



Aylesbury Garden Town Strategic Oversight Board

Minutes of the Meeting held on 28 September 2020

Attendees: Cllr Steve Bowles (SB) (Chair), Cllr Bill Chapple (BC) (Vice Chair), Cllr Carole Paternoster (CaP), Cllr Clive Harriss (CH), Cllr Warren Whyte (WW), Cllr Mark Winn (MW), Ian Thompson (IT), Lisa Michelson (LM), John Reed (JR), Chris Williams (CW), Cllr Richard Lloyd (RL), Keith Gray (KG), Cllr Andrew Clark (AC), Cllr John Watson (JW), Steve Hill (SH), Paul Brockway (PB), Clare Manders (CM), Ulrika Diallo (UD), Gerry McIlwaine (GM), Ceri Perkins (CeP), Dave Furze (DF) and Sally Harrop (SaH), (Minutes).

Invited Guests: Ricardo Gomez (Hatch Regeneris) (RG); George Harrington (Hatch Regeneris) (GH) and Tim Johnson (Cushman & Wakefield) (TJ).

Apologies: Richard Harrington (RH), Emily Catcheside (EC), Fionnuala Lennon (FL), Neil Iredale (NI), Robert Majilton (RM).

1. Welcome and apologies

SB – welcomed all to the meeting. I have attended several events recently, the launching of cycle racks at Hale Leys and at Aylesbury Railway Station, and street closures with planters provided by Aylesbury Garden Town Community Team.

SB – requested SaH to complete a roll call of attendees at the meeting. Apologies are as recorded above.

2. Minutes of previous meeting & Actions Log

CW – requested a correction to the minutes on page 4 Gardenway – the Natural Environment Project would like to contribute to the scoping meeting.

ALL – agreed the minutes. The Action Log has been sent to all members of this meeting.

3. Presentation on Socio-economic and Commercial Study – Hatch Regeneris/Cushman & Wakefield

CM – introduced the team from Hatch Regeneris and Cushman & Wakefield; and also, an overview of this commission.

RG, GH and TJ introduced themselves to the meeting.

RG, GH and TJ talked the meeting through their presentation.

KG – requested that three slides be sent out to all members of this meeting.

Followed by discussion

CW – Highlighted that there is no mention of environmental improvement. The National Environment Partnership has put forward both green and blue suggestion for the town centre, Aylesbury would be a unique and significant destination.

TJ – This will be addressed as part of the future strategy and was agreed as an important point.

SH – clear findings will feed into the overall thinking for the strategy for the town centre, including environmental issues.

AC – asked how Brexit is reflected in this piece of work.

RG – Still too many uncertainties over the outcomes of Brexit to provide any robust forecasts.

IT – the role of housing information in the presentation; a younger than average population. We are aiming for the highest quality of design with the best quality of environment; how do we put these together?

BC – We need to look at the effects of COVID-19 will businesses want to move to suburbs again?

LM - The work was commissioned as a 'critical friend'. It is good to have an evidence base to move forwards, it can stimulate debate. This is not our only chance to discuss this, it is the initial receiving of this report and there will be further discussions on next steps etc. at the December Board

MW – the weaknesses the report highlights; lack of opportunities in Aylesbury, mainly micro businesses. Would warehouses etc. be good?

RG – these are interesting points, the signs anecdotally say people are running businesses from home, should we be looking at flexible opportunities, yes in principle.

TJ – To compete better with other towns, Aylesbury needs an improved quality of environment and better offices than other towns.

RL – we need flexible working space. There is the additional complication of planning applications for commercial properties into flats, I am not sure anyone can intervene in this.

SB – we possibly need serviced office accommodation in the town.

CW – we should set up some serviced office space at the back of County Hall in Aylesbury.

SH – this has been a really useful discussion. The findings will link into the wider thoughts for the town centre. We will have further discussions with key partners and are clear on the challenges.

RG, GH and TJ left the meeting.

4. Highlight Report, AGT Risk Register and AGT High Level Programme – reports attached

SH – summarised the key actions and main project areas. We will bring the Infrastructure and Design SPD to the next Board.

5. AGT Budget Report – report attached

SH – we are on course with the budget that was approved at the beginning of this financial year. There are no concerns over the structure of the budget. Homes England have confirmed funding for 2021/22, bids for funding opened in July 2020 and close in August 2020. There is £9 million available; and we are bidding alongside 48 other garden towns/villages. Homes England are positive about the AGT bid and progression, we should hear the results of the bids in January 2021.

6. Projects Update – verbal update

UD – Gardenway; we have appointed Urban Movement supported by Untitled Practice to complete the Gardenway commission. The inception meeting is on 8 October 2020. Urban Movement are currently going through the baseline data. The inception meeting will look at the programme and at community engagement, at the deliverables and the funding.

CW – can I contribute, will you send me an invite?

UD – confirmed that CW will be invited.

AC – in terms of the southern parishes; developers are rolling out plans, I am concerned about the disconnect between this plan and developers having already got planning permission.

UD – we will come back to the next Board with information on developers that have planning permission.

CP – talked the meeting through the Community Projects presentation.

AC – highlighted that care is needed in how we communicate on smaller projects and managing people's expectations as these are small things and the first sign of a garden town. There is an amount of cynicism about the garden town and its ambitions/ability to make a difference.

CP – I take on board your point, this start is part of a much longer and bigger strategy.

SB – they are an initial idea of bigger schemes; the Gardenway and the Town Centre.

CH – every little helps; bigger schemes take time, go forward with good commitment.

WW – small projects warm up to the 'main event'.

DF – we are looking to get more community involvement/inclusion if the Parishes have any connections that would be interested direct them to us.

GM – Covid-19 has limited the numbers that can attend PR events. The local press has been very positive. Buckinghamshire Council has covered the Market Square

consultation. We have had 5 press releases since the last Board meeting. Radio 4 programme 'Costing the Earth' covered garden towns, we have provided a statement.

Urban Movement were interviewed last Monday for local press/radio. E-bikes have had a 'soft launch'

7. Date of Next Meeting

30 November 2020

8. AOB

There was no AOB.

Actions from the meeting held on 28 September 2020

1.	Send presentation to members of this meeting.	CM
2.	Send CW an invite to the inception meeting with Urban Movement.	UD
3.	Bring information on developers that have planning permission around the Gardenway to the next Board meeting.	UD