

# Plans submitted for sustainable village on former Marsworth Airfield

Planning applications have been submitted to Buckinghamshire Council and Dacorum Borough Council for a new sustainable village, known as Upper Wellington, on the site of the former Marsworth Airfield.

The proposed development offers a modern and sustainable community with the facilities, services, and benefits necessary to reduce the need for travel.

Plans include affordable and market homes with a variety of sizes and styles, a new primary school, indoor and outdoor community spaces, and infrastructure for sustainable travel.

## Our vision for Upper Wellington

The under-utilised brownfield site of the former RAF Cheddington airfield presents an amazing opportunity to establish a modern and sustainable community built around the principles of self-sufficiency, social cohesion, and environmental responsibility.

In creating a '20-minute neighbourhood', where residents can find everyday facilities on their doorsteps, we hope to give life to a free-standing village that fosters social interaction and reduces the need for unsustainable travel.

We also believe it is important to preserve and promote the history of the airfield, which is why a number of the site's former blast shelters would be retained and incorporated into the open green spaces.



A Local Centre with facilities and opportunities to socialise

## Proposals at a glance



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 local schools.



A **community centre** with a shop, café, business units, and space for meetings, sports classes, and community activities.



A **rural enterprise hub** for local small businesses, including the potential to provide locally sourced produce for residents and the local community.



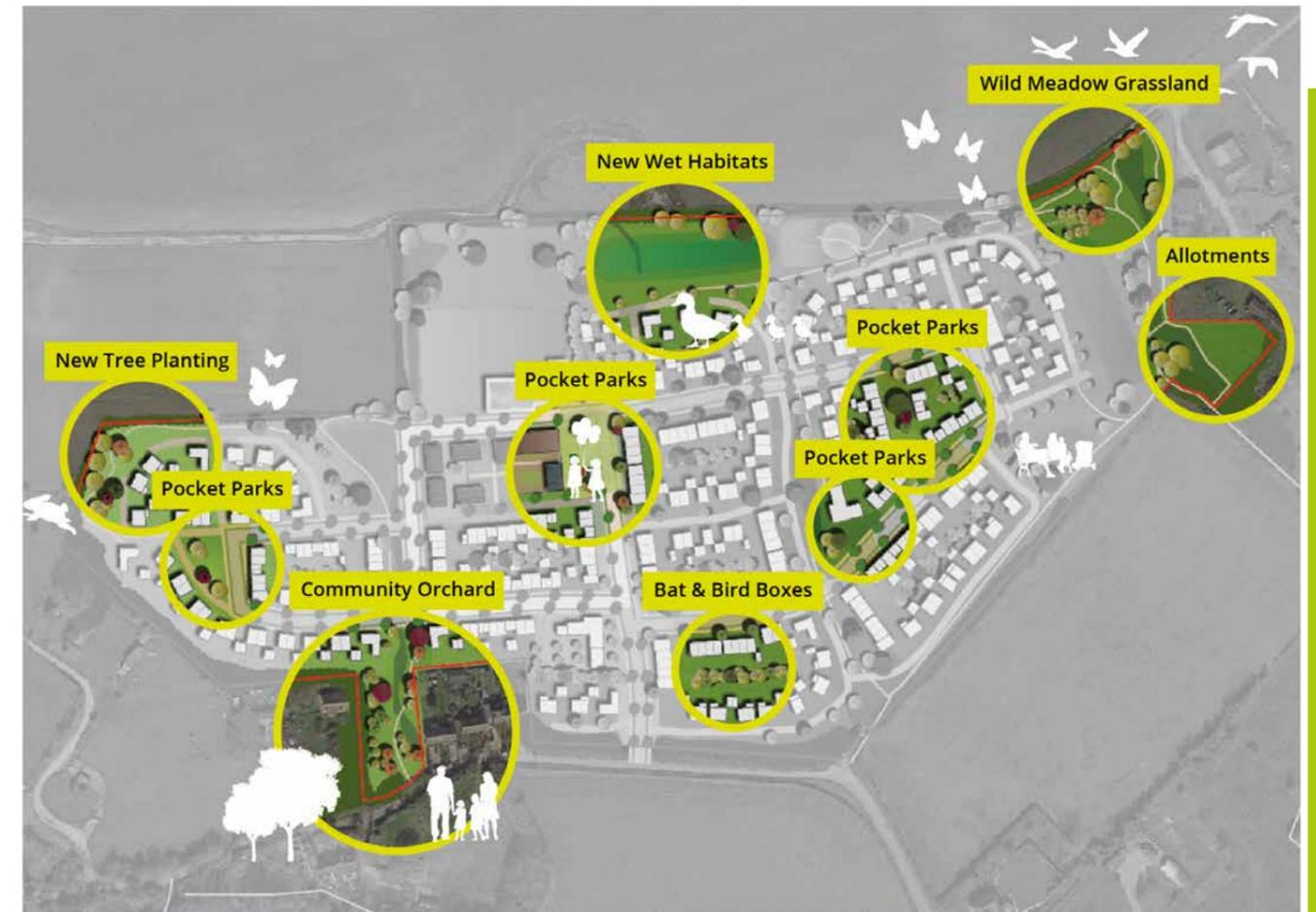
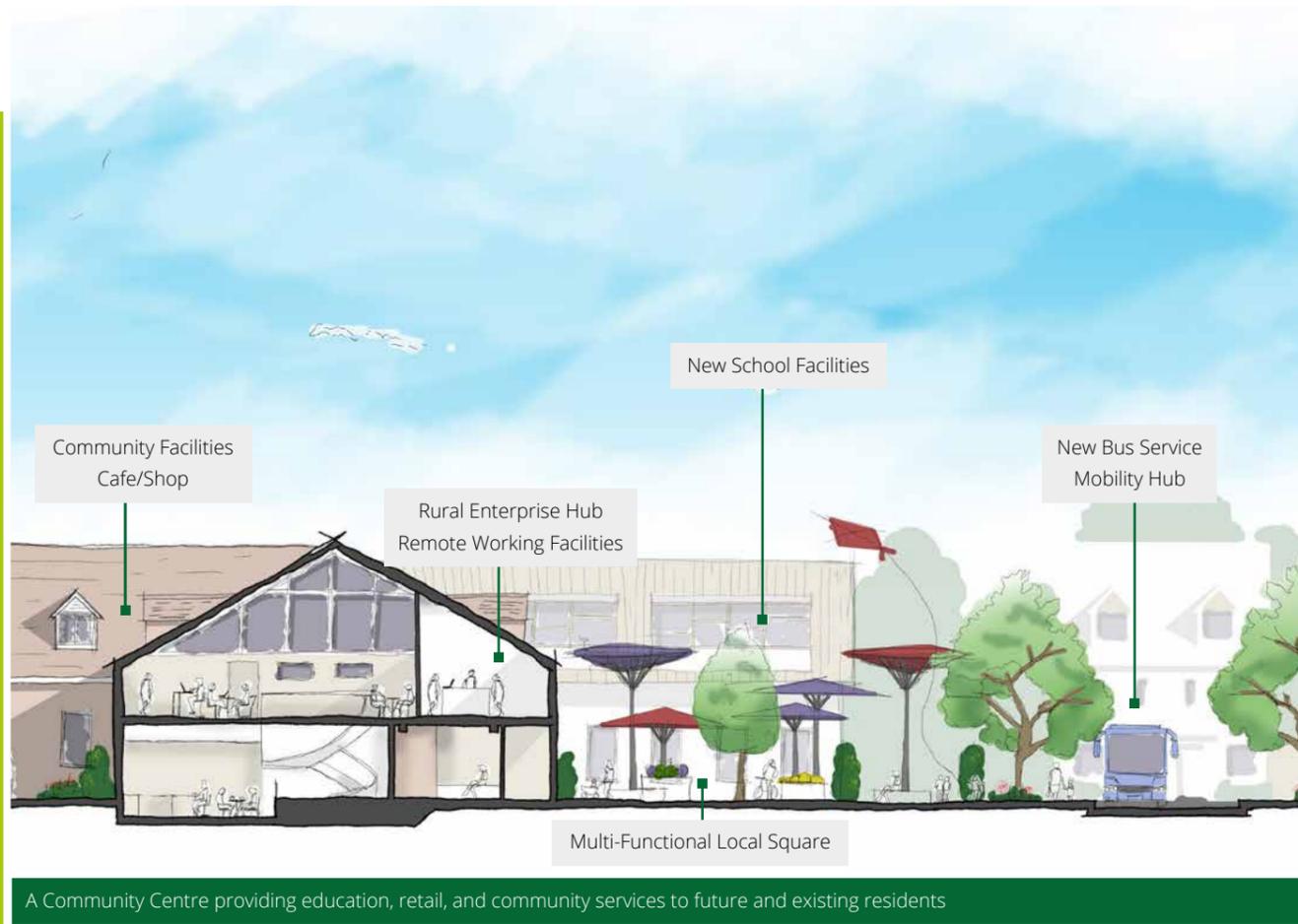
A **transport mobility hub** featuring a new bus stop, car club, and e-bike station, in addition to car charging points for residents.



**Open green spaces** with gardens, play areas, and a community orchard, in addition to new habitats for boosting biodiversity.



**New access** for pedestrians and vehicles off Long Marston Road, and a widening of the road to support an expanded bus route.



## Sustainable Living

We are committed to climate-conscious development, and we have designed the sustainable community of Upper Wellington to embody this.

This new village would provide a wide array of community amenities, reducing the need for residents and nearby communities to embark on long-distance journeys to access everyday services.

Improving pedestrian and cycle routes, and diverting local buses into the village, would further incentivise sustainable travel between Upper Wellington, Marsworth, and neighbouring villages.

The creation of a transport mobility hub and vehicle charging facilities would also provide the necessary infrastructure to enable residents to make the switch to sustainable modes of transportation.

## Engaging stakeholders

We are committed to meeting, and where possible exceeding, the sustainability targets of the respective local authorities' Local Plans, and we look forward to working with local stakeholders and residents to ensure the design and delivery of Upper Wellington truly benefits the local area.

Our meetings with officers at Buckinghamshire Council, Dacorum Borough Council, and the Marsworth and Tring Parish Councils have ensured the plans benefit from their insights.

We have also contacted local NHS Clinical Commissioning Groups, business groups, and bus service and car club providers to get an understanding of the needs of the local community.

## Community

Creating a mixed-use development not only promotes sustainable living but it also encourages social interaction.

With facilities and meeting space for sports, socialising, and community activities, Upper Wellington has been designed to foster a community spirit both within the village and with residents in the wider area.

The publicly accessible parks, play areas, gardens, and footpaths included in the proposals will also support outdoor activities, boosting mental and physical wellbeing in the local community.

## Biodiversity

Open green spaces are at the heart of our proposals for Upper Wellington, with public access into parks and community gardens helping to promote the natural environment.

Existing hedgerows and boundary vegetation would be preserved and enhanced, and new trees planted, to support local carbon reduction and wildlife.

With the incorporation of a Sustainable Urban Drainage System (SuDs), a new habitat would be created on the site. This would help deliver a biodiversity net gain of 4.24%.

## Boosting the local economy

Upper Wellington would create a new localised economy that would deliver economic benefits to Buckinghamshire.



Construction would create 65 gross FTE jobs per year and generate a £39.5 million Gross Value-Added contribution to the economy over the 5-year period.



After its completion, the village would create a gross resident income of £11 million, boosting spending power in the region.



Council Tax receipts would also increase by £720,000 annually, helping local authorities deliver and expand public services.



The primary school, community centre, and rural enterprise hub would also support 55 gross FTE jobs and would generate approximately £8.9 million in revenue from retail goods and leisure services every year.

## About Ainscough Strategic Land

Ainscough Strategic Land is a family-owned business focused on honesty, integrity, and trust. We pride ourselves on helping create thriving communities with a commitment to sustainability and social value for new residents and existing communities.

## Contact

If you have any questions about the development, please feel free to contact us:



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Site Masterplan