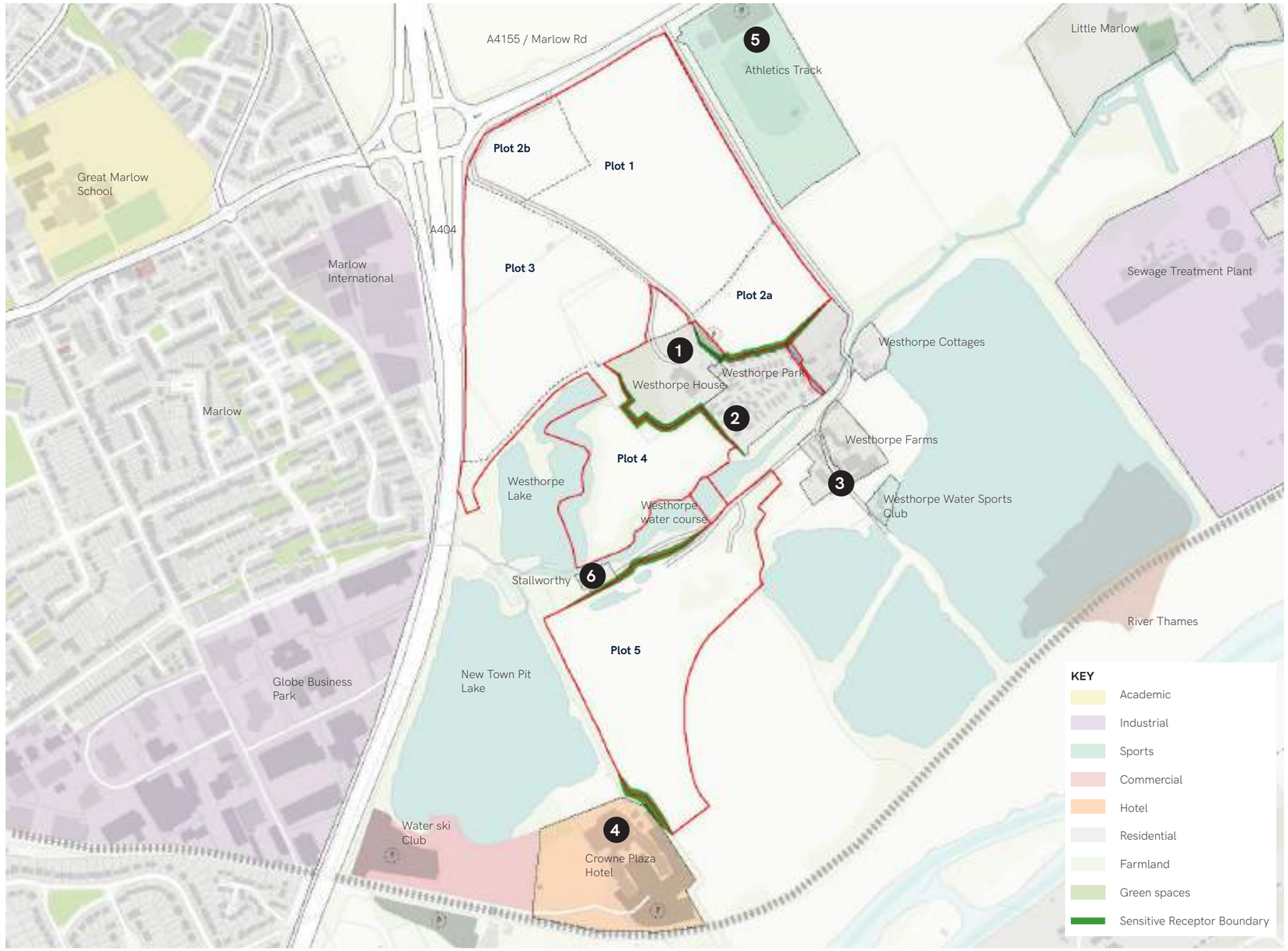


Figure 5.60 Existing land use

Figure 5.61 Westhorpe House

A grade II listed building that is currently being developed to offer 33 apartments.

Figure 5.62 Westhorpe Park © 2022 Microsoft

Westhorpe Park Homes sitting within the original walled garden of Westhorpe House.

Figure 5.63 Water Sports Centre © 2022 Microsoft

Private residential properties and the water sports business with lakes to facilitate all the water sport activities, a club house and other facilities.

Figure 5.64 Crowne Plaza Hotel

A hotel within a 5 acres land overlooking the New Town Pit Lake.

Figure 5.65 Athletics Track © 2022 Microsoft

A sport facility offering an athletic track and field facilities.

Figure 5.66 Stallworthy © 2022 Microsoft

Private residential property.

5.6.2 SITE HISTORY

The site was originally a park for Westhorpe House (c.1700) which was temporarily converted for military use during the Second World War. It remained undeveloped until the 1961, when gravel works began to occur, and buildings associated with these works were developed shortly after. The bypass was built in 1960, removing the former north and west limits of Westhorpe Park, including the lodge and disconnecting the site from Marlow.

Gravel works ceased in the 1970s, and the gravel workings became disused. Excavations were infilled with landfill waste, leading to the contamination of the land. Recently, the land has been grassed over, but there are still visible signs of disturbance. Landfill material will require ground gas and vapour monitoring regime.

As illustrated in figure 5.68, the site has been the subject of multiple planning applications. Policy CP5 confirms that fostering economic growth is a crucial objective of the Wycombe District Local Plan, August 2019. The Policy sets that new employment uses are encouraged. Despite this, when Westhorpe Park was proposed as an employment site in 2016 for a logistics park, the Council considered there were no exceptional circumstances for the site to be removed from the Green Belt.

Land Use Timeline

1932

- Undeveloped agricultural land / rough pasture and woodland.
- Sewage Works to the south of plot 5.

1977

- Gravel pit works shown in the southern areas and plot 1.
- Working within plot 4 extended off-site to the north west to encompass the existing Westhorpe Lake and New Town Pit Lake.
- The A404 was built changing the character of the area.

Today

- Plot 2 backfilled in 1978.
- Plot 3 backfilled in 1980
- Plot 4 and 5 were characterised by extensive areas of water until 1999, when excavations were backfilled

Figure 5.67 Site History Timeline with plans illustrating the site in 1932, 1977 and today. Source: Sirius Preliminary Investigation Report (Desk Study) of land at Little Marlow, Buckinghamshire

Planning Timeline

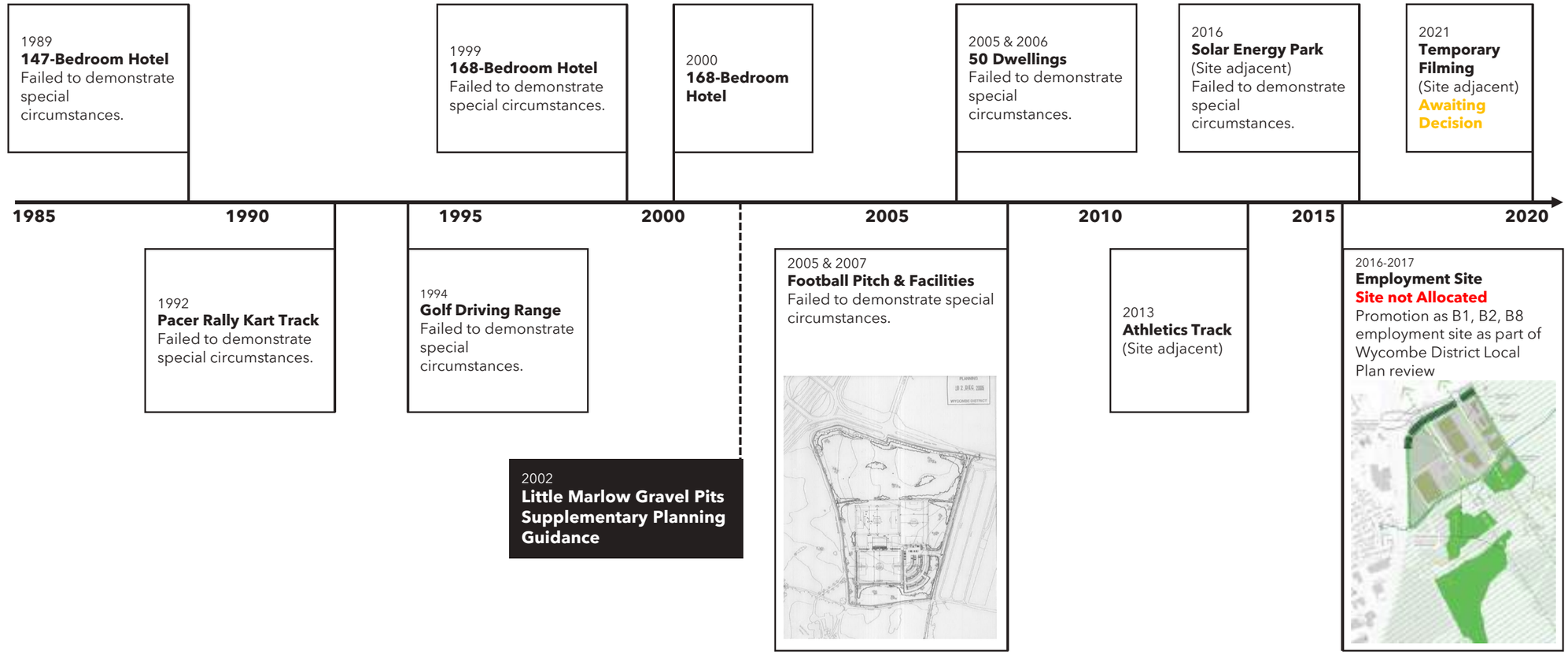


Figure 5.68 Site Planning History Timeline

5.6.3 HISTORIC ENVIRONMENT

This section summarises the historic studies conducted to support the detailed planning application. Refer to the Environmental Statement (ES) and Document 27: Heritage Statement for further information.

Heritage Assets

The Historic Environment Desk Base Assessment in the ES establishes the historical environment baseline within the site and surrounding study area. The study area is comprised of two elements: a 500m below ground archaeology study area and a 1km built heritage study area.

No designated heritage assets are located within the site. Two grade II listed buildings: Westhorpe House and Corners Cottage are located in proximity to the site. Potential impacts to built heritage assets are limited to Westhorpe House and Corners Cottage. Little Marlow Conservation Area will unlikely be impacted by the development based on existing screening.

Historic Landscape Characterisation

Historic Landscape Characterisation (HLC) aims to identify the varying historic character of the landscape within the site and study area. This enables spatial and temporal patterns to be identified and enables a judgement on whether parts of the current landscape's character hold historical interest or not Five HLCs are documented within the site and are described as follows:

- The northeast corner of Plot 1 is recorded as a disused industrial mineral extraction area [HBC9142], dated to the latter half of the 20th century. The current HLC has no historic interest and is of negligible value;
- Plot 3 is recorded as a modern enclosure [HBC9143], dated to the latter half of the 20th century. The current HLC has no historic interest and is of negligible value;
- Plot 2A and Plot 4 are recorded as part of Westhorpe House parkland [HBC9199], dated to the late 18th to late 19th century for the current HLC. The current HLC holds historic interest and is of low value, drawn from its historic interest trait;
- The majority of Plot 5 is recorded as a former industrial mineral extraction area [HBC9144], dated to the latter half of the 20th century. The current HLC has no historic interest and is of negligible value;
- The far eastern side of Plot 5 is recorded as part of former parkland [HBC9200], dated from the late 18th to late 19th century for the current HLC. The current HLC holds historic interest and is of low value, drawn from its historic interest trait;

5.6.4 CORNERS COTTAGE

Corners Cottage is a Grade II, 17th-century timber-framed and whitewashed two-storey cottage. The heritage asset is ascribed a medium value based on its historic and architectural interest traits. The heritage asset is an example of an early Post-Medieval rural timber-framed cottage located in a partially enclosed rural setting. In contrast, Westhorpe Park Homes to the northeast of the heritage asset has a minor negative contribution to the heritage asset's value, and the artificial lakes to the southwest and southeast (Westhorpe Lake and New Town Pit Lake) have a neutral contribution to the heritage asset's value.

Corners Cottage is not visible from Plot 2A of the development (figure 5.70), due to the siting of Thimble Cottage and existing trees between the site and Corners Cottage.

Figure 5.69 Existing view towards Westhorpe House from Plot 2A

Figure 5.70 : Existing view towards Corners Cottage from Plot 2A with Thimble Cottage in front.

Figure 5.71 Bird view of Westhorpe House, Corners Cottage and their setting. © 2022 Microsoft

5.6.5 WESTHORPE HOUSE AND WESTHORPE PARK

Westhorpe House is a Grade II Listed Building located on the former Late Medieval Loseme Manor site. The heritage asset is ascribed a medium value based on its historical and architectural interest traits. Westhorpe House is recorded in the Buckinghamshire Historic Environment Record (HER), and it is described as an early 18th-century country house with an attached service wing and 19th-century alterations. The original northern wing features a three-storey and attic red brick Manor House now whitewashed with later alterations to its exterior and interior. The northern wing was initially built in c. 1700 by MP James Chase.

Westhorpe Park is not a Registered Park and Garden and does not appear to be included in Buckinghamshire Gardens Trust's list of Locally Important Sites.

Westhorpe House's grounds were limited to its immediate surroundings to the east, south and west during the 18th century, with kitchen gardens, service and ancillary buildings located east and southeast, and an open meadow to the west. Westhorpe House's grounds were greatly expanded to create Westhorpe Park between 1810 and 1825.

The reorganisation of the wider landscape led to the creation of the recreational ornamental lake to the south, the creation of parkland to the north and the reorganisation of public highways and private access to the north of Westhorpe House. This entailed the reallocation of agricultural field enclosures to open parkland, stopping of 'Wycombe Road' highway and installing the present 'Westhorpe Farmhouse Lane' and private avenue from the northwest of Westhorpe House.

The Listed Building presently features woodland to the west, north and northeast, providing reduced natural light and obstructing views outwards. The building's central wing was added during the mid-late 18th century, and the southern wing is a late 20th century office extension. The modern southern wing is of a different architectural design to the Listed Building's earlier wings.

Westhorpe House retained an open rural setting from its initial construction to the mid-20th century. Prisoners of War (P.O.W) structures appear to be represented on maps dating from 1948 and 1960. During the Second World War, a Prisoners of War Camp was located in the former parkland to the north of Westhorpe House.

During the second half of the 20th century, modern large-scale mineral extraction practices have resulted in the substantial loss of the parkland's historic character. Gravel extraction occurred across Plots 1-4 of the site encompassing Westhorpe Park between the 1960s-1990s. The landscape setting of Westhorpe House has been re-established as open land.

Artificial lakes are located to the west, southwest and southeast of Westhorpe House. These aspects of the heritage asset's setting have a neutral contribution to the heritage asset's setting. Westhorpe Park Homes is also located to the southeast of Westhorpe House within the historic walled garden. This aspect of the heritage assets has a minor negative contribution to the heritage asset's value.

Intervisibility is limited between the heritage asset and plots 1-4. Existing tree lines largely screen Westhorpe House along its northern, western and partially eastern flanks. The heritage asset was identified to be partially visible from the southwest within plot 4, and the central and southern wings of the buildings are visible from plot 2a.

Figure 5.72 Extract from a Map of the County of Buckinghamshire surveyed in 1766-1768 and engraved by Thomas Jeffreys,1770

Figure 5.73 Extract from the Little Marlow Inclosure map and award, 1821 (Buckinghamshire Archives)

Figure 5.74 Extract from the Little Marlow tithe map, 1846 (Buckinghamshire Archives)

Figure 5.75 Extract from the 6" Ordnance Survey map revised 1897 and published in 1900

Figure 5.76 Extract from the 1:25,000 Ordnance Survey map partial systematic revision 1938-56 and published in 1960

Figure 5.77 : Extract from an aerial photograph, 5th March 1985 (Buckinghamshire HER)

5.6.6 ENVIRONMENTAL ANALYSIS

Overview

According to Koppen-Geiger's climate classification, Marlow is considered to have a Temperate Oceanic Climate (Cfb). It has an average temperature of 10.2C, having minimum temperatures around 4C and maximums up to 20C. Precipitation in Marlow is significant, with rainfall even during the driest month.

The site sits to the east of Marlow and receives unobstructed daylight throughout the year. Workplace (offices and workshops) benefit from diffuse daylight, so the masterplan will orient most of the buildings north.

Prevailing winds come from south and west as per Wycombe's weather data. Prevailing winds could be helpful to dissipate the noise from the site to the north, away from Westhorpe Park Homes. At the same time, the prevailing winds coming from the west carry the noise from the A404 into our site.

Daylight

The following daylight and sunlight receptors were identified neighbouring the site: Westhorpe Park (nos. 1 to 56), Westhorpe House, Thimble Cottage, Corners Cottage, Bridge Cottage, Westhorpe Cottage, Westhorpe Farmhouse, Stallworthy, 3, 4, 5, 6 and 20 The Chase, Cliveden Manor nursing home, Crowne Plaza Marlow.

Preliminary assessment shows that, as seen from most of these properties, the whole development will fall under a 25-degree angle that subtends from the horizontal as measured from the lowest habitable neighbouring windows. As such, they will retain good access to daylight with the proposal in place. Where there are properties closer to the proposal, a detailed numerical analysis has been undertaken and presented later in this document.

When considering overshadowing of amenity spaces adjacent to the site, the following have been considered: Gardens at 1 to 7 Westhorpe Park, Grounds associated with Westhorpe House, Gardens at Thimble Cottage, Rear gardens at 3, 4 & 5 The Chase. All surrounding overshadowing receptors are located to the south of the proposed development or a significant distance from it. As the sun passes across the southern sky in the United Kingdom, there will not be any additional material overshadowing arising from the proposed development on any of the surrounding overshadowing receptors.

Solar Glare

It is particularly important to consider solar glare to nearby pedestrian crossings and vehicular junctions where glare can cause temporary blinding of pedestrians or motorists.

A preliminary assessment of the site has identified the following junctions where reflected solar glare will be assessed: [1] Junction of Pump Lane South & Marlow Road (A4155), turning onto Marlow Road; [2] Junction of A404 & Marlow Road, on roundabout heading south; [3] Junction between slip road off A404/Marlow Road roundabout & A404 heading south.

The northern and north-western site boundaries run alongside the major roads adjacent to the site, and so are the locations where any potential solar glare is of most importance.

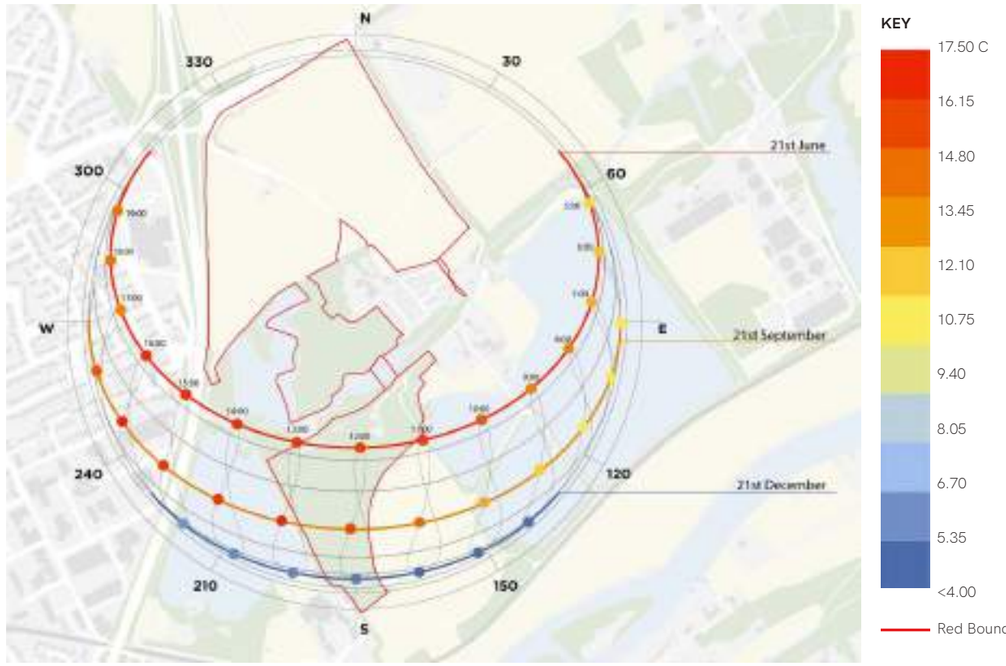


Figure 5.78 Sun Path and Hourly Temperatures

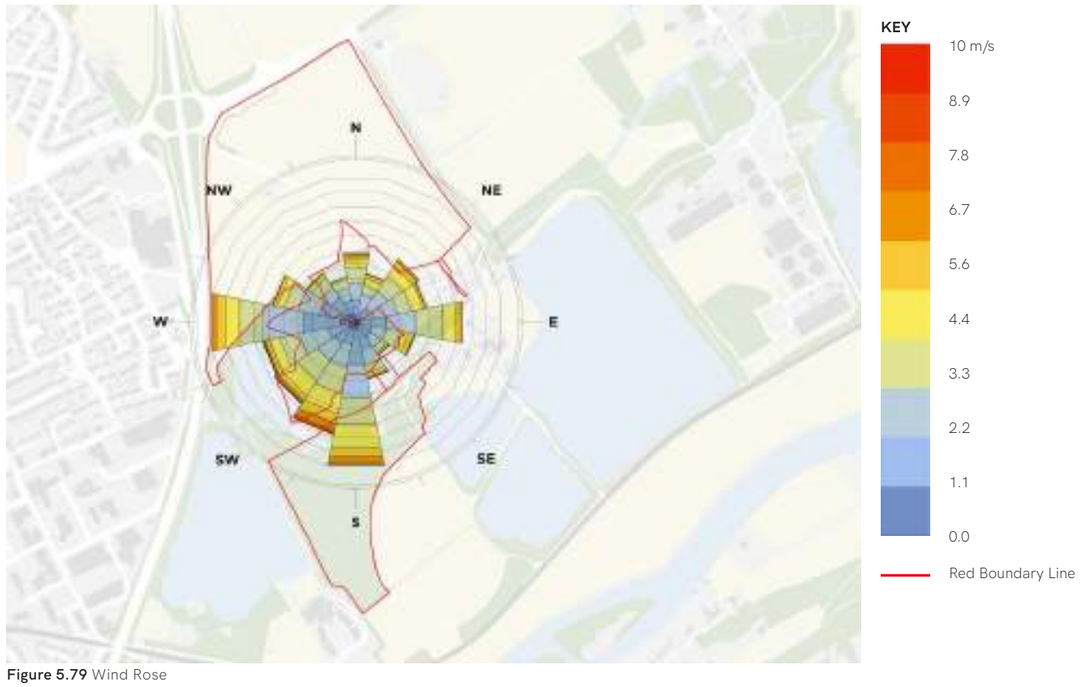


Figure 5.79 Wind Rose

Noise

A baseline noise survey has been undertaken at eight measurement locations from 22 to the 26th of April 2021 to understand the current noise climate within the vicinity of the proposed scheme and inform the environmental noise model predictions.

Based on the measured results:

- High, consistent noise levels were measured in close proximity to the A404 during the daytime and night-time.
- Noise from the A4155 Marlow Road on the site's northern edge was constant and high.
- Noise from other environmental sources such as Westhorpe Water Sports Club, Great Western Railway Line and the London Heathrow flight path was recorded.
- Night-time typical lowest background noise levels across the site were found to be low.

The masterplan design takes into consideration the existing noise levels to optimise and screen the noise emitted from the A404. The design of mechanical plant servicing for the studios will consider the night-time typical lowest background noise level to mini-mise the impact on the surrounding environment.

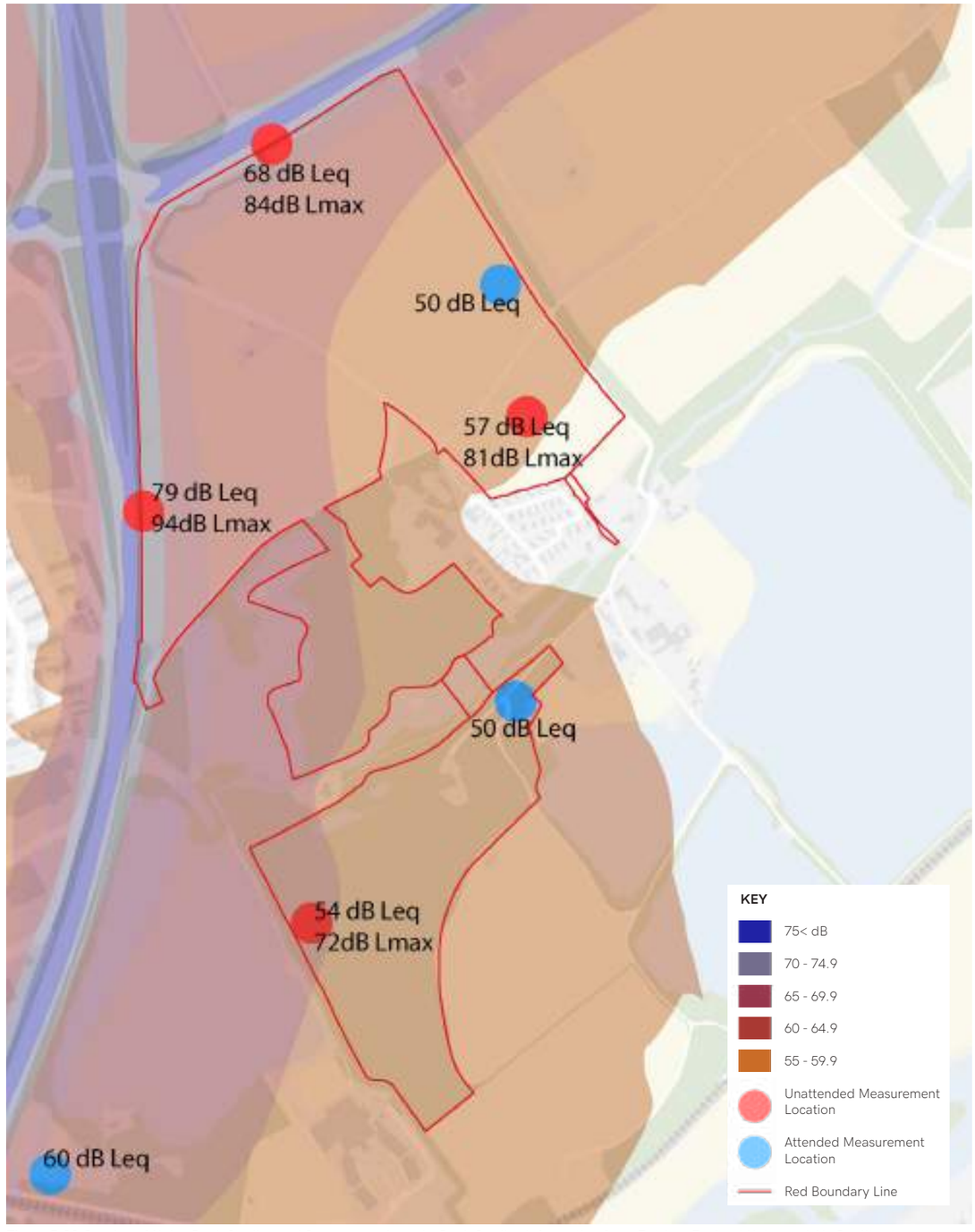
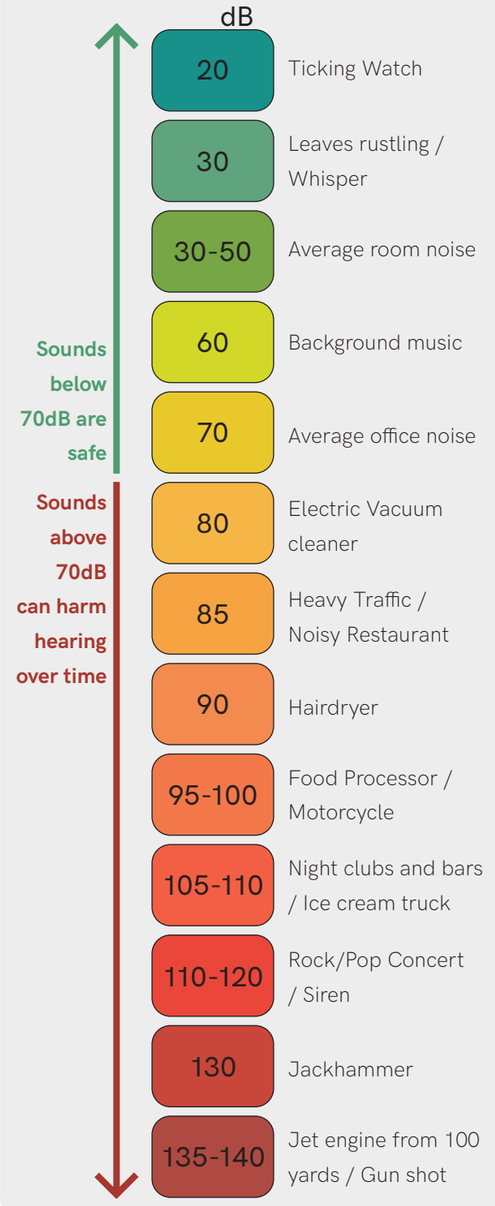


Figure 5.80 Overlay of Noise Desk Studies and Surveys conducted - Desk Studies Information from Extrium England Noise and Air Quality viewer

Decibel (dB) Level Comparison Chart

Decibel (dB) is the unit used to measure the intensity of a sound



5.6.7 EXISTING BIODIVERSITY

This section summarised the existing habitats on-site. For further information refer to the Environmental Statement and document 25: Biodiversity Net Gain.

The proposed development design will minimise the impact on areas with high distinctiveness, which are those identified as wet woodland and low deciduous mixed woodland. Keeping these habitats helps obtain a positive Biodiversity Net Gain score.

UK Habitat Classification

A UK Habitat Classification (UK Hab) survey of the site was undertaken in spring/summer 2021. The majority of the grasslands throughout the site have been classified as 'g3c other neutral grasslands'. Regarding the habitat identified so far, g3c other neutral grassland or 'semi-improved neutral grassland' has moderate distinctiveness and is a common and widespread habitat throughout the UK and is not particularly difficult to replace, enhance or create other, more valuable habitats on. Priority habitats such as wet woodland and lowland mixed deciduous woodland have been recorded on-site.

Baseline Biodiversity Value

The table below summarises the pre-development habitats and their corresponding biodiversity value.

Habitat	Habitat Distinctiveness	Habitat Condition	Habitat Units
Grassland	Low-Medium	Poor - Moderate	116.01
Heathland and Scrub	Medium	Poor - Good	35.55
Lakes	Medium	Moderate - Good	5.89
Urban	Low - Very Low	N/A - Other	1.33
Woodland	Medium - High	Poor - Good	50.91
Total			**209.7**

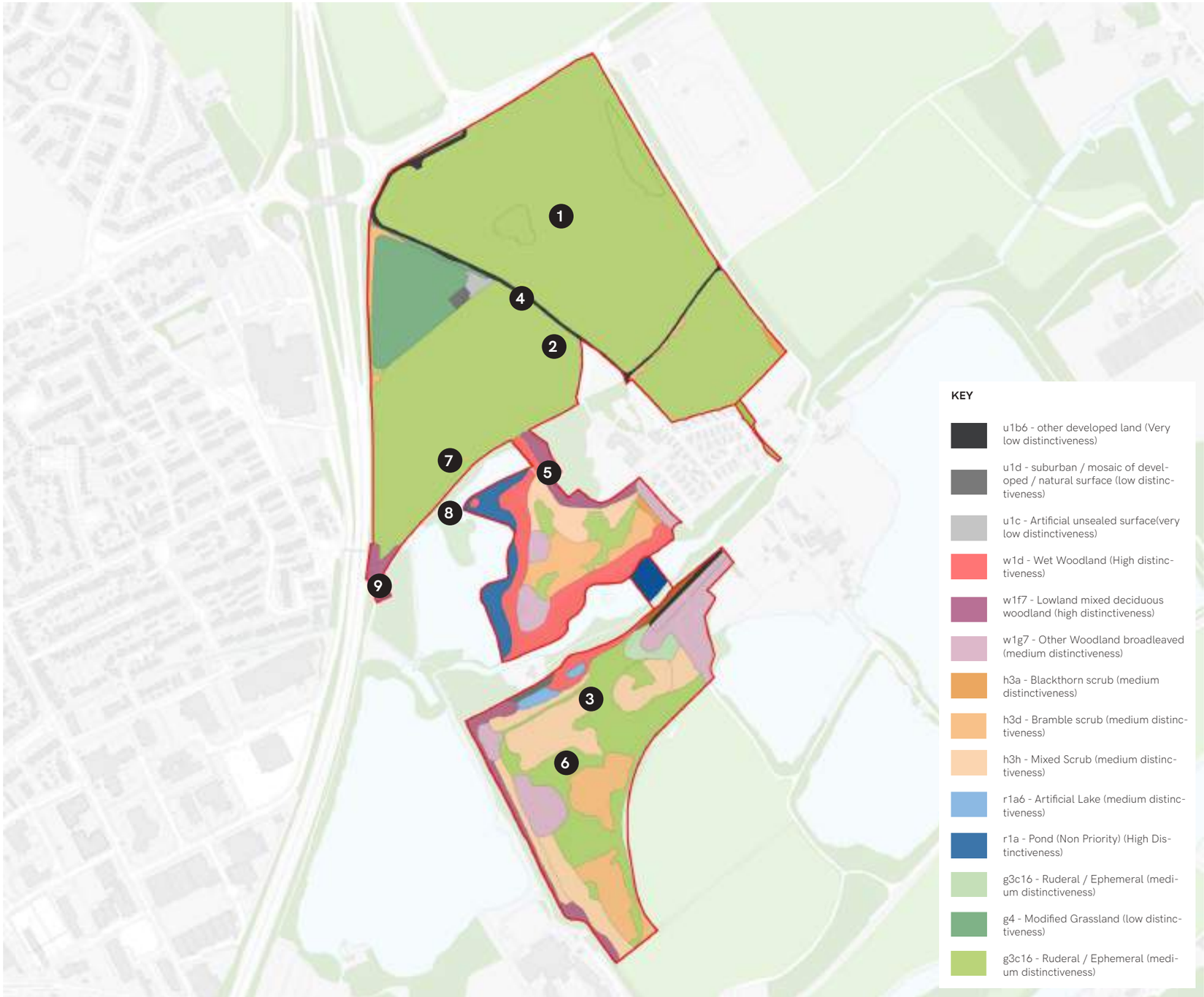


Figure 5.81 Existing Habitats

ECOLOGY STRATEGY

Key Pillars

To enhance the biodiversity of the site, the proposal will apply the following mitigation strategy:

1. **Optimising the suitability of existing habitats on site to support a range of protected and noteworthy species.**

2. **Retaining and enhancing important habitats:**

- Important Ecological Features (IEFs) are: Woodland, Hedgerow, water bodies, Mature trees, Grassland, Early successional open habitat mosaic.
- Creation/expansion of woodland and open mosaic habitat on previously developed land (tolerant of disturbance). The Buckinghamshire and Milton Keynes Biodiversity Action Plan (BAP, 2010-2020) identified a range of priority habitats targeted for creation, including lowland meadows, floodplain and grazing marsh, native woodlands and hedgerows.
- Removal of invasive non-native plant species and implementation of a long-term management programme.

3. **Enhancing Marlow Gravel Pits Biological Notification Site (BNS)**

- It is primarily designated for its ornithological interest, integrating with local networks like the Biodiversity Opportunity Areas and Buckinghamshire's Local Nature Recovery Strategy. This approach will also be informed by the Natural Areas defined initially by Natural England and any anticipated updates relating to commitments under the Environment Act 2021, including the Nature Recovery Network and working with third parties to contribute to existing recovery/conservation projects in the region.

Figure 5.82 Plot 1- g3c16 - ruderal/ephemeral- March 2022

Figure 5.83 Plot 3 - g3c16 - ruderal/ephemeral- October 2021

Figure 5.84 Plot 1- g3c16 - ruderal/ephemeral- March 2022

Figure 5.85 Plot 3 - g3c16 -ruderal/ephemeral- September 2021

Figure 5.86 Plot 4 - w1f7 - deciduous woodland - September 2021

Figure 5.87 Plot 5 - h3h - mixed scrub and ruderal September 2021

Figure 5.88 Plot 3 Right of Way April 2021

Figure 5.89 Westhorpe Lake & Plot 4 - w1d - wet woodland - April 2021

Figure 5.90 Plot 5 - w1f7 - deciduous woodland - April 2021

5.6.8 ECOLOGICAL SURVEYS

All field surveys were completed in the optimum seasons. The table below illustrates when surveys were conducted. Mitigation strategies have been considered throughout the design process to protect:

- Breeding birds, particularly red kite, cetti's warbler and kingfisher
- Reptiles
- Bats - lighting, retention of linear features, woodland edge and water bodies.
- Badgers - Retain sett and connections to the wider landscape
- Terrestrial invertebrates - white letter hair streak
- Potential impacts on Westhorpe Lake

Survey	March	April	May	June	July	August	Sept	Oct.
Reptiles		X	X					
Water vole and otter			X			X		X
Breeding Bird	X	X	X	X	X			
Bat Activity		X	X	X	X	X	X	X
Automated bat detector		X	X	X	X	X	X	X
Aerial tree inspection			X					
Terrestrial Invertebrate			X	X				
Great Crested Newts eDNA		X						
National Vegetation Classification		X		X				
UKHab		X						
Invasive Species				X				
Bat Emergence (Building 42)			X	X	X			
Aquatic surveys							X	X
Winter Birds	*Winter 2020/2021							

Figure 5.91 Winter Birds Survey route and viewpoints

Figure 5.92 Breeding Birds Survey route and viewpoints

Wintering Birds

A total of 62 bird species were recorded during wintering bird surveys. Of these 62 bird species, 39 species meet at least one range of criteria relating to conservation importance.

The non-breeding waterbird assemblage associated with the survey is likely to be of district importance, with the remainder of the species' non-breeding (wintering) populations across the survey area of local importance.

The development design will include several measures to mitigate any potential effects on the wintering bird assemblage recorded within the site, including habitat retention, creation and restoration.

Breeding Birds

A total of five Breeding Birds surveys were undertaken across March-July 2021. The notable species registered on-site breeding on or near the site were:

- Kingfisher (WCA Schedule 1, BoCC Amber List)
- Cetti's Warbler (WCA Schedule 1)
- Red Kite (WCA Schedule 1)
- Redwing (WCA Schedule 1, BoCC4 Red list)

71 species were recorded in total, 53 of which were confirmed as breeding or likely breeding on site. The EIA provides a detailed schedule of the species identified in areas of retained habitat or adjacent to the site.

Figure 5.93 Location of reptile mats

Reptiles

Reptile surveys have been completed on-site. Three slow worms and a single grass snake have been recorded across the site. Retention of woodland and marginal/wetland habitat will ensure continued value to this group.

Badgers

The site was recorded as being used by foraging and commuting badgers. One main sett, one annexe sett and a single patch of snuffle holes were identified on-site.

The development will retain the main sett and associated annexe sett, as these are fundamental to the badger social group present within the site. A buffer zone will be established and retained around these setts to avoid disturbance or damage.

Figure 5.96 Surveyed Areas for Bats & Badgers & Suitable Bat Roosting Habitat

Invertebrates

The wooded areas within the site don't appear to offer good habitat for stag beetle (qualifying interest of the nearby SAC) though there is suitable habitat outside the site in gardens and grounds to Westhorpe House.

White-letter hairstreak butterfly suitability has been identified in hedgerows to the north-east of plot 1. Retention of existing hedgerows and creating hedgerows with elm will help retain these species.

Creation of high-value habitats for invertebrates, including brown roofs and "open mosaic habitat, " to mitigate any loss of value to this group.

Figure 5.95 Bat survey route and automated detectors

Bats

A Preliminary Roost Assessment (PRA) survey identified 31 low, nine moderate, and two high suitability trees and one high suitability structure on-site. Following Bat Conservation Trust guidelines and considering which plots will be most affected by the development, a survey plan for which trees require further survey was developed. Trees with low suitability do not require further survey but will require felling under Precautionary Method of Working (PMW) if they require removal as part of the development.

Twice monthly activity transect and remote monitoring was conducted from April to October 2021. High diversity of bat species was encountered on-site at relatively low levels. The habitats of the most significant value for bats will be retained and enhanced. The sensitive lighting scheme will be designed to minimise potential impacts.

Figure 5.94 Suitable waterbodies for riparian mammals

Great Crested Newts

On-site eDNA surveys have been undertaken for 11 lakes on-site to determine the potential of Great Crested Newts (GCN) inhabiting the waterbodies. The eDNA tests for all of the lakes assessed gave a negative result; therefore, there is a low likelihood of GCN using the waterbodies on-site.

Water Vole and Otter

No evidence of water vole or otter was observed during the surveys. Riparian vegetation and water bodies will be retained and buffered through development. The development will not prevent colonisation by water vole or otter in the future.

Aquatic Survey

There was a relatively high diversity of macro-invertebrates and an abundance of macrophytes in Westhorpe Lake. Therefore, this high-value feature will be protected through development.

5.6.9 ARBORICULTURE

An Arboricultural Survey has been undertaken by Waterman for all existing trees present on or immediately adjacent to the Marlow Film Studios site. Detailed information on existing trees can be found within Document 13: Arboricultural Report submitted with the planning application. Key considerations in relation to existing trees are described below.

- A total of 234 individual trees, groups of trees, woodlands and hedgerows were surveyed in or adjacent to the site.
- Of these, 8 were classified as category A (high quality), 73 as category B (moderate quality), 141 as category C (low quality) and 12 as category U (very low quality).
- Two areas with Tree Preservation Order (TPO) were identified in the survey. TPO 34/1993 is located to the southwest of plot 5 and will not be affected by the proposed development. TPO 01 / 1983 is located on the grounds of Westhorpe House. This is outside the Red Boundary Line; however, some trees grow close to the boundary. The Root Protection Areas (RPAs) of these trees have been considered in the proposed design.
- The row of poplars to the north of the site (G14) are highly visible in the surrounding landscape and provide valuable screening from the Area of Outstanding Natural Beauty.
- Existing mature hedgerows around the northern part of the site provide a strong buffer to the perimeter and valuable linear habitat.
- Existing trees remain along the drive to Westhorpe House and within the self-seeded woodland between Plots 4 and 5.

Figure 5.97 Arboricultural Survey Plan

Figure 5.98 G14 poplars screening north of site

Figure 5.99 Mature trees and hedgerows on Public Right of Way

Figure 5.100 Trees along A404 highways boundary

Figure 5.101 Avenue along the drive to Westhorpe House

Figure 5.102 Area TPO on trees around Westhorpe House

Figure 5.103 Wet woodland and existing trees between Plots 4 and 5

5.6.10 GROUND CONDITIONS

This chapter summarises the site's ground conditions. Further information on ground conditions, risks and mitigation strategies are presented in the Environmental Statement.

This summary is based on a desk-based assessment, intrusive ground investigation results, and Waterman's completion of a Remediation Strategy. The investigation was designed to assess if ground contamination was present at the site, based on historical land uses within the Red Boundary Line and in the surrounding area. Investigation works involved collecting soil and groundwater samples for laboratory analysis and the completion of ground gas and vapour monitoring.

Soil samples collected within the site boundary indicated slightly elevated metals, polyaromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH) concentrations. Asbestos was recorded in several Made Ground samples.

Groundwater sample results recorded elevated metals, ammoniacal nitrogen, and petroleum hydrocarbons. The metal and petroleum hydrocarbon concentrations were marginally above threshold concentrations and isolated in their spatial distribution. The ground investigation identified contaminants as attenuating within a short distance on-site and therefore not posing a significant risk to groundwater and surface water bodies.

Ground gas protection measures will be implemented during the building construction due to the existing ground conditions.

During demolition and construction works, the potential receptors of any ground contamination risks are site workers and off-site users and controlled waters. However, these risks will be managed by the provision of appropriate personal protective equipment (PPE)/ respiratory protective equipment (RPE) for workers, implementation of a Construction Environmental Management Plan (CEMP), adherence to the mitigation and remedial measures (if required by the ground investigation) and use of appropriate design for the ground conditions.

The potential receptors of risk from ground contamination for the completed development are site users, buried structures and services and soft landscaping. However, providing clean topsoil/subsoil, incorporating gas protection measures within buildings, and appropriate design of buried structures and services will appropriately manage these risks. Therefore, upon completion of the development, any residual effects from ground contamination will be negligible, considering suitable mitigation measures are undertaken.

The quantity of historically landfilled waste that could require disposal will be minimised by the earthworks strategy.

SITE GEOLOGY

The site's geology consists of landfill material 5m –10m thick underlain by thin deposits of Shepperton Gravel Formation and Alluvium (0.5m – 5.0m thick) over the Chalk Formation.

In the limited areas where the gravel has not been extracted, the Shepperton Gravel Formation can be up to 10m in thickness. A structureless weathered Chalk Formation underlies the landfill and Shepperton Gravel Formation. Ground conditions on-site may alter significantly laterally both in thickness and composition. Where an increase in landfill thickness is present, the thickness of the Shepperton Gravel Formation will decrease correspondingly. The landfill material may be in direct contact with the chalk on-site. It is also unknown whether any corrective measures, such as a cohesive basal liner, were applied during landfill construction on-site. A capping layer was applied and varies in thickness between 0.2m and 1.5m.

Outside the former landfill boundaries, a thin layer of Made Ground is anticipated overlying the Shepperton Gravel Formation and Chalk Formation. There is likely to be a cohesive (predominantly clay) alluvial layer overlying the granular Shepperton Gravel Deposits in areas close to the stream and River Thames.

The landfill material presents a potentially significant ground gas and vapour regime, requiring detailed investigation and assessment. Initial site surveys will be supplemented by further studies and there will be requirement for a ground gas regime.

WATER BODIES AND FLOOD RISK

The site is adjacent to the River Thames (main river) and the Westhorpe water course. The majority of the development is located in Flood Zone 1, with a low probability of flooding. However, some parts of the site fall within Flood Zones 2 & 3, with a medium and high probability of flooding.

- In order to minimise the risk of flooding to the proposed development, the new buildings and associated infrastructure and facilities are located in Flood Zone 1.
- Plot 4 is predominately located within Flood Zone 1; however, the southern part is located in Flood Zone 2, and the western and southern boundaries lie in Flood Zone 3.

Plot 5 is located predominantly in Flood Zone 2, with parts of the northern margin lying in Flood Zone 3.

The design of the development has considered the flood risk areas within the site. More vulnerable infrastructure, including the proposed studio buildings, is located in Flood Zone 1, meaning this area has less than 0.1% chance of flooding in a year. Areas of development categorised as less vulnerable area located in Flood Zone 2 & 3. A Sequential Test has been undertaken and is included within the supporting documentation for the planning application. The sequential test ensures that development is proposed in those areas which have the lowest flood risk.

The proposed bridge connecting Plot 4 with Plot 5 is not considered to lead to an increase in flood risk. Flows through the Westhorpe water course are restricted by the existing culvert beneath the A404, and a brick arch bridge on Westhorpe Farm Lane. The culverts in the proposed bridge will be substantially larger than both the existing bridge and culvert and will not restrict flows through the Westhorpe water course.

A surface water drainage strategy has been prepared for the proposed development, which includes Sustainable Drainage Systems (SuDS) to restrict the peak runoff rate to the undeveloped (greenfield) equivalent, ensuring no increase in flood risk on site or downstream of the development. SuDS will be incorporated into the proposed development to provide source control management, improved water quality, reduce flood risk and provide amenity and biodiversity to the site. Measures to allow the collection and reuse of rainwater for non-potable applications will also be provided.

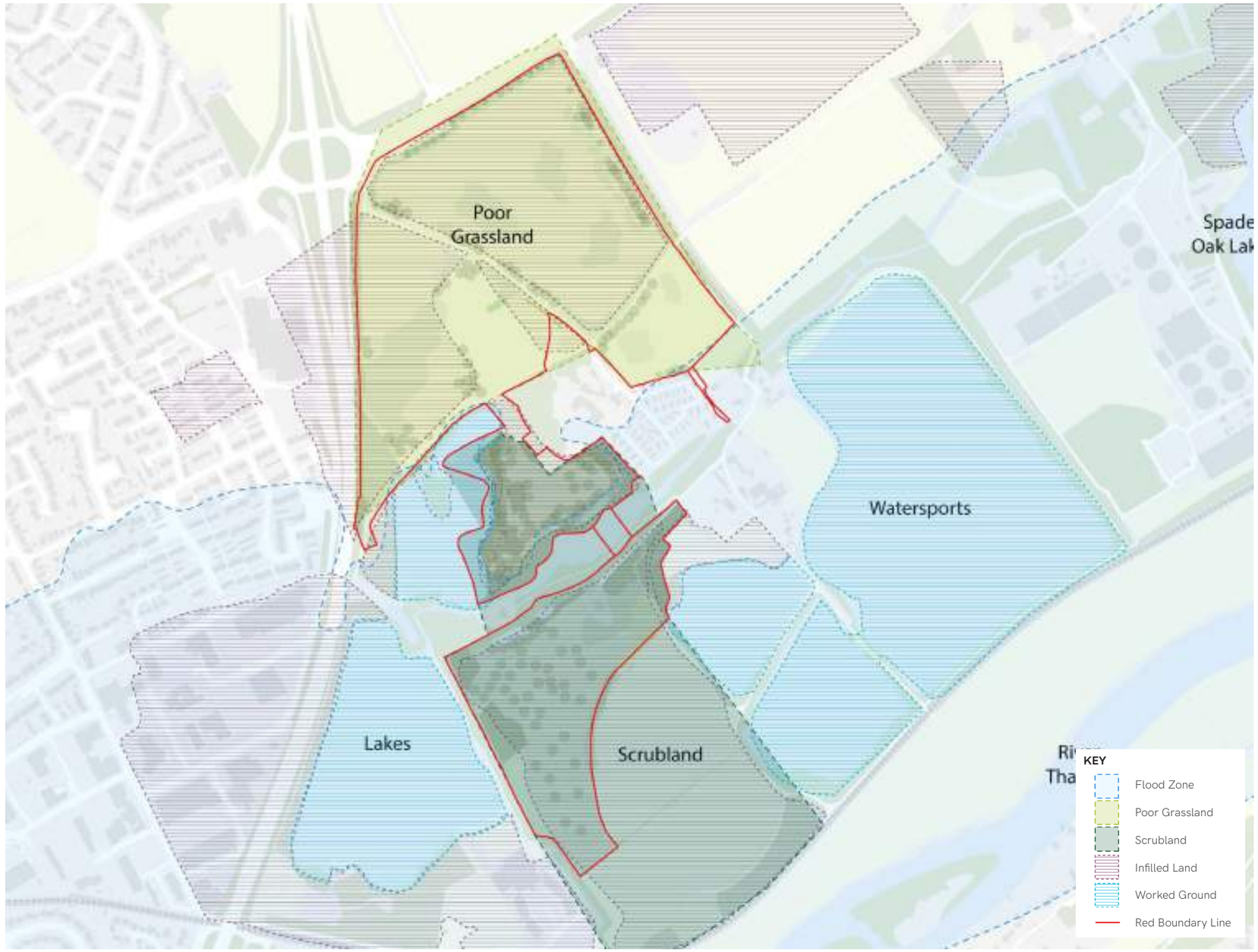


Figure 5.104 Ground Conditions

5.6.11 SITE LEVELS

The Wycombe District Landscape Character Assessment categorises the site area as Thames Floodplain. It shows how it neighbours the Thames Valley Slope area of the Chiltern Area of Outstanding Beauty to the north, the settlement of Marlow to the west and Winter Hill to the south.

Figure 5.109 shows the recorded levels in the area generated from the use of the Environmental Agency "Lidar Composite DTM 2017 - 1m" Dataset, licensed under open Government licence v3.0. The accuracy of the levels generated from the Environment Agency "Lidar Composite DTM 2017-1m" A topographical survey was conducted to confirm the ground levels.

The initial findings are:

Plot 1

The high spot in plot 1 is adjacent to the A4155 Marlow Road and recorded at a level of approximately 37.2m Above Ordinance Datum (AOD). Plot 1 then falls to a low of roughly 30.6m AOD in the southern corner of Plot 1, adjacent to the access into the existing Westhorpe Park.

Plot 2a

Plot 2 is broadly flat, with a recorded high spot of approximately 30.1m AOD to the northern edge and a low spot of approximately 28.7m AOB to the southern edge.

Plot 3

Plot 3 and surroundings are also broadly flat, with a recorded high spot of approximately 31.4m AOD to the northern edge and a low spot of about 28.9 AOB to the southern edge.

Plot 4

Plot 4 is broadly flat with a recorded high spot of approximately 30.7m AOD to the northern edge and a low spot of approximately 2.6 AOB to the southern edge.

Plot 5

Plot 5 is broadly flat, with a recorded high spot of approximately 31.7m AOD to the northern edge and a low spot of approximately 27.8m AOB to the southern edge.

Although most of the site is flat, plot 1 presents a significant level change that presents a challenge when developing within this plot and connecting to the rest of the parcels and existing roads.

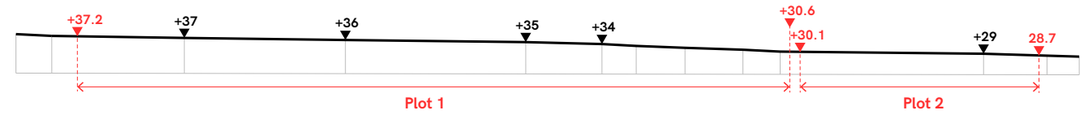


Figure 5.105 Section 1 (S1)

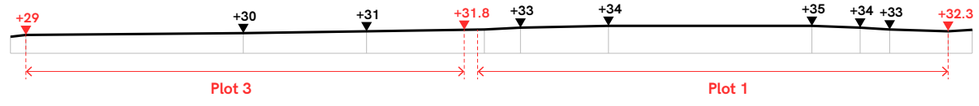


Figure 5.106 Section 2 (S2)

Figure 5.107 Section 3 (S3)

Figure 5.108 Section 4 (S4)

S1
S2
S3
S4
38.362m
36.638m
33.725m
Plot 2b
Plot 1
31.443m
32.488m
Plot 3
Plot 2a
29.284m
27.948m
26.609m
Plot 4
31.668m
26.422m
Plot 5
29.853m
27.974m
25.969m
27.846m
28.717m
28.896m
26.057m

SURFACE LEVEL DATA

NUMBER	MINIMUM LEVEL	MAXIMUM LEVEL	COLOUR
1	20.00	21.00	
2	21.00	22.00	
3	22.00	23.00	
4	23.00	24.00	
5	24.00	25.00	
6	25.00	26.00	
7	26.00	27.00	
8	27.00	28.00	
9	28.00	29.00	
10	29.00	30.00	
11	30.00	31.00	
12	31.00	32.00	
13	32.00	33.00	
14	33.00	34.00	
15	34.00	35.00	
16	35.00	36.00	
17	36.00	37.00	
18	37.00	38.00	
19	38.00	39.00	
20	39.00	40.00	
21	40.00	100.00	
22	100.00	200.00	

Figure 5.109 Site Levels Plan

5.7 SITE CONSTRAINTS

Proximity to Westhorpe House, Westhorpe Park and Westhorpe Farm Cottages

Existing residential buildings sit adjacent to or near the site. The development will take special consideration to these sensitive receptors to minimise potential visual, light and noise impact.

Access from A404

The principal access to the site is an uncontrolled priority 'crossroad' junction, providing access to Westhorpe House and Westhorpe Park. This junction will be enhanced to provide access to the studios, while minimising traffic congestion and avoiding queuing into the A4155.

Noise

High noise levels from A404 to the west and the motorised watersports to the southeast.

Proximity to Chiltern Hills Area of National Outstanding Beauty

Area of Outstanding Natural Beauty designation of the landscape to the north of the site.

Sensitive views from Winter Hill and Blooms Wood

Views considerations from the Area of Outstanding Natural Beauty to the north and Winter Hill to the south. The massing and aesthetics of the development have considered its visual impact from these long view.

Existing Drive to Westhorpe House

Access to Westhorpe House and the Westhorpe Park will need to be retained. The road bisects the site in two and impacts the potential internal movement strategy, potentially including security concerns. The drive to Westhorpe House will also present a constraint on the proposed site levels.

Historic Landfills & The Mound

Ground contamination due to historic landfills in the area. Particularly, the Mound in plot 5 will present significant constraints when defining the use and ground levels.

Existing Public Right of Way

The Public Right of Way to Little Marlow will be retained. The footpath bisects and impacts the site on the potential internal movement strategy, potentially including security concerns.

Existing Utilities

The existing utilities that run through the site and serve Westhorpe House, the Westhorpe Park Homes, and the residential and commercial properties to the south will need to be protected or diverted. In either case, continuity of services to these properties will need to be maintained.

Significant Biodiversity

Significant biodiversity is present in plots 4 and 5. High distinctiveness habitats have been retained and enhanced where possible.

Site Levels

Site levels across plot 1 present constraints in the building layout and access points.

Surface Water Discharge

While most of the site is free draining, certain areas will need additional discharge enhance-ments.

Flood risk

Some parts of the site fall within Flood zone 2&3, with a medium and high probability of flooding. No buildings are proposed in this areas.

Figure 5.110 Site Constraints Plan

5.8 SITE OPPORTUNITIES

Employment
Owing to its location the site presents a unique opportunity to develop a comprehensive film studio. The Studios will help to mute the significant undersupply of available space locally.

Public Amenities & Outdoor Space
Marlow Film Studios will enhance the area's recreational value through the provision of outdoor spaces with high ecological value and public facilities.

Public Transport
Opportunities to improve the local bus services for occupiers and the wider community to reduce car-based trips.

Drainage Attenuation
Opportunity to include the potential for SuDs and attenuation storage as well as water course offsets. Opportunity to design a surface water drainage network that discharges into Westhorpe Lake and Westhorpe water course.

Education and Training
Marlow Film Studios will contribute to enhancing the area's skills base and bring the creative industry closer to Marlow's community by offering traineeships and diverse programme of cultural events.

Community Offering
Contribute to improving the community's educational, social and cultural offering by providing public facilities and a diverse creative and educational programme.

Biodiversity
Opportunity to retain and enhance the existing biodiversity within plots 4 and 5, with a management plan that will ensure a wider biodiversity gain.

Green Spine
Opportunity to transform the drive to Westhorpe House into a green spine running through the development, enhancing the existing biodiversity and access experience.

Access to Key National Infrastructure
Proximity to the strategic road network focuses car-borne traffic away from local roads.

Cycling and Pedestrian Connections
Opportunity to enhance existing cycling and pedestrian paths and provide new routes for walking and cycling. This will contribute to the wider path network.

Renewable Energy
As the roofscape will receive direct sunlight throughout the day, the proposal presents the opportunity to deliver significant solar energy.

Prestigious National Asset
Marlow Film Studios will become a point of reference for the national and international film industry. This state of the art studio will host global major film and TV productions, providing significant economic and educational contributions to the community, the local area and UK.

Figure 5.111 Site Opportunities Plan

6.0 MASTERPLAN

6.1 CONCEPT DESIGN

6.1.1 DESIGN FROM FIRST PRINCIPLES

Film productions require a range of buildings and spaces with specific functional and technical requirements. These spaces are:

- Sound Stages
- Workshops
- Offices
- Outdoor Flexible Space (Unit Base, Backlots…)
- Studio Hub and other amenities

The key buildings are the sound stages, as they dictate the capacity of the site. A high-end film production typically requires 7-9 sound stages. Thus, Marlow Film Studios will host 18 sound stages to enable two film productions on-site simultaneously.

Offices and workshops form the production base throughout the film production process. The diverse uses should come together in clusters to optimise the functionality of these spaces. The masterplan will allow these clusters to be grouped in various ways to respond to the bespoke needs of different productions.

SOUND STAGES

Sound stages require soundproofing and wide open spans to accommodate the needs of interior filming. The scheme will provide a wide range of sound stages: 18 buildings with floorplates varying from 15k - 45k square feet.

These voluminous structures create spaces with high flexibility to host complex sets and accommodate the cast, crew, props, equipment and support services required. In addition, dedicated sound stages have unique design features and requirements, such as high acoustic performance, substantial internal clear heights and access requirements.

WORKSHOPS

Film studio workshops are large-span structures that allow for maximum flexibility. Their floorplates range from 2.5k to 10k square feet, depending on their use. They host a wide range of activities: Construction works, on-camera trades, crafts and on-screen talent and electrical.

The design seeks an efficient use of land by the proposed stacking programme. The stacking of workshops and offices promotes seamless communication between the workshop and offices, improving connectivity between disciplines.

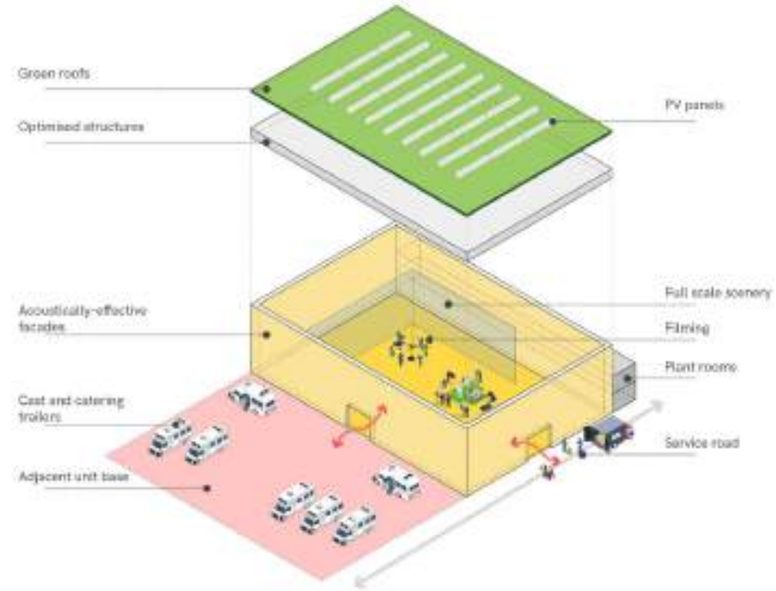


Figure 6.1 Sound Stage Spatial Requirements

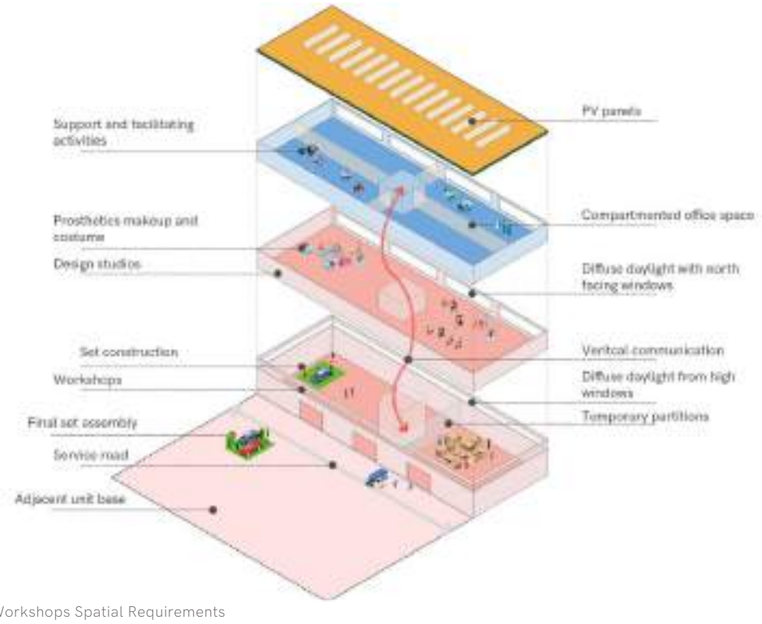


Figure 6.2 Office & Workshops Spatial Requirements

WORKPLACE

Workshops and offices will need to be flexible to enable adaptable use. They will host a range of uses throughout the production of a film, such as pre and post-production activities, design studios for art and costume, hospitality, and dressing rooms.

The proposal makes use of these elements to break down the massing. The use of articulated roofs provides a human scale to the development whilst being sympathetic to long distance views.

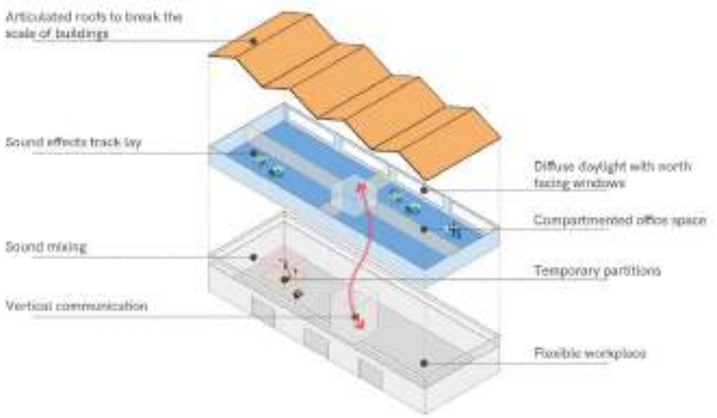


Figure 6.3 Office & Workshops Spatial Requirements

STUDIO HUB & AMENITIES

The Studio Hub will be the central service cluster of the studio. It will be a welcoming space that includes key hospitality spaces for the studio, productions, visitors and members of the British Film Industry. The Studio Hub will host a versatile lobby space, screening rooms, co-working space, cafe and entertainment space.

Other facilities will be dispersed throughout the site to activate the streetscape and central square. These amenities offer a vibrant and attractive workplace, activating the streetscape while providing the employees with relevant services.

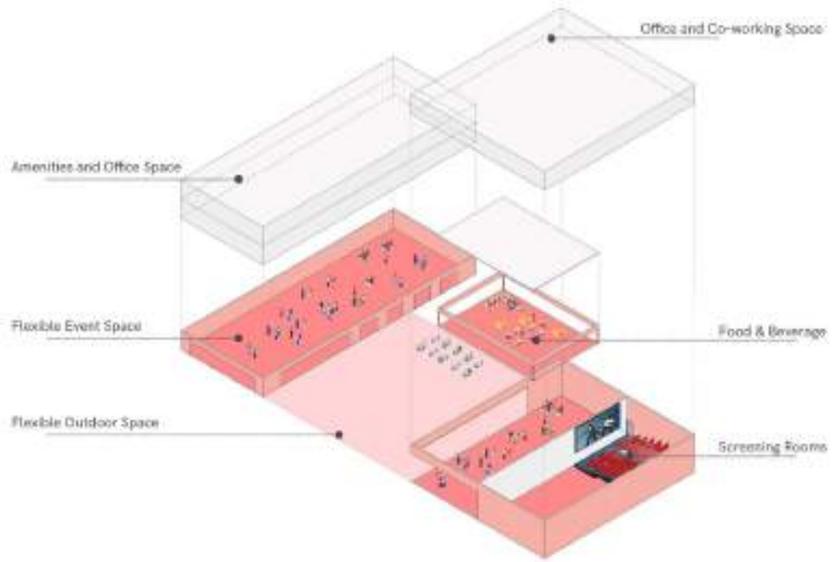


Figure 6.4 Studio Hub Spatial Requirements

FLEXIBLE OUTDOOR SPACE

Film studios require flexible outdoor space that can host a wide range of activities throughout the production of a film. These spaces are the backlots and unit bases.

Unit Bases are outdoor spaces that host vehicles and trailers which provide catering units, crew parking and accommodation for actors. These are usually the first point of call when arriving for work.

Backlots are ample flexible, discreet outdoor spaces to film on large sets. They accommodate the crew, cast, props, equipment and support services close to the main action. They are not constantly occupied and infrequently used at night-time.

Figure 6.5 Star Wars backlot© 2022 Corgan Pictures, Inc

Figure 6.6 Image vision of trailer in unit base © Notel Melbourne

6.1.2 PRODUCTION TIMELINE AND TEMPORARY NEEDS

Each production has different requirements, and the scheme will need to provide a bespoke facilities package accordingly. Usually, a typical model for a major production will require office space at an early stage to form a production base for a project. After that, the rest of the facilities will be managed flexibly depending on the filming schedule.

During the first stage of the production, most of the work is administrative. Casting lead roles, securing a distributor and financing the project are essentials to start the process. Therefore, only after these are secured will a production arrange studio facilities from which to base production and shooting.

During Stage 2, administrative work assembles the team and defines the location planning, schedule, budget, and insurance arrangements. The production will need ample office space and other flexible workplaces for casting and design work.

After pre-production tasks are completed, Stage 3, "production", begins. During this stage, the production requires a combination of workshops, sound stages, and backlots to create and construct the sets according to the schedule. Stages and backlots become essential during the filming as well as other facilities to record, manage and back up footage. At the end of the production, Stage 4, the production will go back to the office and flexible workplace to develop all the post-production work.

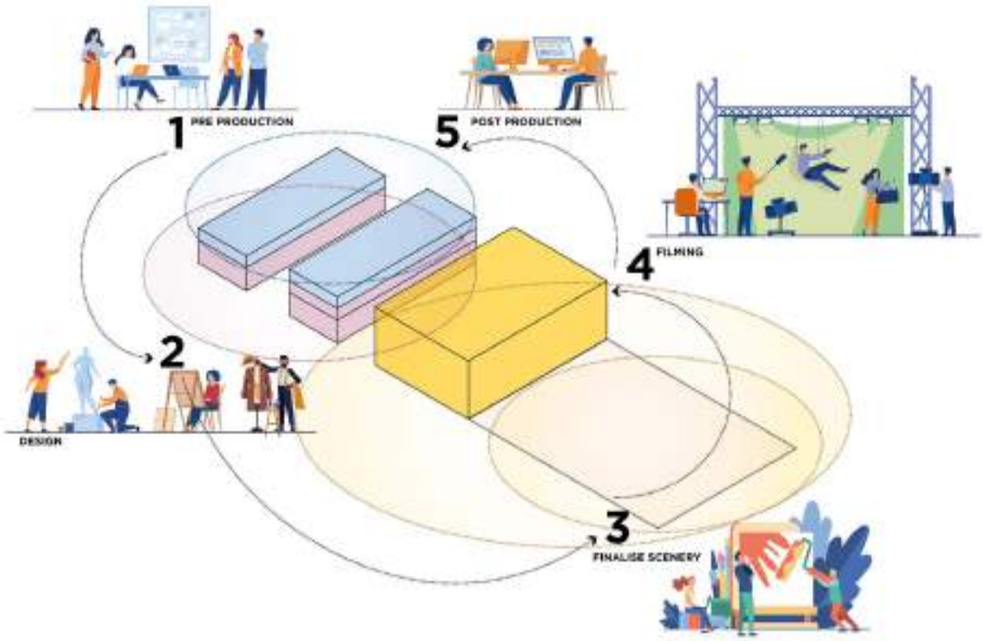


Figure 6.7 Film production cycle and required spaces

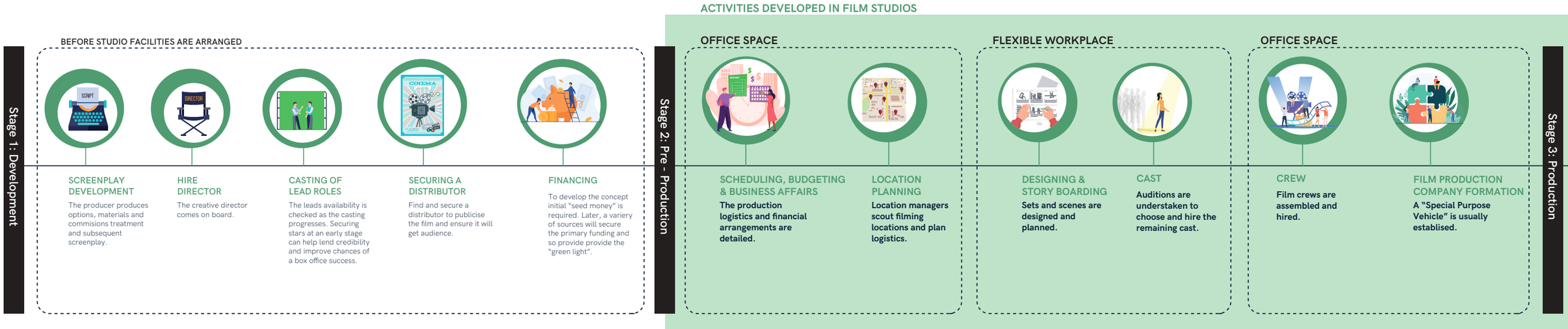


Figure 6.8 Film production timeline

6.1.3 FILM TRADE CLUSTERS AND PERMANENT NEEDS

The film trade clusters will host essential businesses related to the film industry. These businesses operate independently by enabling film productions and will rent offices and workshops for more extended periods of time.

The film studio will offer these independent companies a secure, accessible and inspiring work environment. The development will provide a workplace that can accommodate both start-ups looking for short term and equally established media companies seeking a permanent home.

Other facilities, such as cafés, event space in the Studio Hub and amenities, are a platform for these businesses to connect to a community of creative individuals.

Easy access to the site in a range of transport modes is essential for this workforce that will travel to the film studios either temporary or on a more permanent basis. Therefore, these clusters will be organised around the Mobility Hub and Multi-Storey carparks and will have easy access to amenities.

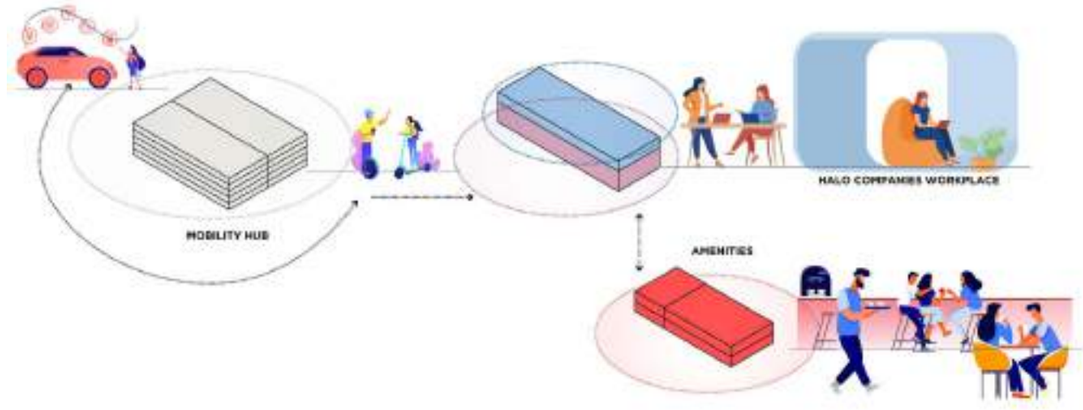
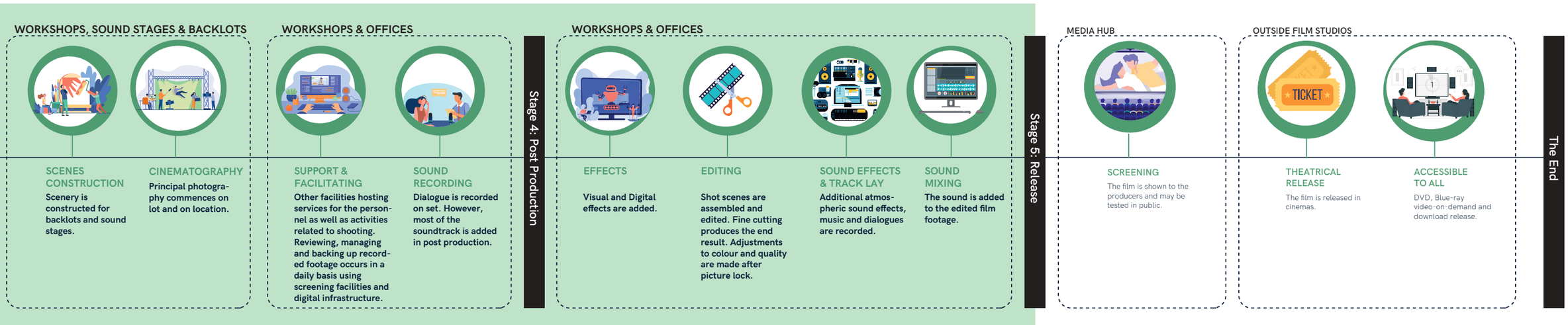


Figure 6.9 Trade clusters required spaces



6.1.4 CLUSTERS

The functional and operational requirements of productions drive typical layouts and number of buildings. Each film production uses all facility types in combination but each vary to different extents.

A film production will typically need:

- A number of sound stages are required for filming indoor sets within acoustically attenuated indoor environments.
- Associated provision of workshop space adjacent to the sound stages. Sets, props, costumes and scenery are constructed and fabricated within the workshops and then moved to the sound stages, where sets are finalised. Easy movement from the workshops to sound stages is required.
- Production offices are located near sound stages and workshops within the Production Cluster. This enables the production teams to be connected with the different production workflows.
- Sound stages and workshops will require adequate outdoor space around the perimeter to accommodate trailers and other vehicles.
- The unit base provides additional outdoor space for vehicles and trailers to park. Therefore, the sound stages will usually sit surrounding the unit base.
- The film studio spaces are sheltered with fences and green buffers for privacy and security.

The trend towards larger and more complex productions requires similarly more flexible accommodation, to which the design has responded.

Figure 6.10 Typical Production Cluster

Figure 6.11 Typical Production Cluster with amenities

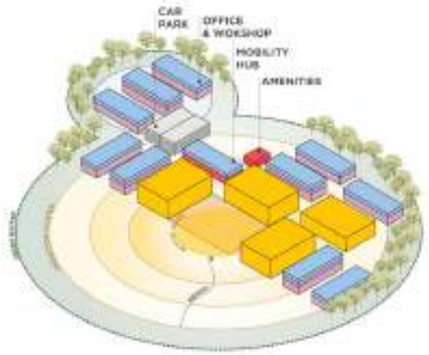


Figure 6.12 Typical Production & Film Trade Cluster with amenities

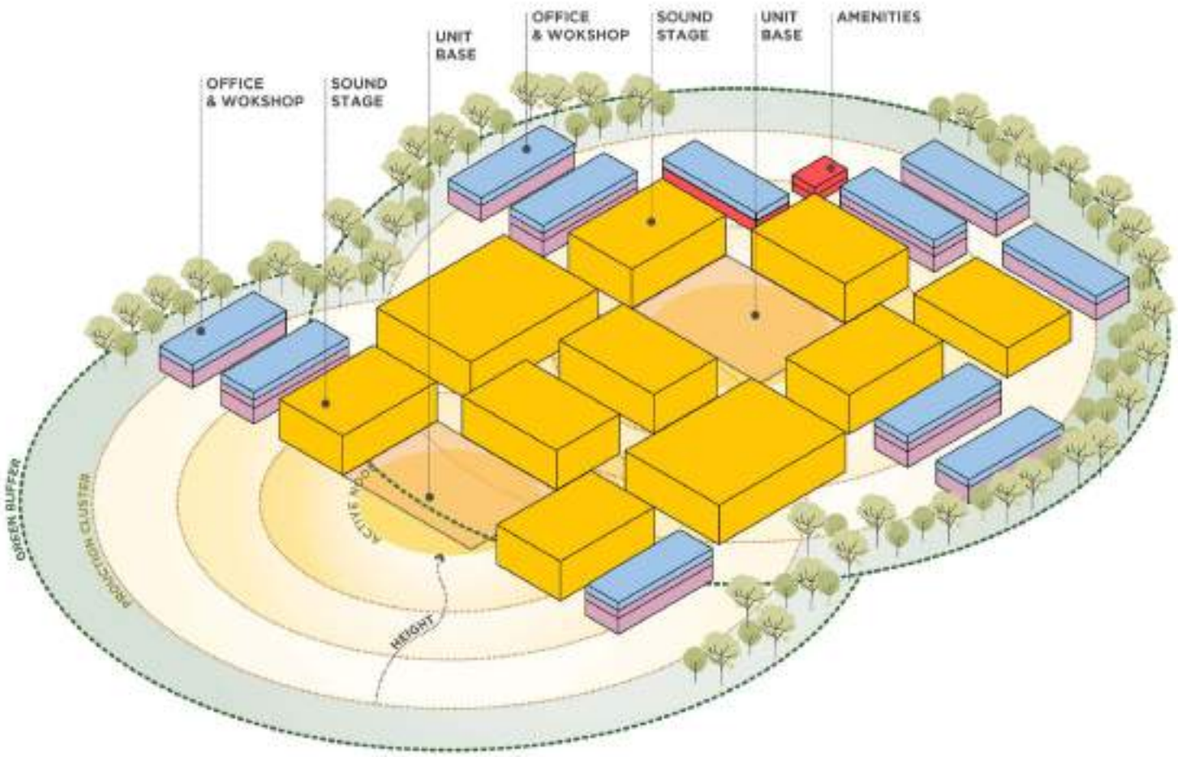
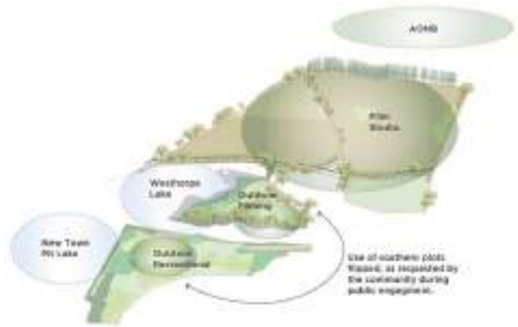


Figure 6.13 Typical film Production Clusters layout

6.1.5 DESIGN PROCESS

The site constraints and the film studio's operational requirements guide the design process. The masterplan is the result of overlaying the existing site conditions to the brief requirements and operational needs while creating an attractive place that all users can enjoy.



The overlay of the different site conditions (ecology, flooding, existing trees and ground conditions) provides the overarching strategy. Film studio buildings will be located on the northern plots as they sit outside the floodplain and have a reduced ecological value. The southern plots, which have higher ecological value, will be kept for outdoor filming, culture and education uses and recreation.

Green buffers are provided along the perimeter of the site to mitigate the potential visual impact from relevant corridors (paths and roads) and long views. These green buffers offer an opportunity to create ecological corridors, whilst also providing the film studio buildings and outdoor spaces with increased privacy and security.

Unit bases are located in the centre of the different plots, providing space for support vehicles adjacent to the sound stages.

The sound stages are the taller production buildings located next to the unit base. Therefore the highest constructions concentrate in the centre of the development, while the lower buildings are located closer to the boundary. This height strategy enables the development to step down towards the edges.

Clusters of workshop and office space are provided in the areas further away from the sound stages. These clusters will host the film trade clusters. These buildings sit closer to the perimeter of the site, and their scale and height provide a human scale towards the edges, particularly the area closer to Westhorpe Park Homes.

Two main squares with amenities create the articulation points between the production and film trade clusters: The Entrance Square and Studio Hub. The Entrance Square is an arrival space with a Mobility Hub and other publicly accessible facilities, including Food and Beverage (F&B) facilities. The Studio Hub can be temporarily open to the public for events and therefore sits at the intersection between the existing Public Right of Way and Westhorpe House drive.

The position of plot 4 between Westhorpe House and the Westhorpe Lake and adjacent to the Public Right of Way creates the perfect location for outdoor recreation and its anchor building, the Culture and Skills Academy.

The most southerly plot presents the best location for outdoor filming due to its more remote location.

6.2 KEY PRINCIPLES

6.2.1 CONCEPT

The initial context studies defined the site's fixes and the masterplan's structuring principles.

The site fixes are those constraints presented by the site that will impact its capacity, proposed layout and massing:

- The retention of the drive to Westhorpe House to provide access to Westhorpe Park and Westhorpe House from the A4155.
- The retention of the existing East-West Public Right of Way.
- The concentration of development to the north of the site, avoiding building within the floodplain and protecting and enhancing the ecology and biodiversity in plots 4 and 5. .
- The integration of the proposal within the landscape to mitigate its visual impact, particularly from Winter Hill and the AONB.

The structuring principles derive from the project objectives, film studios' needs and interrelational requirements. These key moves are:

- **Building Clusters & Flexibility**
  Optimise the development by creating groups of spaces within an efficient network.
- **The Studio Hub and Active Streetscape**
  Provide a vibrant and dynamic network that brings users together to promote community life within the film studios.
- **Green Integration**
  Tie in with the broader context through a connected green infrastructure.
- **Recreational Outdoor Space.**
  Provide access to outdoor space to improve the work experience.

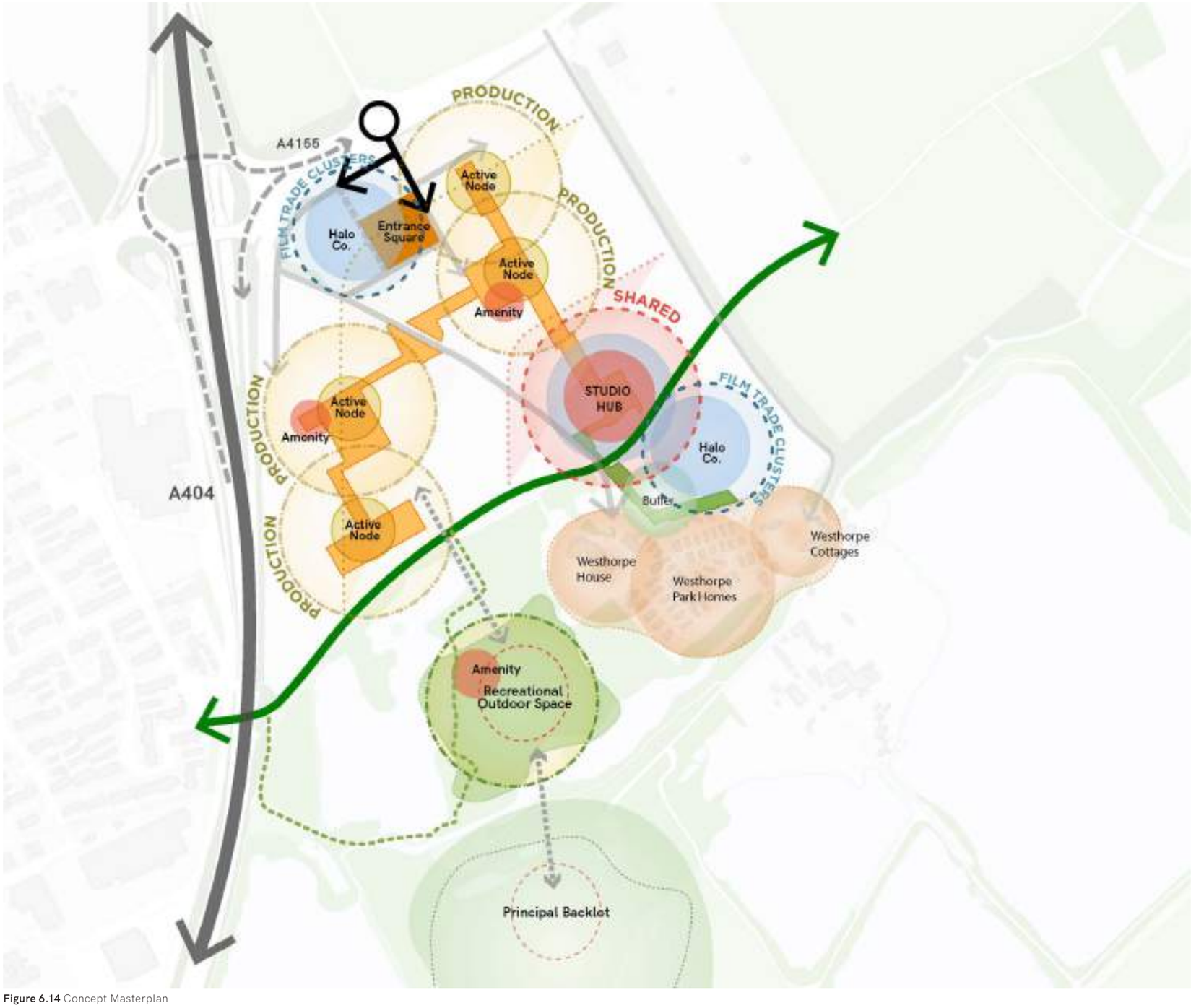


Figure 6.14 Concept Masterplan

6.2.2 KEY PRINCIPLES

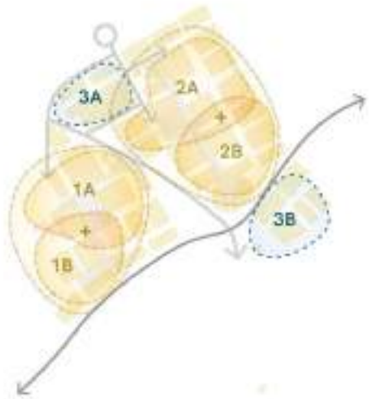


Figure 6.15 Design principle 1: Building Clusters & Flexibility

Building Clusters & Flexibility

The proposal takes advantage of the division of the site by the existing drive to Westhorpe House and Public Right of Way to define four independent clusters. Each cluster has all the required uses to work as independent elements and can be further split into smaller groups that different productions can use.

Figure 6.16 Design principle 2: Green Integration

Green Integration

The proposal aims to retain the majority of valuable landscape features of the site and integrate them with the surrounding context. The blending of the development within the existing landscape is achieved through dense green buffers, a green spine along the drive to Westhorpe House and green roofs. These elements create a connected green network that brings additional nature into the proposal.

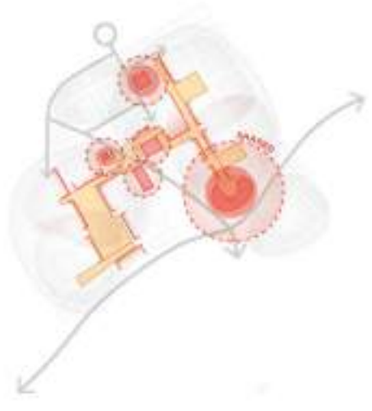


Figure 6.17 Design principle 3: Studio Hub & Active Network

The Studio Hub & Active Streetscape

In contrast to existing film studios, Marlow Film Studios aims to offer a more vibrant environment that breaks with the current utilitarian design of film studios. The main square offers a vibrant, active node where all amenities and the Studio Hub are located. A pedestrian network connects this square with the other relevant outdoor spaces, such as the unit bases, internal backlot and the Entrance Square.

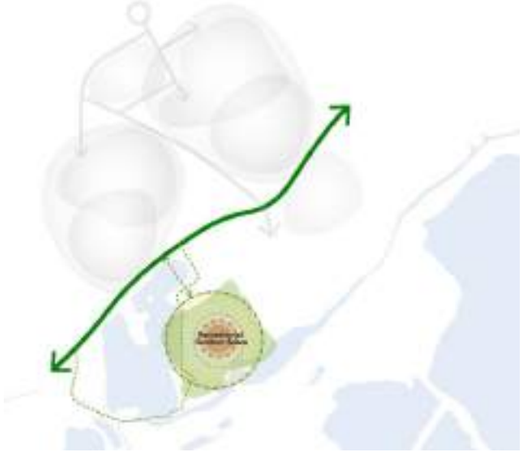


Figure 6.18 Design principle 4: Recreational Outdoor Space

Recreational Outdoor Space

Plot 4 provides a recreational outdoor space of high ecological value and includes the Culture and Skills Academy, a space to host a wide range of educational and cultural events for trainees and the public at specific times. This area will be well connected to the existing mobility network, particularly the cycling and walking paths between Marlow and Little Marlow. The existing lakeside walk along plot 4's perimeter will be enhanced and open to the public. This path provides a recreational route that connects to the broader pedestrian network through the East-West Public Right of Way and other permissive paths.

6.3 DESIGN PROCESS

6.3.1 DESIGN EVOLUTION

The site fixes and design principles define six development plots shown in figure 6.19.

- Plot 1 is defined by Westhorpe Farm Lane to the east, the A4155 Marlow Road access loop to the north, Westhorpe House drive to the west and the existing Public Right of Way to the south.
- Plot 2a is delineated by Westhorpe Farm Lane to the east, the existing Public Right of Way to the north and Westhorpe Park to the west and south.
- Plot 2b is bound by the access loop to the east and south and the drive to Westhorpe House to the north and west.
- Plot 3 is defined by the drive to Westhorpe House to the east, the A404 to the west, and the existing Public Right of Way to the south.
- Plot 4 is adjacent to the Westhorpe Lake, Westhorpe House and Westhorpe Park.
- Plot 5 sits to the south of plot 4. The Westhorpe water course defines its northern edge, while a permissive path runs parallel to the west boundary, outside the Red Boundary Line. Currently, access to this plot is provided via Westhorpe Farm Lane

To define the building layout and road structure within these plots, a wide variety of options were developed and considered throughout the process. These were all assessed as per the following criteria:

- **Programme**

The iterations explain how constraints shape the site capacity and to what extent the options meet the critical mass and operational requirements.

- **Ecological Impact & Contamination**

The ecological consultants provided identified the areas with higher ecological value and the ecological performance of the different proposals. All proposals minimised the disturbance on the contaminated land.

- **Visual Impact**

The landscape architects identified key vistas and testing the emerging concepts to inform which option had reduced visual impact.

- **Community**

Feedback from the community has played an essential role in developing the masterplan. The development mitigates potential impacts on close neighbours and provides the community with a series of enhanced paths, outdoor spaces and buildings for community use.

- **Functionality**

The options present different degrees of logistic optimisation based on the location of clusters and connectivity between them.

- **Existing Public Right of Way**

Alternative solutions were explored to enhance the existing path and the public/private interface along the path.

- **Transport & Access**

Transport consultants assessed the functionality of access and mobility within each option.

- **Placemaking**

All options aim to provide a vibrant place to work. The proposals were evaluated by comparing the quality of the streetscape provided.

This matrix illustrates the main options and summarises the analysis and considerations conducted for each one.

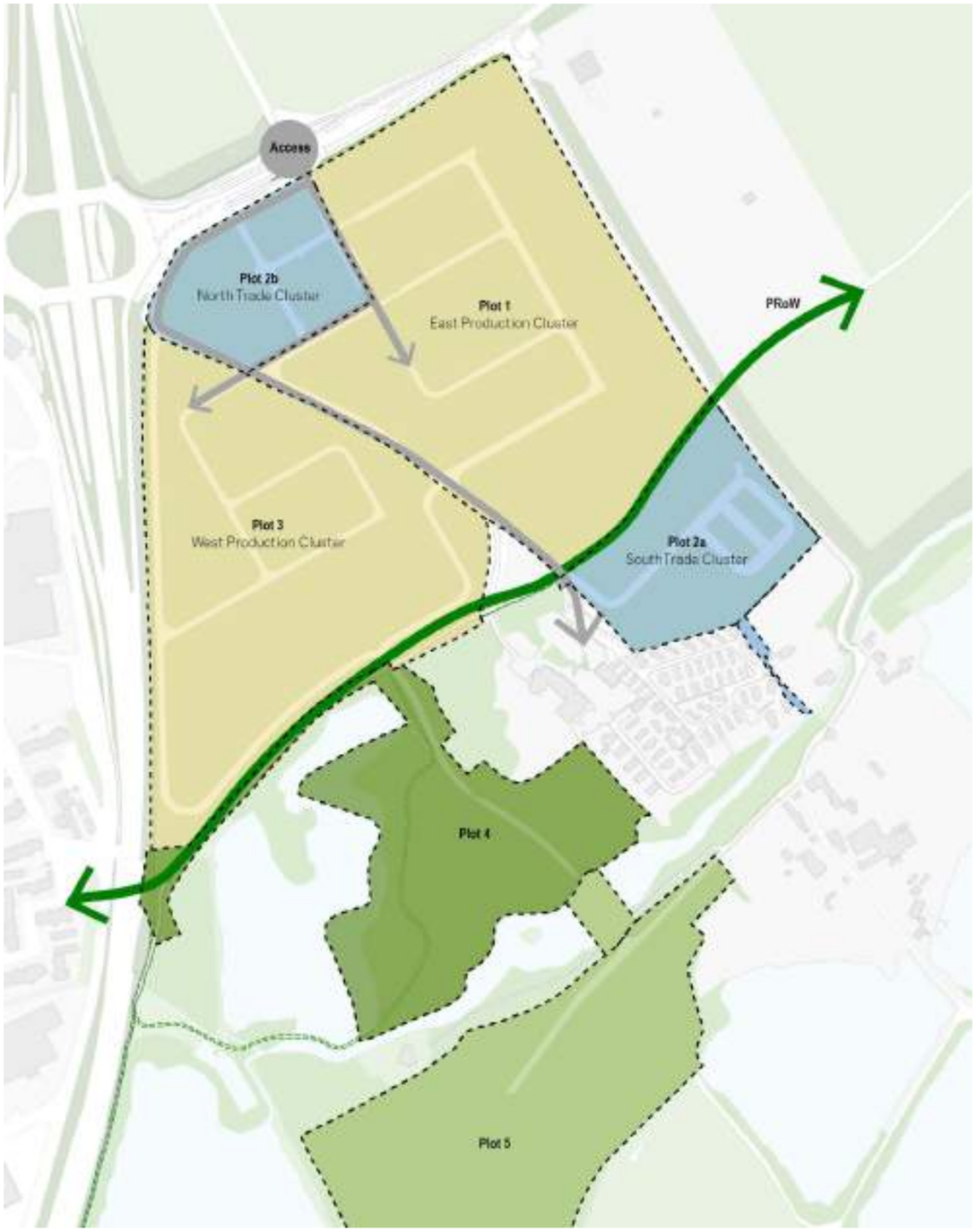


Figure 6.19 Plots Layout

	June 2021 Concept Masterplan	**September 2021** Scheme presented in Stage 2 Public Consultation. Stage 2 Public Exhibitions: 28th October - 6th November	**November 2021** Scheme presented in Design Review Panel 1. Design Review Panel 1: 11th November 2021	**May 2022** Final Masterplan. Pre-Submission Application: 2nd - 8th May
	 **Figure 6.20** Masterplan Layout June 2021	 **Figure 6.21** Masterplan Layout September 2021	 **Figure 6.22** Masterplan Layout November 2021	 **Figure 6.23** Masterplan Layout January 2022
Programme	The proposal meets the quantum established by the brief. There are potential privacy and security issues in the internal backlot and unit bases.	The workshops are rearranged to meet the development quantum proposed while optimising land use.	Workshop space is reduced at ground floor to provide additional amenity space. Studies undertaken on parking capacity.	Land use is rebalanced to meet community concerns.
Ecological Impact & Contamination	The principal backlot in plot 4 compromises the ecological value of this plot. Filming activities might impact habitats near Westhorpe Lake due to reduced buffers.	Workshop floorplates are reduced to provide increased green buffers and create green corridors of ecological value.	The principal backlot is moved to plot 5 following feedback from community engagement. This backlot is optimised for ecology and habitat.	The existing landscape in plots 4 and 5 is enhanced. The building footprint in plot 4 is reduced, and an open mosaic landscape is used in these areas to maximise the ecological value of these plots.
Visual Impact	The stepping of buildings mitigates the visual impact from Winter Hill and the AONB. Parking in plot 2a could impact the neighbouring cottages.	Articulated roofs are introduced to mitigate the visual impact of the development from long views.	The increased green buffers shelter the principal backlot from long views. The parking in plot 2a is moved away from near neighbours.	The building height in plot 4 is reduced, and the tree canopy in plot 5 is increased to mitigate the visual impact from long views.
Community	Filming in plot 4 could impact the close neighbours from Westhorpe Park.	The anchor building in plot 5 evolves to host a Culture and Skills Academy.	The Culture and Skills Academy in plot 4 provides a better relationship between the development and close neighbours.	Increased green buffers to the north of Westhorpe House outside the security line.
Functionality	The internal backlot might be visible from the Public Right of Way, presenting security and privacy for productions. Lack of unit base to provide sufficient flexibility.	Views to the internal backlot are sheltered by the realignment of the workshops and offices. The number of unit bases is increased to maximise flexibility.	The security and privacy of the principal backlot are improved by locating it in plot 5.	Use of extensive green buffers for security, privacy and biodiversity.
Public Right of Way	Reduced green buffers towards the Public Right of Way might impact the footpath's experience.	Realignment of workshops parallel to the Public Right of Way and the introduction of smaller buildings closer to the path improves the experience of the footpath.	A flexible building is located near the Public Right of Way for community use and activates the footpath. The Studio Hub is designed as an architectural focus to provide identity to the development.	The Studio Hub is redesigned to provide a seamless public/private interface between the Studios and the Public Right of Way. A public cafe is introduced at the southern parking's ground floor to activate the footpath.
Transport and Access	A single entrance and exit to plots 3 and 4 could cause queuing.	The introduction of the perimeter road parallel to the A404 provides alternative access and exit to plots 3 and 4.The Entrance Square is planned to host the new bust interchange and Mobility Hub.	A bridge is planned between plots 4 and 5 to avoid using Westhorpe Farm Lane when accessing plot 5.	The bridge between plots 4 and 5 is refined to minimise the impact on existing ecology.
Placemaking	Lack of activation throughout the rest of the clusters. Lack of arrival experience.	The Entrance Square offers an improved arrival experience and provides a dedicated Mobility Hub and bus stop. Amenities are distributed throughout the site to activate all clusters.	Pedestrian connections between the different plots are improved—provision of a recreational path within plot 4.	The proposed East-West secondary footpath to connect Westhorpe Farm Lane is removed after community feedback.

6.4 PUBLIC CONSULTATION

6.4.1 COMMUNITY ENGAGEMENT

The design of Marlow Film Studios was undertaken in parallel with a comprehensive series of public consultations and engagements. During the multiple community engagement events, the latest design information was shared with local authorities and members of the public, and feedback was recorded. Where possible, the design has sought to respond to the public's comments, concerns and preferences.

This section summarises the key findings of the different consultation stages. Refer to document 19: Statement of Community Involvement for further details on the consultation process and its findings.

Soundings led the community engagement programme throughout the multiple stages of Public Consultation. The first three stages ran from July to December 2021 to gather feedback on the proposal (thoughts, feelings, concerns and suggestions.)

STAGE 1

Across Stage One, there was a balance of views surrounding the project. Concerns were raised around the potential impacts on traffic, local ecology, wildlife and sustainability. Many people were supportive of the scheme citing its economic benefits and job opportunities, how it may enhance Marlow's reputation, and the potential it may have in realising the Country Park.

Community feedback reinforced the ambition of designing a film studio that respects the area as a whole and is conscious of and in-keeping with community values. Community feedback also highlighted the poor existing connections for cyclists and pedestrians and welcomed ideas to improve the existing Public Right of Way and Cycling connections.

During Stage 1, the community was presented with the design pillars. They provided a list of priorities under each pillar.

Ecology

- Provide Natural spaces
- Protect local species
- Meet a minimum 10% Biodiversity Net Gain.

Sustainability

- Commit to a low carbon scheme
- Commit to minimising energy consumption and CO2 production
- Create sustainable energy for the film studios.

Economy and Training

- Provide training skills pathways.
- The positive economic advantages of film studios were highlighted by the community.

Design

- Offer a scheme that is sensitive to the landscape.
- Add greening to the design.
- Use high quality materials and design.

Based on this initial feedback, the team developed a masterplan that was sensitive to the landscape while meeting the spatial requirements for a successful film studio. Initial research on materials, green roofs, and PV panels informed the layout presented in Stages 2 and 3 of public engagement, shown in figure 6.25.

Figure 6.24 Public Consultation board showing the illustrative masterplan

STAGES 2 AND 3

The purpose of Stage 2 community engagement was to introduce the Marlow Film Studios draft plans and proposals to the community. Specifically, the draft masterplan illustrated in figure 6.24. During this stage, feedback was gathered to inform the subsequent design iterations. The purpose of Stage 3 community engagement was to present the architectural design and provide further details on the landscape, ecological and sustainability strategies. Many people were supportive of the scheme and the draft designs citing the care and attention given to making it as sensitive, both ecologically and to the surrounding area, as possible.

The community positively reacted to the thoughtful design through the height strategy and green buffers. The public welcomed the access and transport strategy with the proposed improvements to the existing public transport and pedestrian connections. The ecological and sustainable awareness of the masterplan with the green roofs and buffers was also appreciated. Criticisms and concerns involved the risk of flooding, light pollution, traffic implications, and the Southern Multi-Storey Carpark proximity to Westhorpe Park and Westhorpe Farm Lane residents. The community also highlighted the level of parking and its potential implications on the immediate area and town.

People felt that the architectural and landscape design provided an inspiring place to work, and there was a positive response to the modern materials and care to be sympathetic to the environment surrounding the site.

The community emphasised the need to promote active transport such as walking and cycling and minimise the car travel to the studio. Improvements to the existing Public Right of Way were welcomed, citing the muddiness and puddles often found.

People appreciate the effort to retain mature trees and keep and enhance the existing vegetation when possible. Green roofs, Sustainable Urban Drainage and green buffers were highlighted as the most relevant landscape features.

Following stages 2 and 3, the masterplan was reviewed to incorporate the community's feedback when possible.

- Studies to move the Multi-Storey carpark in plot 2a were developed. It was concluded that it was necessary to locate the structure in the southern plot. Nonetheless, the building was placed further away from the adjacent neighbours to avoid potential impacts.
- Carpark requirements were re-examined, and the masterplan was updated accordingly.
- The masterplan was updated to increase green buffers near the existing Public Right of Way. The Sustainable Urban Drainage Strategy was revised accordingly to provide more opportunities for water attenuation ponds.
- Lighting specialists have assessed the impacts of the development in terms of daylight and light pollution and have provided mitigation strategies.
- Transport specialists have developed a Green Travel Plan that promotes the delivery and use of public transport and active modes.

Figure 6.25 Public Consultation Boards & photos from Public Event

6.5 MASTERPLAN

6.5.1 BUILDING LAYOUT

In order to avoid the flood plain and minimise disturbance to areas of ecological value, the development is concentrated on the northern part of the site. The design for plots 4 and 5, which will be used for education, recreation and outdoor filming, prioritises both improved biodiversity and screening views from Winter Hill. The production buildings, as a whole, will be part of a carefully considered environment, with high standards of landscaping focusing on ecological importance.

The masterplan layout is based on a grid reflecting the film studio's operational and functional requirements. The grid is interrupted by the existing drive to Westhorpe House, which is maintained in its full alignment, introducing a diagonal green spine to the development. This existing road offers the opportunity to introduce a series of adjoining green spaces with ponds for water attenuation. These green areas widen as they get closer to the Public Right of Way and Westhorpe House.

Circulation for the site is separate from the drive to Westhorpe House and takes vehicles to the Entrance Square, an arrival space that hosts the primary Multi-Storey carpark, a Mobility Hub and reception facilities. The main pedestrian street within the scheme connects the Entrance Square with the Studio Hub.

The Studio Hub is the centre of activity of the film studio, where cafés, screening rooms and other amenities are concentrated. It is designed to host private and public events, and therefore has access from the Public Right of Way.

Figure 6.26 Illustrative Masterplan

DESIGN PRECEDENTS

1 Entrance Square & Mobility Hub

Figure 6.27 © 2022 University of Nottingham

2 Workshops & Office Spaces

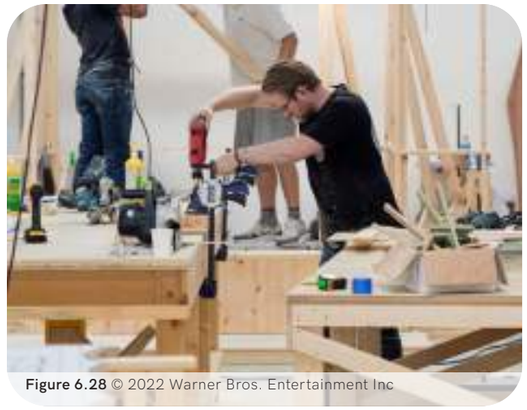


Figure 6.28 © 2022 Warner Bros. Entertainment Inc

3 Multi-storey Carparks

Figure 6.29 ©Lieven Van Landschoot

4 Sound stages

Figure 6.30 Source: www.unityfilmus.com

5 Studio Hub

Figure 6.31 ©2022 The University of Central Lancashire

6 Community Cafe- Pavilion

Figure 6.32 Source: www.wallpaperflare.com

7 Unit Bases

Figure 6.33 © 2022 Time Out England Limited

8 Public Art Opportunity

Figure 6.34 © Mark Hadden

9 The Culture and Skills Academy

Figure 6.35 © NFTS

10 Public Right of Way & Publicly Accessible Paths

Figure 6.36 Source: www.sustrans.org.uk

11 Bridge

Figure 6.37 © 2022 TripAdvisor LLC

12 Principal Backlot

Figure 6.38 Maleficent (2014) Behind the Scenes

6.5.2 CHARACTER AREAS

Figure 6.39 Character area 1: Green Areas

Character Area: Green Areas

The green areas provide a natural space of enhanced ecology while traditional rural buildings inspire the architecture within Plot 4.

The landscape design within these areas conveys a genuine and natural feel with limited man-made structures and materials. The existing open mosaic habitat is retained and where possible enhanced.

DESIGN PRECEDENTS

Figure 6.40 Beecraigs Country Park source: www.visitscotland.com

Figure 6.41 Padre Tosca Park ©Landezine

Figure 6.42 Grand Western Canal Country Park source: www.visitmiddevon.co.uk

Figure 6.43 Site Section A-A

Figure 6.44 Character area 2: The Perimeter

Character Area: The Perimeter

The use of vegetation, natural materials and colours that blend in with nature define the identity of the site's perimeter.

The perimeter buildings are subtle and fully integrated into their surroundings. Buildings in this area will integrate with the surroundings and provide a human scale to the development. The use of articulated roofs breaks down the appearance of these large volumes into smaller units.

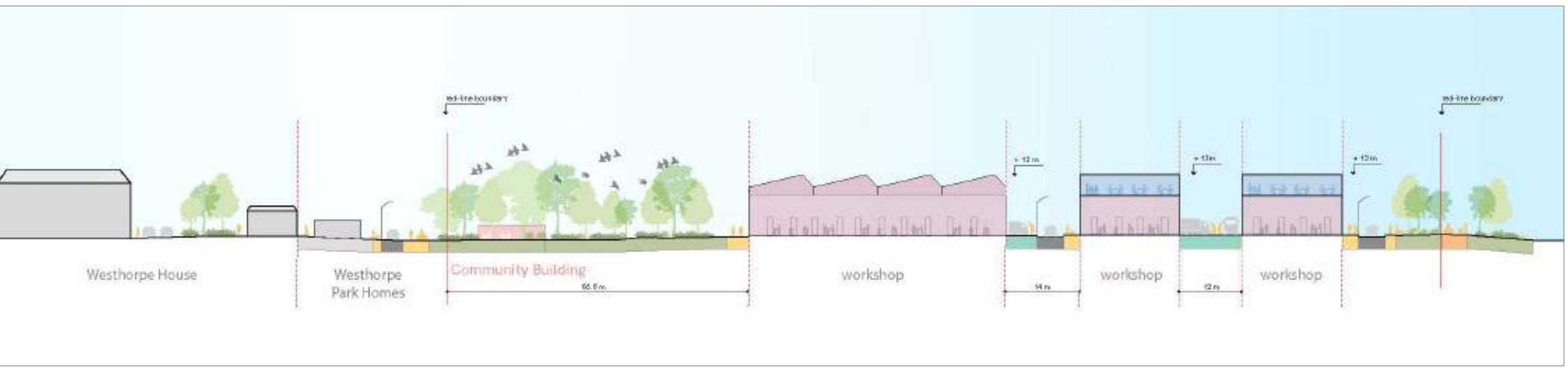
Dense green buffers with water attenuation ponds and local species define the edge conditions of the development to soften the studios within the broader landscape.

DESIGN PRECEDENTS

Figure 6.45 CLT House ©Diana Snape

Figure 6.46 Hass House ©Anna Ritsch

Figure 6.47 Usti Nad Labem Training Center ©Pavel Plánička



6.5.3 CHARACTER AREAS

Figure 6.48 Character area 3: The Studio Hub

Character Area: Studio Hub

The Studio Hub and its enclosed space provide space for events, exhibitions, screening, F&B and other amenities. The offices for managing the film studio and a large terrace occupy the upper floors of the Studio Hub. It is designed to include an attractive outdoor space, and a go-to place for the studio's occupiers.

It is an architectural feature that provides a landmark that engages the public, defining the boundaries of the film studio.

DESIGN PRECEDENTS

Figure 6.49 Superblock of Sant Antoni ©Del Rio Bani

Figure 6.50 Dyson Campus © WilkinsonEyre 2022

Figure 6.51 Dyson Campus © WilkinsonEyre 2022

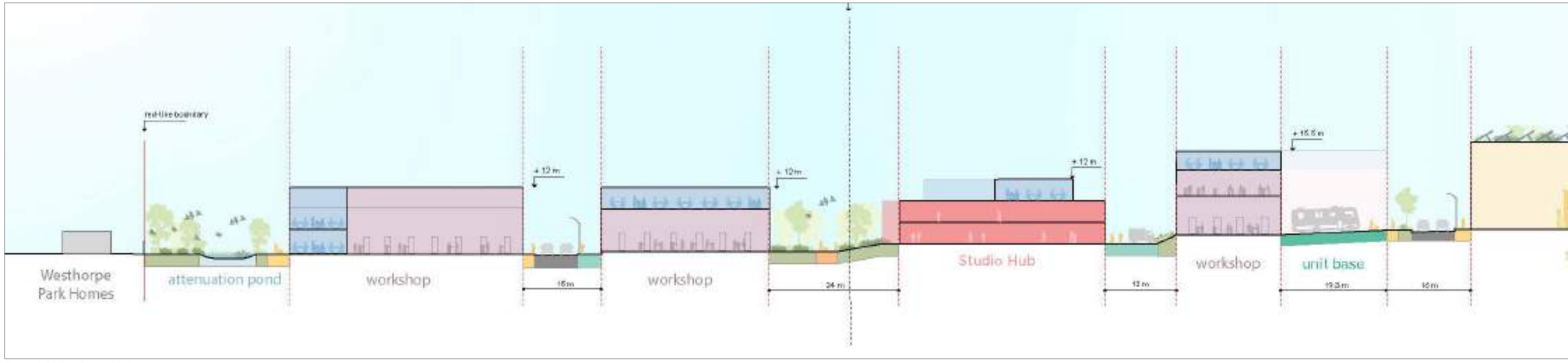


Figure 6.52 Site Section B-B

Figure 6.53 Character area 4: The Production Cores

Character Area: Production Core

The development splits into two working areas. The production core is the nucleus of each cluster with a unit base, sound stages and workshops. The buildings and landscape within this area are playful and dynamic; they portray the identity of this creative industry.

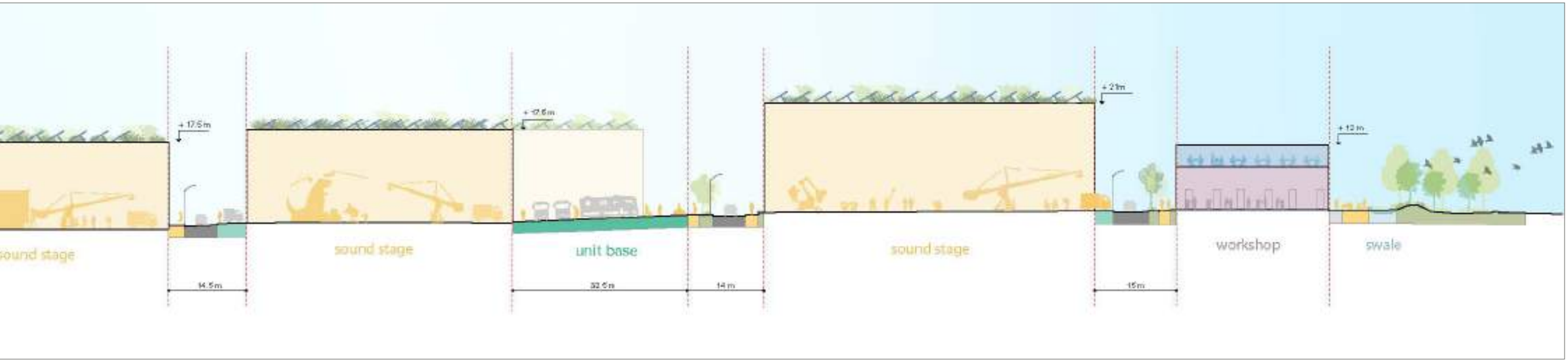
The spaces within the production core respond to the film studio's operational requirements. Therefore, buildings and streets are flexible and adaptable to the different needs of each production.

DESIGN PRECEDENTS

Figure 6.54 AUB design studios and workshops © Jim Stephenson

Figure 6.55 Space Studios Manchester source: www.twitter.com/spacestudiosmcr

Figure 6.56 English National Ballet (ENB) School © Hufton+Crow



6.5.4 LAND USE PLAN

The proposal provides a scheme with the capacity to have two film productions (or four TV productions) simultaneously and related independent businesses on-site by:

- Locating two main Production Clusters to each side of the drive to Westhorpe House with unit bases in their core, adjacent sound stages and workshops outside.
- Stacking office and workshop use for land efficiency and improved connectivity between the different teams and skills.
- Employing plot 5 as a principal backlot that both productions can use.
- Creating two film trade clusters to the southeast and northwest by clustering office and workshop space for independent businesses.
- Offering an enhanced public outdoor space in plot 4 with improved ecological value and recreational use.
- Locating a Culture and Skills Academy in plot 4 for community, education and recreational use.

The facilities are laid out in a flexible pattern of production bases and stages integrated with workshops and offices, with sufficient space for vehicle access, docking and movement.

Proposed building uses are shown in figures 6.58 and 6.60 and explained in more detail in the following pages.

Land Use	Total GEA Area
Sound stages	**43,921 m²**
Workshops	**38,043 m²**
Office	**25,997 m²**
Studio Hub	**2,736 m2**
Amenities	**3,059 m2**
Public Service	**1,579 m2**
Multi-Storey Car parking	**44,433 m2**
Utilities / Plant Rooms	**8,950 m2**
Unit Base	**4,465 m2**
Backlot	**24,071 m2**
TOTAL GEA	**168,718 m2**

Figure 6.57 General Schedule

Figure 6.58 Aerial View with Land Uses

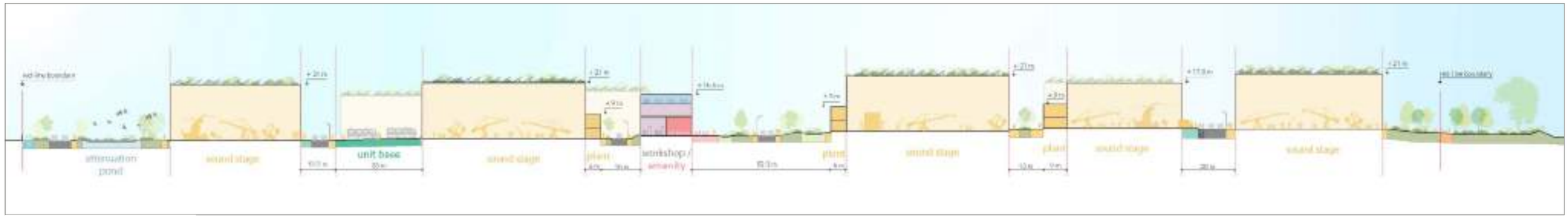


Figure 6.59 Site Section C-C

Entrance Square

1,672 sqm
Unit Base

Northern Multi-Storey
Carpark

1,058 sqm
Unit Base

Southern Multi-Storey
Carpark

Studio Hub

1,735 sqm
Unit Base

3,389 sqm
Internal
Backlot

Community
Building

Culture and Skills
Academy

20,682 sqm
Principal
Backlot

C

C

KEY

- Production Workshops
- Production Sound Stages
- Production Offices
- Film Trade Cluster Workshops
- Film Trade Cluster Offices
- Amenities
- Public Services
- Multi-Storey Carpark
- Surface Parking
- Footpath
- Unit Base
- Backlot
- Landscape

Figure 6.60 Land Use Plan

6.6 BUILT FORM

6.6.1 MASSING

The massing responds to the functional requirements of buildings and the visual impact constraints from key views. The height of the building in the edge of the scheme has been designed to be below the adjacent tree canopy.

The taller and larger buildings—the sound stages and Northern Multi-Storey Carpark (MSCP)— are concentrated in the centre of each cluster. The peripheral buildings step down towards the boundary and bring a smaller-scale to existing roads.

The workshops within the perimeter use pitched and saw-tooth roofs to provide movement, articulating these buildings to reduce the scale of these buildings.

Amenity Pavilions are distributed throughout the masterplan to provide a finer grain and a more human scale.

The Studio Hub presents a curved floor plan, breaking with the traditional grid that defines the masterplan.

Figure 6.61 Aerial View Masterplan

6.6.2 HEIGHTS

The tallest buildings are the larger sound stages and northern Multi-Storey carpark ranging from 18 to 21m in height

The rest of the buildings are approximately 16m high to the ridgeline. They host double-height space workshops on the ground floor and office space on the first floor. Workshops with flat roofs provide workshops on the ground floor and offices on the first and second floors. The maximum height of these buildings is approximately 15m. The heights stated do not include the PV panels, where applicable.

Plot 2a has been uniquely designed due to its proximity to near neighbours. A single storey building hosting a double-height workshop and two floors of office space adjacent is located near Westhorpe Park to reduce visual impact from the homes.

The buildings for public use within the recreational green spaces, such as the Community Building and Culture and Skills Academy, are single storey. Refer to Chapter 7, "Architecture", for further details.

6.6.3 ROOFSCAPE

The roofscape plays a relevant role in meeting ecological and sustainability targets. Further, as Winter Hill and the AONB are elevated in relation to the proposal, roofs are essential to mitigate the visual impact of the development.

- Pitched and saw-tooth roofs are proposed for all perimeter workshops to break the large floorplates and provide smaller volumes that integrate better with the adjacent development.
- Extensive green roofs with low maintenance are proposed for sound stages for water attenuation.
- PV panels are proposed for all Multi-Storey carparks and sound stages.
- Pitched roof to the Culture and Skills Academy, referencing the vernacular architecture.

Figure 6.62 Building Heights Plan

Figure 6.63 Roofscape Plan

6.7 PLOT STRUCTURE

6.7.1 PLOTS AND BUILDINGS

The site fixes and design principles define six development plots, as shown in figure 6.64. The development is divided into six plots:

- Plot 1 concentrates most of the production facilities, the Entrance Square and Studio Hub. Two unit bases have been located within this plot to allow for one major film production or two smaller TV productions.

- Plot 2a hosts offices and workshops for film trade clusters, a secondary Multi-Storey carpark and the Community Building. The design of this plot has been developed considering the impact on the Westhorpe Park Homes and Cottages in Westhorpe Farm Lane.

- Plot 2b provides a workplace for film related businesses as well as the Northern Multi-Storey Carpark.

- Plot 3 provides sufficient facilities for a major film production, hosting the largest sound stage with a dedicated watertank. A unit base and small backlot have been located within this cluster. The internal backlot could be used as a secondary unit base to allow two smaller TV productions.

- Plot 4 provides a recreational outdoor space of high ecological value available for use by the community and film studio users, and it is adjacent to the Westhorpe Lake and the Westhorpe Park Homes. It also hosts the Culture and Skills Academy.

- Plot 5 contains the principal backlot for use by both Production Clusters. This parcel connects to plot 4 via a vehicular bridge restricted for use by production vehicles to access the backlot. Three quarters of plot 5 is used for biodiversity.

Figure 6.64 Plot and Building ID plan

6.7.2 SITE FLEXIBILITY

Marlow Film Studios is configured as a single, versatile hub of screen industry facilities with sufficient capacity to cater for multiple concurrent productions. Flexibility is critical for the success of film studios. The Studios can accommodate two film productions at the same time along with others in preparation.

Film and TV productions have different space requirements (For example film productions usually require 7-8 sound stages while TV productions might need 3-4). In addition, multiple productions will be underway on the site according to different time frames and durations. Therefore, the scheme needs to provide bespoke packages for each production.

The siting and organisation of the facilities are based on the principle of optimising the utility, productivity and versatility of the studios.

The road structure, building layout, and communication infrastructure allow the scheme to be split into different clusters and host multiple productions with minimised movement conflict.

Two Film Productions

As the brief required, the masterplan can host two major film productions at the same time alongside two film trade clusters.

Figure 6.65 Site flexibility: 2 Film Productions

Two Film + One TV Productions

Plot 1 can be divided further using the secondary access to the East Production Cluster in the drive to Westhorpe House.

Figure 6.66 Site Flexibility: Film and TV Productions

Four TV Productions

Plot 2 can be split into two smaller productions via the secondary access from the perimeter road parallel to the A404.

Figure 6.67 Site Flexibility: TV Productions

6.8 FILM STUDIOS - PLOTS 1, 2A, 2B & 3

6.8.1 FILM STUDIO SPACES

As shown in the illustrative masterplan (figure 6.69), Marlow Film Studios will create a development with a vibrant character. This will provide an attractive place to work and an integrated development.

The unit base provides access for users and crew and props/sets to sound stages. They are central nodes of activity that adapt to the changing needs throughout a film production. The landscape in these spaces has been sympathetically arranged, with hard surfacing being the predominant treatment providing legibility and flexibility.

An attractive streetscape connects the unit bases, sound stages and workshops. The streets have been carefully designed to provide green features (rain gardens, soft landscape and trees) while responding to the operational requirements of the different vehicles circulating the site. The tree canopy and vegetation are concentrated wherever possible, leaving generous flexible aprons to access and service all buildings. Further details on the street typologies can be found in Chapter 8, "Landscape".

The sound stages, workshops and offices are arranged to optimise functionality. Detail on each building type is provided in Chapter 7 "Architecture".

Figure 6.68 General street view

Figure 6.69 Illustrative masterplan - plots 1, 2A, 2B & 3

6.8.2 OPERATIONAL NEEDS

Marlow Film Studios will distinguish itself from the majority of the existing stock of film studios by providing an inspiring workplace that maximises tree cover and soft landscape. In developing the masterplan, extensive research was undertaken to understand how film studios operate during all stages of creation: pre-production, construction of sets, filming and post-production. Figures 6.72 - 6.74 show how the West Production Cluster could be occupied throughout the different stages.

Construction of sets and filming are the busiest stages of film production. Figure 6.71 shows how the film studio could be occupied during filming. Multiple operational needs have been overlayed to identify where greenery can be located:

- **Deliveries**. A wide range of vehicles will regularly access the site to deliver materials and other packages. Deliveries will need to stop conveniently near building entrances.
- Productions usually use **production vans** during filming to provide additional services, such as catering trailers, makeup wardrobes, crew base and actors trailers. They tend to occupy the streetscape and unit bases throughout the filming stage.
- **Heavy Good Trucks** are occasionally used to move sets, props and other materials. The streets and buildings design allow these vehicles to access the buildings.
- **Waste Management.** The scheme has evolved along a comprehensive Waste Management Plan. The masterplan has allowed for sufficient outdoor space to enable the efficient collection and recycling of waste.

Figure 6.70 The Offenders base © 2022 Local World

Figure 6.71 Indicative Operational Plan - Filming stage

Figure 6.72 West Cluster Indicative Operational Plan - Construction Stage

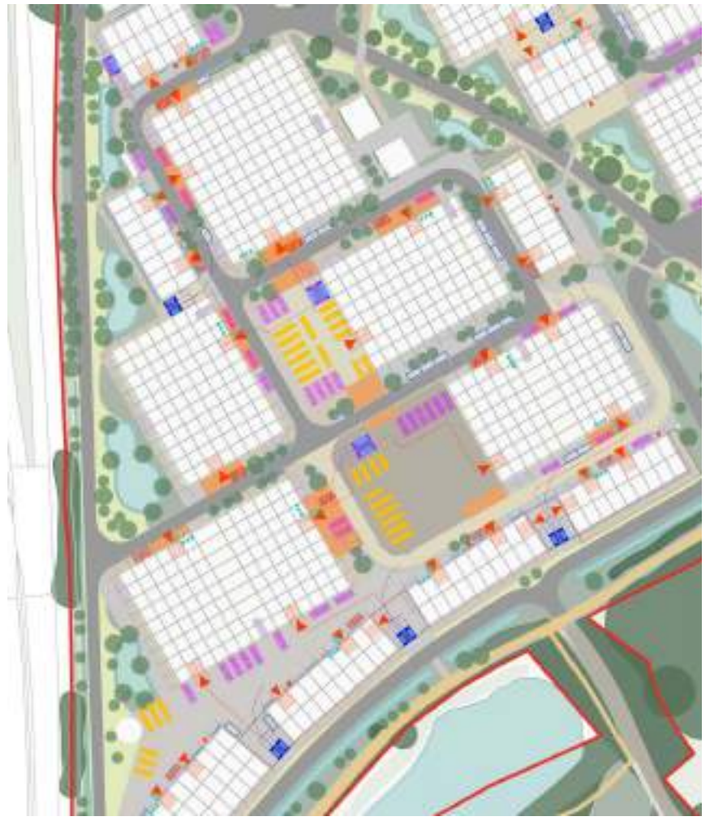


Figure 6.73 West Cluster Indicative Operational Plan - Filming Stage

Figure 6.74 West Cluster Indicative Operational Plan - Deconstruction Stage

6.8.3 HISTORIC ENVIRONMENT CONSIDERATIONS

As previously explained in Chapter 5, "Site Analysis", there are two listed buildings near the site: Westhorpe House and Corners Cottage.

The masterplan concentrates the workshops and offices on the perimeter of the development. The smaller scale of these buildings (in height and mass) and their articulated roofscape soften the edges, particularly towards the south, where Westhorpe House and Corners Cottage are located.

The proposal minimises the impact on the visual experience of the Heritage Assets through multiple strategies, explained in detail later in this text.

In addition, the building layout and land use strategy minimise light and noise impact on Westhorpe House. The Light Pollution Report and the Noise and Vibration Assessment (Chapter 11 of the Environmental Statement) demonstrate that potential light spill and noise impacts to both assets will be minimal.

CORNERS COTTAGE

Corners Cottage is located south of the Development beyond Thimble Cottage. No intervention is proposed in the immediate surroundings of this Heritage Asset.

The proposed masterplan minimises the impact on the Thimble Cottage and Corners Cottage by providing a dense buffer towards the south of plot 2A. The tall new trees and articulated roofscape of the buildings in this area provide a softer edge to the Development.

Figure 6.75 Illustrative plan of the proposal and its relationship with the existing Heritage Assets

WESTHORPE HOUSE

The proposal cherishes the original grounds of Westhorpe House, which during the 18th century were the immediate surroundings of Westhorpe House to the east, south and west. Kitchen gardens, service and ancillary buildings were located east and southeast, and an open meadow to the west. These original grounds have been directly impacted by the construction of Westhorpe Park Homes, as these houses sit within the historic walled garden.

The masterplan proposes a large recreational outdoor space in plot 4, immediately east of Westhorpe House. In addition, the development in plot 2a concentrates towards the east to enable an ample outdoor space and green buffer between Westhorpe House and the buildings in plot 2a.

Currently, Westhorpe House and its gardens create a self-contained space that disengages the Heritage Assets from its surroundings. Intervisibility is limited between the Heritage Asset to Plots 1-4. Existing tree lines largely screen Westhorpe House along its northern, western and partially eastern flanks.

The central wing and southern modern extension of the building was identified to be partially visible from the southwest within Plot 4 and visible within Plot 2A. The existing group of trees in these locations have been enhanced with new trees and other vegetation to minimise views from Westhorpe House outwards.

Originally, agricultural fields were located north and south of Westhorpe House, and in 1820, these fields were replaced with open parkland. Although the contemporary physical setting retains an open rural setting to some degree, the park has been altered by the construction of the A404, the mineral extraction practices and artificial lake creation to the west of Westhorpe House (Westhorpe Lake), and changes in topography and vegetation.

Although the Development will impact the open rural setting of Westhorpe House, the proposal is an opportunity to recreate the experience along the drive to Westhorpe House and ensure its endurance through a management plan. Hence, the masterplan provides green buffers along Westhorpe House drive, keeping and enhancing the existing new trees and vegetation. A series of green areas sit to each side of the drive to Westhorpe House, increasing in dimension towards the south, closer to Westhorpe House.

The Culture and Skills Academy and Studio Hub are located towards the south, closer to Westhorpe House. By placing the most vibrant and emblematic buildings around Westhorpe House, the proposal creates a centre of gravity around the Public Right of Way and Westhorpe House, highlighting the asset's significance within the landscape.

Figure 6.76 Enhanced green buffers adjacent to Heritage Assets

Figure 6.77 Green treatment of access roads to Heritage Assets

Figure 6.78 Reinforcement of tree canopy from key views

Figure 6.79 Active buildings with public programme around Westhorpe House

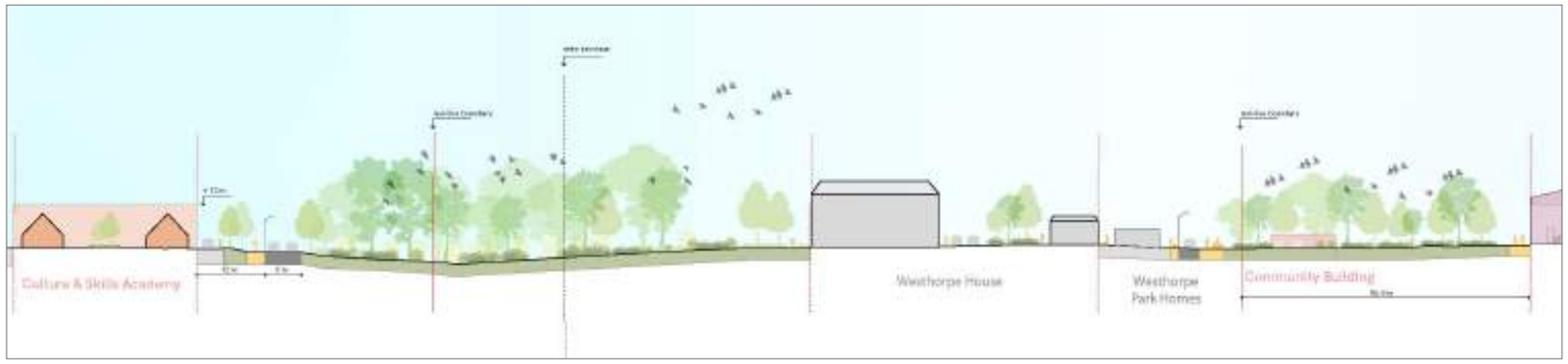


Figure 6.80 Section of the proposal and its relationship with the existing Heritage Assets

6.9 RECREATIONAL SPACE & THE CULTURE AND SKILLS ACADEMY

Marlow Film Studios offers a green outdoor space for the community and film studio users to enjoy. A publicly accessible area that retains the ecological value of plot four while boosting its recreational worth.

The existing open mosaic landscape and perimetral wetlands are retained and enhanced. A management plan will ensure the longevity of this landscape to maintain its ecological and biodiversity value over time.

Westhorpe Park Homes' direct access to plot 4 will be regularised. In addition, permissive paths, including one along the lakeside, provide recreational routes, and connects plot 4 to the main Public Right of Way to the north, which in turn leads to the Studio Hub and Community Building.

The Culture and Skills Academy provides a flexible space that will be used for a range of skills and training activities for a range of ages and purposes, and can also be open to the public for events, such as exhibitions, screenings and training programmes. Accessible parking bays are provided within plot 4, to the north of the Culture and Skills Academy.

The Studio Hub has been designed to host different events, including exhibition space, contributing to the skills and culture programme.

The Community Building is a flexible space managed and used by the wider community.

Together, these three buildings provide a social, cultural, and educational hub that will add to the area's identity and value.

Figure 6.81 Illustrative masterplan - Plot 4

6.10 THE PRINCIPAL BACKLOT

The backlot is a fundamental element of the studio and critical to the ability of the scheme to accommodate temporary outdoor film constructions. This backlot will be used by the different film productions on-site.

Marlow Film Studios offers a 5 acres principal backlot space and 15 acres of surrounding upgraded biodiversity within plot 5. All activities relating to the construction of sets, filming and dismantling will occur within the backlot area. The vegetation in the surrounding areas will be kept and enhanced, creating green buffers that:

- Contribute to the Biodiversity Net Gain.
- Mitigate potential impact on existing habitats.
- Mitigate potential impact on sensitive receptors, such as the Stallworthy and the Crowne Plaza Hotel.

Productions will occupy the backlots for a variety of filming needs, for major set builds that are unable to be accommodated in sound stages. Backlots are not for permanent built development. All structures built for filming will have a temporary character and will be dismantled on-site. The land will be reinstated to its pre-filming condition, once the respective film production completes.

Figure 6.82 Principal Backlot Illustrative Plan

6.10.1 BACKLOT REQUIREMENTS

Security

Plot 5 will continue not to have public access and will be appropriately secured and shielded. Green buffers with enhanced low-level vegetation and a 1.2m fence is used to secure the backlot area and avoid higher The fence will be integrated within the landscape design, characterised by enhanced dense low-level vegetation, creating a seamless security line.

Security gates will be located:

- To control access to the bridge in plot 4
- North and south of the access to Stallworthy, avoiding vehicles accessing the bridge and the backlot area from this drive.
- Northeast of plot 5 in Westhorpe Farm Lane
- Southeast of plot 5 to existing right of access of neighbouring landowners.

Productions will usually provide additional security with patrols and 24 hours CCTV within the Studios' land. The blue/green walls will provide an additional security barrier.

Utilities

The principal backlot will be serviced with potable water, electrical power and data distribution. Plot 5 will host a private substation for the backlot and Low Voltage (LV) switch room, located adjacent to the access road from the bridge. The existing redundant building will be demolished and the substation will be built in this location.

A water standpipe will be located next to the substation. Low-level data and electrical feeder pillars will be distributed along the backlot's perimeter.

Productions might need additional temporary utilities, such as portable toilets and other services. Storage of materials and waste will not take place outside the designated backlot area.

Noise

Like all productions on set, outdoor filming is a very disciplined process in which operations and noise are strictly controlled to create a productive work environment. The potential noise impacts have been mitigated by:

- The backlot is located in plot 5, with fewer sensitive receptors.
- The backlot is located central to plot 5 to maximise distance from the sensitive receptors.
- Landscape features, including bunds, have been used to mitigate noise impacts through their noise screening.

There are limited times when there will be more noise activities. These events happen for very short periods. These events will be planned and managed to minimise the impact on sensitive receptors.

Further technical information can be found in Chapter 11 of the Environmental Statement "Noise and Vibration".

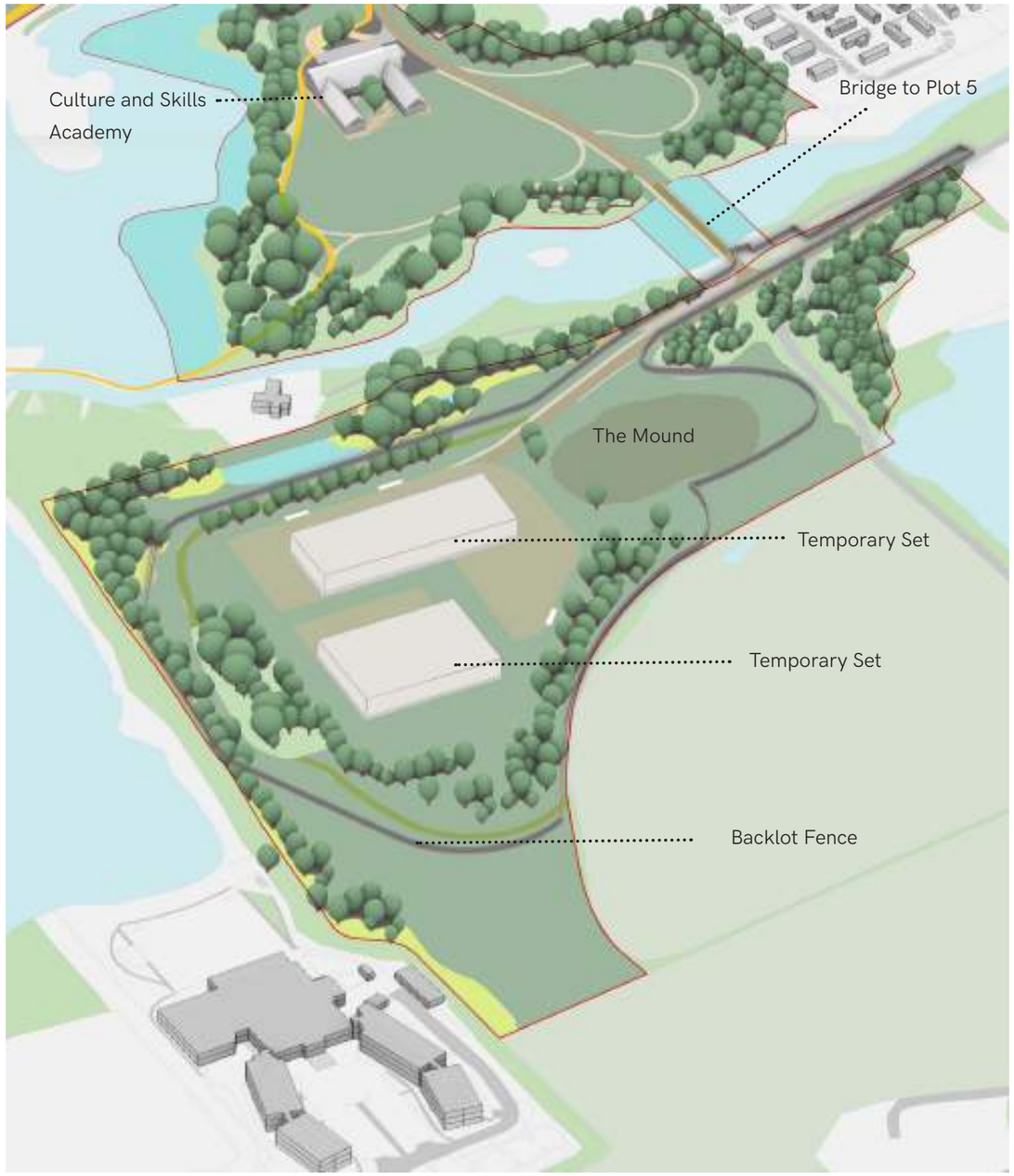


Figure 6.83 Principal backlot Illustration with Security Fence & Indicative Sets On-site

6.10.2 FILMING AND SETS

Height

The appearance of exterior sets has evolved over the last years. New technologies and VFX have played a significant role in decreasing the physical height required for filming. Upper floors and set extensions are frequently incorporated during post-production as it is more time and cost-efficient.

Therefore, outdoor sets will generally be under 15m in height; the tallest elements are the blue and green screens or airwalls. Airwalls can be deflated when not in use to minimise the visual impact. Occasionally, some productions might require higher structures in certain areas. All sets will be temporary and removed when no longer required.

Lighting

Production lighting for night shooting, which is relatively infrequent, is about the art of controlling lighting for cinematography and subtly featuring sets with light at night-time. All production lighting is on a temporary basis. It is about controlling light rather than light flooding areas. Productions will use lighting platforms designed to control the light direction and avoid spill. Lighting will be directed to the designated backlot area. Areas outside this delimitation will ensure that dark buffer zones are retained to protect the existing habitats.

Minimum lighting for the safety of the users will be required in the access road, backlot perimeter and utilities within plot 5. Low-level lighting features will be used whenever possible

Examples

These illustrations show the volume of two potential film sets shown in figures 6.85 - 6.88. These film sets were designed by Melina Mei Veropoulou as part of her degree at the National Film and Television School. These examples have been used for the LVIA studies as they portray typical sets for film productions.

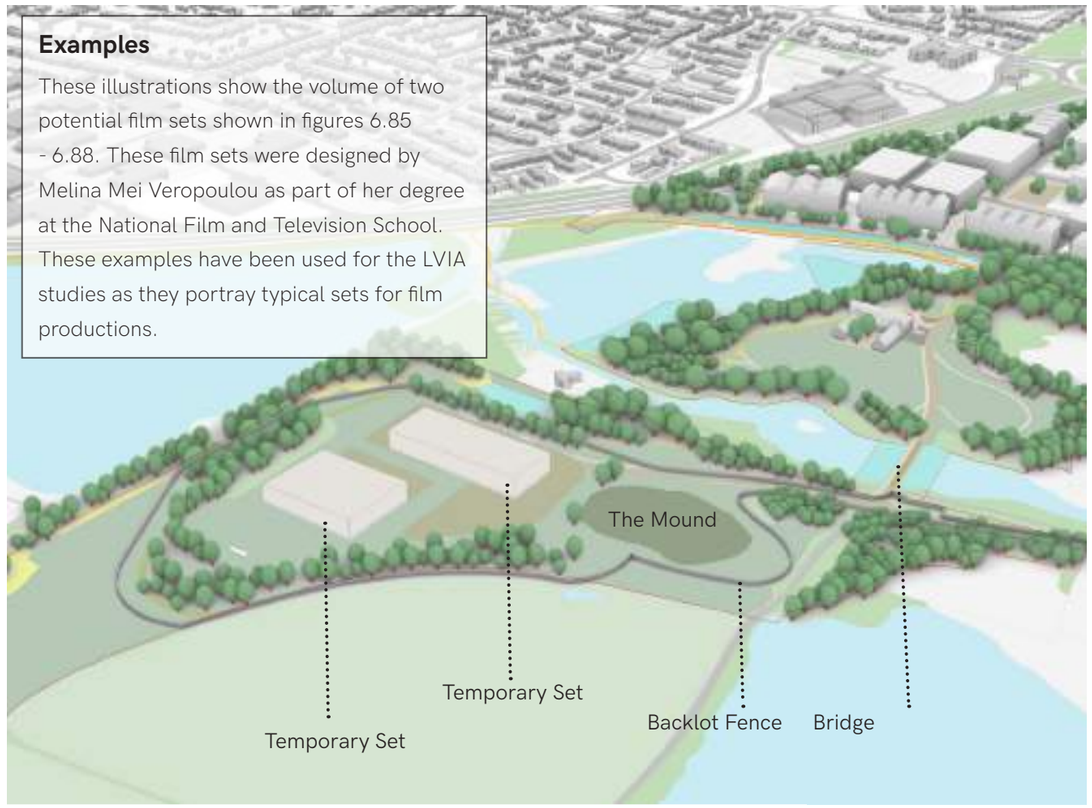


Figure 6.84 Principal backlot Illustration showing the two indicative film sets

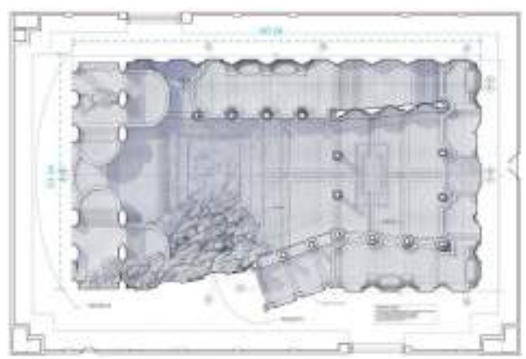


Figure 6.85 'The Odyssey' set plan by Melina Mei Veropoulou

Figure 6.86 'Rice' set 3d view by Melina Mei Veropoulou

Melina Mei Veropoulou

Marlow Film Studios is committed to providing opportunities for, developing the skills of and showcasing young talent. Melina is a case in point. She is a recent graduate of the National Film and Television School and has just started working for Netflix.

Document 6: The Skills and Workforce Development Plan details Melina's full biography and her personal statement. The programme being pioneered by Marlow Film Studios is set-out in that document, which covers provision of formal and informal education together with life-long learning.

Figure 6.87 'The Odyssey' visualisations by Melina Mei Veropoulou

Figure 6.88 'Rice' visualisations by Melina Mei Veropoulou

6.11 ACCESS AND MOVEMENT

6.11.1 WIDER CONNECTIONS AND SITE ACCESS

Movement

The Marlow Film Studios is aiming high to deliver a world-class facility for the region and the UK. These aspirations will also translate into the way that staff and visitors will travel to and from the location. The proposal has set an ambitious modal share of a maximum 60% of journeys coming by private car, and to achieve this a range of sustainable and active travel measures will be put in place to demonstrate how this facility can be seen as an exemplar for movement in the film industry. These commitments will be monitored through the proposed Mode Share Initiative Scheme, an initiative to ensure more share targets are met, with additional ringfenced financial contributions from the Applicant to encourage sustainable movement if the 60:40 target is not met.

Sustainable Travel Modes

A Sustainable Transport Strategy (STS) has been developed in the context of the Sustainable Accessibility and Mobility (SAM) Framework. This strategy encompasses a range of measures to support the principles of the SAM framework across the site by reducing the need to travel, promoting modal shift and encouraging the use of more sustainable and zero-emission vehicles.

The Travel Plan encourages sustainable travel by staff and visitors to the site and promotes the use of alternative methods of travel to the site other than private motor vehicles. The delivery of STS targets through the measures set out in the Travel Plan will be monitored and managed by the Applicant and the appointed Travel Plan Coordinator for the site.

Key elements of the Framework Travel Plan include:

- Appointment of a Travel Plan Co-ordinator for the Site;
- Travel Plan targets to deliver the maximum 60% car driver mode share through a circa 24% mode shift to Public Transport (bus and rail) and Active Travel (walking & cycling);
- Monitoring through Travel Plan Surveys and the 'Monitor and Manage' approach.

Public Transport Strategy

A key principle of the Proposed Development will be to maximise the opportunities for modal shift from the private car to sustainable modes of travel, particularly public transport.

The proposed bus services will also benefit the wider community by providing publicly accessible services on routes that are currently underprovided by existing public transport networks and supporting the wider reduction of private car use. Increasing the frequency, visibility, and reach of bus services will ensure that both, the staff and community, can access the site without the use of private vehicle.

Key elements of the Public Transport strategy include

1. North-South Connection service between High Wycombe and Maidenhead.
- The new bus service will provide a direct, frequent, and high-quality service targeted to capitalise on the currently poor public transport connectivity between High Wycombe and Maidenhead.
- The proposed route addresses an identified gap in the current bus-based public transport.

2. An east-west 'hopper' style local bus between Marlow and Bourne End.
- Serving Marlow on a half hour service.
- Linking Marlow, Bourne End, Little Marlow and Westhorpe Park Homes on an hourly service.
- Complementing the existing rail service

3. Bespoke, on demand service, for studio purposes.

The Entrance Square within the site will accommodate a new bus interchange between the site, public transport routes and active travel modes

Active Travel modes: Pedestrian and Cycling Access

Marlow Film Studios will act as a catalyst to enhance the local existing pedestrian and cycling network. The proposal aims to enhance the existing connections and provide additional recreational paths within the Red Boundary Line. Marlow Film Studios will:

- Retain and enhance the existing East-West Public Right of Way.
- Provide new cycling and walking connection parallel to the A404 connecting the Public Right of Way and the A4155.
- Maintain and enhance the existing lakeside walk in plot 4.
- Enhance cycling via the A4155, as part of the signalised access junction design, widening the existing cycling lane.
- Contribute to the provision of a new cycling connection to Fieldhouse Lane and Marlow's train station from the Public Right of Way with the permission of the neighbouring landowners.

Vehicular Access

Vehicular access to the film studios will be via the delivery of an upgraded junction off the A4155 Marlow Road at the existing Westhorpe House access location. The proposed junction and access loop will allow large vehicles to access the site without realignment of the existing drive to Westhorpe House and will ensure there is no queuing on the A4155 through locating the production clusters security barriers well within the site. .

Following the transport assessment for different junctions, it was proposed to use a signal-controlled junction. This solution requires less highway space, reducing the impact on the AONB area. It also provides a simplified site entrance alignment and more accessible facilities for pedestrians and cyclists.

The scheme will maximise the opportunity for a modal shift from the private car to more sustainable and active modes of travel.

Further technical information regarding site access can be found in document 9: Transport Assessment and document 28: Framework Travel Plan.

PROPOSED CONNECTIONS

Figure 6.89 Wider Connections

6.11.2 SITE ARRIVAL

Gateways

The primary access is through the Entrance Square. The Entrance Square provides an arrival outdoor space that hosts the Northern Multi-Storey Carpark and a Mobility Hub offering access and parking to cycles and electric scooters. The reception, visitors' checkpoint and other amenities are organised around the Entrance Square. The adjoining Mobility Hub provides parking and facilities to cycles and electric scooters

The drive to Westhorpe House is maintained in its full alignment to access Westhorpe Park and Westhorpe House. It also services plot 2a, where the secondary carpark is located. The road will be enhanced by increasing its width, providing lighting and pedestrian footways, which will improve the experience and safety of the Westhorpe House and Westhorpe Park residents.

Production Staff and Film Trade Cluster employees will park within the two car parks. Visitors will need to register before travelling to the studios; once they have arrived, they will park within the northern Multi-Storey carpark and proceed to the Security Pass Office to collect their pass. Walking or cycling will be the mode of choice for the majority of trips made within the site.

There will be no vehicular access to the Production Clusters except for:

- Deliveries or collections that cannot be managed at the reception/gatehouse. Once the delivery is completed, vehicles must return to the Multi-Storey carpark or leave the site.
- Emergency Vehicles
- Production vehicles
- Set lighting and rigging vehicles
- Catering Vehicles
- People with reduced mobility
- VIP visitors.

The vehicles will continue to their destination without stopping in the check-in/reception areas if they are familiar with the site, because of the comprehensive ANPR system that will be in place and will require staff and visitors to be pre-registered.

Vehicles will frequently be pre-booked to reduce queue waiting times. Occasional vehicles that arrive without registering will stop in the allocated waiting bays adjacent to the carpark.

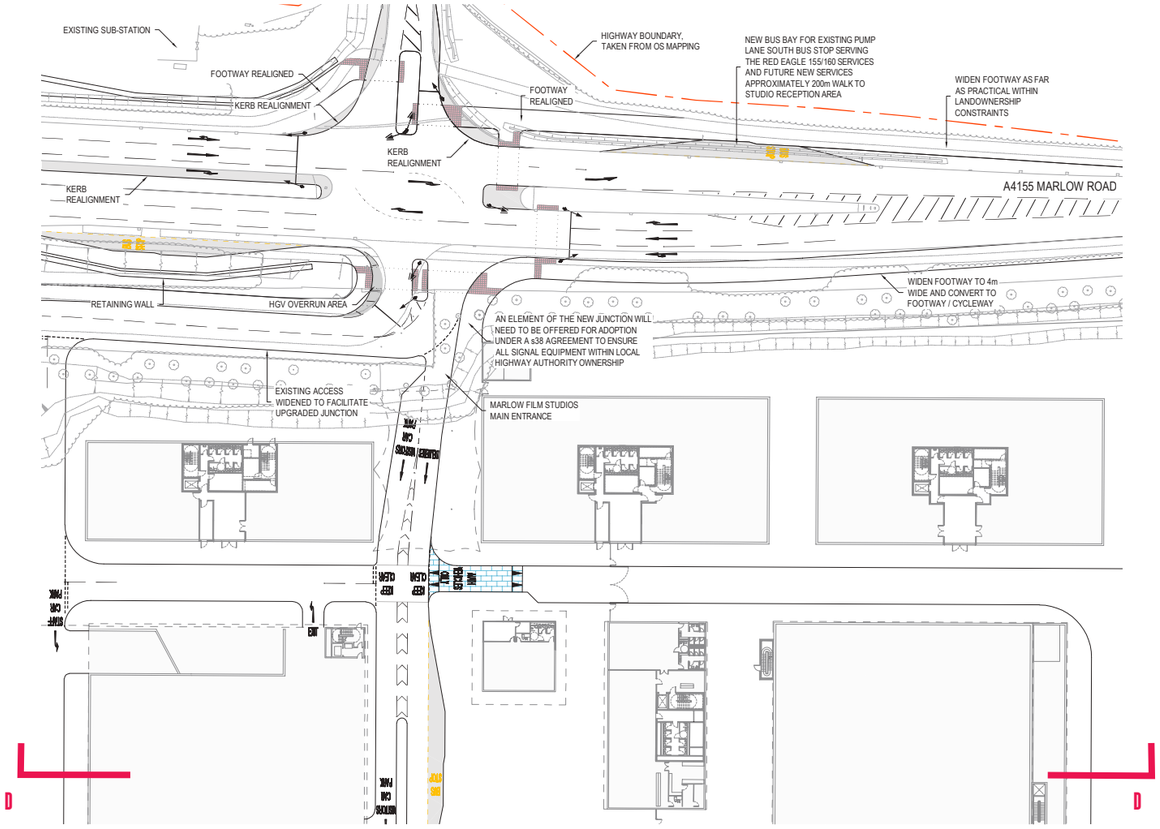


Figure 6.90 Upgraded Junction Plan & Site Entrance

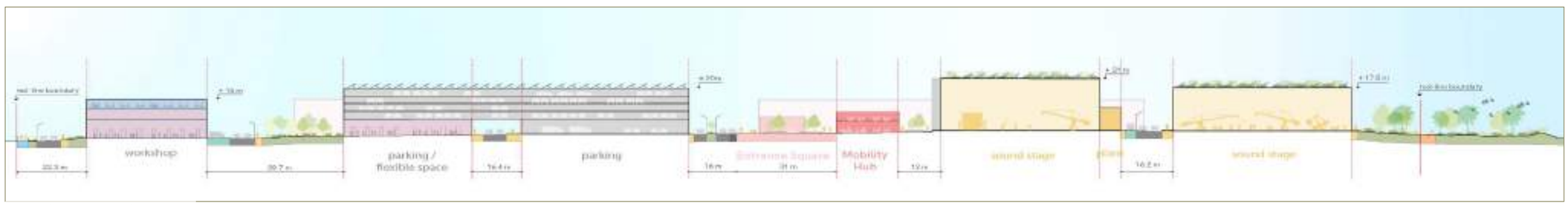


Figure 6.91 Site Section D-D

Figure 6.92 The Entrance Square & Mobility Hub

6.11.3 SITE MOBILITY

Vehicle Movement

The street network within the site enables the safe movement of people, goods and equipment around the studios. This network can serve all vehicle types, including maximum legal articulated heavy goods vehicles (HGVs), waste vehicles, emergency vehicles, private cars and non-motorised forms of transport.

The drive to Westhorpe House is retained to provide access to Westhorpe House, Westhorpe Park and plot 2a. The internal road layout is designed to minimise the use of the Westhorpe House drive. This existing road is enhanced by widening it to 6.5m, providing lighting and framing it with ecological green buffers of visual interest. The increase in width will help mitigate the impact of any limited anticipated increase and size of traffic using this road.

The internal road layout has been designed to maximise one-way service streets, reducing two-way streets to a minimum. The masterplan has allowed for 8m wide carriageways across the site. This proposed carriageway width will easily allow two HGVs to pass each other. The one-way streets allow the creation of pedestrian-friendly streets with wider sidewalks, increased tree canopy, and soft landscape areas.

The proposal requires a connection between plots 4 and 5 to allow all required vehicles to access the principal backlot. The bridge will not be open to the public, and only authorised vehicles will be able to use it. The bridge link ensures that any internal movements to and from the backlot are managed within the scheme rather than using Westhorpe Farm Lane.

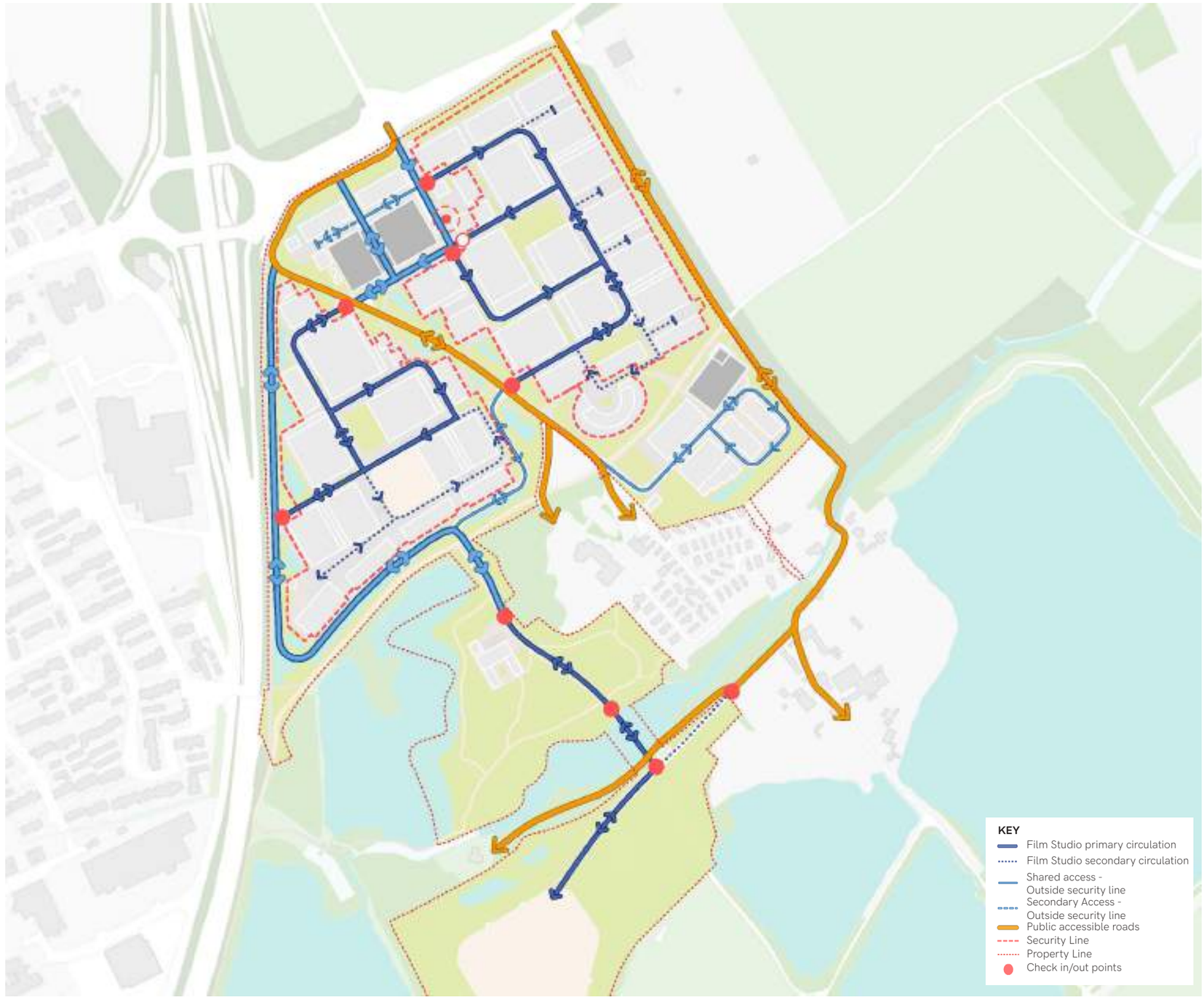


Figure 6.93 Vehicular Mobility Plan

Figure 6.94 Illustration of the East Production Cluster Unit Base & Sound stages

Active Mobility

Marlow Film Studios maximises the opportunities for a modal shift from the private car to sustainable means of transport. Active mobility plays a relevant role in this shift. The proposal promotes the use of cycles when accessing and moving around the site by:

- Enhancing existing links between the site and surrounding local areas.
- Providing a safe and convenient environment for cyclists within the site.
- Offering sufficient, secure and convenient parking for cycles.

The existing East-West Public Right of Way will be enhanced by:

- Increasing the width of the path to allow cyclists and pedestrians to share the space safely.
- Resurfacing the current path to ensure pedestrians and cyclists can comfortably make use of the route.
- Provide low-level lighting to offer a secure and safe connection at all times.

As illustrated in figure 6.95, the proposal offers a pedestrian network that connects the Entrance Square with active nodes within the development: the unit base, internal backlot and Studio Hub. Users will arrive at the Mobility Hub and park their vehicles to move around the development by walking, cycling, or using electric scooters.

Figure 6.95 Active Mobility Plan

Figure 6.96 Illustration of the East-West Public Right of Way

6.11.4 STREET TYPOLOGIES

The brief clearly required the need to offer a inspiring work environment where people want to work. Place-making is a key component in the success of Marlow Film Studios. Along with the retail and hospitality offer, the street design becomes essential to provide a friendly environment that contributes to the health and wellbeing of its users.

Marlow Film Studios will provide a streetscape that promotes walkability and active mobility. The scheme proposes a range of street typologies to offer a rich environment that allows vehicles of all types to access and operate close to sound stages and workshops while providing a safe environment for pedestrians and cyclists to navigate the site.

The pedestrian streets within this network offer a safe environment to transit, stay, socialise and work. In addition, they provide the opportunity to have a denser tree cover and increased soft landscape. On servicing roads, the pavement will be generous, providing a safe environment for all users.

The minimum distance between buildings to allow large vehicles to navigate, turn, manoeuvre, and access buildings is 15m.

The streetscape within the film studios provides the following typologies:

- Access Road
- 20-15m Servicing Street
- 15m Domestic Street
- 10-15m Shared Streets
- 10-15m Pedestrian Streets

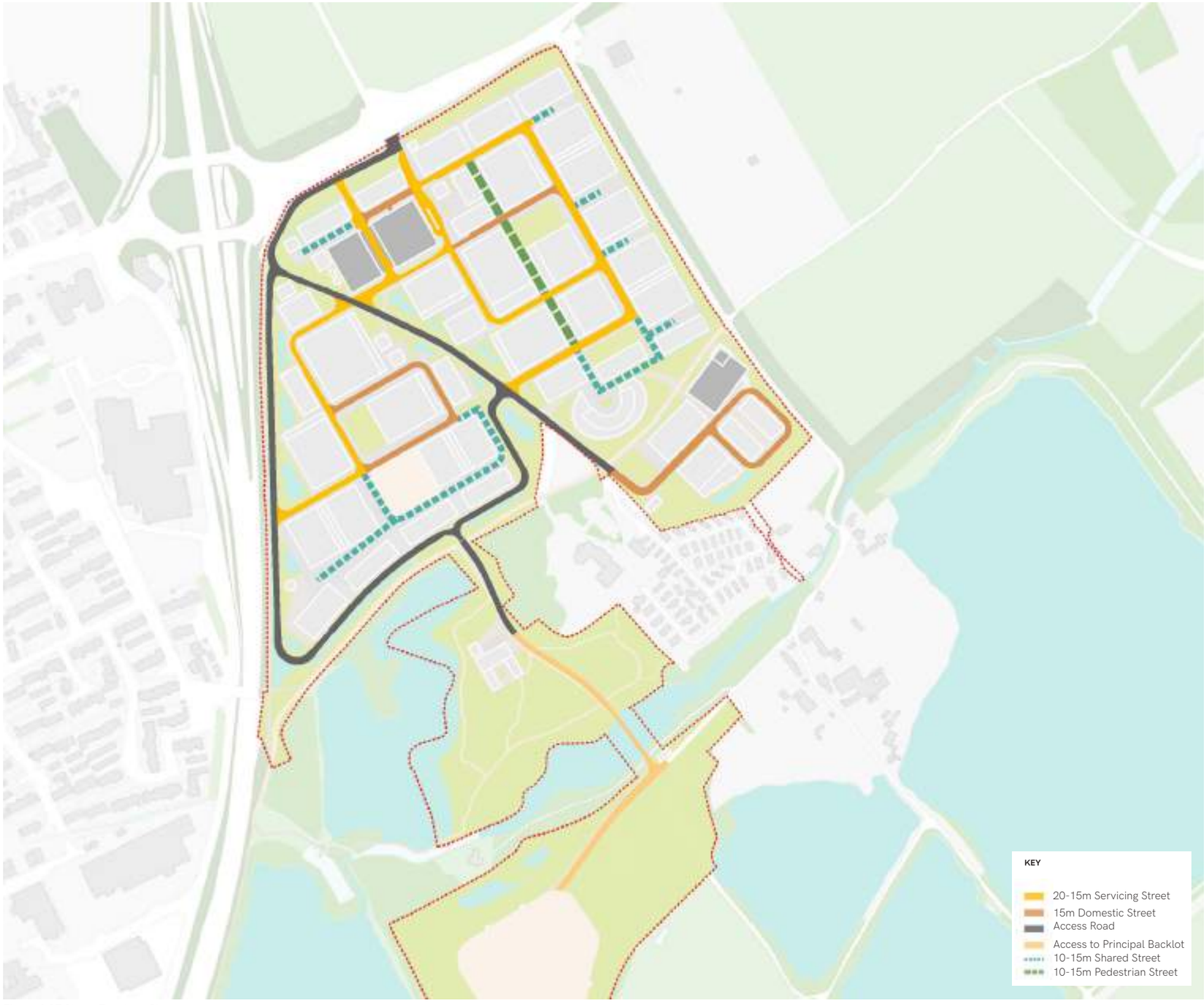
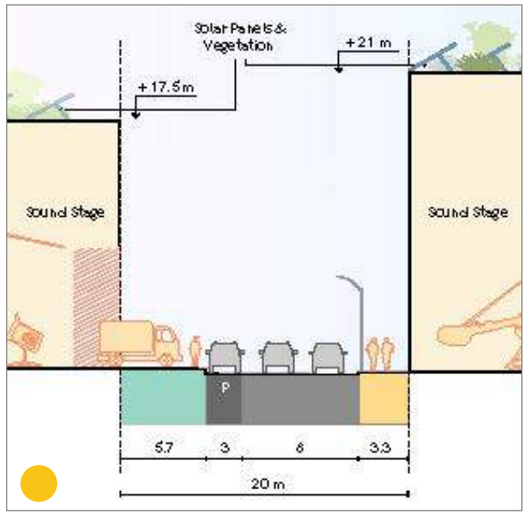


Figure 6.97 Street Typology Plan

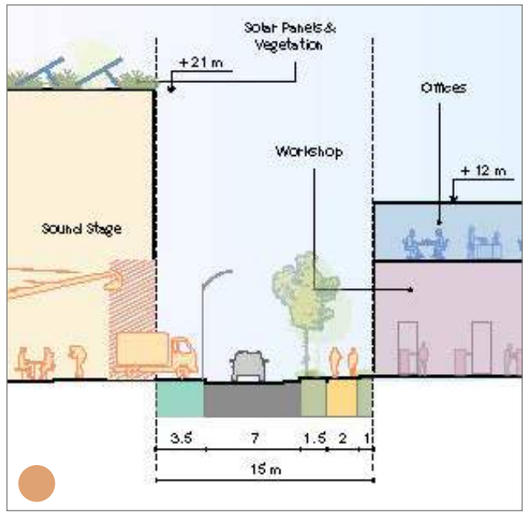


15-20m Servicing Street

Servicing streets are one-way or two-way roads that enable large vehicles to circulate the development and access workshops and sound stages. On occasion, on-street parking is located parallel to the servicing lane.

These service streets will have wide footways (3-5m) to ensure the safe movement of pedestrians. These areas also provide aprons for the sound stages for delivery or production vans to park temporary.

Servicing streets need to be utilitarian; they concentrate the vehicular movement and primary access to most buildings, particularly the sound stages. Therefore, vegetation is limited to areas that do not interfere with the operational requirements.

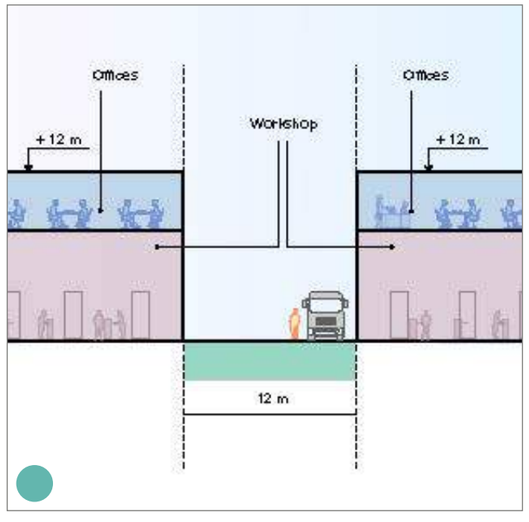


15m Domestic Street

Domestic streets are used to service a reduced number of buildings and will usually have less traffic than the servicing streets. They usually provide access to workshops and smaller sound stages.

Their slightly reduced width provides an environment where the user feels more comfortable than in the service streets. These streets are usually one-way roads and can occasionally host on-street parking.

Trees are concentrated to one side of the street, where the sidewalk is slightly wider, offering a comfortable space for people to walk or develop other activities.

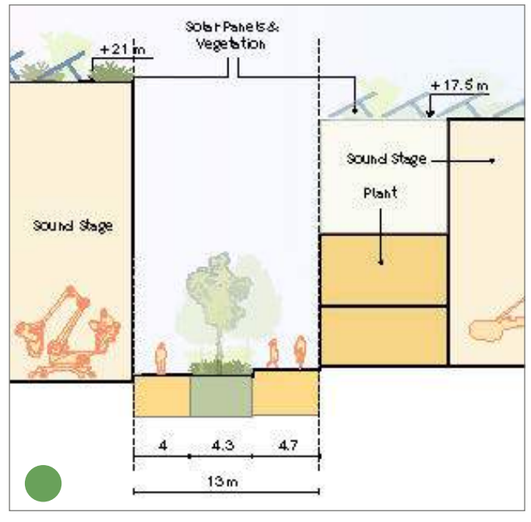


10-15m Shared Street

Shared streets are usually found surrounding sound stages and workshops, and they provide secondary or emergency access to the buildings.

The generous width of these streets allows for different activities, such as the construction of sets and filming activities, waste management, temporary parking for production vans and recreational activities.

The lack of kerb and vegetation provides flexible outdoor spaces that can be used in multiple ways as the production develops.



10-15m Pedestrian Street

Streets with the exclusive use of pedestrians and cyclists connects the Entrance Square and Studio Hub.

The reduced street width and increased vegetation create a welcoming and pleasant street to walk.
It also offers a space where employees can enjoy high-quality outdoor space where they can relax or socialise.

These streets need to allow emergency vehicles to access the facade of adjacent buildings.

6.11.5 ACCESS TO THE PRINCIPAL BACKLOT

The proposed bridge connecting plots 4 and 5, will provide access and an egress route for the principal backlot. The bridge link ensures that any internal movements to and from the backlot are managed properly within the scheme rather than requiring off-site vehicular movements, such as along Westhorpe Farm Lane.

The bridge will provide a safe environment for pedestrians, cycles and film related vehicles whilst also discreetly accommodating the required electricity, telecommunications and water supply to plot 5.

The bridge's location responds to the existing vegetation in the perimeter of plots 4 and 5. The bridge landings were defined by identifying gaps within the existing trees to minimise the number of trees that had to be removed for its construction.

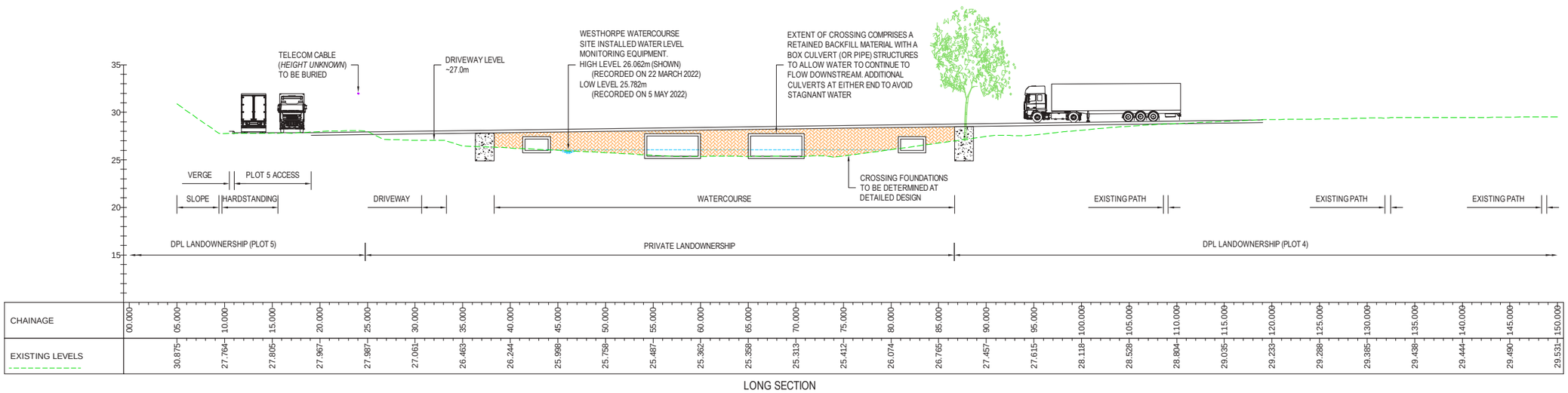
The proposal has allowed for an 8m width bridge with a 4m carriageway and a single 2m wide footway. The banks of the Westhorpe water course on either side of the bridge will be retained in their current form. The existing driveway to Stallworthy will be raised on either side of the bridge crossing to connect with the new levels, as figure 6.98 shows. This access road will be locally lifted to provide a safe junction.

The bridge will not be open to the public and will only be used by the film studio staff and production vehicles during the construction of sets and filming. Segregating pedestrians from vehicles avoids potential conflicts between them when using the bridge. Security gates will isolate the bridge at both ends and from the lane serving Stallworthy.

The proposed design is for a 'culvert' bridge rather than one having a large spanning element. The design intends to keep the bridge's profile as low as possible with a slim deck edge and elegant balustrade that minimises the visual impact on the surroundings. Openings through the sheet piled structure allow for the movement of water and wildlife.

The culverts in the proposed bridge will be substantially larger than the existing bridge culvert beneath Westhorpe Farm Lane and will not restrict flows through the Westhorpe water course. The bridge is not expected to impact the Westhorpe water course Flood Alleviation Scheme, proposed by Buckinghamshire Council to reduce flood risk to properties west of the A404, which will involve de-silting and clearing deadwood and vegetation from the Westhorpe water course to the west of the A404 and south of the Westhorpe Lake.

A Planning Condition is proposed to conclude the final detailed design of the bridge.



LONG SECTION

Figure 6.98 Proposed bridge long section - source: AECOM

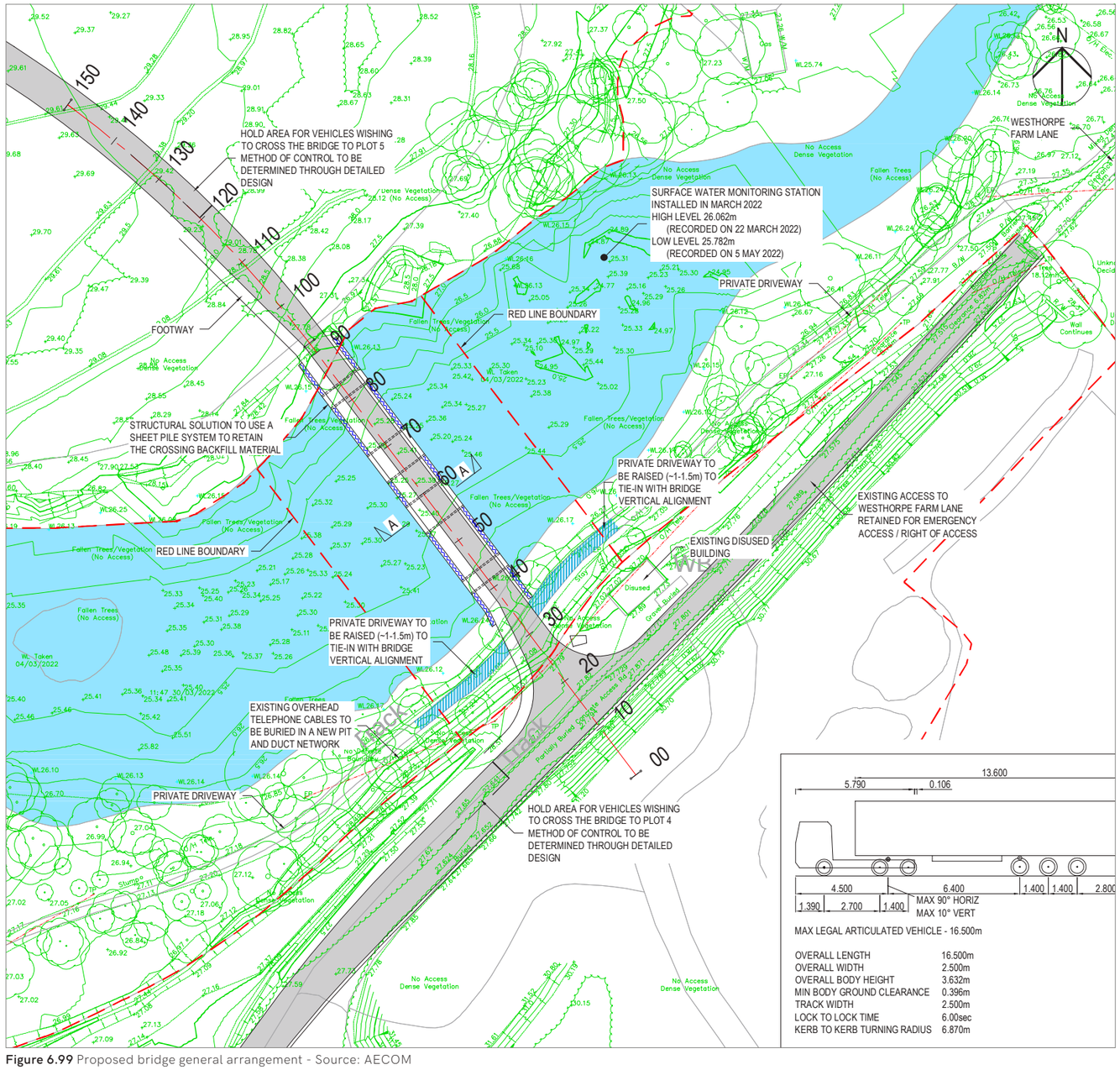


Figure 6.99 Proposed bridge general arrangement - Source: AECOM

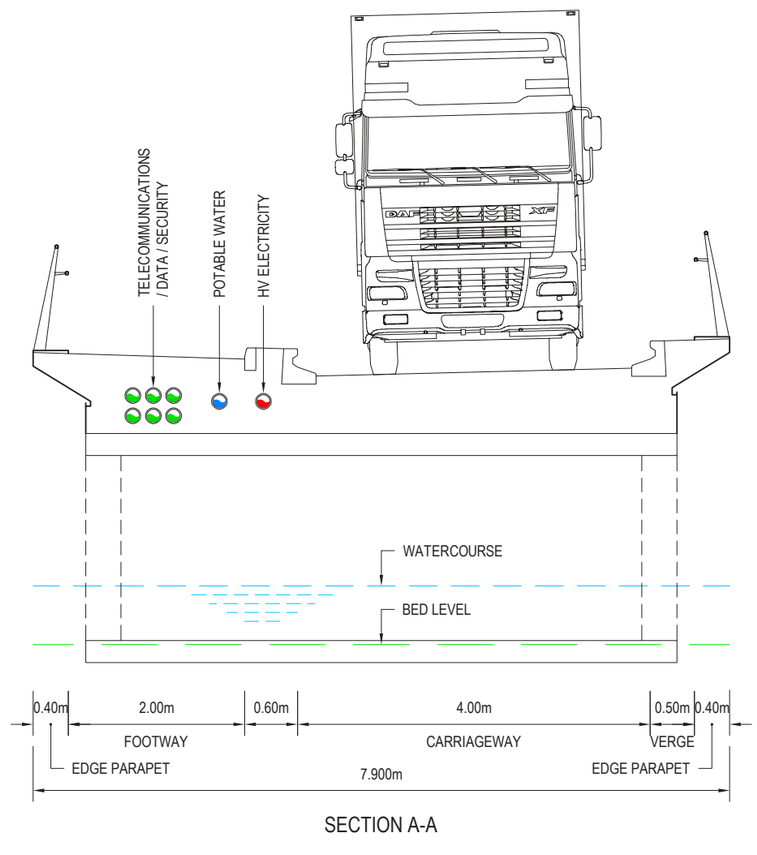


Figure 6.100 Proposed bridge cross section - source: AECOM

6.11.6 PARKING CAPACITY

As previously mentioned, visitors, Film Trade Cluster employees and production staff will park in the multi-storey carparks, and a limited number of vehicles will be able to access the production clusters and within the streetscape. The unit bases and internal backlot provide temporary parking for production vans, trailers, HGVs, etc.

The proposal provides a total of 1108 car parking spaces and 65 motorcycle spaces.

Northern Multi-Storey Carpark (MSCP 1)
736 Standard Parking Spaces
14 Designated Accessible Bays
60 Motorcycle Spaces

Southern Multi-Storey Carpark (MSCP 2)
304 Standard Parking Spaces
7 Designated Accessible Bays
5 Motorcycle Spaces

On-Street Parking
On-street parking is restricted for the use by people with reduced mobility and provides 47 designated accessible bays.

7 additional designated accessible parking bays are provided in plot 4 to service the Culture and Skills Academy.

20% of the parking spaces will be provided with convenient charging points to promote the use of electric vehicles. In addition, all car parking spaces will be future-proofed should additional electric charging points be required. The Applicant is aware of rapid changing technology, which will be incorporated to the design

Figure 6.101 Site Parking & walking radius

6.11.7 CYCLE PARKING

Cycling parking will be sited to encourage the use of cycling to access the site and for short trips within the film studio. The total of 272 cycle parking spaces beats the minimum standard established by Buckinghamshire Countywide Parking Guidance (2015) Requirements and BREEAM.

The provision of secure cycle parking is essential for supporting the development of cycling as a transport choice. Cycle provision will be state of the art and will meet current and future demand and accommodate all types of cycles.

The Mobility Hub houses the main cycle storage facility, located in the Entrance Square, visible to all visitors accessing the site. The Mobility Hub will allow for 112 cycle spaces. The Mobility Hub will also host other cycling facilities, such as showers, changing rooms and lockers.

Cycling docks have been located throughout the development as close as possible to sound stages, offices and workshops. 160 covered cycling docks have been incorporated into the landscape design, making them accessible and visible. The distribution is illustrated in figure 6.102.

Figure 6.102 Cycle Parking

6.12 SECURITY AND CRIME PREVENTION

6.12.1 FIRE PREVENTION

A fire strategy has been developed to set the basis for the masterplan and architectural design to:

- Comply with the functional requirements of Part B, Schedule 1 of the Building Regulations 2010.
- Be designed, buildable, and maintainable according to Construction Design and Management Regulation 2015 (CDM).
- Be manageable in accordance with the Regulatory Reform (Fire Safety) Order 2055 (RRFSO) without relying on an unrealistic or unsustainable management regime.

The fire strategy for Marlow Film Studios has been produced with particular reference to Approved Document B (fire safety) volume 2:2019 edition incorporating 2020 amendments (ADB) and the documents to which it refers. In future design stages, the following legislation and regulations will also need to be considered:

- Regulatory Reform (Fire Safety) Order 2005
- Construction (Design and Management) Regulation 2015.

This initial assessment has been carried out to ensure that:

- All buildings have appropriate provisions for early warning of fire and appropriate means of escape in the case of fire.
- Internal linings and building fabric has been designed to ensure that in the event of a fire, all buildings' stability is maintained for a period to allow scape.
- The fire spread from one building to another will be adequately resisted.
- Facilities are provided on the site to assist firefighters in protecting life and provisions will be provided within the building site to enable fire appliances to gain access to the buildings.

A sprinkler system will be provided to all buildings on the site, excluding the Cultural and Skills Academy and the Community Centre as these are remote buildings, not requiring sprinkler protection.

The sprinkler installation is to ensure that fire protection systems offers the optimum protection to personnel, environment, assists in potential fire events and assists the fire and rescue service in fire fighting operations. Where sprinkler installation is suitable a gas extinguishing system will be provided to electrical rooms. The installation will be accordance with the latest edition of British Standard (BS) EN 12845 and Loss Prevention Council (LPC) Rules and to the requirements of the Fire Safety specialist.

The hazard classification will vary according to functional use of the space, for example the Sound stages will be designed to Ordinary Hazard Group 4 (OH4) and the plant and equipment rooms to Ordinary Hazard Group 3 (OH3). These buildings will be provided with a double knock pre-action installation (to avoid accidental damage during construction of film sets) all other areas will be conventional wet installation.

Water storage will be provided to meet BS EN 12845 table 9 which is 185m3. Duty and standby pumps will be provided as required by the British Standard.

Figure 6.103 Fire Prevention Plan

6.12.2 CRIME PREVENTION

This section summarises the security proposal for Marlow Film Studios. Document 20: Security Needs Assessment provides further information on the threats and mitigation strategies.

The overall risk of crime affecting Marlow Film Studios is low in analysing the current crime data. The design will reduce the opportunity of theft by best practice mitigation measures and security design principles. The security measures incorporated align with the security principles of deter, detect and delay.

Marlow Film Studios' assets consist of people, intellectual property, properties, information and reputation. The proposal will:

- Provide a safe environment for the workforce, visitors and staff
- Minimise the possible infringement of intellectual property.
- Protect all buildings and outdoor spaces within the development, including critical MEP assets.
- Protect the network infrastructure and data servers, and any other information asset.
- Protect the reputation of the film studios and their tenants, workforce and visitors.

6.12.3 SECURITY STRATEGY

The design solutions adopted in Marlow Film Studios are:

- Landscaping which includes sensitive and carefully designed perimeter fencing.
- The masterplan is optimised for clear site views and openness to avoid an overbearing security environment.
- On-site control centre for security alarm and CCTV systems connected to all buildings will mean that the Studios are secured in a discreet manner.
- Controlling and monitoring entrance and exit options.
- Vehicle control.
- Developed security will guarantee the privacy and security to Westhorpe Park Homes.

DESIGN AND SECURITY

The public realm areas within Marlow Film Studios will promote a safe and secure environment by considering the principles of Crime Prevention through Environmental Design (CPTED). These principles are:

- The design of outdoor spaces maximises the visibility of space and a well-designed lighting scheme.
- Provide Natural Access Control by marking the entrances and existence of spaces with low-level natural features and lighting.
- Offer Territorial demarcation by defining spaces through landscaping techniques or other features.

DESIGN PRECEDENTS

Figure 6.104 Pinewood Studios Entrance © Tony Watson/Alamy

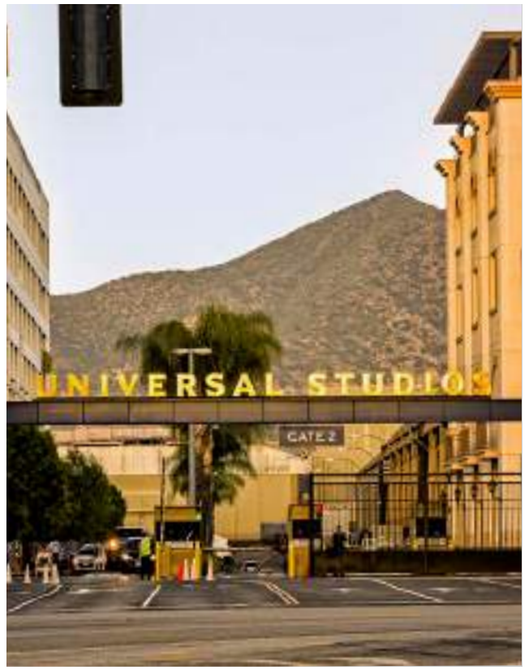


Figure 6.105 Universal Studios Entrance © 2022 NBCUniversal

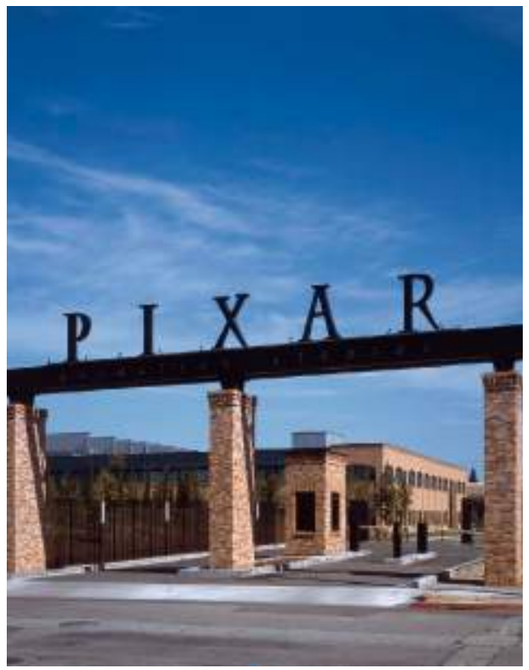


Figure 6.106 Pixar Animation Studios Entrance © David Senft

Figure 6.107 Universal Studios Entrance © ajc architects

CCTV

Marlow Film Studios will have CCTV coverage to:

- All ingress and egress points to the site and plots, both vehicular and pedestrian.
- All ingress and egress points around buildings, including emergency escape doors.
- Any identified sheltered recessed points around the perimeter fence line and building façades.
- Carparks, cycle storages, reception areas and temporary parking zones for drop off or deliveries.

There will be a 24/7 security presence. On-site alarms will be integrated into the access control systems to act as an Access Control and Alarm Monitoring System.

PERIMETER FENCES

The film trade clusters and carparks, located in plots 2a and 2b, sit outside the security line to allow wider access. Production clusters in plots 1, 3 and the principal backlot in plot 5 are entirely secured.

A 1m railing fence delineates the ownership boundary along the development perimeter. The fence sits within the landscape to a seamless physical boundary while offering visual connectivity to the development and the green buffers.

The Production Clusters are further secured with a 2.4m weldmesh fence between the natural barriers formed by the buildings. This fence runs parallel to the perimeter road to the west boundary, securing the outdoor spaces within plot 3 and the Production Cluster.

Along the drive to Westhorpe House and Westhorpe Farm Lane, the building envelopes and a 2.4m weldmesh fence between buildings provide the secure line for plots 1 and 3.

Plot 5 has no public access; security gates on the bridge and to Westhorpe Farm Lane provide access control. A low-level fence of 1.2m sits within the landscape to define the private area. Productions will arrange for additional security when using the backlot.

VEHICLE CONTROL

Vehicle access points have been kept to a minimum, and they will be controlled by an ACS and monitored by CCTV. Video intercoms will be used for unmanned entrances with the feed recorded on the landlord's video surveillance system.

Access to secured plots will be controlled via Automatic Number Plate Recognition (ANPR) tokens, ensuring they are time-restricted. ANPR will be used to log vehicle registrations and also provide the option to streamline and direct known vehicles to particular fast-tracked vehicle lanes at the main entrance.

Carparks and cycle storage will be designed to ensure they are safe arrival points. Therefore, an ACS and CCTV system will control all entry and exits, providing intercom communication for assistance.

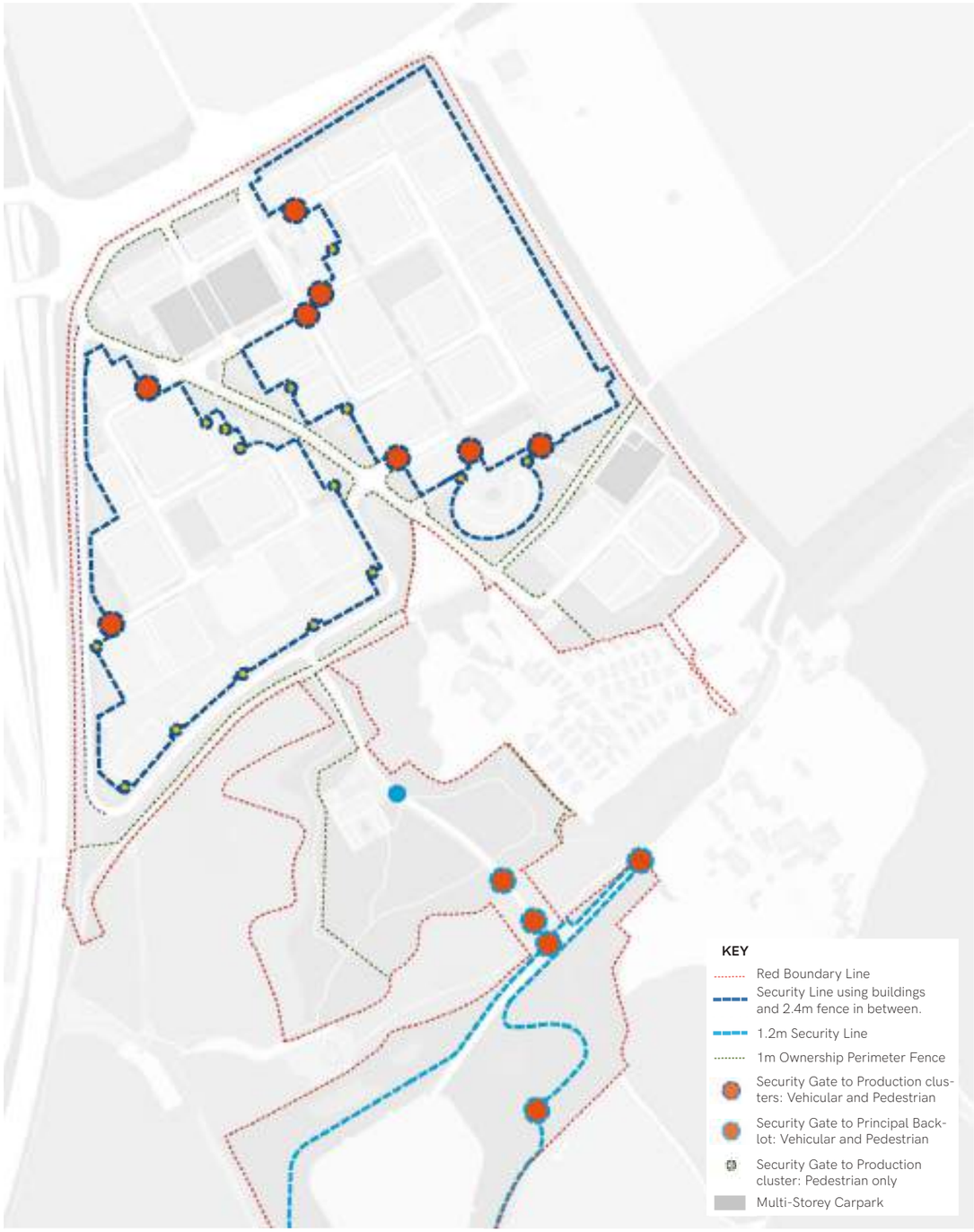


Figure 6.108 Security Lines Plan

Figure 6.109 Illustration of the drive to Westhorpe House

6.13 LIGHTING STRATEGY

6.13.1 LIGHTING DESIGN AND MANAGEMENT

The exterior lighting proposed follows best practice environmental and technical guides to minimise impacts on its setting. The following summarises the key principles and lighting strategy proposed. Further information can be found in document 12: Lighting Design Strategy.

The fundamental principles for the lighting design are:

- Overly uniform and conspicuous lighting layouts will be avoided.
- Light levels will be kept appropriately low; but safe and welcoming
- Small scale discrete lighting will be used on roads and paths
- Illumination of roads, footpaths, backlots and buildings will be independently controllable light scene tuning according to use patterns.
- Site walkability and cycle-ability will be promoted.
- Subtle articulation of gateways and architectural hierarchy will be explored to aid site orientation.

The proposed light levels for permanent and temporary lighting are derived from operational requirements and taking into account planning policy and good practice guidance. They aim to promote safety and wellbeing while balancing the need to be environmentally and ecologically responsible.

Temporary lighting for external filming is used for simulating night time scenes. They rarely require high levels of illumination of flood lighting. Day time scenes are shot during sun lit hours.

Production lighting will be oriented away from sensitive areas, physical shielding will be used where possible, and mounting heights will be optimised to avoid lights being angled more than 70 degrees above the horizontal. When possible, taller and brighter lighting will be located toward the set's interior, where the set can obscure it.

Permanent functional lighting responds to the space being lit, the timing of use and the potential effect on sensitive areas on and off-site. Fixed, temporary, and mobile lighting will provide the required illumination.

The light strategy defines the appropriate light levels without overlighting the space or activity. Lighting will be optimised for circulation routes and located away from sensitive areas. Fixtures will contain in-built light control, allow for adjustment and have dimming capability. Physical shielding will be used where necessary and mounting height will be optimised so that lights are not angled more than 0 degrees above the horizontal.

Everyone on-site has a role in maintaining good quality for temporary and permanent lighting. Site staff and managers will receive appropriate training on responsible lighting practices and the prevention of unnecessary light pollution.

All exterior lighting will have smart controls facilitating light scene tuneability to optimise functionality and minimise environmental impact.

Figure 6.110 Night-time filming lighting illustrations - No productions operating

Figure 6.111 Night-time filming lighting illustrations - Productions operating

SITE-WIDE SMART LIGHTING CONTROL SYSTEM

Scenario 1: North plots in operation. Plot 4 and the Culture and Skills Academy closed.

Figure 6.112 Night-time Lighting Plan - Scenario 1

Scenario 2: North plots in operation. Plot 4 and the Culture and Skills Academy Open.

Figure 6.113 Night-time Lighting Plan - Scenario 2

Scenario 3: Full site in operation. Plot 4 and the Culture and Skills Academy Open. Night-time filming in the principal backlot.

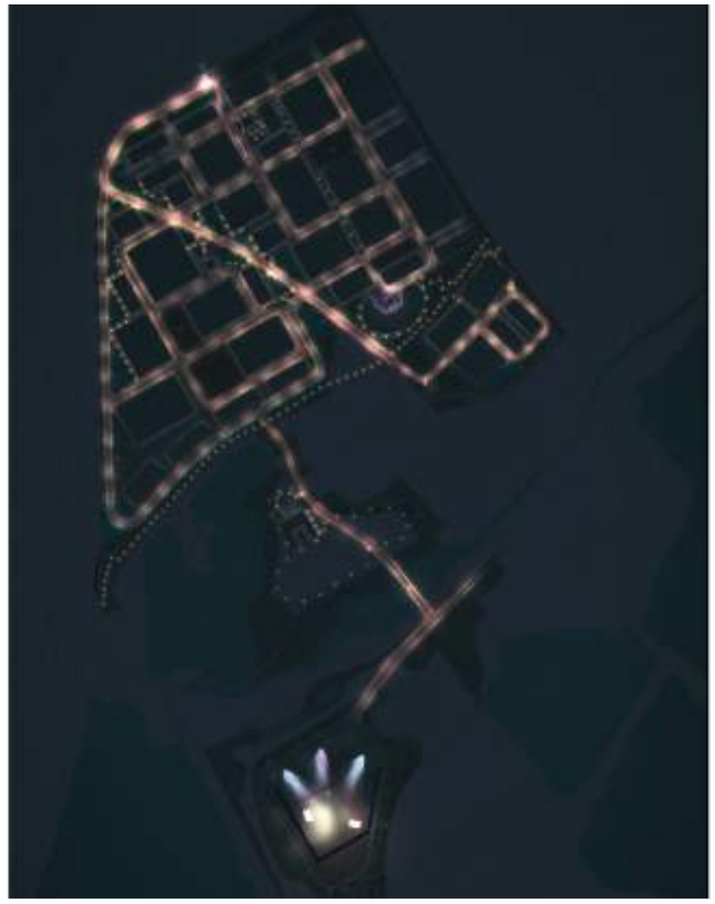


Figure 6.114 Night-time Lighting Plan - Scenario 3

Figure 6.115 Verified View developed for the Landscape and Visual Impact Assessment from the Area of Outstanding Natural Beauty north of the site.

6.13.2 PERMANENT & TEMPORARY LIGHTING

	RCI Colour Rendering	Illuminance Eave (Lux)	Uniformity	Illuminance Emin (Lux)	Class	Colour Temperature
Permanent Lighting						
Primary Vehicle Routes with pedestrian footpath - Public Access	80+	5-15	0.4	-	C3	2700
Primary Vehicle Routes with pedestrian footpath	80+	5-15	0.4	-	C3	2700
Secondary Vehicle Routes with pedestrian footpath	80+	3 - 7.5	-	0.6 - 1.5	P3/S3	2700
Tertiary Vehicle Routes with pedestrian footpath	80+	2-5	-	0.6 - 1	P4/S4	2700
Pedestrian Only and pavement access	80+	2-5	-	0.6-1	P4/S4	2700
Pedestrian Only Building Perimeter	80+	5-10	0.25	-	n/a	2700
Mixed Use Building Ramps or Adjacent Access	80+	5-20	0.4	-	n/a	2700
Plaza / Activity Spaces	80+	5-25	0.4	-	n/a	2700
Pedestrian Public Right of Way and permissive paths	80+	2.5-5	0.2	-	n/a	2200
Temporary						
General Production Setup and Set Strike	80+	10-20	n/a	-	-	2700
Filming	80+	*	n/a	-	-	*
Access and Egress	80+	2-5	0.25	-	-	2700

*Set lighting for filming likely to have various external requirements and some elements of set lighting from setup through to strike will have some overlap in space use and may be considered permanent for the duration of use.

Figure 6.116 Permanent & Temporary Lighting Plan

6.13.3 LIGHTING SUITE

The proposed lighting approaches and typologies support lighting design principles identified for the development.

- Wall lights complement road and shared space, lighting poles and illuminate building entrances. (1) Luminaires to incorporate full cut-off optical arrangement/shielding preventing light spill beyond 90 degrees from downward vertical.
- 5-10m roads and shared space wood/steel lighting poles. (2) Including single and double/split level configurations to focus lighting emphasis on roads and footpaths proportionately. Luminaires to incorporate full cut-off optical arrangement/shielding preventing light spill beyond 90 degrees from downward vertical.
- 5-10m plaza, backlot and unit base wood/steel lighting poles.(3) Including directionally adjustable multi-head configurations to provide focused lighting on activity areas. Luminaires to incorporate optical arrangement/shielding, preventing light source visibility and promoting effective delivery.
- 1m wood/steel footpath lighting bollards. (4) Used in combination with lighting poles to facilitate pedestrian and vehicular.
- Subtle uplighting of trees in select accent areas. Limited use due to environmental impact management strategy. (5)
- Street/plaza furniture integrated lighting for staff amenity and site walkability. (6)
- Handrail integrated lighting on the bridge provides high functionality with minimised environmental impact. (7)
- Low-level marker lighting to provide wayfinding on high sensitivity footpaths. (8)

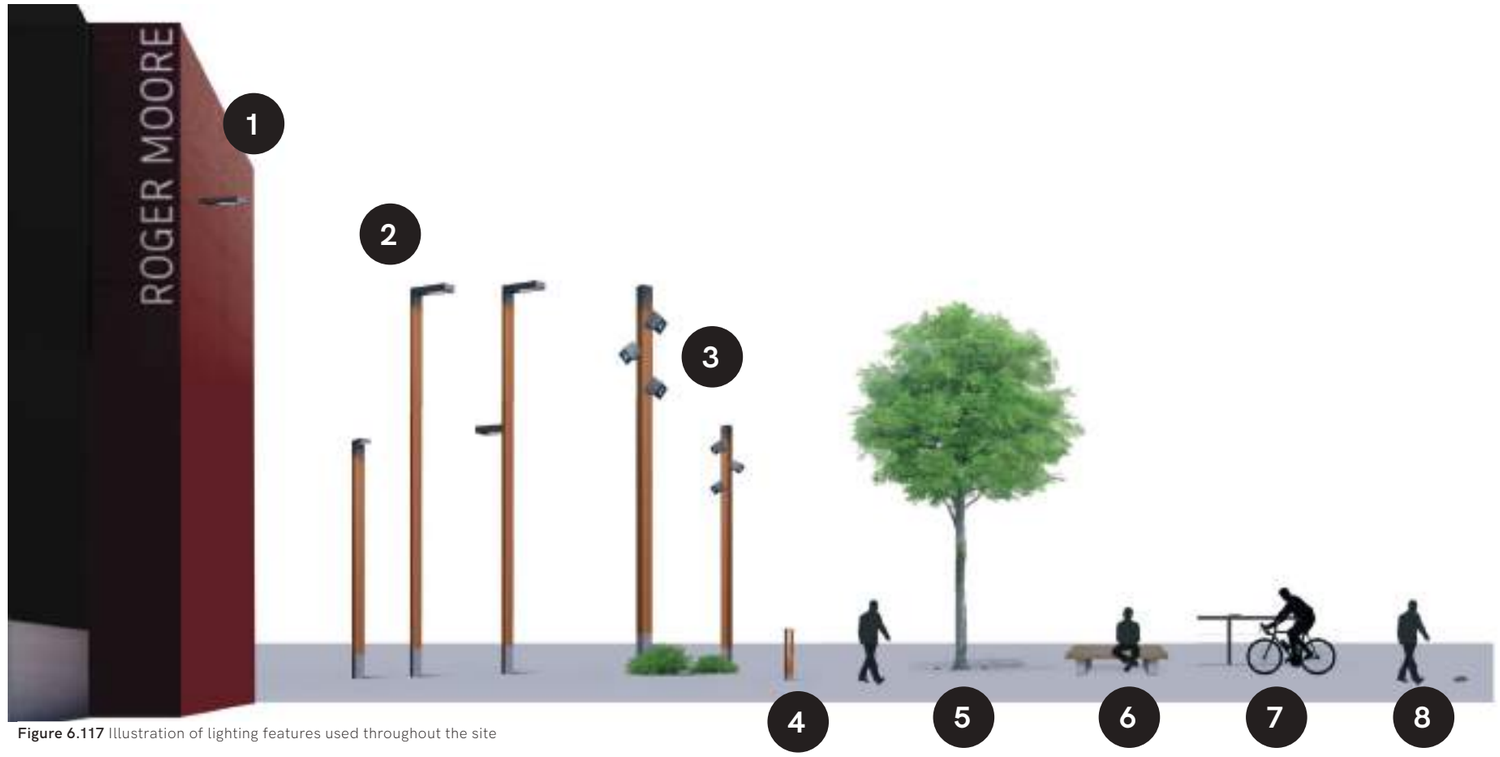


Figure 6.117 Illustration of lighting features used throughout the site

Figure 6.118 Indicative Sound stage Lighting Illustration

6.14 INFRASTRUCTURE

6.14.1 UTILITIES

The services and utilities will ensure the development's ability to host a variable number of film productions with different needs. Refer to document 14: Utilities Statement for further technical details.

The site is currently served by gas, potable water and telecommunications primarily located within the A4155 Marlow Road, with electricity coming from the south and foul sewer discharge to the east. These services will be protected or diverted as necessary to facilitate the proposed development and avoid impacting the existing residents' supplies.

The proposed development will require a new electrical supply routed to the site. Thames Water is currently assessing the capacity within their water supply infrastructure to inform any reinforcement works necessary to supply potable (drinking) water to the proposed development. Thames Water has confirmed that sufficient capacity exists within their existing foul sewer network to accommodate the proposed development.

Engagement with telecommunications companies has commenced with both Openreach and Virgin Media able to provide high-speed Ethernet services to the proposed development.

The proposed development will include a comprehensive utility network to serve the buildings with the utilities applicable to the individual building needs. Buildings will include utility rooms for the incoming supplies and potable water. Electricity and telecommunications will be routed to the Culture and Skills Academy in Plot 4 and the principal backlot in Plot 5.

There will be a site-wide building management system that will interface and monitor individual buildings. Each tenant will have their own incoming utility meters and plant where buildings are multi-tenanted. When buildings are partially occupied, plant and equipment servicing unoccupied areas will be turned off.

The proposed development is designed to be a sustainable, low carbon scheme, and as such, there are no plans to utilise natural gas for heating / hot water demands within the proposed development. Therefore, no new gas infrastructure will be brought to the site.

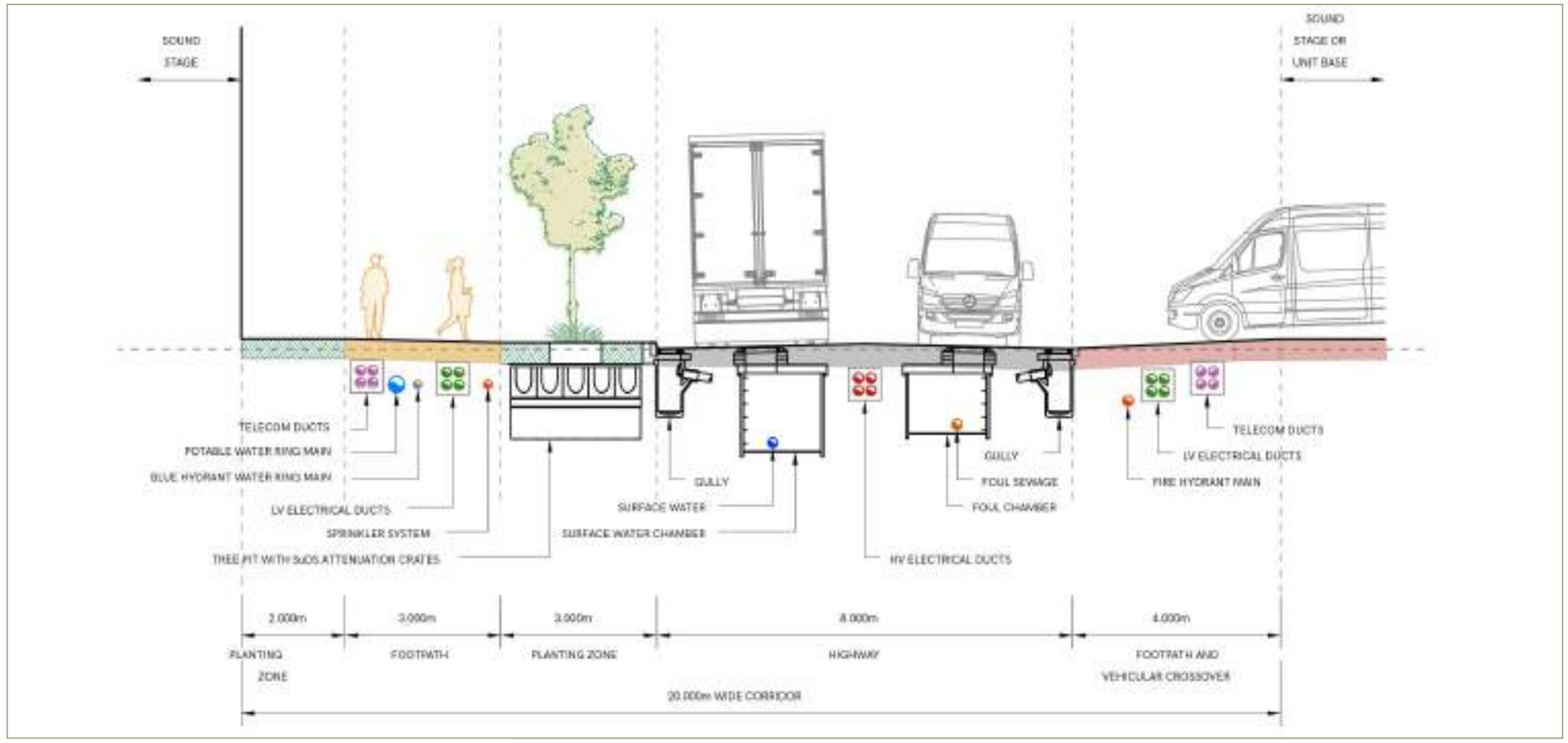


Figure 6.119 Typical street section with utilities

6.14.2 PROPOSED GROUND LEVELS

The existing ground levels within the site range from a high of approximately 37.5m AOD to the northern boundary to approximately 29.5m AOD adjacent to the southern boundary.

The finished levels for the proposed development have sought to match the current levels where possible, minimise earthworks and material export/import, reduce the requirement for retaining structures and retain existing trees where possible.

The design has been developed to suit the access requirements for the proposed buildings, especially the sound stages, which have multiple points of entry and cluster around unit bases.

Gradients around the proposed development have been designed to ensure accessible routes are provided for the movement of people, film sets, and other equipment items.

The preliminary design has established the finish floor level of the buildings, adjacent hard standings and roads. The proposed levels have a ±0.5m tolerance to allow for flexibility during detailed design, at which point the site-wide levels will be refined. This preliminary design has been used as the basis for earthwork calculations and to inform the Landscape Visual Impact Assessment (Volume 3, of the Environmental Statement).

Figure 6.120 Proposed Levels & Earthworks Plan

6.14.3 WATER MANAGEMENT AND DRAINAGE

This document contains a summary of the surface water management strategy. Further technical detail can be found in document 11: Sustainable Urban Drainage Strategy.

The proposed surface water system aligns with Marlow Film Studios' sustainability ambitions, planning policy and best practice guidance.

Proposed Sustainable Urban Drainage Strategy will manage surface water run-off from the site. The Sustainable Urban Drainage will improve water quality and reduce the volume and peak rate of surface water discharge from the site.

The proposed drainage strategy will respect the hierarchical approach, managing run-off as close to its source as possible in line with the following drainage hierarchy:

- Store rainwater for later use
- Use infiltration techniques, such as porous surfaces in non-clay areas
- Attenuate rainwater in ponds and open water features for gradual release.
- Attenuate rainwater by storing it in tanks or sealed water features for the gradual release
- Discharge to water course
- Discharge rainwater to surface water sewer/drain
- Discharge rainwater to the combined sewer.

Water infiltration is not considered a viable option as shallow and perched groundwater was encountered across the site.

Marlow Film Studios' surface water drainage strategy consists of:

- Over 40,000 square meter of green roofs, located on all sound stages and both multi-storey carparks to provide surface water attenuation, water quality uplift, biodiversity and amenity value before conveyance to the downstream system.
- Swales, ponds, bioretention systems, and rain-gardens located adjacent to roads and footpaths to provide surface water attenuation, water quality treatment, biodiversity and amenity value before conveyance to the downstream system.
- Permeable paving (underlain by geocellular units) will be present on parking, loading bay areas and dead-end roads. It will provide surface water attenuation and water quality treatment before entering the downstream system.
- Geocellular crate systems and oversized pipes will be used for water attenuation to discharge at greenfield run-off rates and pipes.
- Surface water run-off from the site will discharge into the existing Westhorpe Lake and the Westhorpe water course.

Refer to the Chapter 8 "Landscape", for further detail on the above landscape features.

Foul water in the northern catchment will drain under gravity to a new gravity connection to the existing sewer in Westhorpe Farm Lane. In addition, the southern catchment will drain via gravity to a pumping station which will lift the water up to allow a new gravity connection to the existing foul sewage in Westhorpe Farm Lane.

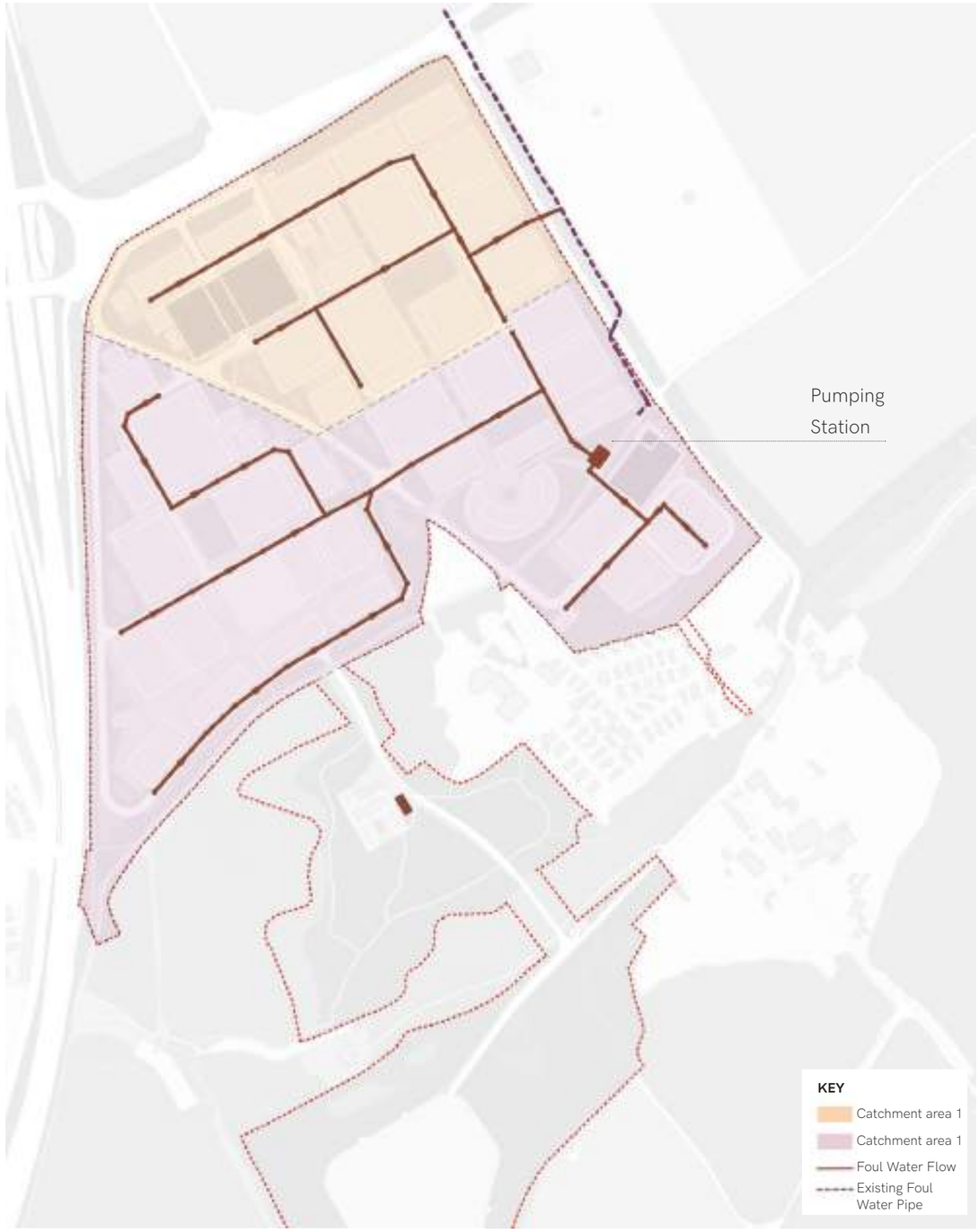


Figure 6.121 Proposed Foul Water Plan

DESIGN PRECEDENTS

Figure 6.122 Green flat roof with PV panels © Contec

Figure 6.123 Green roof Rice Plant Conservation Science Centre © Daniel F. Ada. L

Figure 6.124 Raingardens in Bridget Joyce © Robert Bray Associates

Figure 6.125 Sustainable Urban Drainage: Wetlands

Figure 6.126 Raingardens Boston Avenue © CARBO Landscape Architecture

Figure 6.127 Retention Pond Freiburg Rieselfeld © Arthur Wegmann Fotografie

Figure 6.128 Proposed Drainage Plan

6.15 WIDER BENEFITS

6.15.1 PUBLIC TRANSPORT

Marlow Film Studios will act as a catalyst for modal shift, both in terms of the management of trips to and from the site but also in the wider context through the provision of new bus services, modal interchange and enhancement of the existing pedestrian and cycling network, offering the community regular bus services linking the site with the public transport network.

Marlow Film Studios will work with neighbouring stakeholders, adjacent parishes, Marlow Town and other authorities to upgrade the existing bus provision that connects Marlow and the site with the neighbouring towns.

A comprehensive range of measures will be implemented to ensure that the opportunities for a modal shift can be realised. These measures are stated in the Travel Plan and Sustainable Transport Strategy. To promote modal shift, a Travel Plan Co-ordinator (TPC) will be appointed to oversee the implementation and monitoring of the Travel Plan (TP). In addition, the effectiveness of the TP will be monitored through travel surveys and ANPR data.

Increasing the frequency, visibility, and reach of bus services available to staff and visitors of the site is a key attribute of such improvements in driving a modal shift away from the private motor vehicle.

The bus interchange and Mobility Hub at the Entrance Square, and enhancements to local bus services to High Wycombe, Maidenhead, Marlow and Bourne End will support the use of public transport. The proposed bus services will also benefit the wider community by providing publicly accessible services on routes that are currently underprovided by existing public transport networks and supporting the wider reduction of private car use.

The increased demand for alternative means to access the site will lead to an enhanced bus network. The proposed new north-south bus service between High Wycombe and Maidenhead addresses an identified gap in the current bus-based public transport provision. It will serve the needs of the site (by connecting residential areas and rail services in High Wycombe and Maidenhead with the site) whilst also providing the wider community with a high-quality direct public transport link between the two market towns.

The east-west 'hopper' style local bus between Marlow and Bourne End will cover both employee requirements and local movements within the immediate vicinity of the site as a public service. Indicatively it is anticipated that the Hopper service will operate on a loop, serving residential areas in Marlow, Little Marlow and Bourne End and connecting key destinations including Marlow and Bourne End stations, the Globe Business Park and Marlow town centre

Promoting public transport to access the site will improve the connectivity between nearby town centres and significantly integrate Westhorpe Park and near neighbours into the broader context. As a result, this substantial investment in public transport will shape the film industry's future and offer fast, convenient, sustainable and efficient alternatives to private car use for the local community.

Figure 6.129 Wider Connections

6.15.2 SUSTAINABLE TRANSPORT

The site sits strategically between Marlow and places of interest such as Little Marlow, Spade Oak and the River Thames. Marlow Film Studios will be a catalyst in creating a well-considered cycling and pedestrian network that offers:

- A convenient commuting route between Marlow, the film studios and Little Marlow.
- A recreational network of paths for everyone to enjoy, connecting the multiple destination points.
- A safe and enjoyable connection to Marlow for the Westhorpe Park Homes and Westhorpe Farm neighbours.

The proposal will enhance the existing Public Right of Way to provide a safe route that cyclists and pedestrians can share comfortably. A new cycling and pedestrian path will run parallel to the A404, connecting the Public Right of Way with the enhanced cycling path along the A4155.

Marlow Film Studios will work with adjacent landowners, stakeholders and local authorities to improve existing neighbouring paths and provide new connections to offer an outstanding cycling and pedestrian network. By offering safe and convenient connections to town centres and recreational outdoor space, the film studio will promote active travel modes and provide recreational paths for the health and wellbeing of the community.

Internal movement around the site will rely on active mobility and utilise electric scooters and bicycles. Electric vehicle charging infrastructure provided on-site will help support the shift from fossil fuel to electric vehicles. The Applicant is committed to work with the authorities and the community and promote the use of electric cars off-site.

Health and Wellbeing

The Applicant recognises the health benefits, both mental and physical, that access to outdoor space can provide, such as:

- Improved mental wellbeing
- Positive impacts on physical health
- Encourages physical activity
- Maintains high qualities of life

In addition, Marlow Film Studios is committed to investing in the health and wellbeing of film studio users and close neighbours. During the Planning Application, further detail will be provided on potential mentorships and wellbeing programmes for trainees, crew, and Westhorpe Park Homes.

Figure 6.130 Accessibility in Public Transport

Figure 6.131 Autonomous Shuttles © Easy Mile

Figure 6.132 Lepe Country Park © www.visit-hampshire.co.uk

Figure 6.133 © Eberle, Schwarzland Tourismus

Figure 6.134 © Travelwest 2022

Figure 6.135 © Seksan94/Adobe Stock

6.15.3 EMPLOYMENT, SKILLS AND CULTURE

Marlow Film Studios will positively impact the area's skill levels by providing educational services and programmes. Plot 4's Culture and Skills Academy provides the platform to deliver education, skills, recreation, and cultural resources. This building provides a space to bring the creative industry closer to Marlow's community with an extensive programme of educational and cultural events, courses and mentorships.

There are current discussions with Buckinghamshire New University and several other nationally significant education providers to provide a world-leading educational and skills programme. Further detail will be provided throughout the planning process, but the guiding principles of the approach are as follow:

- Engagement with a network of local schools
- Programmes for Further and Higher Education students
- Deliver training pathways for the existing workforce
- Enhance cultural impact

Marlow Film Studios will address the skills challenge in the area by offering employment and training opportunities for people of all backgrounds. In addition to upgrading the skills of future generations, the development will provide 1600 - 2170 Direct FTEs supported on-site, equivalent to 1,815 - 2,460 jobs when accounting for part-time working patterns. A minimum number in the training programmes and job vacancies will be filled by local people with particular focus on diversity, equality and inclusiveness. This ambition will help create a more inclusive economy in Buckinghamshire and the UK as a whole.

6.15.4 IN SUPPORT OF A FUTURE COUNTRY PARK

More than a quarter of the site will be made available for recreation and wildlife, securing benefits for the longer term, and enhancing the recreational network in the area.

The recreational benefits include:

- 9 acres of Plot 4 being available for quiet recreation on a permissive basis. This will be to the benefit of those living very close to the site, the wider community, and those working at the Studio
- The adjacent Cultural and Skills Academy will be made available outside of the working week for cultural and social events, which will benefit from the open setting. Occasionally it will host school parties, and at those times for safeguarding reasons, Plot 4 use by the wider public would be restricted.
- The lakeside path on Plot 4 will be enhanced, and, on a permissive basis, made available for public use. Because of the design of the layout of plot 4, this will not need to be closed for safeguarding reasons.
- The public right of way through the Site will be improved, with a better surface and some low level lighting to help with security, but to minimise impact on wildlife. It will be made wider to enable cycling and active mobility.
- A new cycle and pedestrian path will be created alongside the A404 from the Volvo Bridge up to the A4155 Marlow Road, connecting to the Area of Outstanding Natural Beauty to the north.
- With the agreement of the adjacent landowner, a contribution is available to establish a step-free new cycle and pedestrian path from the Volvo bridge to Fieldhouse Lane, connecting into Marlow Town Centre and on to the Thames Path to the south.
- A contribution will be made available to improve footpaths in the wider RUR4 area.
- A café is incorporated into the design on the public right of way near the Studio Hub for the enjoyment of the wider public using the area.
- A community building – akin to a village hall – is provided, with some outside space near the public right of way, for community use.
- Some of the parking will be made available out of hours for use by the community.

For wildlife, the benefits include:

- Three quarters of Plot 5 – about 15 acres – will be managed exclusively for wildlife on site
- The quiet recreational area on Plot 4 will also be managed for wildlife, maintaining the current mosaic of habitats.
- The proposals for wildlife on Plots 4 and 5 result in a greater benefit for wildlife than the present situation – a 'net gain' in biodiversity.
- Marlow Film Studios will not only deliver Biodiversity Net Gain in line with the emerging national requirement of +10%, but in addition has set voluntarily its own bespoke target to reach +20% net gain, through the provision of a wildlife rich meadowland as close to the site as land availability allows.
- The planting within the northern studio area has been designed to maximise the benefits for biodiversity, including the planting on the green roofs and green walls.
- Hedgerows have been retained to ensure that linear habitats are not interrupted.
- The woodland belts around Plots 4 and 5 are retained, along with more than 80% of the existing trees. More than 300 new trees will be planted.

DESIGN PRECEDENTS

Figure 6.136 Film Training source: www.medium.com

Figure 6.137 Lakeside path © Getty Images

Figure 6.138 De Groote Sheere Country Estate © Bureau B+B

RECREATIONAL BENEFITS

Public Right of Way
- The path widened to 5m to enable cyclists & pedestrians
- Low level lighting is provided throughout to improve safety
- Landscape enhanced

Waterfront
- Waterfront landscape enhanced throughout the site

Studio Hub
- Provides a window to the film studios and brings interest into the Public Right of Way
- Hosts temporary public events
- Acts as a focal point for the surrounding landscape

Green Enhancement
-Enhanced landscape to restore the experience immediately north of Westhorpe House.

Café
- A publicly accessible cafe activates the Public Right of Way

Community Building
- A flexible space managed and used by the wider community.

Culture and Skills Academy
- Dedicated hours of opening to the public for events, educational and cultural programmes.
- Operates as an anchor for the recreational space and the permissive paths

Recreational Space
- Located in front of the Culture and Skills Academy building
- Hosts a network of permissive recreational paths
- Publicly accessible

Unit Base
Unit Base
Unit Base
Internal backlot
Westhorpe House
Westhorpe Park
Westhorpe Lake
Bridge
New Town Pit Lake
Principal backlot

Figure 6.139 Recreational Benefits