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Neighbourhood Planning Officer,
Planning Policy
AVDC
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Our ref 486500/LON
Direct line [REDACTED]
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Via Email

12th August 2019

Dear Sir/Madam,

**WENDOVER NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION
DEFENCE INFRASTRUCTURE ORGANISATION | RAF HALTON**

JLL are writing on behalf of the Defence Infrastructure Organisation ('DIO') to formally comment on the Submission Version of the Wendover Neighbourhood Plan, in respect of RAF Halton. RAF Halton was first identified for closure on 6th September 2016 as part of the Ministry of Defence ('MOD') and DIO '*A Better Defence Estate*' Programme. This programme sets out plans to achieve a more efficient, modern and capability focused defence estate. The document established that those sites released from operational requirements should deliver 55,000 homes as part of the Government's wider housing policy.

The Minister for Defence People and Veterans, Tobias Ellwood MP, provided Government with an update on the Defence Estate Optimisation Programme on the 28th February 2019. In respect of RAF Halton the MoD intends to commence a phased vacation and development from 2022 with a final vacation and disposal by 2025.

RAF Halton has an important role to play in delivering the Government's surplus housing land agenda and making more land available for homes in the right places. At RAF Halton the Government is seeking to maximise the contribution from brownfield and surplus public land. The site has a critical role in delivering the wider DIO's estate optimisation programme and has been identified with significant housing potential.

RAF Halton (site reference: D-HAL003) is allocated in the Draft Vale of Aylesbury Local Plan (VALP) for 1,000 dwellings. The site allocation requires a Masterplan Supplementary Planning Document to be prepared for the site.

We note that the Wendover Neighbourhood Plan Area coincides with the Parish Boundary. RAF Halton sits outside of the designated Neighbourhood Plan area. Therefore the proposed policies do not apply to the RAF Halton site.





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The Localism Act 2011 at Schedule 9 Neighbourhood Planning Part 1 Neighbourhood development orders makes clear at 61G(7) the meaning of “neighbourhood area” and establishes that areas designated as neighbourhood areas must not overlap with each other.

We note that Halton Parish Council are progressing a neighbourhood plan and AVDC have approved the boundary of the designated area. It is not appropriate for the Wendover Neighbourhood Plan to be including commentary and supporting text at Section 6 on RAF Halton. We believe this section should be removed from the plan to avoid confusion or greater clarification provided that RAF Halton forms part of the wider context of Wendover adjoining the boundary of the plan area.

However we recognise that RAF Halton is linked to Wendover and the redevelopment of the site presents a significant opportunity to contribute towards a sustainable future for Wendover, this includes contributing towards meeting the future housing needs for both the Wendover and Halton areas and opportunities to improve local infrastructure, services and community facilities.

The DIO are committed to working with stakeholders to develop the vision for RAF Halton. This includes working with the established Wendover Neighbourhood Plan Steering Group, Wendover Parish Council and the residents of Wendover. There will be further opportunities for stakeholders to input into the emerging vision for the site throughout the Masterplan Supplementary Planning Document process. The Wendover Neighbourhood Plan is not the appropriate planning policy mechanism to be addressing RAF Halton.

For the reasons above the references to RAF Halton within the Submission Version of the Wendover Neighbourhood Plan should be removed to avoid confusion or greater clarification provided that it is outside the designated area of the

plan. Should you have any queries, please do not hesitate to contact Tim Byrne of these offices on [REDACTED] or Jennifer Watson also of these offices on [REDACTED]. We look forward to receiving acknowledgement of our submission.

Yours sincerely,

Tim Byrne
Director – Planning, Development and Heritage
For and on Behalf of JLL