

WELCOME TO THE CONSULTATION EVENT

Thank you for taking the time to visit our consultation event on the future of RAF Halton.

The RAF Halton site has been identified as part of a potential allocation for residential-led development in Aylesbury Vale District Council's (AVDC) emerging Local Plan, which sets the policies for development and land use in the District up to 2033.

The information available today outlines our emerging vision for the future use of the site for your feedback. At this stage no planning application has been prepared, however we hope to be in a position to submit an application following the adoption of the Local Plan. Our ideas for the emerging masterplan for RAF Halton have been developed in recognition of the wider local planning context, including the Aylesbury Vale Garden Town.

ABOUT THE TEAM

The Defence Infrastructure Organisation (DIO), part of the Ministry of Defence (MOD), is developing proposals for future use of RAF Halton when it ceases to be a military facility.

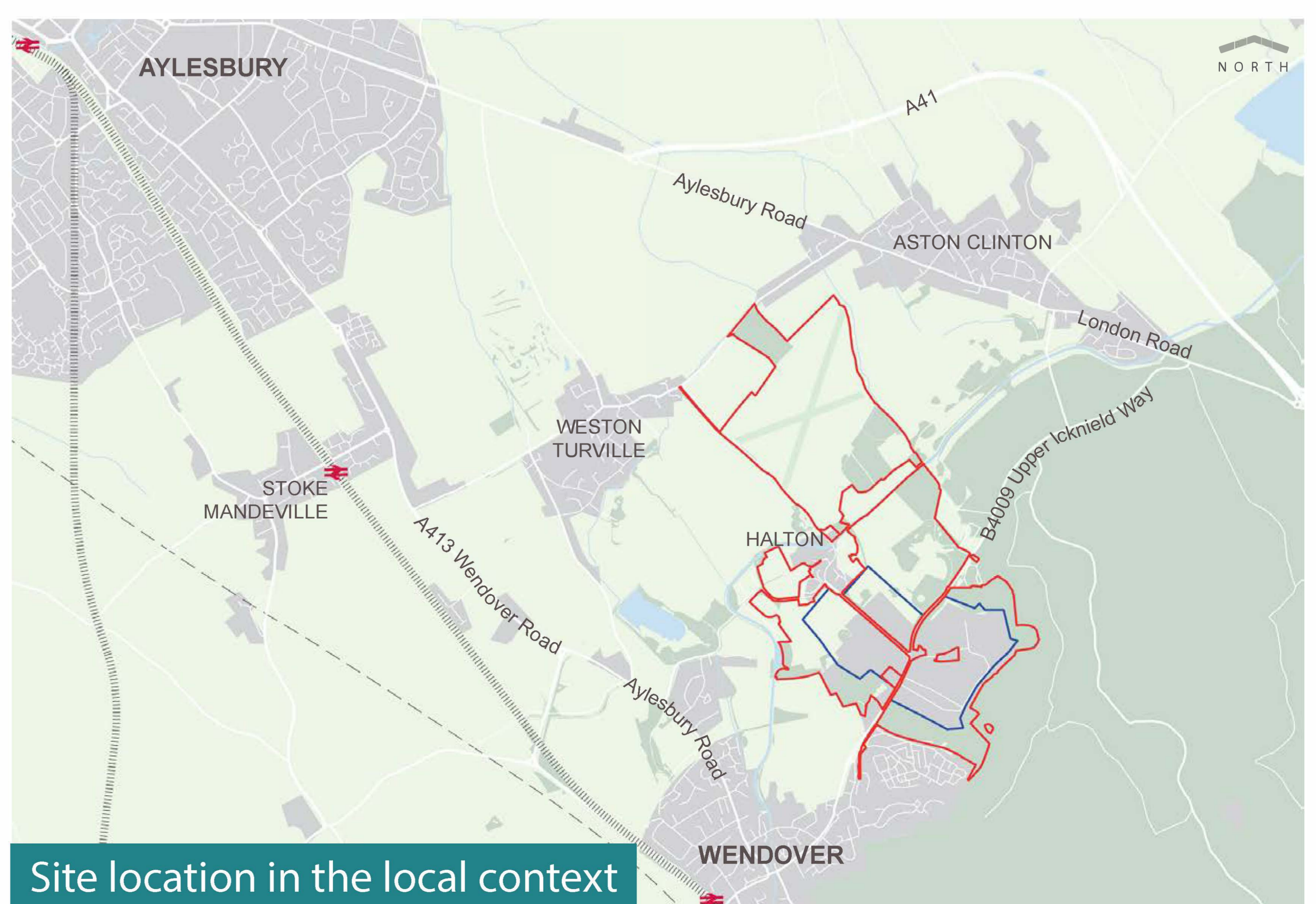
Today, the DIO is supported by architects and landscape architects PRP, planning and heritage consultants JLL, transport consultants Peter Brett Associates, now part of Stantec, and consultation organisers Connect.

ABOUT THE SITE

The RAF Halton site is located to the north east of Wendover and the village of Halton immediately adjoins the site to the west. The RAF Halton site wraps around Halton Village from the north-east to the south-west. Other neighbouring villages include Aston Clinton and Weston Turville.

The MOD announced the closure of RAF Halton in 2016 as part of a wider programme to reduce the size of the defence estate. Initially the base was scheduled to close by 2022 however it was announced in February 2019 that there will now be a phased closure, drawdown and development from 2022.

While RAF Halton extends to the area shown in the area within the red boundary on the map on the right, the proposed Site Allocation within the AVDC Local Plan does not cover the entirety of RAF Halton under the ownership of the MOD. The extent of the MOD ownership comprises some 298 hectares. However, in the emerging Local Plan, AVDC has allocated only 82 hectares, as shown within the blue line boundary and includes Halton Station, Maitland and Henderson which comprise RAF barracks and training facilities. The Local Plan allocation excludes Halton House and most of its grounds, several open recreation areas, areas of woodland and the airfield and associated buildings. Despite this, our approach to the blue line area takes into consideration future development of the entire site.



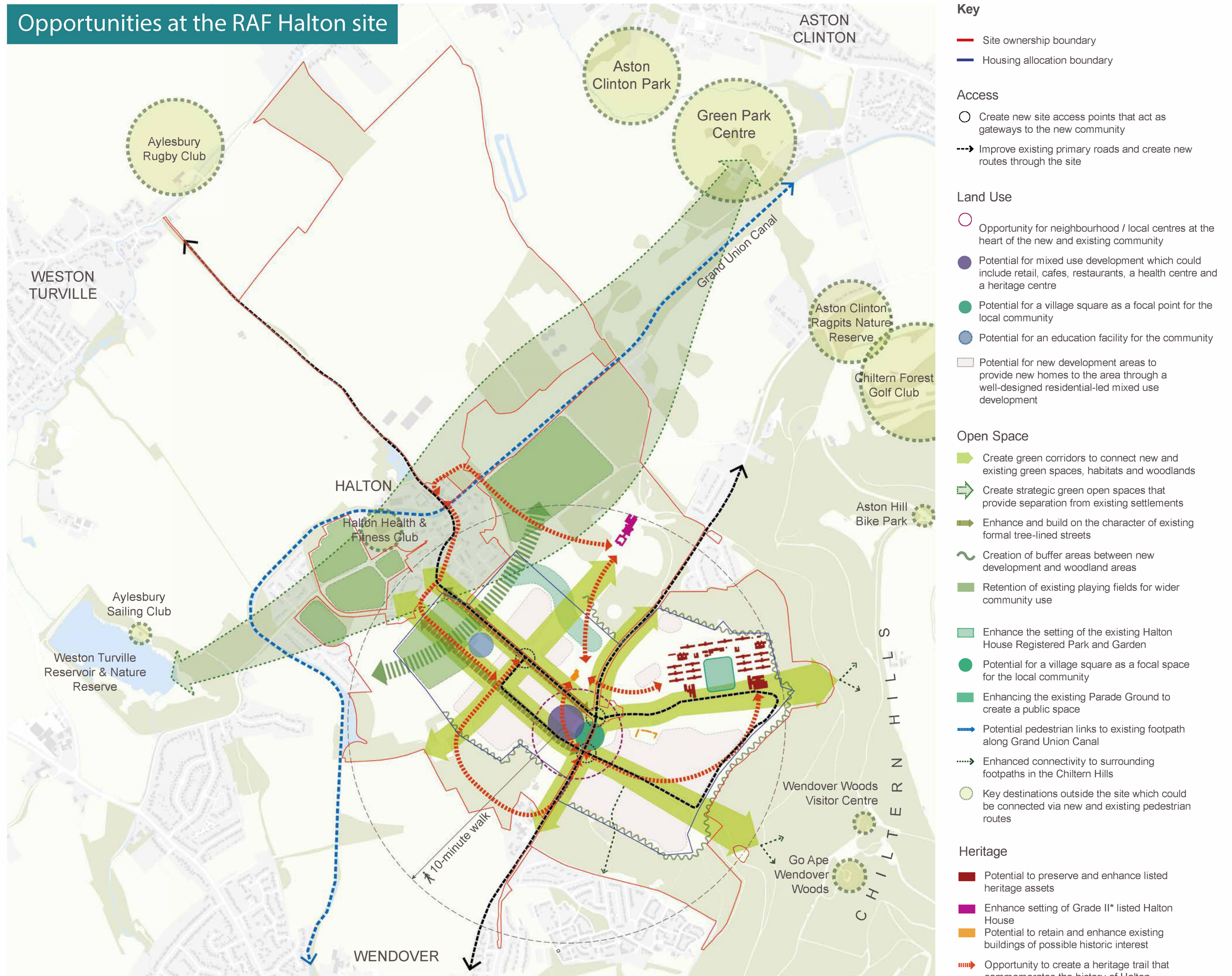
Site location in the local context

Key

- Site ownership
- AVDC housing allocation site

A NEW COMMUNITY ROOTED IN THE LOCAL AREA

Opportunities at the RAF Halton site



The disposal of RAF Halton provides an opportunity to deliver significant benefits for the local area. The opportunities outlined below have informed our emerging vision for the future use of RAF Halton.

- Inject investment into Halton, improve road networks and create a new, sustainable mixed community.
- Open access to existing sports pitches within the site to provide significant open space for use by both new residents and the wider community.
- Provide a range of much needed homes for families.
- Create new public spaces.
- Provide new education facilities for current and future residents.
- Enhance existing community facilities on the site, such as St George's Church and to provide further community facilities.
- Design will enable environmentally-friendly travel and public transport access.
- Ensure, through a heritage-led approach, that the memory of the site's former use is maintained, and the local community can benefit from greater access to the historic buildings.

INDICATIVE LAYOUT

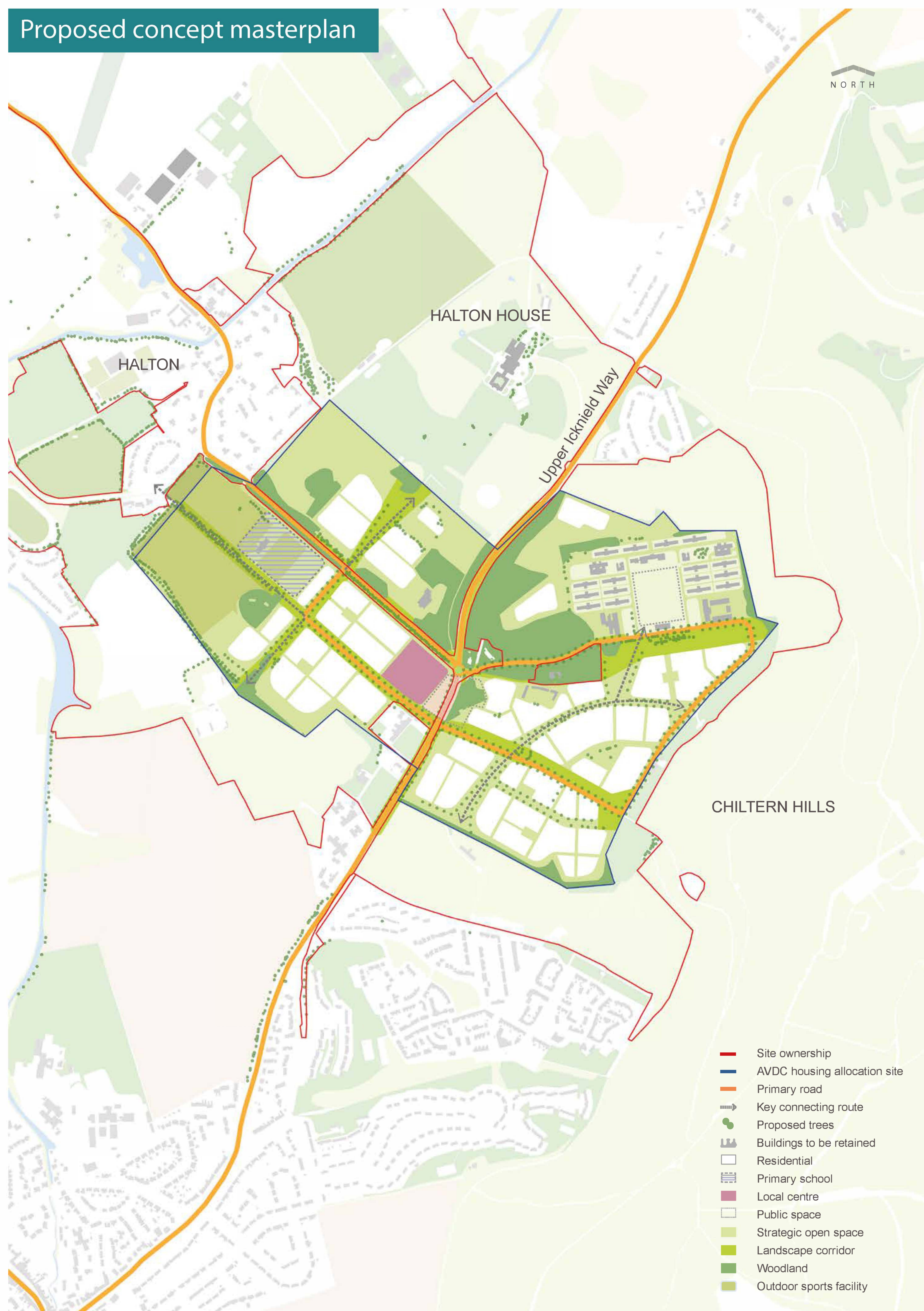
This diagram shows the emerging masterplan for the future use of the RAF Halton site. This has been developed following feedback from local community representatives and AVDC and we are continuing to update it following further feedback.

Since it was submitted as part of the DIO's representation to the Local Plan, we have received further comments, including:

- Consider locating primary school closer to the local centre and existing primary school.
- Look into the potential for community uses, for example allotments and equipped play, on land currently occupied by the caravan park and rifle ranges.
- Further consider how the masterplan relates to the surrounding Green Belt.
- Undertake further review of non-designated heritage assets to assess their potential for reuse and integration with the proposals.

We would encourage you to leave us your thoughts on our vision for this part of the site.

Proposed concept masterplan



PRESERVING MILITARY HERITAGE



Henderson and Grove Parade Ground



Cinema



1913-1914 tents

By celebrating and incorporating the memory of the site's military heritage, we have the chance to create a unique place for people to live and the community to thrive.

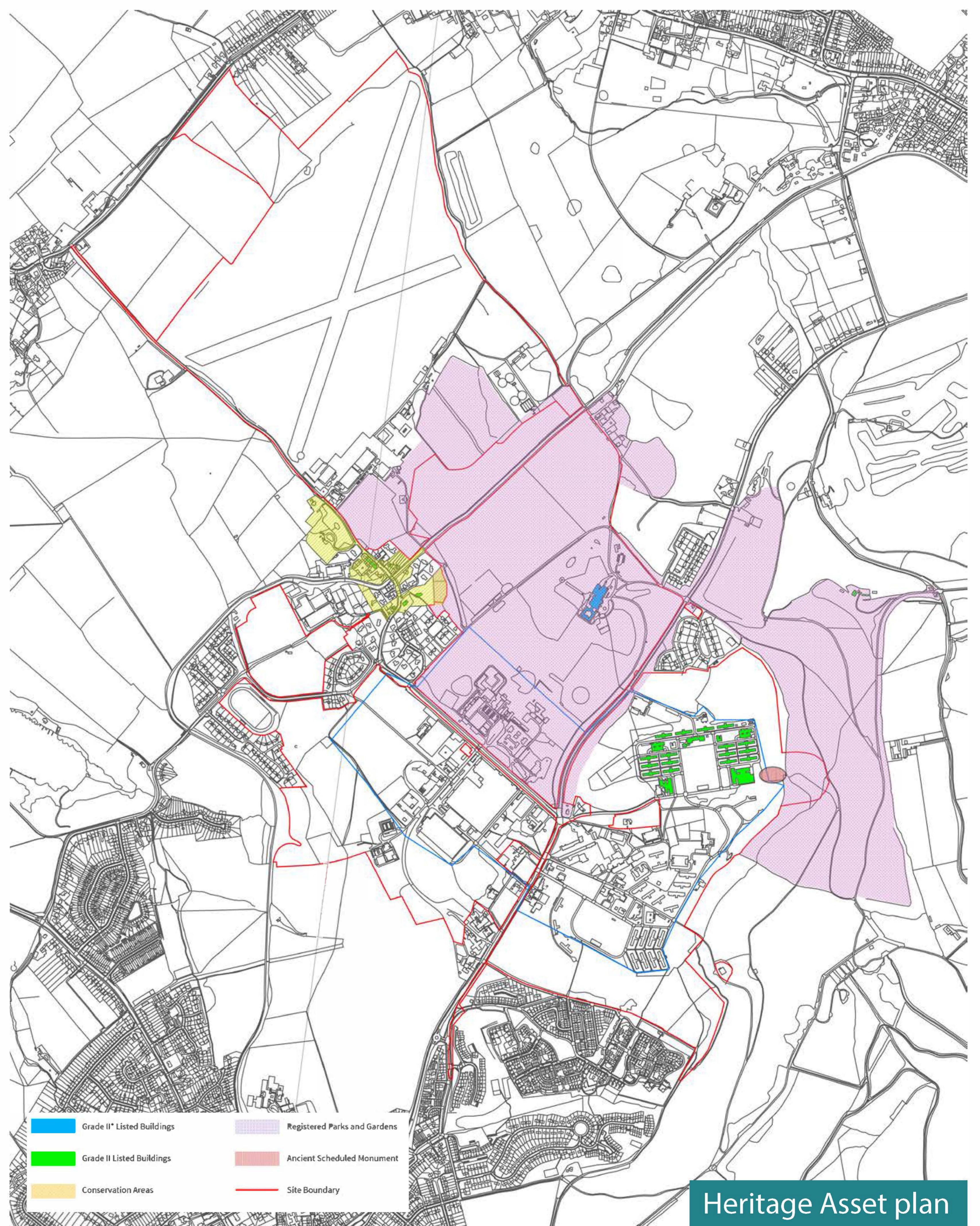
The Halton estate has been associated with the renowned Rothschild banking family since the mid-1800s, when Baron Lionel de Rothschild purchased 1,500 acres from the Dashwood Family.

The estate passed to Alfred, son of Lionel in 1876. Alfred's first ambition was to construct a magnificent house on the estate. Construction began in 1881 and was completed in 1883 in the French Renaissance style.

In early 1913 Alfred de Rothschild invited the 1st Brigade of Guards and support units of the British Army to use the land on the Halton estate as part of their summer manoeuvres.

Following Alfred's death in 1918, the estate was purchased to provide a permanent base for the expanding Royal Air Force, which had only recently formed. The wooden huts constructed for the Army were no longer suitable and the first permanent accommodation blocks were constructed during the early 1920s.

Today, there are two museums on the base: the James McCudden Flight Heritage Centre and the Trenchard Museum. The DIO is engaging with the museums to ensure that we understand their aspirations for the future development of the site and to ensure the museums are appropriately provided for as part of the new development.



Heritage Asset plan

CELEBRATING MILITARY HERITAGE

We want to preserve Halton's important history and incorporate its heritage assets into the new development. We have developed a heritage-led approach which will unlock the heritage potential of the site and incorporate a trail to help tell the story of the site's past.

Our emerging masterplan focuses on creating a viable, sustainable and vibrant future for the redeveloped RAF Halton site that recognises its unique features and heritage. The site has a variety of heritage assets which help to tell the story of Halton and provides an insight into its important military function.

By preserving and integrating historic assets such as the listed accommodation blocks and the old railway line, we will be able to create new heritage trails and open a locally important site to members of the public for the first time, providing opportunities for engagement. Where buildings are not suitable for residential conversion there is potential for them to incorporate alternative uses.

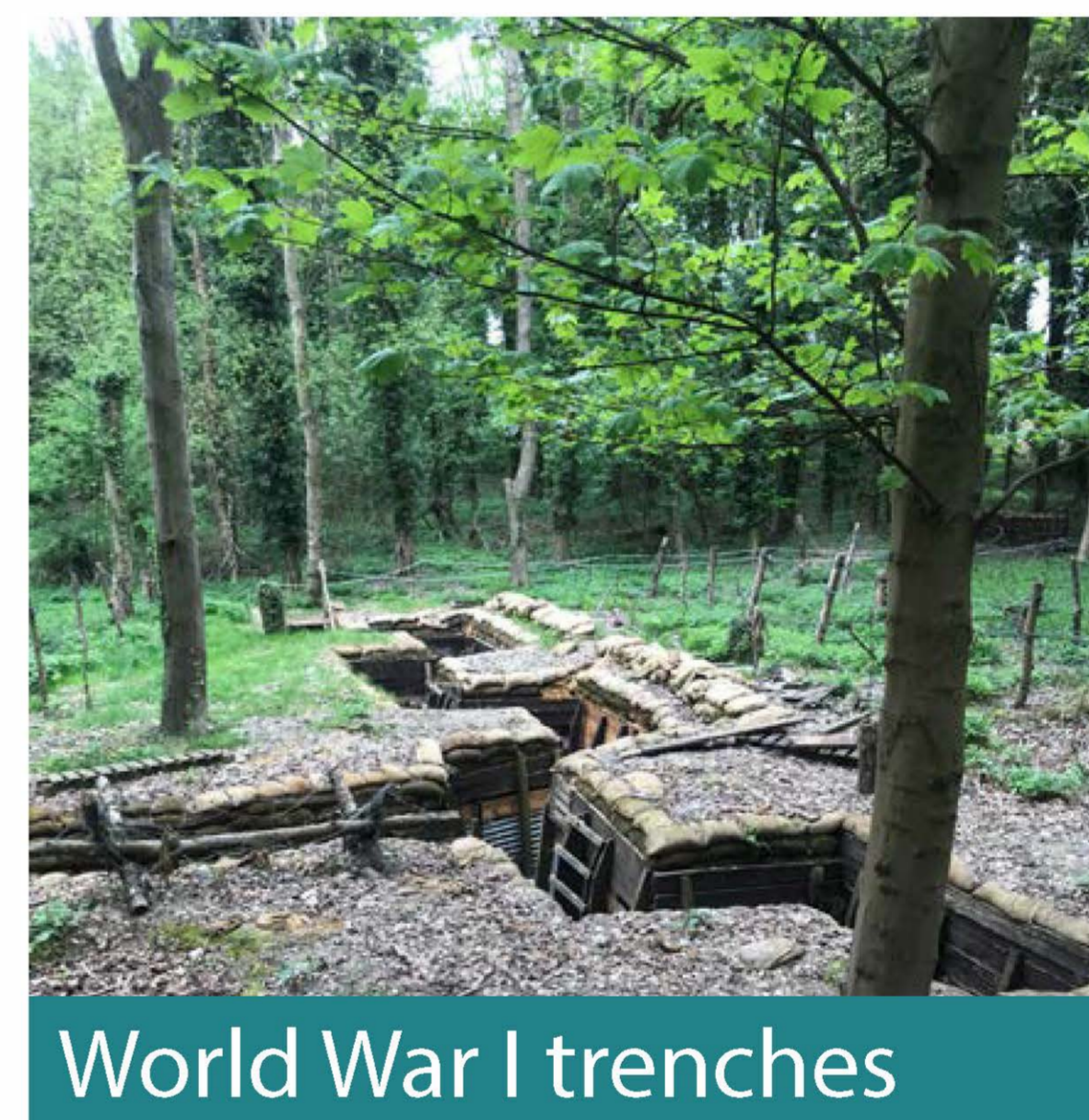


Stained Glass at St George's Church

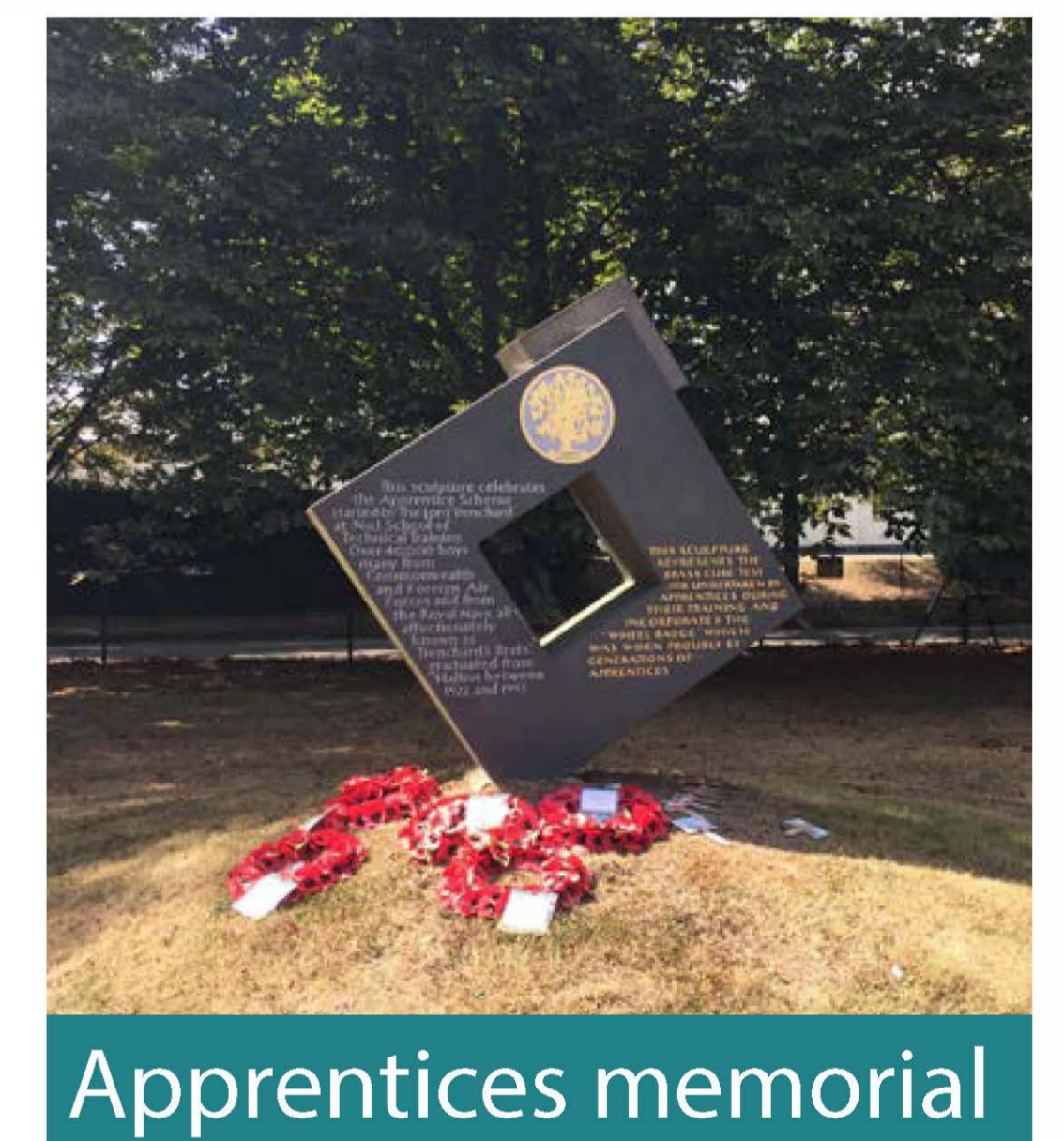
HALTON VILLAGE

Halton Village is a designated Conservation Area and has an existing heritage trail with interpretive signage.

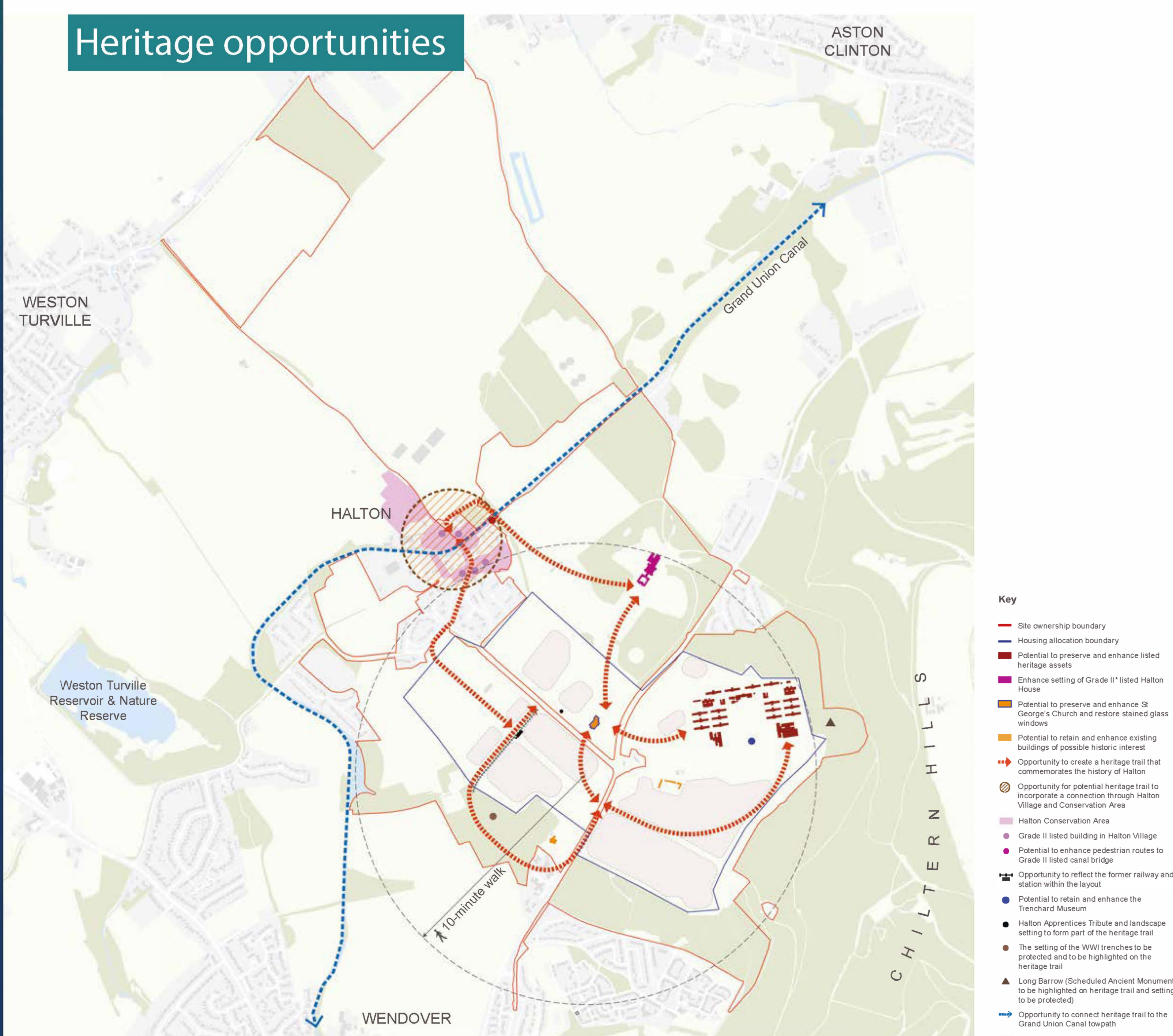
The current route could be expanded to include historic buildings at RAF Halton and comprehensive wayfinding and interpretation signage could be considered.



World War I trenches



Apprentices memorial



Halton House



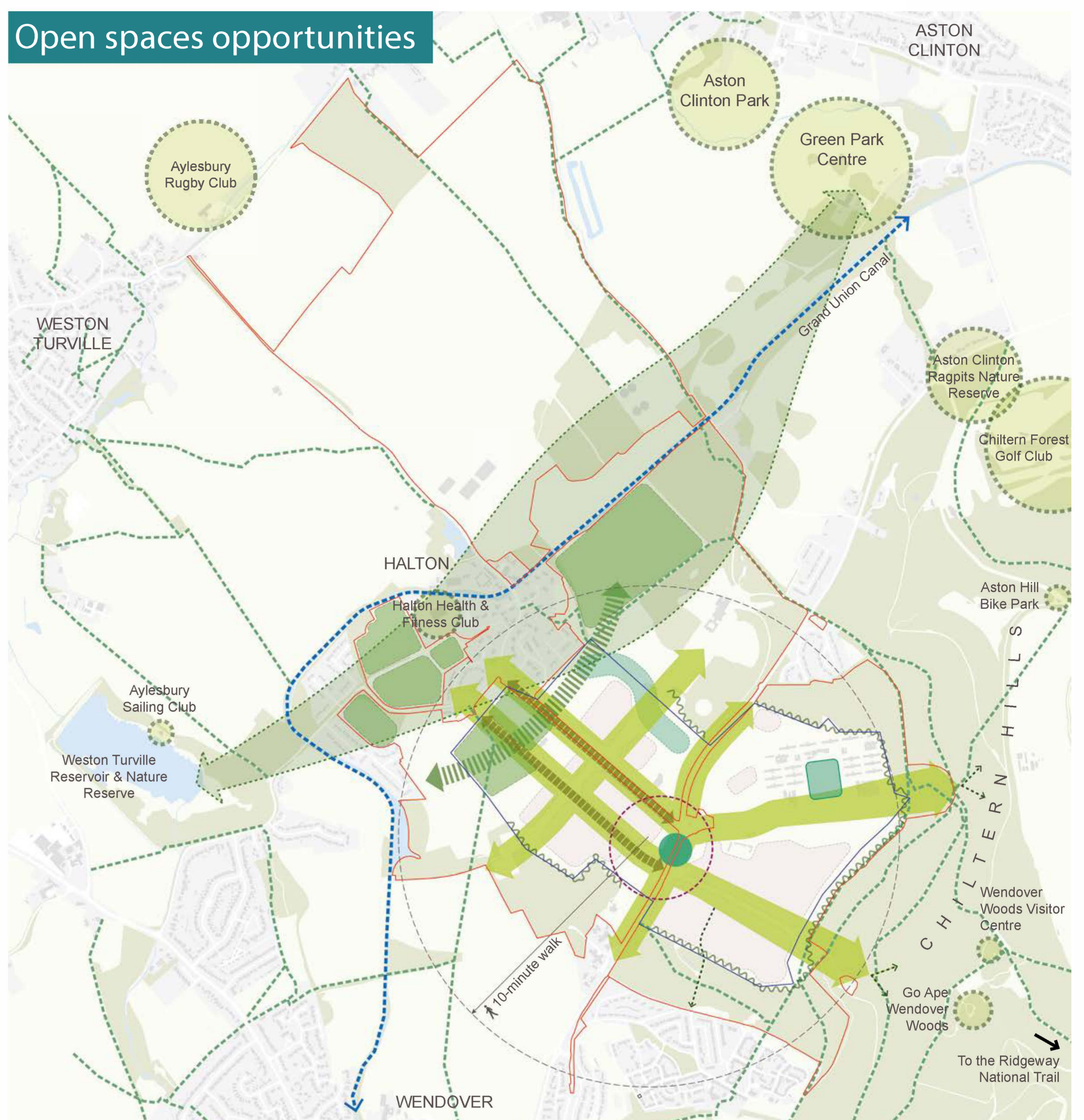
Halton bridge

CREATING GREEN SPACES

Our intention is to deliver a network of sustainable green spaces, connecting to existing woodlands, open spaces and amenities and integrating the historic landscape and built features into a new, green neighbourhood. The new green spaces will enhance ecology and biodiversity and will improve the quality of life for new and existing communities.

The site is located in a unique, high quality landscape on the edge of the Chilterns, next to the Grand Union Canal and farmland. The site includes remnants of the historic landscape of Halton House and established planting related to the RAF base. The existing mature, landscape features such as trees, avenues and woodland will be retained, where possible, to form a structure for new open spaces, routes and parks. Green corridors will be developed to link existing and new habitats and to enhance biodiversity.

Footpath routes will be designed to connect the new neighbourhoods with existing paths and bridleways through the Wendover Woods, along the Union Canal and other existing paths. Existing sports fields, currently forming part of the RAF facilities will be integrated with new facilities and access routes. Community gardens and play will be designed and located so that everyone has easy access and to promote outdoor activities.



- Key**
- Site ownership boundary
 - Housing allocation boundary
 - Create green corridors to connect new and existing green spaces, habitats and woodlands
 - Create strategic green open spaces that provide separation from existing settlements
 - Enhance and build on the character of existing formal tree-lined streets
 - Creation of buffer areas between new development and woodland areas
 - Retention of existing playing fields for wider community use
 - Enhance the setting of the existing Halton House Registered Park and Garden Area
 - Potential for a village square as a focal space for the local community
 - Enhancing the existing Parade Ground to create a public space
 - Opportunity for a local centre at the heart of the new community
 - Potential pedestrian links to existing footpath along Grand Union Canal
 - Potential for existing footpaths and bridleways to connect with routes through the new neighbourhoods
 - Enhanced connectivity to surrounding footpaths in the Chiltern Hills
 - Potential new development areas
 - Key destinations outside the site which could be connected via new pedestrian routes



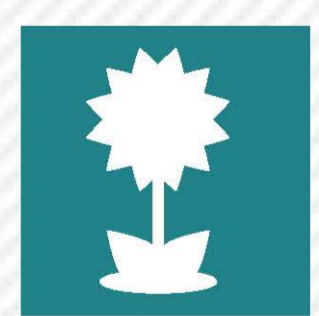
EASY ACCESS TO NETWORK OF FOOTPATHS AND CYCLE ROUTES



EASY ACCESS TO SPORTS FOR ALL



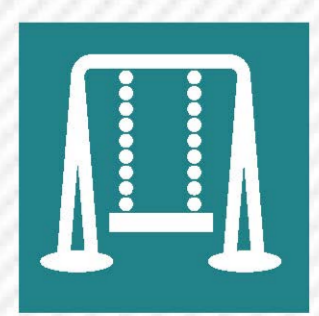
OPPORTUNITY FOR ALLOTMENTS



COMMUNITY GARDENS



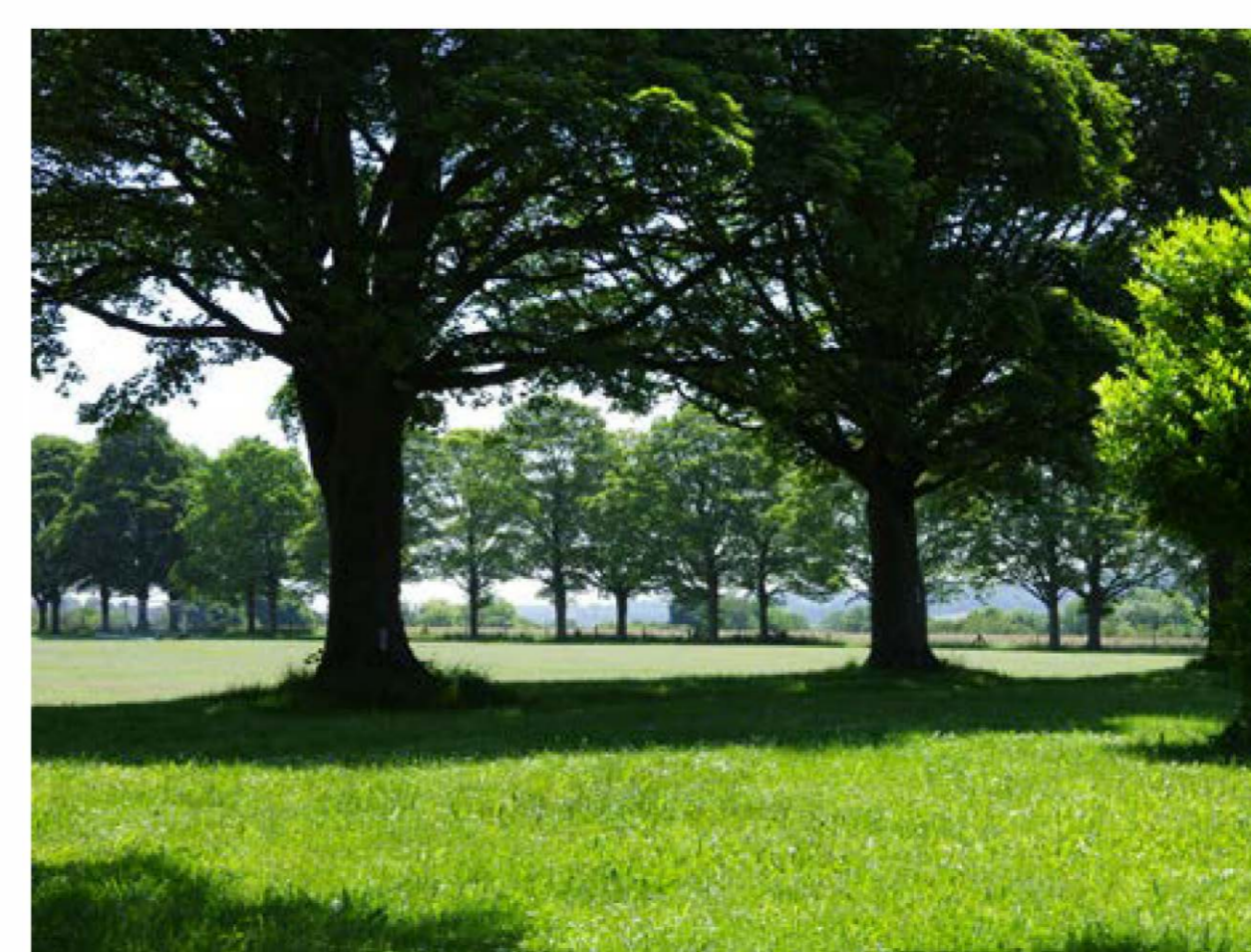
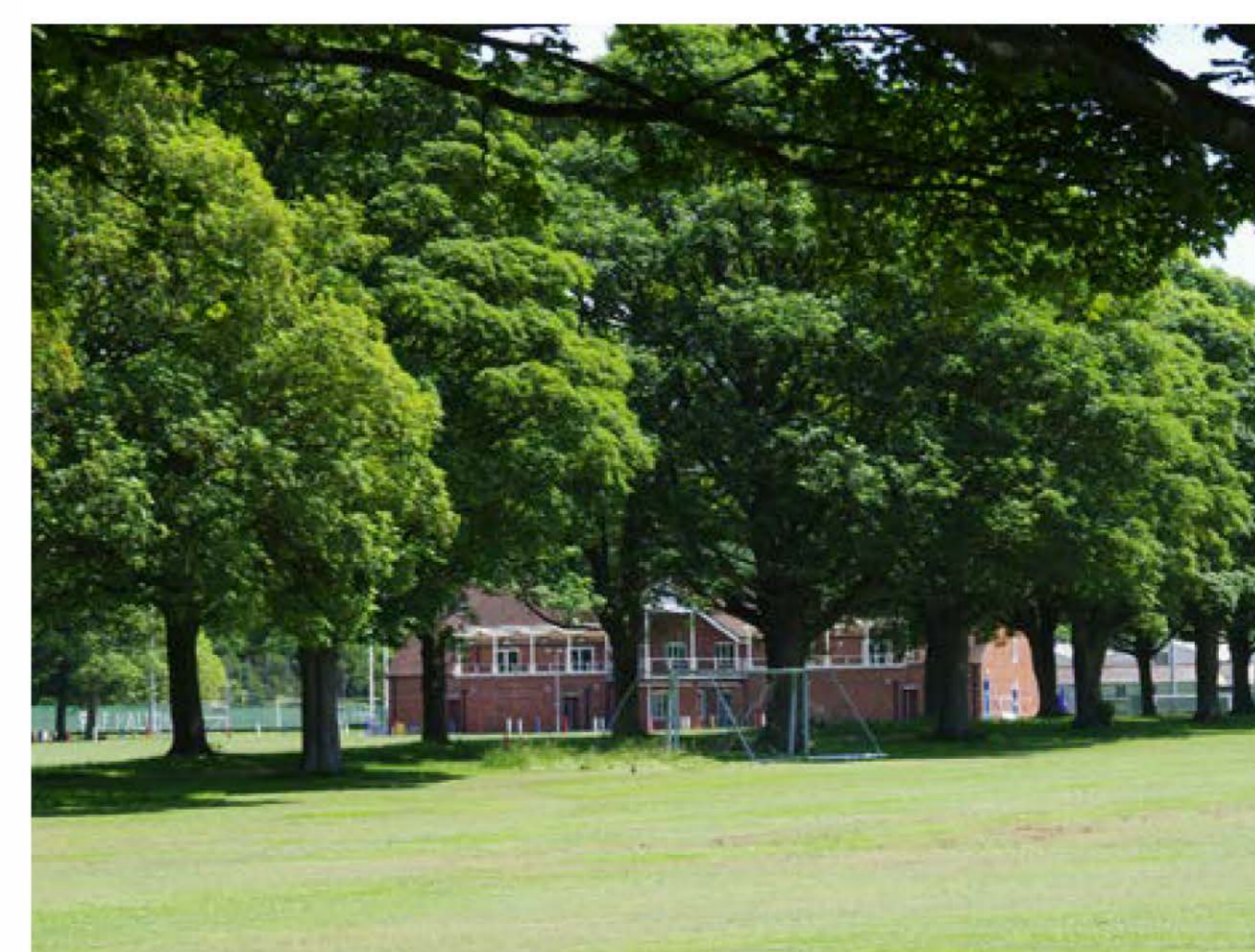
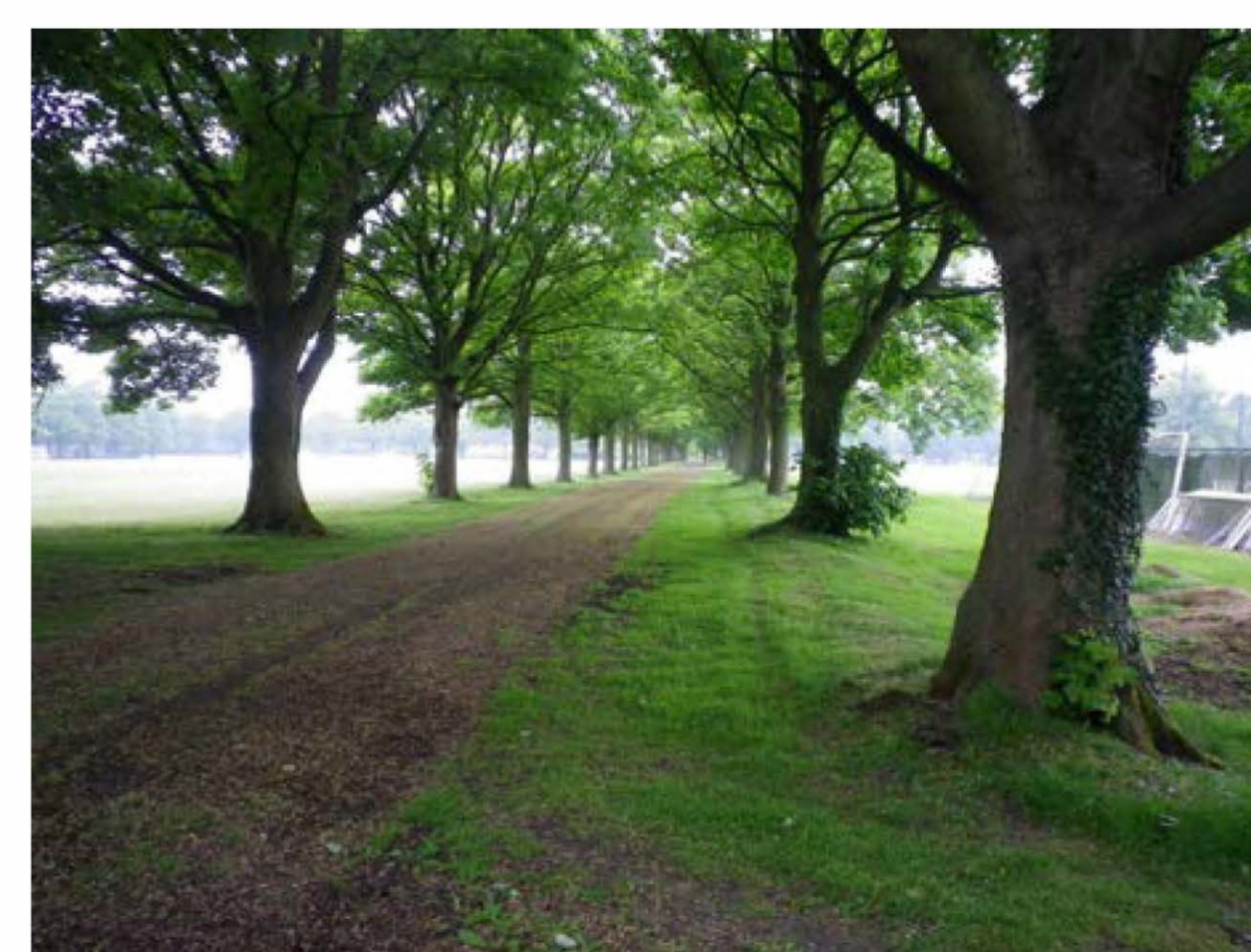
HISTORIC LANDSCAPE PRESERVED AND ENHANCED



EASY ACCESS TO PLAY FOR ALL



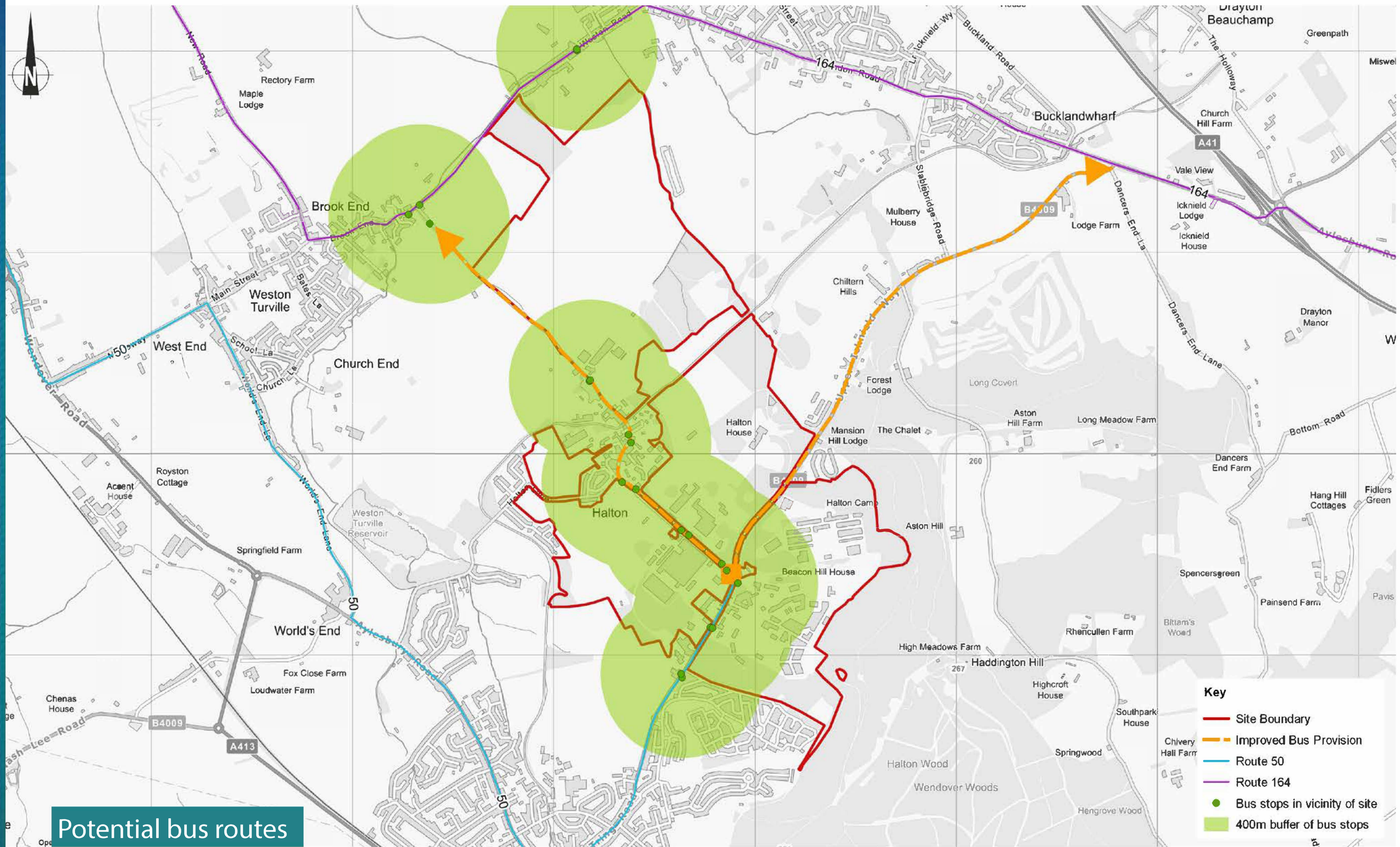
ENHANCED ECOLOGY



TRANSPORT AND CONNECTIVITY

IMPROVING SUSTAINABLE TRANSPORT CONNECTIVITY

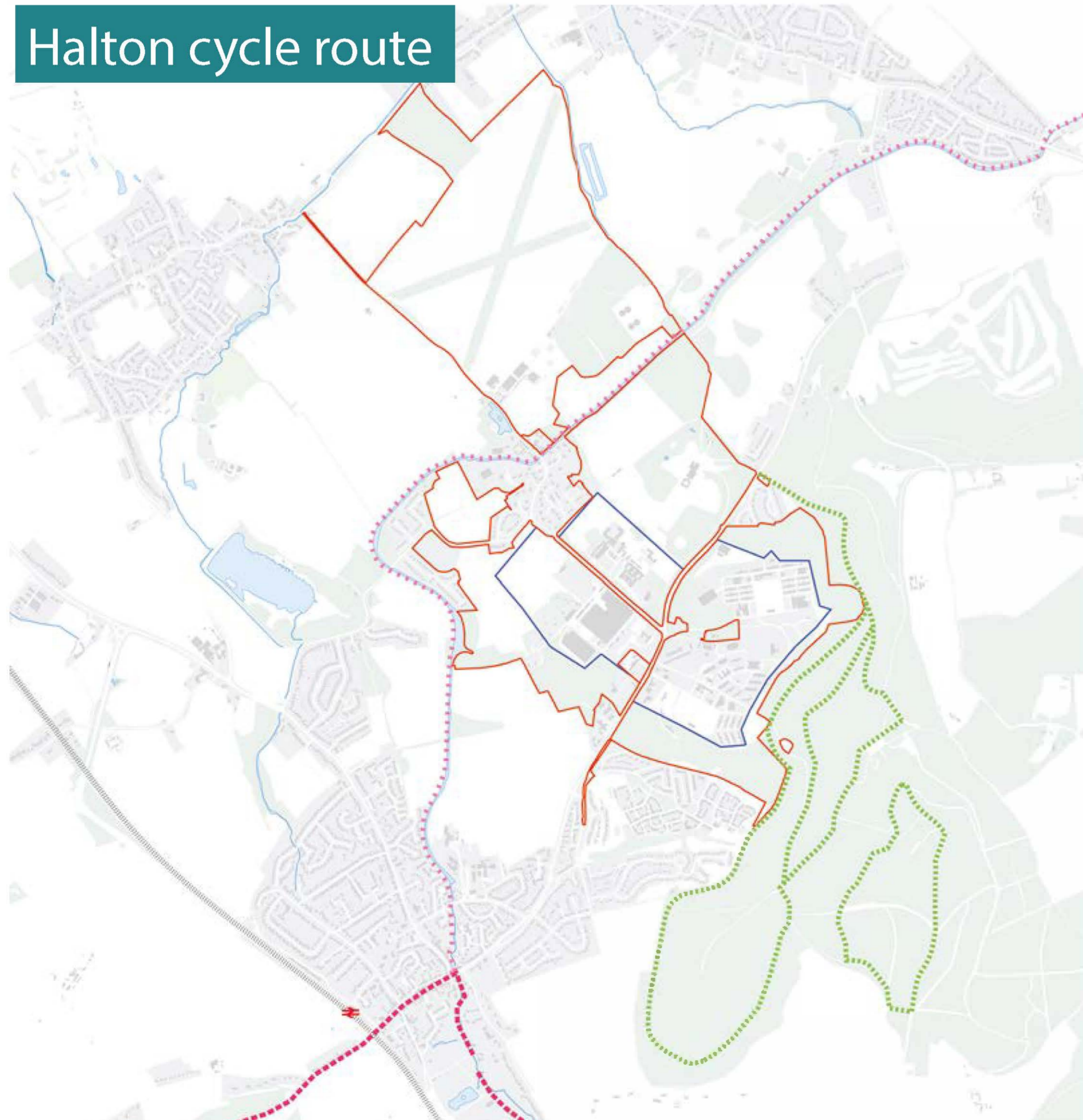
We are proposing to create new pedestrian and cycle connections and enable a potential new bus service to access the masterplan area. This will encourage new and existing residents to use sustainable modes of transport.



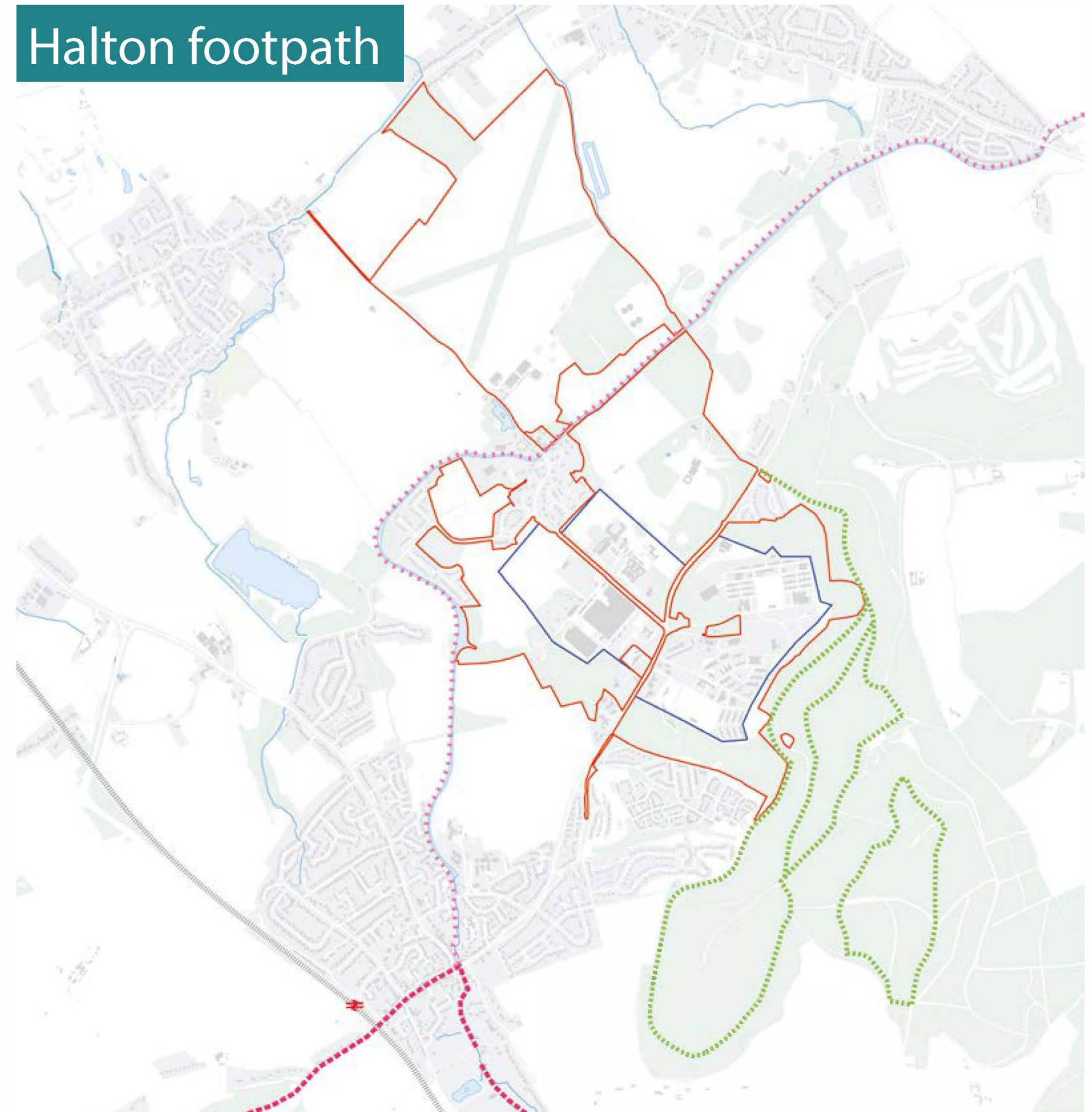
The new routes will provide easy access to the existing historic assets, to the paths in the Wendover Woods and surrounding woodland areas, to community facilities and services and to employment destinations further afield. Our intention is to provide new bus connections along Upper Icknield Way and Chestnut Avenue to improve the connectivity to Halton Village and Wendover.

The closure of RAF Halton provides a real opportunity for enhanced public transport and active travel, reducing vehicle trips and for creating a vibrant local centre.

Halton cycle route



Halton footpath



EMERGING VISION

Our vision for the future use of RAF Halton is to create a sustainable new community in the heart of Halton. The site creates an opportunity to deliver a high quality mixed-use development comprising new homes in a mix of tenures and housing types, a new local centre with a range of sporting and community uses, new education and health facilities surrounding significant green spaces.

Our vision for the area identified within the blue line boundary is to provide approximately 1,000 new homes, new retail and community facilities and a brand new primary school. The proposed layout for those uses are shown on the Indicative Layout board.

As existing residents and potentially new residents to the area, we encourage you to input into the development of this vision by leaving us your comments today.

The new homes would cater for a range of different needs, tenures, housing types and demographics. They will be designed sensitively, responding to architecture in Halton Village, Wendover and the retained buildings of RAF Halton.



South Broadbridge Heath, Horsham, West Sussex



South Broadbridge Heath, Horsham, West Sussex



Houses in Halton Village conservation area

The images below show community facilities similar to those which the proposed development at RAF Halton site could incorporate for use by the existing community and new residents. Combined with a new square, school and retail offerings, these facilities will create focal points for the community.



Mixed-use development at Burston Garden Centre
St Albans, Hertfordshire



Mixed-use development at Burston Garden Centre
St Albans, Hertfordshire



Weston Green School
Thames Ditton, Surrey

SUMMARY AND NEXT STEPS

Thank you for attending our public consultation event. We hope you have found this information useful.

The project is still at the early stages and the DIO is committed to ongoing engagement with the local community. We encourage you to complete the feedback form and leave comments on the emerging vision. The feedback received from this event will be considered over the coming months as we continue to develop the masterplan. The DIO will continue working closely with AVDC and local stakeholders, as well as the wider community as we progress through the different stages of the project.

WHAT HAPPENS NEXT?

2019 - 2022

Government issues decision on Aylesbury Vale District Council (AVDC) emerging Local Plan.

Once the Local Plan is adopted, AVDC will produce a Supplementary Planning Document. A Supplementary Planning Document provides additional detail to the policies in the Local Plan and will give further guidance for development on RAF Halton. If adopted, this document will remain in place when the councils become unitary.

Following the adoption of the above, the DIO will begin preparing for an Outline Planning application, which will consider in further detail the principle of development including scale/density and some design element.

If this is approved, the DIO will apply for reserved matters, which will consider the details of the development.

The community will be consulted and given the opportunity to input at each stage of the planning process.

2022-2025

Phased vacation of military units as the DIO prepare for the site's closure and disposal.

2022-2033

Pending planning approval, the re-development of the site will take place.

The DIO will appoint a development partner to help to deliver the future use of the site.

CONTACT US

Have a question or need more information?
Get in touch with our consultation team:



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