

## Aylesbury Garden Town – Project Board Meeting

10am 1 November 2018

**PRESENT:** Cllr C. Paternoster (**CP**) (Chairman); P. Brockway (**PB**) (HYAS), Cllr B. Chapple (**BC**) (BCC), C. Coats (**CC**) (ABA), C. Faine (**CF**) (SEMLEP), Cllr C. Harriss (**CH**) (BCC), L. Michelson (**LM**) (BCC), R. Majilton (**RM**) (NHS), P. Mumford (**PM**) (HE), C. Perkins (**CPe**) (AGT), M. Thompson (**MT**) (AGT), T. Venables (**TV**) (PP) and C. Ward (**CW**) (AVDC)

**APOLOGIES:** T. Aldworth (**TA**) (AVDC), C. Amies (**CA**) (HE), N. Gibson (**NG**) (BCC), A. Macpherson (**AM**), L. Patten (**LP**) (NHS), S. Sharp (**SS**) (AGT) and R. Smith (**RS**) (BCC)

### 1. Welcome, Introductions & Overview

	Action By
Brief introductions were given and the meeting was chaired by <b>CP</b> .	

### 2. Minutes and Actions from Last Meeting

	Action By
<p>The minutes of the meeting held on 2 August 2018 were agreed as a correct record.</p> <p>One of the noted actions was for Board members to engage with their respective organisations. Since the meeting, AVDC had organised a briefing for Councillors in November. The Bucks County Show had also been a good opportunity to showcase AGT to the public and answer queries.</p> <p>As yet, there had been no response to the circa £700k bid submitted to Homes England in the Summer. <b>PM</b> advised that the bid was awaiting Ministerial approval with an announcement expected soon. Bids for funding had been oversubscribed and whilst Garden Towns were given priority, AGT were only expected to partially receive the funding that was bid for.</p> <p>50 delegates from the Netherlands would be arriving to conduct a two day review of the cycling 'gemstone' routes in Aylesbury, discuss infrastructure and advise how to make cycling more appealing in and around Garden Town. <b>BC</b> suggested there to be an additional focus on how cycling routes could link Aylesbury to the surrounding towns and villages. This would be added to the visit.</p>	<b>CPe</b>

### 3. Emerging Masterplan Objectives & 4. Visioning Workshop 7/11/2018

	Action By
<p>The Board received a presentation from <b>CC</b> and <b>TV</b> which gave an overview of key findings from the evidence base synthesis report. The detailed report had been circulated to the Board prior to the meeting and it sought to establish four baseline positions:</p> <ul style="list-style-type: none"> <li>• Provide a summary of the physical and socio-economic characteristics of Aylesbury today</li> <li>• Provide a summary of the current planning and delivery status of major developments and town wide initiatives</li> <li>• Provide analysis of strengths, weaknesses, opportunities and threats of Aylesbury's baseline position against the Town and Country Planning Association's (TCPA) Garden City Principles</li> <li>• Inform the development of a long term vision for AGT and objectives for the masterplan.</li> </ul> <p>A summary of AGT Principles had been drafted which was a starting point for the vision of AGT. The principles were based on TCPA principles and were grouped into numerous policies:</p> <ul style="list-style-type: none"> <li>• Aylesbury Town Centre First with accessible jobs and community facilities</li> <li>• Beautiful, mixed and distinctive communities</li> <li>• Connected, accessible waterways and green spaces</li> <li>• Effortless connections that reduce car dominance</li> <li>• Holistic approach to delivery.</li> </ul> <p>The next steps for the masterplan were also outlined by <b>CC</b> and <b>TV</b>.</p> <p>The Board discussed the key findings from the report and the following comments were made:</p> <ol style="list-style-type: none"> <li>i. That AGT should lead developers, not vice-versa. However a balance needed to be struck in the relationship between the public and private sector priorities and that this should be viewed as a partnership.</li> <li>ii. Aylesbury was viewed as a living town with character that needed to retain its vibrancy. The layout of recent new build estates, the size of back gardens and the lack of front gardens were also discussed as were developments that were on different ends of the scale in terms of character, urban design and townscape.</li> <li>iii. Aylesbury Town Centre may need to be bigger to fulfil AGT potential. The town centre also needed further cultural identity which ABA was discussing with Diana Fawcett (AVDC).</li> <li>iv. Any proposed ring-roads should also not be the edge of AGT due to the greenery beyond e.g. AONB. As part of any new road infrastructure, signposting the A41 through the town centre should be avoided.</li> <li>v. Consideration needed to be given to extending the length of time of events for County and District Councillors. This was so that there was an opportunity for Members to consider the information</li> </ol>	

<p>and formulate responses.</p> <p>vi. The corridor would influence traffic flow and no funding had been secured yet.</p> <p>vii. That consideration should be given to utilising existing tow paths and footbridges over the canal for cycling routes.</p> <p>The Board had until 9 November to submit comments on the baseline report. The AGT Programme Team would then collate responses for the baseline report to then be issued in its approved and final form.</p>	<p><b>All Board</b></p> <p><b>SS</b></p>
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## 5. Project Overview and Programme Update

	<b>Action By</b>
<p>The Board were updated by <b>MT</b> on various aspects of the project and programme. Work would soon commence on a review of Governance and Stewardship to explore delivery options for future governance arrangements. There were three potential options:</p> <ul style="list-style-type: none"> <li>• Advisory role (as currently exercised)</li> <li>• Decision making role</li> <li>• Delivery vehicle</li> </ul> <p>The Board Terms of Reference would also be carried out as part of this work as this was due on its anniversary. A scoping document would be drafted for Board review in January 2019 and would include consultation with the LEPs. The Board noted that any changes needed to be resilient to future changes such as modernising local government in Buckinghamshire and the LEP review. The Board would be emailed the project review work schedule.</p> <p>AVDC's Planning Policy Team understood that ABA had been commissioned to produce the AGT Strategic Infrastructure Delivery Plan SPD. AGT planned for consultation of the SPDs in February and March 2019. The appointment of consultants for the three remaining SPDs (the Vale design guide, the AGT1 site masterplan and the AGT2 site masterplan) was still outstanding.</p> <p>There were ongoing discussions between the VALP and AGT Teams regarding AGT specific design guidance being included with the Aylesbury Vale district wide design guidance as one overarching Design SPD. Meetings had been scheduled to discuss how AGT relates to other planning issues e.g. Expressway. Decisions also needed to be made on where to focus on VALP growth areas (such as Stoke Mandeville or Halton). VALP and AGT needed to work together as effectively as possible.</p> <p>The Built Environment Forum on 27 September had been well received and three themes emerged from the session:</p> <ol style="list-style-type: none"> <li>1. Necessity of unified Leadership from the District and County Council.</li> <li>2. Need of AGT to have a purpose / brand.</li> </ol>	<p><b>MT</b></p>

<p>3. Have a synchronised and less adversarial approach with development management notably in infrastructure overlay.</p> <p>These themes would add value to developers and AGT would formulate a response. The forum would meet again in March 2019 to consider the masterplan along with the themes.</p> <p><b>PB</b> provided a verbal update to the Board on the new work stream that was being launched: Health &amp; Wellbeing and Community Stewardship. The approach for both had been to understand and define the potential outcomes and outputs for AGT and ensure it was reflected in the AGT masterplan. Work was currently ongoing to research and review best practice and guidance and also identify good examples details of which were in the presentation. To develop the Health &amp; Wellbeing work stream, engagement workshops were planned with internal and external experts to discuss the context within AGT and agree priorities and principles. The Board saw merit in AGT Health and Wellbeing Board representation to encourage joint up planning.</p> <p>Community Stewardship was touched upon in the strategic context of NPPF, VALP and the emerging AGT masterplan. Historically, long-term stewardship in other Garden Cities had failed and contemporary examples were discussed. The Board noted the potential for Woodlands to become an example of successful community stewardship. Time constraints halted further discussion on the topic so it was agreed that the slides would be circulated.</p> <p>The Board felt that further meetings should be scheduled to allow more detailed discussion and that duration of meetings should be longer. This would be considered in the project review.</p> <p><b>CPe</b> advised that a Member update was scheduled for 26 November that would include County and District Councillors and also Parishes. The number of attendees had not been confirmed. The session would take place in the evening and last two hours with the possibility of other sessions being booked in future. <b>BC</b> noted that two hours was enough time to present to attendees but not enough to facilitate discussion and allow their input. Further events were scheduled in December which included a stakeholder panel, LEPs and a session at BCC. A community event would be held in an empty unit in Friar Square on 7-8 December to provide an interactive experience to shoppers. Engagement with a Youth Panel would also take place to engage with a cross section of young people. AGT would be promoted in the 'Welcome to Bucks' guide, which had an estimated audience of two million people, and an article was going into the December Aylesbury Times. The article would be circulated to the Board. Further TV and radio options were under consideration.</p> <p>The Board suggested that consideration of Aylesbury Town Council was given in the comms and marketing activities.</p>	<p><b>PB</b></p> <p><b>MT</b></p> <p><b>CPe</b></p> <p><b>CPe</b></p>
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## 6. Dates of Future Meetings

	<b>Action By</b>
The dates of future meetings were noted as was the suggestion of additional meetings of a longer duration.	

## 7. AOB

	<b>Action By</b>
The Board were advised that Sian McCarthy would be leaving the AGT Team and that the Board would be updated on recruitment of the post in due course. The Board wished Sian well and appreciated her work.	