

# Welcome

Welcome to the **Haddenham Airfield Exhibition**. This event aims to provide you with an update on the **emerging masterplan** for the Airfield site.

A feedback form is available from a member of the Project Team. We are keen to hear your views.



## PURPOSE OF EVENT

The Haddenham Airfield masterplan has been developed following on-going engagement between the community, Lands Improvement and its Project Team over the past few months.

Lands Improvement has actively engaged with the people of Haddenham over a number of events. This has enabled Lands Improvement and its Project Team to hear ideas and aspirations for Haddenham Village as a whole, as well as the Haddenham Airfield site.

This exhibition follows the series of Community Workshops held in June and previous exhibitions held in June and July this year.

Members of the Project Team are available to discuss with you the proposed scheme which is shown on the display boards.



# Engagement to Date

**Lands Improvement** has carried out an **extensive programme of community collaboration, engagement and consultation** to date. A chronology of the recent community engagement is set out below.



Community Workshop: June 2014



Site Tour: June 2014



Site Tour: June 2014



Options Exhibition: July 2014

## COMMUNITY WORKSHOP EVENT

Between Thursday 12 June and Saturday 14 June 2014 an exhibition, site tours and a series of workshops were held with the people of Haddenham. These workshops enabled a process of engagement and the sharing of ideas and aspirations for Haddenham as a whole and the Haddenham Airfield site.

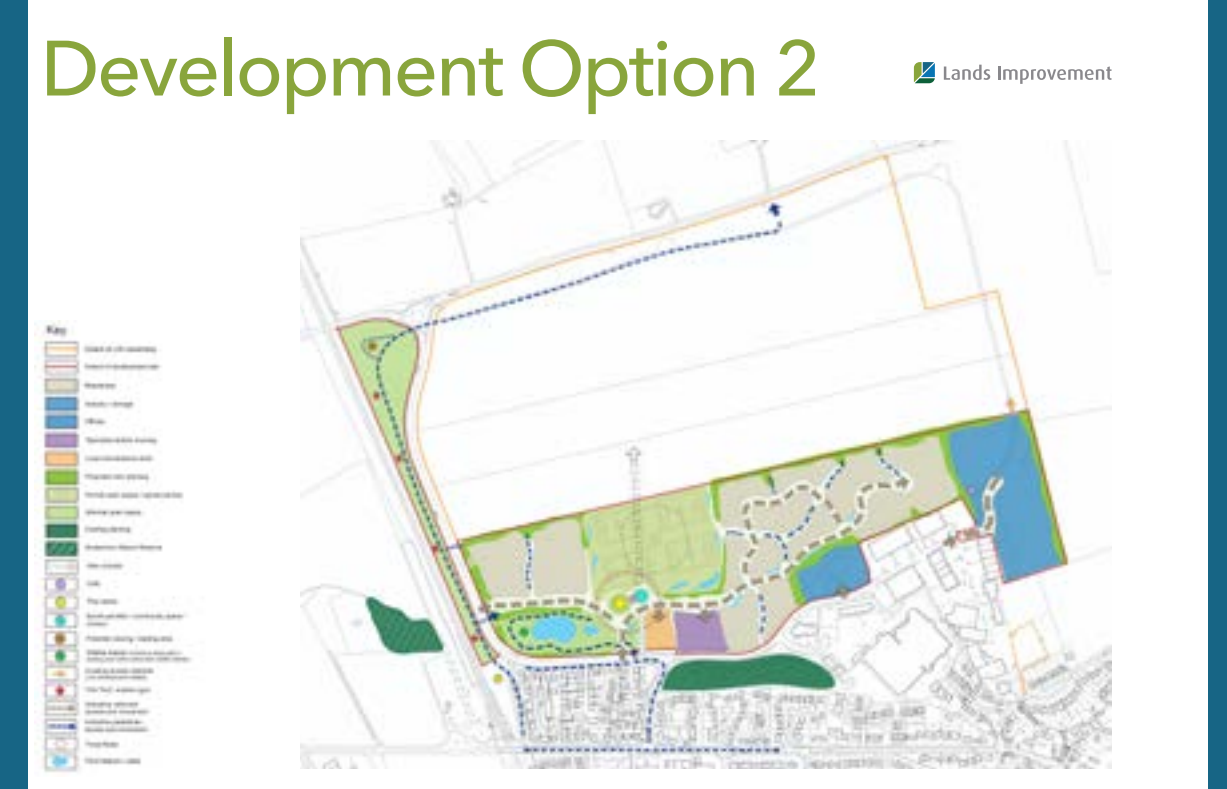
On Thursday 12 June, an introductory session was held. This set out the background to the site, its context and the format of the workshops. On 13-14 June, site tours of Haddenham Airfield were held to provide an understanding of the key site features and its immediate context.

Following this, afternoon sessions explored aspirations and developed a vision for Haddenham and the site. Evening sessions then provided the opportunity for attendees to explore ideas for the site through initial design discussions with the project team.

## COMMUNITY EXHIBITION

On June 17 2014, an evening feedback exhibition was held to present outcomes of the Community Workshops.

The exhibition sought to attain further insight from the community and it gave the opportunity for feedback on the emerging themes from the community workshops. The exhibition also gave the project team a chance to discuss the next steps towards developing a masterplan for the site.



## MASTERPLAN OPTIONS EXHIBITION

On July 21 2014, a public exhibition was held to provide an update on the emerging development proposals for the Airfield site.

Evolving from the emerging themes developed in the community workshops and feedback attained from the exhibitions, two emerging masterplan options were presented. These two options (above) were built on the aspirations and ideas developed with participants in the workshops and take into account existing site constraints and opportunities.

At this event, the opportunity for discussion between the project team and local community was available. A series of questions were also presented for attendee's to comment on through a feedback form. The results from this feedback are presented on the following board.

In response to key emerging themes from the workshop and exhibition, Lands Improvement also actively engaged and liaised with the Neighbourhood Plan Team and Haddenham Sports Committee. This enabled the emerging masterplan to respond in an appropriate manner to the key issues and themes arising from consultations.



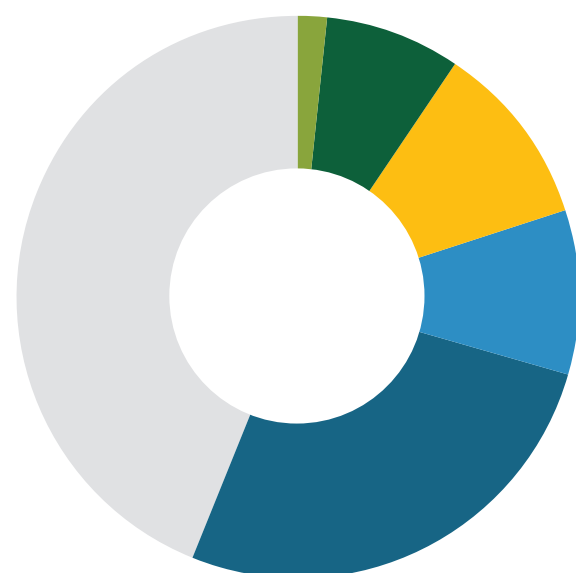
# Your Feedback

A summary of discussions held and feedback received from the masterplan options exhibition, held July 21st, is provided below.

**278**  
Attendees to the exhibition

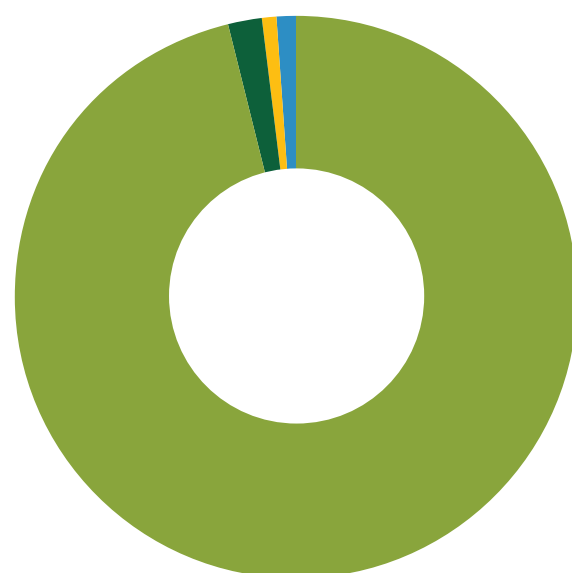
**77**  
Feedback Forms at the exhibition and 21 via freepost

## DEMOGRAPHICS



18-24 1.9%  
25-34 7.6%  
35-44 10.5%  
45-55 9.5%  
55-64 26.7%  
65+ 43.8%

## TENURE PROFILE

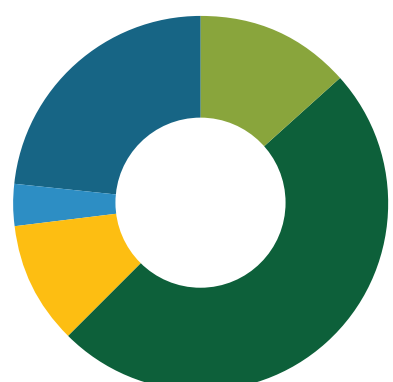


Owner Occupier 96.3%  
Private Rented 1.9%  
Living Family 0.9%  
Other 0.9%



### QUESTION 1

Do you agree that the Airfield site is an appropriate location for new homes in Haddenham?



Strongly Agreed: 13.5%  
Agreed: 49%  
No Opinion: 10.6%  
Disagree: 3.8%  
Strongly Disagree: 23.1%  
Unsure: 0%

### QUESTION 2

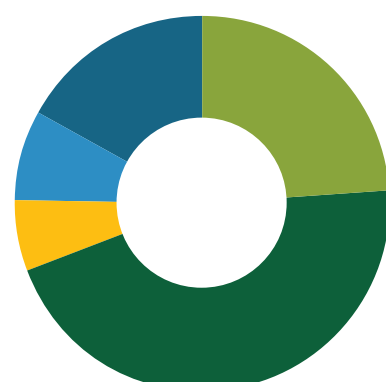
Are there any housing types that you believe are needed locally?



Flats: 6.5%  
Family Housing (3 bed+): 17.8%  
Bungalow: 17.8%  
Retirement living: 21.9%  
Disabled Access Homes: 14.6%  
1 bed / 2 bed housing: 21.5%

### QUESTION 3

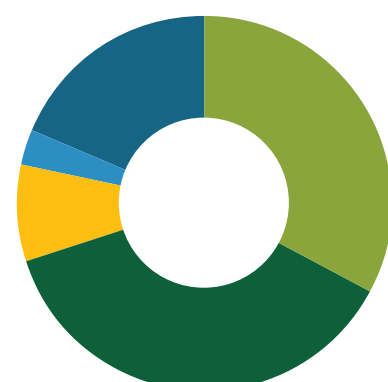
Do you agree with the location of the sport pavilion / café and play space?



Strongly Agreed: 23.9%  
Agreed: 45.5%  
Disagree: 5.9%  
Strongly Disagree: 7.9%  
No Opinion: 16.8%  
Unsure: 0%

### QUESTION 4

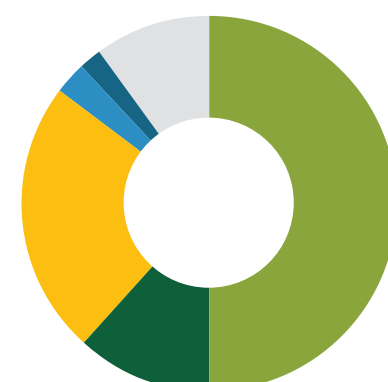
Do you agree with the provision of an elderly care home on-site?



Strongly Agreed: 35%  
Agreed: 36%  
Disagree: 8%  
Strongly Disagree: 3%  
No Opinion: 18%  
Unsure: 0%

### QUESTION 5

Do you support the inclusion of a retail element? What types of shops you would like here?



Small Supermarket: 55%  
Local Shop: 13%  
Nothing is Required: 26%  
News Agent: 3%  
School: 2%  
Unsure: 11%

### QUESTION 6

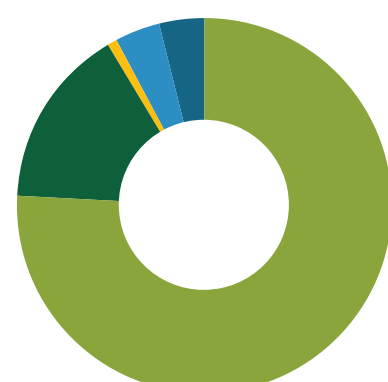
Are there any other facilities / services that should be included on the site?



Nursery: 29%  
Pharmacy: 14%  
School: 13%  
Doctors: 7%  
Sports Facilities Gym: 6%  
No Facilities Needed: 10%

### QUESTION 7

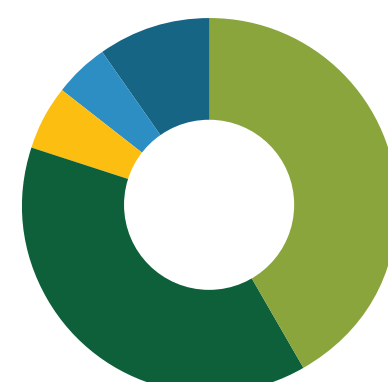
Do you agree that it is important to reflect the character of the village in the development?



Strongly Agreed: 76%  
Agreed: 15.4%  
Disagree: 1%  
Strongly Disagree: 3.8%  
No Opinion: 3.8%  
Unsure: 0%

### QUESTION 8

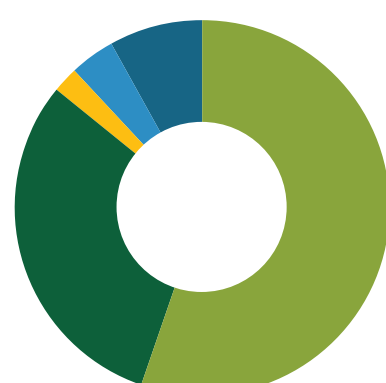
Do you support additional sports facilities at the location?



Strongly Agreed: 41.9%  
Agreed: 38.1%  
Disagree: 5.7%  
Strongly Disagree: 4.8%  
No Opinion: 9.5%  
Unsure: 0%

### QUESTION 9

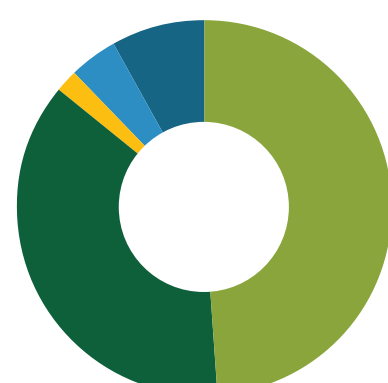
Do you agree with the approach whereby enclosed green spaces are located within residential areas?



Strongly Agreed: 55.4%  
Agreed: 30.7%  
Disagree: 2%  
Strongly Disagree: 4%  
No Opinion: 7.9%  
Unsure: 0%

### QUESTION 10

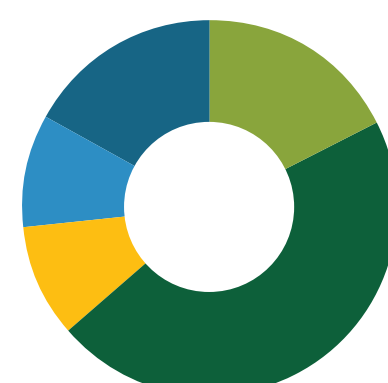
Do you agree with the retention location of the amenity area?



Strongly Agreed: 49%  
Agreed: 37%  
Disagree: 2%  
Strongly Disagree: 1%  
No Opinion: 8%  
Unsure: 0%

### QUESTION 11

Do you agree with the retention and reconfiguration of the employment land?

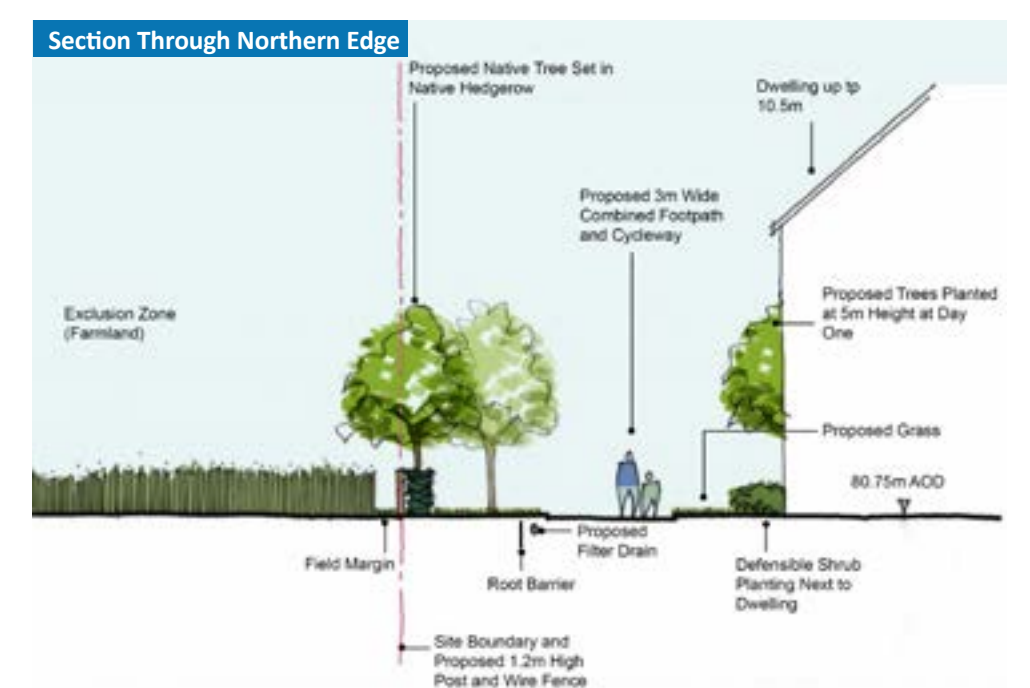
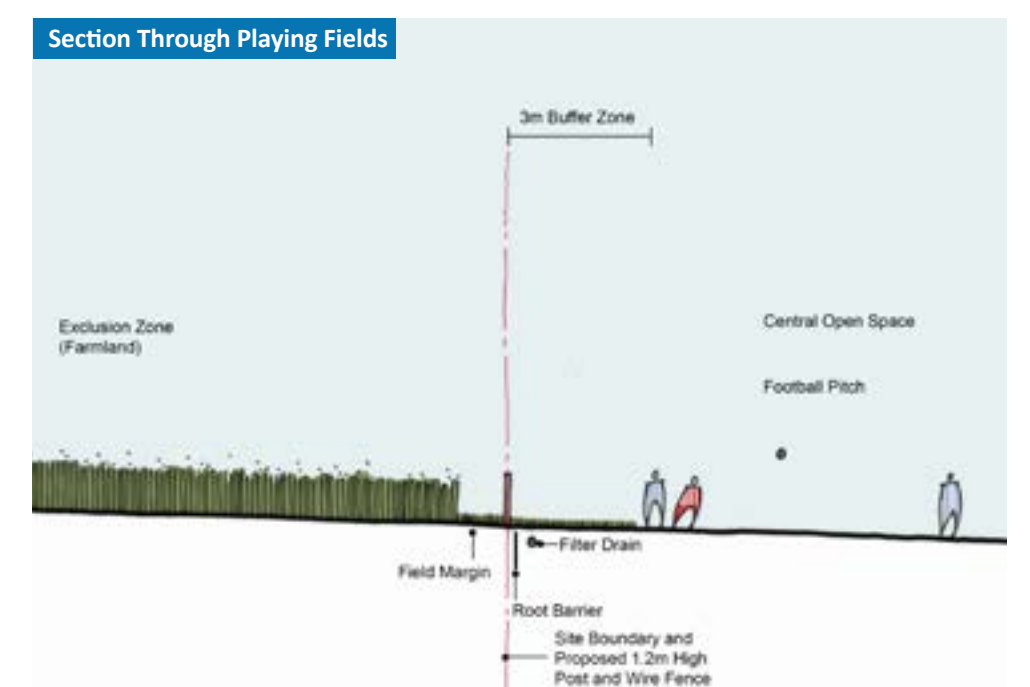


Strongly Agreed: 17.6%  
Agreed: 46.1%  
Disagree: 9.8%  
Strongly Disagree: 9.8%  
No Opinion: 16.7%  
Unsure: 0%

The Feedback Form



# Landscape



The following boards demonstrate how the **masterplan responds to the site's key features**, the emerging key themes and issues raised in the community workshops and exhibitions. The key themes or design drivers include:

## Northern Edge

- The arrangement of the development along the northern edge is proposed to create an organic built edge environment set back from the site boundary. This accommodates hedgerows and trees to provide a new landscape structure to the edge of the site, consistent with that present along Pegasus Way.

## Community Hub

- A new **focal node** is located at the heart of the development. This focal space is accessible and visible from Thame Road and defined by built frontages, creating a stronger sense of place more in keeping with Haddenham precedent. The space has been located to allow views out to the countryside from Pegasus Way.
- This **new node** is proposed to incorporate a new community sports pavilion, café, local convenience store, childrens' play area and recreational open space.

## Formal Sports and Recreation

- The existing **sports pitches** are proposed to be relocated to the centre of the development, with potential benefits of greater shelter and ease of access by the existing community and future residents.

## Community Sports Pavilion

- A **multi-purpose** sports pavilion / clubhouse is proposed as part of the new focal node.
- The **pavilion building** could incorporate a café and / or other uses such as a nursery.
- Dedicated parking** including cycle parking is proposed adjoining the pavilion, designed and managed to discourage use by train commuters.

## Informal Recreation

- An equipped **childrens' play area** is provided as part of the new focal node, at the centre of the new development.
- The existing pond area in the south-west corner of the site is proposed to be **retained and enhanced**, with additional landscaping and attenuation ponds proposed. This area will be a focus for biodiversity, including marginal planting to the ponds,

wildflower meadows to encourage bees and butterflies. This area will also incorporate informal grass paths and picnic benches.

- On-site ponds and wetland areas have been **increased** throughout the development as part of the enhanced sustainable drainage strategy.
- An **informal open space** area is proposed for the west of Pegasus Way, next to the railway. This includes a permissive path and an area of seating located at the northern end.

## Tree Planting

- It is proposed to frame significant areas of open space and provide accents within the development. New tree planting is also proposed along the northern edge of the site. The character of the core of Haddenham has influenced the location of tree planting; to nodal greens and rear gardens overhanging the public realm.



# Land Use

## Residential

- The layout and design of the proposed development reflects the **character of Haddenham**, incorporating the principles identified through the community consultation process.
- Framing the central open space are three areas of residential development, comprising of small and large **family sized homes** and **bungalows** for downsizers. A **care home** is located close to the centre of the development.
- A landscape zone is proposed along the northern edge to provide a soft interface with the existing landscape. This area will accommodate a native hedgerow and hedgerow trees.



## Employment

- Land for employment is divided into two parts; a larger parcel located to the east and a smaller parcel located to the west of the Business Park, both accessed via the Business Park Estate Road.
- Landscape areas are proposed to buffer employment uses from residential areas and open spaces.



## Retail

- A local **convenience store**, as part of the new focal node is proposed to be located off Pegasus Way south and, without compromising the vista north, is visible from Thame Road. Dedicated car and cycle parking is proposed. This will be designed and managed to discourage use by train commuters.





# Infrastructure

## MOVEMENT AND ACCESS

### Pedestrian and Cycle Access

- Pedestrian and cycle accesses from Pegasus Way, linking to Thame Road, the Business Park and the station.
- **Pedestrian routes** are provided throughout the development, in particular linking recreational areas. Streets will be designed for low speeds for safe on-road cycling.
- A new **permissive path** is proposed in the area between Pegasus Way and the railway.
- **Secure cycle parking** is provided for all new homes, commercial uses and sports facilities
- **Crossing points** will be safe and clear to all.

### Vehicular Access

- **Two vehicular access points are proposed** via new junctions off Pegasus Way, one close to Thame Road, the second further to the west.
- Separated from residential areas, employment traffic is channelled via Pegasus Way through the Business Park.
- Vehicular access to the Airfield area through the development is **retained for the Gliding Club** and for agricultural use.
- A **gateway feature** will be provided at the start of the 30mph speed limit on Pegasus Way.

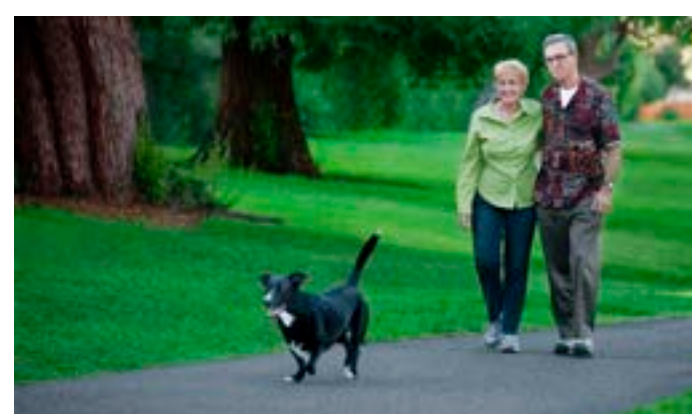
## DRAINAGE

### Foul Drainage

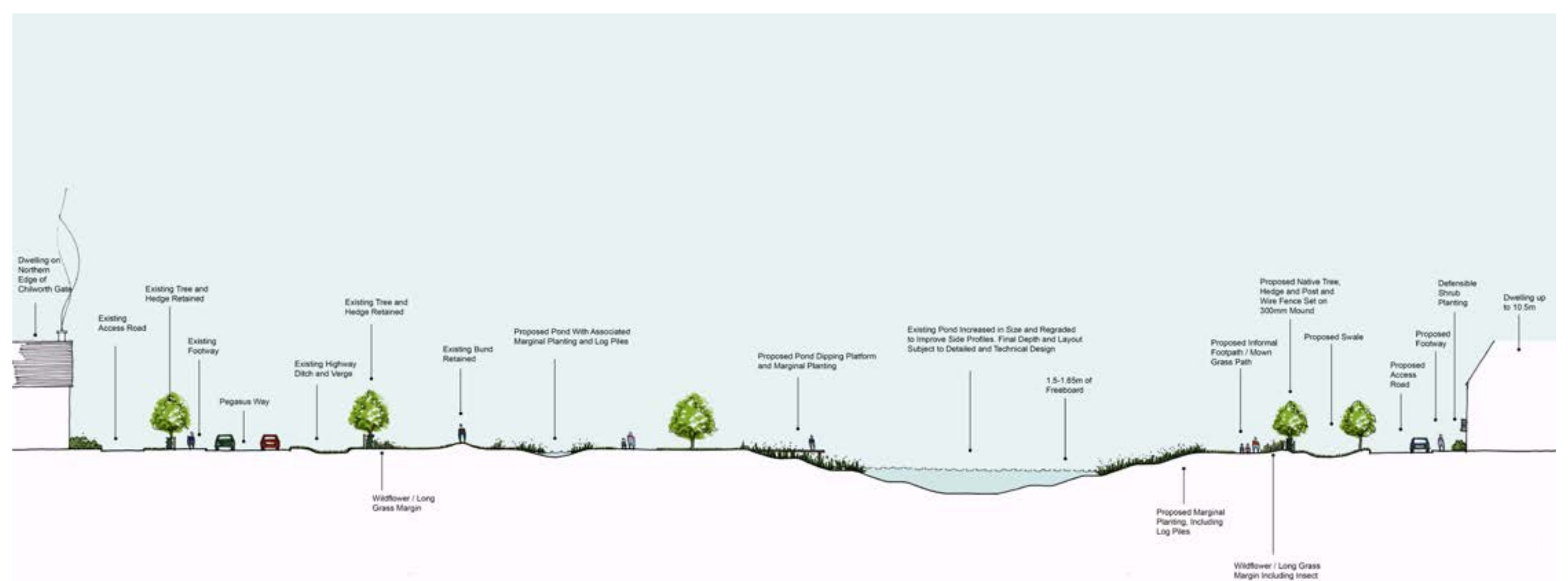
- The site will be drained to either the existing Thames Water pumping station adjacent to Pegasus Way or to **a new pumping station** constructed as part of the development. The pumping station will pump the effluent to the Thames Water system in Haddenham.

### Surface Water Drainage

- The development will utilise a **combination of sustainable drainage techniques** including infiltration (soakaways), filter drains, swales and attenuation ponds to cater for all rainfall events and ensure high water quality standards.
- The anticipated impact of climate change on rainfall will be included in the design.
- **Improvements to the existing drainage** of Pegasus Way are included to reduce the localised flooding problems in extreme rainfall events.



Location of Section



Section Through Amenity Area and Proposed Residential Edge



# The Development Masterplan

The masterplan offers a range of retained and new features on site which aim to **complement existing elements of Haddenham**. It also responds to key themes and ideas raised during the consultations held to date.





# The Development Masterplan

LAND AT HADDENHAM

AIRFIELD

Lands Improvement





# Community Benefits

The Haddenham Airfield **masterplan** aims to provide the following opportunities to benefit the local community:

- A vibrant and active community heart with a community green, local café and sports pavilion located at the centre of the development
- A mix of quality new homes including housing for young families, the elderly and affordable homes
- New community facilities including a local shop and café, to complement existing provisions in Haddenham
- A network of connected green spaces, including sports pitches, a cricket pitch, play spaces and recreational spaces
- A movement network of formal and informal pedestrian and cycle facilities connecting with the Village and wider area
- Provision of mitigation measures, such as speed calming and safe pedestrian crossing points along Pegasus Way
- Improvements to the existing drainage of Pegasus Way
- An enhanced ecology and amenity area with habitat opportunities for plants and wildlife
- New employment opportunities within walking distance from new and existing homes
- Financial contributions will be made towards schools and healthcare in Haddenham upon receipt of planning consent





# Thank you for attending today



We would like to thank everyone who attended all the consultation events we have held, both the workshops and the exhibitions to date. Your contribution has played an important role in informing the proposals presented today.

We will continue to engage with the local community the Haddenham Neighbourhood Plan process and emerging Aylesbury Vale District Council Local Plan.

Thank you to everyone who has shared their aspirations and given their opinions to date. We will continue to keep the Haddenham Airfield website updated as we progress the Airfield Site.

We would appreciate if you would **complete the feedback forms available here today**. The closing date for receipt of these forms is **Monday, September 22nd**.

## CONTACTS

If you have further questions or comments to make you can:



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