

# Save Marlow Greenbelt's objection template

The proposed site is designated as Green Belt in the [2019 Local Plan](#) (policy RUR4), which provides National Planning Policy protection from inappropriate development. The 2019 Local Plan is very new and as such is considered to be very relevant in its policies and designations.

- The proposed site is designated as mitigation for the release of green belt in Bourne End in order to build circa 500 houses. Removal of the proposed site from the Green Belt would therefore also remove the mitigation for the Bourne End development.
- The proposed site is adjacent to the Chilterns Area of Outstanding Beauty and would be out of keeping with the natural rural landscape character.
- The special economic circumstances claimed by Dido Property Limited (Guernsey) rely on further growth in the film industry (including streaming services that are now cutting costs) and proximity to London. The recent approval of extensions to nearby Pinewood Studios and the conversion from temporary to permanent studio space at [the Wycombe Air Park](#) both offer skills & opportunities for local young people. Do we actually NEED another film studio?
- Recruiters are currently struggling to fill job vacancies in our area. Film studio jobs would largely be for those travelling from London or the wider area and our local traffic infrastructure is not designed for this level of commuting. The plan for the studios requires a maximum of 40% car travel, which is unrealistic as the current average for similar studios is 80-90%.
- The alternative site assessment (required to demonstrate the need to develop *here*) is very thin, centres around a “West London Cluster” and does not provide any detail on which sites were considered. It does not include any locations in the North of England, where the need for employment opportunities is greater. This is not compatible with the Government’s “Levelling Up” policy.
- Local sewage infrastructure cannot cope with this development and is likely to lead to increased discharge into the River Thames.
- The proposed site is a valuable wildlife-rich habitat, supporting multiple protected and endangered species.
- It is detrimental to the people living in the area, destroying their quality of life by being surrounded and trapped by the industrial-scale development.
- It ignores the rights of way (footpaths and cycle tracks) that people have been using for more than 20 years.