



Aylesbury Garden Town Strategic Oversight Board

Minutes of the Meeting held on 30 November 2020

Attendees: Cllr Steve Bowles (SB) (Chair), Cllr Bill Chapple (BC), Cllr Carole Paternoster (CaP), Cllr Clive Harriss (CH), Cllr Warren Whyte (WW), Cllr Mark Winn (MW), Cllr Richard Lloyd (RL), Keith Gray (KG), Cllr John Watson (JW), Richard Harrington (RH), Chris Williams (CW), Steve Hill (SH), Paul Brockway (PB), Clare Manders (CM), Ulrika Diallo (UD), Gerry McIlwaine (GM), Ceri Perkins (CeP), Dave Furze (DF), Rebecca Dedman (RD) and Sally Harrop (SaH), (Minutes).

Invited Guests: Christopher Martin (ChM) Urban Movement, Fenella Griffin (FG) (Untitled Practice), Murray Smith (MS) (Untitled Practice).

Apologies: Ian Thompson (IT), Lisa Michelson (LM), Cllr Andrew Clark (AC), Fionnuala Lennon (FL), Neil Iredale (NI), Robert Majilton (RM) and Emily Catchside (EC).

1. Welcome & Apologies

SB – welcomed all to the meeting. Please will you respond to invites to this meeting so SaH knows who is attending. At this meeting, we make only decisions that affect Aylesbury Garden Town Projects; we don't make decisions on Town Centre Projects although we are part of the discussions on decisions.

2. Minutes & Actions of Previous Meeting

The minutes of the previous meeting were agreed; and actions completed.

3. Gardenway

UD – introduced Christopher Martin (ChM) from Urban Movement.

ChM – shared his screen and talked through his presentation.

Questions

CH – is it possible to have a gpx file (like gps) for the proposed Gardenway route for when cycling, I enjoyed the presentation it is very exciting. RL – it is easy to get lost especially around Watermead.

SB – the Gardenway is like an octopus with tentacles reaching out, around the route there will be event spaces, playgrounds, artwork etc.

BC – we are assuming that everyone wants the Gardenway; some landowners and residents don't want people walking through their land or past their homes. Will pylons be put

underground before trees are planted around the Gardenway, we don't want the route dug up after planting has been done. There will need to be some mature trees planted, that have reached maybe a third of their full size already.

ChM – this is an ideal time to bring up these issues, the route is not fully defined yet, so we can pick other options where they are available. We have arranged meetings with landowners.

FG – this is a good point; the Gardenway passes through many open spaces, extra-large trees are great for some spaces e.g. Bedgrove park; we will think about what is appropriate.

SB – we have some canal links that it would be great to connect too, one would be the Wendover Arm of the canals.

CaP – how are you working with developers; with SEALR, Hampden Fields and Woodlands? When doing S106 landscaping we need to get in now, early. Also, there is the connection to Aylesbury canal section to be considered.

ChM – we are working deeply with developers and the planning team re link roads and housing developments. UD – there are lots of conversations happening.

RH – the Gardenway is an important way of linkage of routes, tap into the current strong routes e.g. park runs and Stoke Mandeville Hospital. Use the Gardenway as a disability exemplar, link with the Buckinghamshire Cultural Team Board. The route could be used for getting to work.

ChM – this is all strong in the 'brief', please share the link to the website.

4. Town Centre

CM – shared her screen and talked through the presentation.

Questions

KG – asked for a copy of the slides.

RL – how much commercial scope has Buckinghamshire got and what schemes are there?

Re Council owned assets is this selling the assets or using them?

SH – both these questions will be answered by the next stage of the study. Can we do more with Council assets, use them better? Can we make better use of Public assets? Better use of the railway station. Commercial use: where is the market, can we create a market and employment? I see the next stage of the work as a consultative element with the local community and investors.

RL – how much does the AGT remit cover the commercial side of Aylesbury, AGT looks at the Garden Town element.

SB – parts of Woodland and Hampden Fields have a commercial element and we should bring the Garden Town ethos to this.

RL – some of the presentation sounds slightly generic. Lots of work has already been done we should join these up and it may help us focus. We need a new economy around the town, to look forwards not backwards. It would be useful to set ourselves timescales and complete this work.

CM – we will gather as much information as is possible. The following stage will be implementation and we want to complete this, working with everyone. I am happy to share the Hatch Regeneris report.

TL – introduced Murray Smith (MS) and said she would send the full presentation to Board Members. MS shared his screen with the presentation. TL talked through the first part of the presentation, the context slides, and MS then talked through the rest of the presentation.

TL – we are finding it difficult to engage with landlords and businesses. We will use the 'parklet' that is to be built in Kingsbury to showcase some of the planting and promote what is to come. Perhaps have a 'pop up' shop to showcase AGT and show what Kingsbury could be like; update the shop front.

Questions

WW – was it a conscious decision to exclude a little bit on the south west corner of Market Square, there are awkward junctions there?

TL – we do have some money from a S106, a small amount is allocated to the top of Walton Street (Council Offices). Other money allocated and transferred to this scheme, so we can include this piece of land.

RL – I am hugely supportive of pedestrianisation. Cardiff pedestrianised area has surfaces that are all the same. If Aylesbury could level off all surfaces it would allow easier transition around the area.

TL – thank you for your support. Engagement is so vital; if we could get businesses to all use the same waste collection services and co-ordinate deliveries to a set time, this would be a step forward. We need to be careful and to take some bold decisions.

MS – we are thinking about uniformity of materials and surfaces.

CW – it is good to see more greenery, though even more is needed. Think about the links between the two squares and Temple Square and the Exchange.

MS – this is really interesting, a strong sense of connectivity, a spine from St Mary's down to the canal and make good use of the heritage. We should make the most of this opportunity and the link to the Exchange square.

5. Design, Quality and Infrastructure SPD

CM – gave a brief overview of what the Design, Quality and Infrastructure SPD is.

PB – introduced himself. The SPD is guidance for increasing design quality and placemaking. Homes England are focused on this happening in Garden Towns. PB talked the meeting through the attached paper that had been sent to the Board prior to the meeting. The SPD needs to be road tested. We have worked closely with the Planning Team. The AGT Infrastructure SPD supports the AGT Masterplan. The initial draft is going through a couple of discussions in Buckinghamshire Council and then we hope to go out early next year to discuss and consult. We will bring the final draft Design, Quality and Infrastructure SPD to the Board on 1 March 2021.

SB – it is really important that this document is in place, it gives us teeth re planning.

WW – Design is of huge importance in the new council, we are launching the Design Awards 2020 in the next few days.

Questions

CW – there is a biodiversity SPD in progress at the moment. In this Hampden Fields and Woodlands require a 20% increase in biodiversity. This SPD should be referenced in the Design, Quality and Infrastructure SPD.

PB – yes this is Buckinghamshire wide and the Biodiversity SPD is referenced.

MW - until we see some of the documents it is hard to comment; is 'carbon neutral' going to be the SPD?

PB – we are bound by the policy of VALP legally.

CaP – re design we have so many opportunities in Aylesbury, there is no overall design in Aylesbury. I hope we are not too late for Hampden Fields and Woodlands. Have we got self-build and custom built in the SPD?

PB – yes; generally, I agree, we are looking at where we can apply the SPD (road-test) as soon as possible.

CM – we are working closely with Planning re Woodlands and Hampden Fields and want to make sure we don't 'miss the boat'. We are also working closely on AGT1.

6. Highlight Report, Risk Register and High Level Programme

SH – there is nothing to add to the reports that were sent to the Board. I am happy to take any questions.

Comms and Marketing

GM – shared her screen and talked through the presentation. The presentation will be sent to Board Members. In the next week or two I will send you a link to the new AGT website.

Community Projects

CeP – shared her screen and talked through the presentation.

Questions

CaP – working with Parish Councils; Kingsbrook and Berton, have you contacted Weston Turville PC and Stoke Mandeville PC? Maybe you could give them a presentation on the Gardenway.

CeP – we are attending the Community Boards and reaching out to the Parish Councils.

UD – we are keen to present to Parish Councils; I will reach out to the clerks at Weston Turville PC and Stoke Mandeville PC.

MW – there are many waterways that go through Aylesbury; are there any opportunities for AGT and the Community Boards to have joint projects?

CeP – it is a great opportunity, we gave Bearbrook River Trust a grant last year.

UD – in terms of the Gardenway, it would be great to receive comments on this.

7. Action Log and Forward Plan

SH – we have managed to keep up with what we promised. At the Board meeting on 1 March 2021 we will review where we have got to and set the priorities and projects going forwards. We will have the outcome of the Capacity Bid prior to this meeting and will let you know. If you have any items to bring to the next meeting send these to SB and SH. The Action Log and the Forward Plan were approved at this meeting.

8. Date of Next Meeting

1 March 2021

9. AOB

There was no AOB.

Actions from the meeting held on 30 November 2020

Copies of presentations given at this meeting to be sent to Board Members.	SaH
Take the final draft Design, Quality and Infrastructure SPD to the Board on 1 March 2021.	CM/PB
Contact the Parish Clerks at Weston Turville PC and Stoke Mandeville PC re presentation on the Gardenway.	UD
Inform the Board of the outcome of the AGT Capacity Bid.	SH