

Press Release by Ainscough Strategic Land 29 June 2022

Plans submitted for sustainable village on former Marsworth Airfield

29th June 2022

Plans have been submitted to create a modern village with affordable homes, a new primary school, sustainable infrastructure, and an array of community services to promote and support healthy and sustainable living.

Ainscough Strategic Land has submitted planning applications to both Buckinghamshire Council and Dacorum Borough Council to create a new free-standing village on the previously developed brownfield site of the Marsworth Airfield.

The proposed development, to be named Upper Wellington, offers a modern and sustainable community featuring 320 new homes, a primary school, community and sustainable transport facilities, and retail space for locally sourced foods.

In addition, the community facilities proposed would support 55 new jobs and create a new local economy worth around £8.9million per year. The new village would also see a £720,000 per year boost in council tax revenue, helping local authorities to enhance local services for the surrounding area.

Jenny Brow , Senior Planner for Ainscough Strategic Land said:

“This landmark development would create a sustainable new community built for the future, with an array of facilities and services for residents and space for wildlife and conservation.

“Our priority has been to transform an under-utilised and previously developed brownfield site into a 20-minute neighbourhood that promotes healthy and sustainable living, while providing the space around which the community can come together.

“We are complying with local planning policies and are committed to meeting, and where possible exceeding, the sustainability targets of the respective Local Plans. We look forward to working with local stakeholders and residents to ensure this development truly benefits the local community and environment.”

The proposal for Upper Wellington includes:

- Up to 320 new homes, with affordable homes, including support for first-time buyers, and opportunity for self-builds.
- A new primary school to help meet the needs of local families and relieve pressures on existing schools.
- A community centre with a shop, café, business units, and community space for meetings, sports classes, and community activities.
- A rural enterprise hub for local small businesses, including the potential to provide locally sourced produce to residents and the local community.
- A transport mobility hub featuring a new bus stop, car club, and e-bike station, in addition to car charging points for residents.
- Open green spaces with gardens, play areas, a community orchard, and new habitats to boost biodiversity in the area.
- New access for pedestrians and vehicles off Long Marston Road, and a widening of the road to support an expanded bus route.

Decisions are expected later this year.