

Aylesbury Garden Town

Masterplan
Executive summary



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Masterplan executive summary
June 2020

Foreword

The next 30 years is an exciting new era for Aylesbury as it grows into a Garden Town.

It is three years since Aylesbury was awarded Garden Town status and given a once in a lifetime opportunity to improve the lives of our community. Since then we've been drawing up plans for the way the town will evolve over the next few decades, through listening and engaging with the many different groups that make Aylesbury the great place that it is. We've heard from residents and local businesses, as well as stakeholders, community groups and partners - and we've used that feedback to shape our Masterplan which builds on Aylesbury's heritage and strengths and looks to its future opportunities as a Garden Town.

Our Masterplan expands on the published 2050 Vision for Aylesbury Garden Town and explains in more detail how we propose to create an Aylesbury that is designed for everyone. This town-wide Masterplan has inclusion and accessibility at its heart and proposes a wide range of both small and large projects and initiatives that will help make Aylesbury a greener and more prosperous place where everyone can enjoy a high quality of life.

The current global pandemic has brought sharply into focus how important our local communities are, and how much we value green spaces, active travel and access to local services and healthcare. The Masterplan focuses on these elements and on regenerating our town centre. It is an important document which will help shape our recovery from this unprecedented challenge.

We feel that we have set high but achievable expectations of what a Garden Town for Aylesbury should be and working closely with our partners we look forward to delivering this ambitious project over the next few years.



A handwritten signature in black ink, appearing to read 'Bill Chapple', written over a horizontal line.

Cllr BILL CHAPPLE OBE
Chair Aylesbury Garden Town
Partnership



Masterplan executive summary

Introduction

Designation as a Garden Town heralds a new era for Aylesbury which will have a positive and lasting impact. This is a transformational opportunity for Aylesbury to become greener, more resilient and more successful for the benefit of existing and future residents and the environment.

Garden Town status opens up new avenues for funding and investment to improve the town's environment, movement network and economy. It sets a high benchmark for the design and sustainability of new neighbourhoods, community facilities and infrastructure. As a pioneer of the next generation of Garden Towns, Aylesbury is a pilot project for the wider application of Garden City principles across the local authority area and the UK.

Until April 2020, the Aylesbury Garden Town (AGT) project was led by a Partnership comprising Aylesbury Vale District Council (AVDC), Buckinghamshire County Council (BCC), the Buckinghamshire and Thames Valley Local Enterprise Partnership (BTVLEP), South East Midlands Local Enterprise Partnership (SEMLEP) and Homes England. The Partnership developed a Vision and accompanying Masterplan for Aylesbury 2050. The Vision sets out the high level principles and aspirations for Aylesbury as a 21st century garden town and the Masterplan creates a spatial interpretation of how this will come together, along with a series of key actions required to bring about the transformation. The Vision and Masterplan have been the subject of extensive community engagement and this document summarises the key elements of the two documents. This summary should be read alongside the related Vision 2050 document and the detailed Aylesbury Garden Town Masterplan. Both documents are being approved by the new Buckinghamshire Council which was established on 1 April 2020.

From April 2020, with the formation of Buckinghamshire Council and the focus now firmly on delivery, governance of the AGT programme will be updated to include local partners who have a key role in the regeneration and transformation of Aylesbury. The newly formed AGT Board will oversee the programme through an inclusive, partnership focussed approach.



What is Aylesbury Garden Town?

Aylesbury was awarded Garden Town status by the government in January 2017 as part of the national Garden Communities programme. This promotes excellence in design and planning, evoking earlier Garden Cities such as Welwyn and Letchworth which have stood the test of time.

Aylesbury Garden Town is not a new town. It is a new era for a town with a long and rich history, embarking on a new phase of change and growth. Key public sector partners have come together to lead the delivery of this change.

Aylesbury is within one of the key areas for growth in the UK. Around 16,000 new homes are set to be built in Aylesbury by 2033, and construction is already well underway. Garden Town status will help Aylesbury to deliver this ambitious growth in a joined-up and high quality way that benefits the whole town.



Addressing global and local challenges

The Masterplan is a long term strategy, which responds to local and global issues affecting Aylesbury.

Climate emergency

In response to national and local commitments to addressing the climate emergency, Aylesbury Garden Town will contribute to greenhouse gas emission reductions by integrating sustainability into all aspects of the Masterplan.

For example, the Masterplan sets new targets for a shift to sustainable modes of travel; it provides jobs and facilities in accessible locations; it increases tree cover and biodiversity by investment in green spaces and habitat; and it supports the delivery of infrastructure innovations and energy efficient homes.

Covid-19

The global pandemic has created significant challenges for Aylesbury's residents and businesses. At the same time, it has increased our awareness of the importance of access to green spaces and nature, high quality living environments and active travel for our health and wellbeing. It has heightened our sense of community through collective action to support the vulnerable.

The delivery of projects identified in the Masterplan will help Aylesbury's communities to recover from and build on the positives that have emerged from this unprecedented challenge. Investment in green spaces, new accessible active travel routes, town centre regeneration and the creation of high quality new neighbourhoods with local community hubs, will support Aylesbury's recovery and its future resilience.



2050 Vision

The AGT Partnership has set an ambitious and transformational vision for Aylesbury Garden Town to be an exemplar in inclusivity and accessibility building on the town's proud history as the Birthplace of the Paralympic Movement.

2050 Vision

Aylesbury Garden Town is the County Town of Buckinghamshire.

Building on the town's proud history as the Birthplace of the Paralympic Movement, it is internationally renowned as an inclusive place, enabling people and communities to reach their full potential.

It is an innovator in health and wellbeing, public service and sustainable travel.

The historic town centre is the vibrant heart of Aylesbury Garden Town, a thriving community and commercial hub, full of life, interaction and culture.

Green, healthy, productive and accessible, Aylesbury Garden Town is simply a great place to be.

PUTTING THE TOWN CENTRE
FIRST



ECONOMY AND BUSINESS: AN
INNOVATION AND INVESTMENT HUB



A GREEN AND HEALTHY
GARDEN TOWN



AYLESBURY
ON THE MOVE



DISTINCTIVE
GARDEN COMMUNITIES



THE HIGHEST QUALITY OF LIFE
FOR ALL



SMART AND
SUSTAINABLE



INTEGRATED
DELIVERY



Role of the Masterplan

The AGT Masterplan, which has been developed through extensive consultation with stakeholders and local residents, explains how the AGT Vision will be delivered through a comprehensive and co-ordinated town-wide plan.

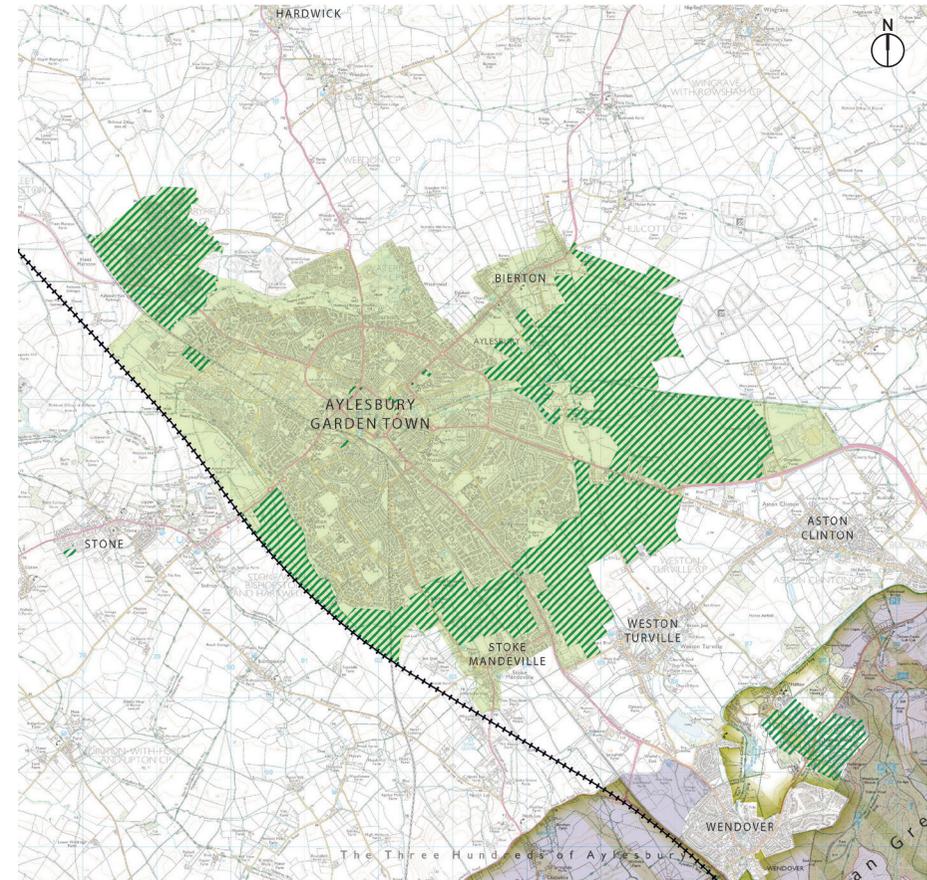
The AGT Masterplan covers both the existing built up area of Aylesbury including the town centre and the residential and employment development sites at the edge of Aylesbury identified in the Vale of Aylesbury Local Plan (VALP); together these will deliver in excess of 16,000 new homes

The Masterplan is an advisory and guidance framework. It supports and provides further guidance in relation to the Policies contained within the Vale of Aylesbury Local Plan (VALP) covering the period to 2033. It also looks beyond the 2033 VALP period, and identifies further opportunities and aspirations, setting clear ambitions and an identity for the Garden Town to 2050.

The Masterplan informs wider Local Authority decision making and that of its key partners, defines wider place aspirations beyond the Local Plan, and acts as a promotional document for future funding bids. Once approved by the Local Authority, the Masterplan will carry weight as a material consideration for future decision making.

Each chapter of the Masterplan deals with a different aspect of the Vision, including green and blue infrastructure, movement, economic and social objectives, local centres, sustainability and neighbourhood design. The ambition and objectives under each aspect of the Vision are explored and a range of projects identified for delivery during the VALP period to 2033 and in the longer term.

The Masterplan layers are interrelated and form a composite spatial plan showing how Aylesbury will evolve as a Garden Town to 2033 and beyond.

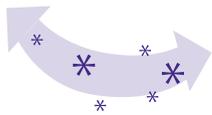


Garden Town location

-  Vale of Aylesbury Local Plan allocated sites
-  Chilterns Area of Outstanding Natural Beauty
-  Metropolitan Green Belt
-  Proposed High Speed 2

Garden Town key projects

The Masterplanning process has identified 8 key projects which have the potential to be truly transformative in delivering the objectives of the Vision and are to be prioritised for delivery and investment. These key projects come together to form a comprehensive concept plan for the Garden Town.



Places for business

The creation of new employment space to capitalise on Aylesbury's location within the Oxford-Cambridge Arc.



The Central Area

The regeneration and expansion of the town centre, and the creation of new employment led, waterside neighbourhoods adjacent to the Canal and Bear Brook, will create a revitalised historic heart to the Garden Town.



Local centres network

Delivering a connected network of local centres and neighbourhood hubs within walking distance of all residents, will improve access to local services for all.



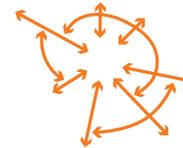
The Aylesbury Gardenway

Encircling Aylesbury, this orbital park of linked green and blue spaces, gardens, parks and natural and heritage areas, will become a focus for Aylesbury's communities and an accessible route for active travel.



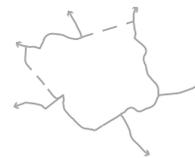
Aylesbury's waterways

The opening up and naturalisation of Aylesbury's forgotten brooks and waterways, will reconnect Aylesbury's communities with its hidden blue infrastructure.



Connected Aylesbury

The creation of a comprehensive walking, cycling and wheelchair accessible network will encourage healthy active travel choices and reduce car dependence. It will be easy to choose sustainable modes of transport for daily journeys.



Healthy streets

A fully orbital outer Link Road delivered in parallel with public transport, active travel enhancements which take advantage of reductions in through traffic and create attractive, healthy streets for people in Aylesbury's neighbourhoods and town centre.



Distinctive garden communities

The creation of new neighbourhoods at the edge of Aylesbury which embody the Garden Town Vision and deliver exemplary living environments.

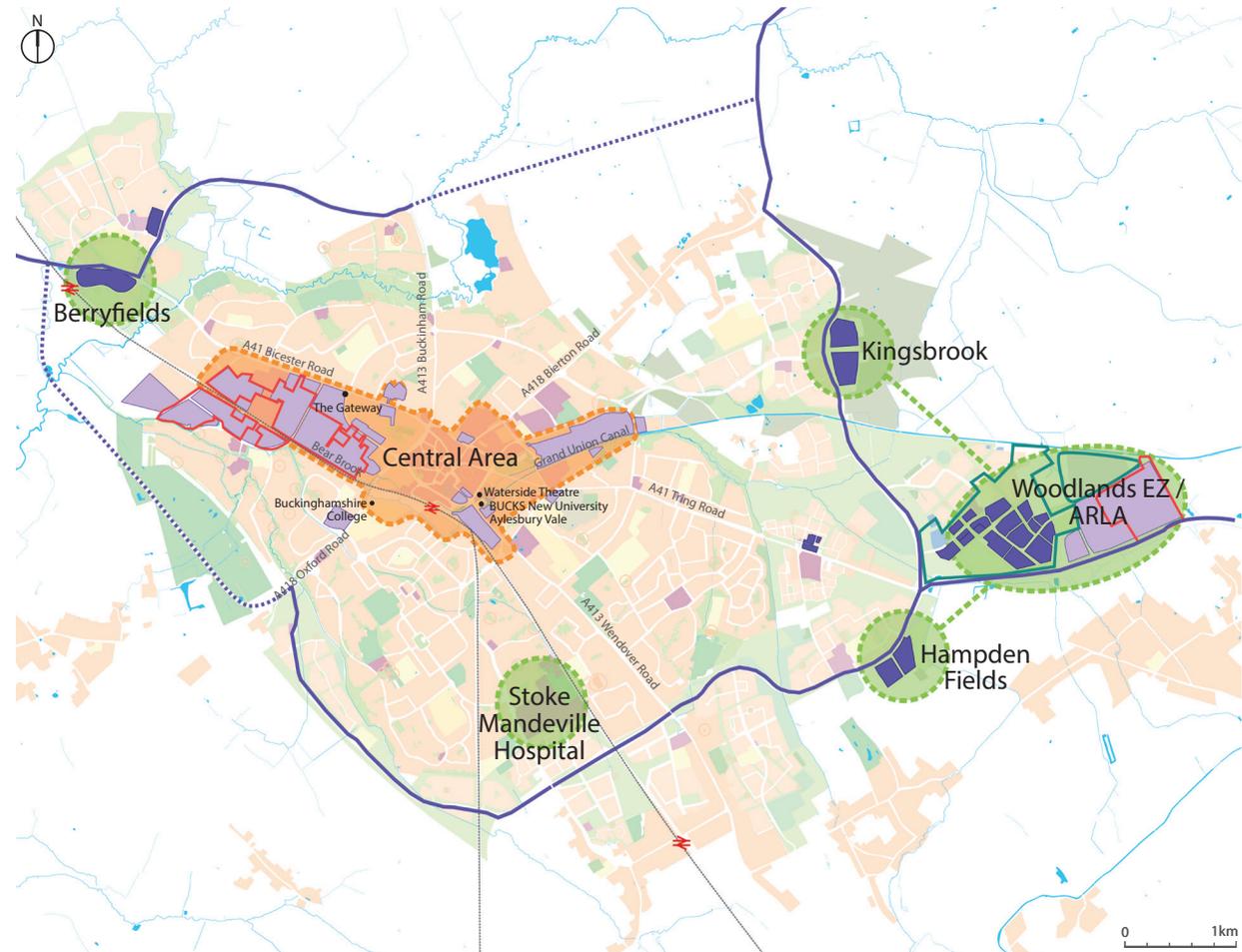
Economy and business: an innovation and investment hub

The Oxford-Cambridge Arc Corridor Economic Vision, and Local Industrial Strategies for BTVLEP and SEMLEP (now falling within Bucks LEP) feature AGT as a location for a “living lab to test development of digital health, mobility and social care solutions to provide a framework for healthy new towns and communities across the Arc...”. This will draw on local expertise such as the National Spinal Injuries Centre at Stoke Mandeville Hospital.

The Masterplan seeks to capitalise on this opportunity and identifies four priority employment locations within AGT that could act as catalysts to drive job growth and wider economic specialisms and long term opportunities:

- the Central Area
- Stoke Mandeville Hospital and Stoke Mandeville Stadium
- Berryfields
- and the Arla / Woodlands Enterprise Zone, Kingsbrook and Hampden Fields cluster.

Each of these locations benefit from their connectivity to complimentary locations outside the Garden Town – in particular Westcott Venture Park linked by the A41, and improvements to the rail network to be brought about by East-West rail investment.



Economic opportunities



Economy and business: an innovation and investment hub

Ambition

Aylesbury will be the prime location for investment and job creation in Buckinghamshire.

It will capitalise on its position within the Oxford-Cambridge Arc to grow jobs and businesses attracting investment due to its high quality business and living environment.

Objectives

-
- To have capitalised on existing and emerging economic sectoral opportunities.
-
- To have created new jobs commensurate to population growth.
-
- To make the most of existing employment land and allocations and to have intensified economic activity.
-
- To have successfully facilitated inward investment building on opportunities created by the Garden Town designation, Enterprise Zone and the Oxford-Cambridge Arc.
-
- To have ensured job growth is inclusive and future proofed with AGT being early adopters of infrastructure to support home working, small businesses, business start-ups and data/tech-based jobs.
-
- To have supported aspirations to establish AGT as a “living lab”.
-

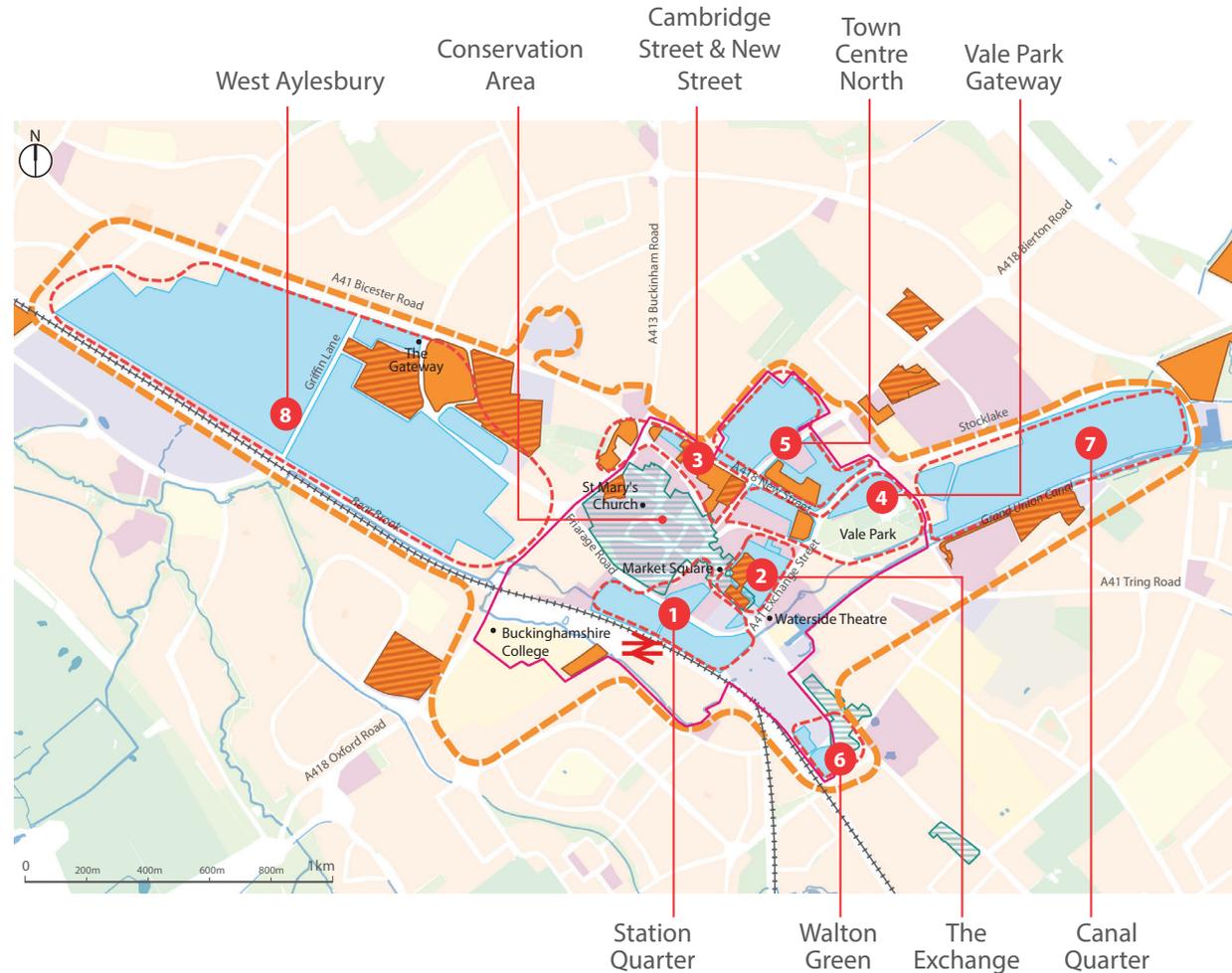
The Central Area

Aylesbury town centre is the heart of the Garden Town. It has been subject to a range of successful regeneration projects over recent years guided by the Town Centre Plan.

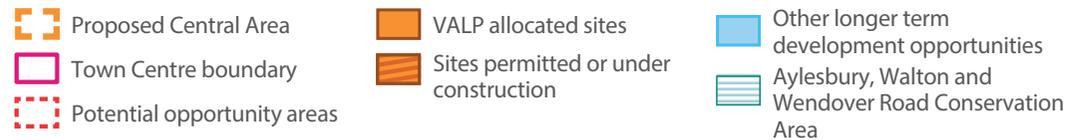
The AGT Masterplan proposes that this focus continues, but that a joined-up strategy is developed for the wider 'Central Area', which encompasses the town centre as well as areas beyond the current boundary which have the potential for regeneration including the creation of new employment led, waterside neighbourhoods adjacent to the Canal and Bear Brook.

The historic heart of the town centre, which is core to the Garden Town's identity, will be protected and revitalised. The impact of highways infrastructure will be addressed to realise a healthier, more people friendly place that benefits from a more accessible, connected and greener environment.

Building on the existing Town Centre Plan, a series of strategic opportunity areas within the Central Area have been identified. These areas have the potential for transformative development and improvement to support the long-term growth and delivery of the Garden Town. A set of design principles for the Central Area and each of the opportunity areas has been developed that will underpin future actions and interventions.



Aylesbury Central Area: Proposed opportunity areas



The Central Area

Ambition

In 2033 Aylesbury town centre will be a thriving community and commercial heart. It will be a destination, a place to live and a place of exchange, commerce, and leisure that goes beyond just retail.

The Garden Town will be supported by a greater mix of use and activities across a wider Central Area supporting long-term population and economic growth.

Objectives

-
- Continue and strengthen Aylesbury town centre's role as Buckinghamshire's county town and civic centre.
-
- Create a town centre which is exemplary for its inclusive public realm that is safe, well-designed and accessible for all.
-
- Create an attractive arrival experience and first impression of the town centre.
-
- Retain and increase public sector employment within the town centre.
-
- Deliver new development which is sensitive to Aylesbury's historic street pattern, scale and townscape.
-
- Conserve and enhance Aylesbury's heritage streets, spaces and buildings.
-
- Deliver an increased mix of uses which create activity day and night.
-
- Respond positively to changing patterns of retail and leisure.
-
- Increase appropriate access to Aylesbury's waterways within the town centre and deliver increased levels of biodiversity.
-

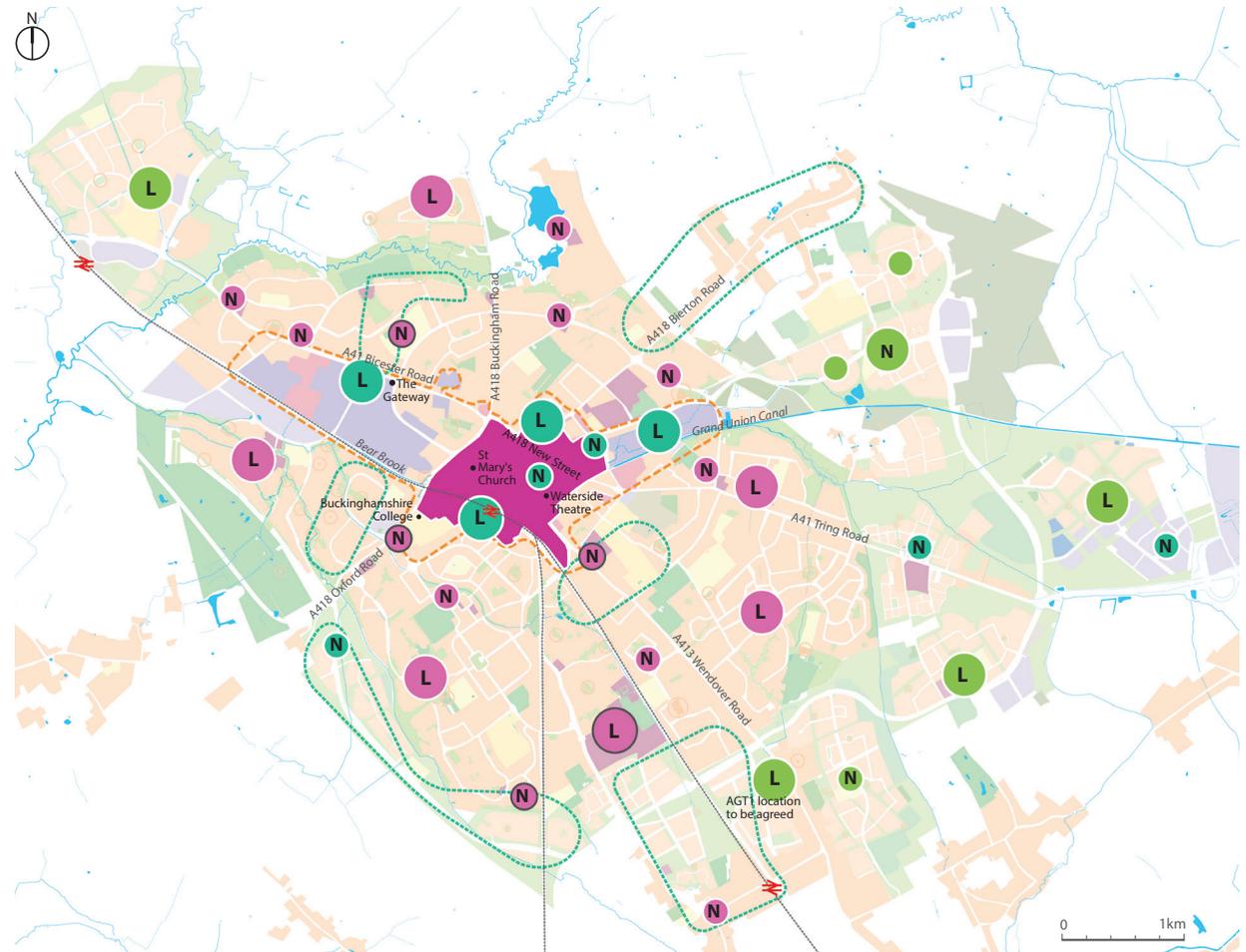
Quality of life

The AGT Masterplan defines a hierarchy of town and local centres and neighbourhood hubs to support equitable access to services and facilities. This supports a sustainable distribution of land uses that seeks to ensure that all homes are in walking distance to a neighbourhood hub as a minimum.

These hubs should be developed over time to include services and centres that promote active and healthy lifestyles through well defined infrastructure and a mix of uses.

AYLESBURY TOWN CENTRE: The heart of the Garden Town	LOCAL CENTRES: Hubs of community life	NEIGHBOURHOOD HUBS: A focus for daily life
	<i>800m from every home (approx. 10-15 minute walk)</i>	<i>400m from every home (approx. 5-10 minute walk)</i>
A destination for entertainment, events and public services for AGT and the sub-region.	Quality places which offer essential facilities and businesses.	Small clusters of essential services integrated into neighbourhoods providing a social focus.

Local centres hierarchy



Aylesbury Town 2050: proposed network of centres (indicative)

Hierarchy

- Town Centre
- Local centre
- Neighbourhood hub

Status

- Existing local centres
- VALP allocated centres
- Opportunities for additional new centres
- Gaps in access to local centres or neighbourhood hubs
- Proposed Central Area

Quality of life

Ambition

In 2033 Aylesbury Garden Town will support the highest quality of life for its diverse population through the provision of accessible local centres and neighbourhood hubs with community facilities that meet the needs of all.

Objectives

-
- The residential population of Aylesbury Garden Town will all live within a ten minute walk of town, local centres or neighbourhood hubs.
-
- The location of services and centres will promote active and healthy lifestyles through well designed infrastructure that makes it easy to access by walking, cycling and public transport. Assessment of the walking catchments to local, natural green spaces should also be undertaken.
-
- Aylesbury's role and reputation as a centre for education excellence will be maintained and strengthened. People in Aylesbury will have access to a range of education opportunities, both academic and vocational.
-
- As a result of Garden Town growth and regeneration, the difference in available opportunities between the most affluent and less well-off communities will be narrowed.
-
- The Garden Town will be supported by the timely delivery of new social infrastructure to support housing and employment development.
-
- The design and development of new communities and infrastructure will maximise opportunities for community cohesion through shared access and use.
-
- Centres and community facilities will be accessible to all, reflecting the legacy of Stoke Mandeville and the Paralympic Movement.
-
- To ensure those who want to make Aylesbury Garden Town their home are supported and empowered to do so.
-
- To incorporate facilities for inclusive accommodation for vulnerable people requiring support, with links to social enterprise within centres.
-
- Provide opportunities for residents to be creative and to access cultural activities.
-

A green and healthy Garden Town

The Aylesbury Gardenway

Encircling Aylesbury, the Gardenway will deliver a fully connected green and blue infrastructure corridor of linked local parks, woodlands, play grounds, community gardens, natural areas, waterways and heritage sites. It aims to have a positive and lasting impact on the quality of life of Aylesbury's residents engaging them in the Gardenway's management, encouraging play, active lifestyles, food growing and outdoor leisure as well as being a haven for wildlife.

The Gardenway will be designed to be fully accessible for walkers, cyclists and wheelchair users wherever possible, and will connect with the town-wide active travel network and Greenway routes into the countryside.

Aylesbury Waterways

The opening up and naturalisation of Aylesbury's forgotten brooks and waterways, will reconnect Aylesbury's communities with its hidden blue infrastructure.

Aylesbury is crossed by a network of brooks and smaller watercourses and the River Thame Valley runs to the south of Berryfields. These waterways together with the Aylesbury Arm of the Grand Union Canal are an important, yet often hidden, part of Aylesbury's landscape character. The Masterplan proposes that Aylesbury's waterways are enhanced for biodiversity, access, recreation and flood mitigation benefits, so that they once again are a core element of Aylesbury's character.



Aylesbury Gardenway illustrative concept

A green and healthy Garden Town

Ambition

A web of green and blue infrastructure provides the 'garden' in Garden Town. As a result of the Garden Town project Aylesbury's communities are better connected to the countryside and the Chiltern Hills.

The town's waterways have been revealed and naturalised, streets are greener and outdoor spaces are more accessible, biodiverse and active.

Objectives

-
- Deliver the VALP policy requirements for 50% of the site area of new garden communities to comprise green infrastructure and delivery of biodiversity net gains for all new development across the Masterplan area, with expectations of a 10% gain, aspiring to a 20% gain wherever possible.
-
- Deliver quality green infrastructure (not just quantity), creating an interconnected and multi-functional network of green and blue infrastructure, backed by a long-term management/community stewardship strategy.
-
- Support active lifestyles and good physical and mental health by making it easier for all of Aylesbury's residents of all ages and abilities to access clean air, natural areas and food growing, sports and leisure opportunities within the town and the wider landscape.
-
- Integrate green infrastructure with the town's movement network for walking and cycling in line with the principles of inclusive design.
-
- Support the objectives of the Chiltern's AONB and strengthen Aylesbury's position as a gateway to the AONB.
-
- Deliver the long held ambition for an orbital park surrounding Aylesbury.
-
- Address shortfalls in green infrastructure within the existing built up area.
-
- Naturalise and make better use of existing green and blue assets including the Canal and brooks, and historic landscapes.
-
- Deliver sustainable drainage features across the Garden Town to support health and wellbeing and improved local water quality.
-
- Conserve and enhance biodiversity landscape and consider the recreational value of watercourses (and their associated corridors) through good design. Seek opportunities for deculverting where appropriate.
-

Aylesbury on the move

Connected Aylesbury

For Aylesbury to achieve its aspirations as a Garden Town, a key focus is on creating connected, inclusive and sustainable places by prioritising movement on foot, by bicycle and by public transport for all ages and abilities and by concentrating development in locations that provide the greatest accessibility by these modes. The implementation of orbital link roads will assist in removing through traffic that currently adds to congestion in the town, thereby creating opportunities for greater cycling and walking networks. Building on the existing Gemstone routes a town-wide, high quality network of cycling and walking routes is proposed which connects key destinations (town centre, local centres, rail stations, employment areas, schools, leisure parks and open space, development sites) and provides routes towards wider regional destinations. Investment in active travel will encourage healthy travel choices and reduce car dependence.

To support the overarching objective of creating an accessible Garden Town, the network will wherever possible be designed for DDA compliance and promote equality of access for all ages and abilities.

Healthy streets

A fully orbital outer Link Road will be delivered in parallel with public transport, active travel enhancements to Aylesbury's radial and town centre roads. These enhancements take advantage of the reduction in strategic traffic and create attractive, healthy streets for people in Aylesbury's neighbourhoods and town centre. The aspirational sections of the link road should be delivered as a priority, to enable a full bypass for through traffic.



Movement vision

- | | | | |
|---------------------------------------|-------------------------|---------------|--|
| Strategic through traffic | Greenway links | Park + Ride | Proposed HS2 route |
| Reduce through traffic in town centre | Strategic cycle routes* | Bus station | <i>* Routes identified in LCWIP study (June 2019) and other emerging schemes under development</i> |
| Gardenway | Local cycle routes* | Train station | |

Aylesbury on the move

Ambition

In 2033 people choose to walk, cycle, or use public transport for everyday journeys within Aylesbury, because it is easy to navigate and has an integrated and inclusive transport system. Residents benefit from active lifestyles and streets are people-friendly places.

By 2050 at least 50% of trips originating in the Garden Town will be made by sustainable modes*.

**Annual average trips by main mode of travel (as defined by the National Travel Survey), with "sustainable modes" comprising "Walk" (over 50 yards), "Bicycle", "Bus" (London, local and non-local), "Rail" (underground and surface), "Other public transport" (air, ferries and light rail), and "Car Passengers (Sharing)" (commuters sharing car journeys to work).*

Objectives

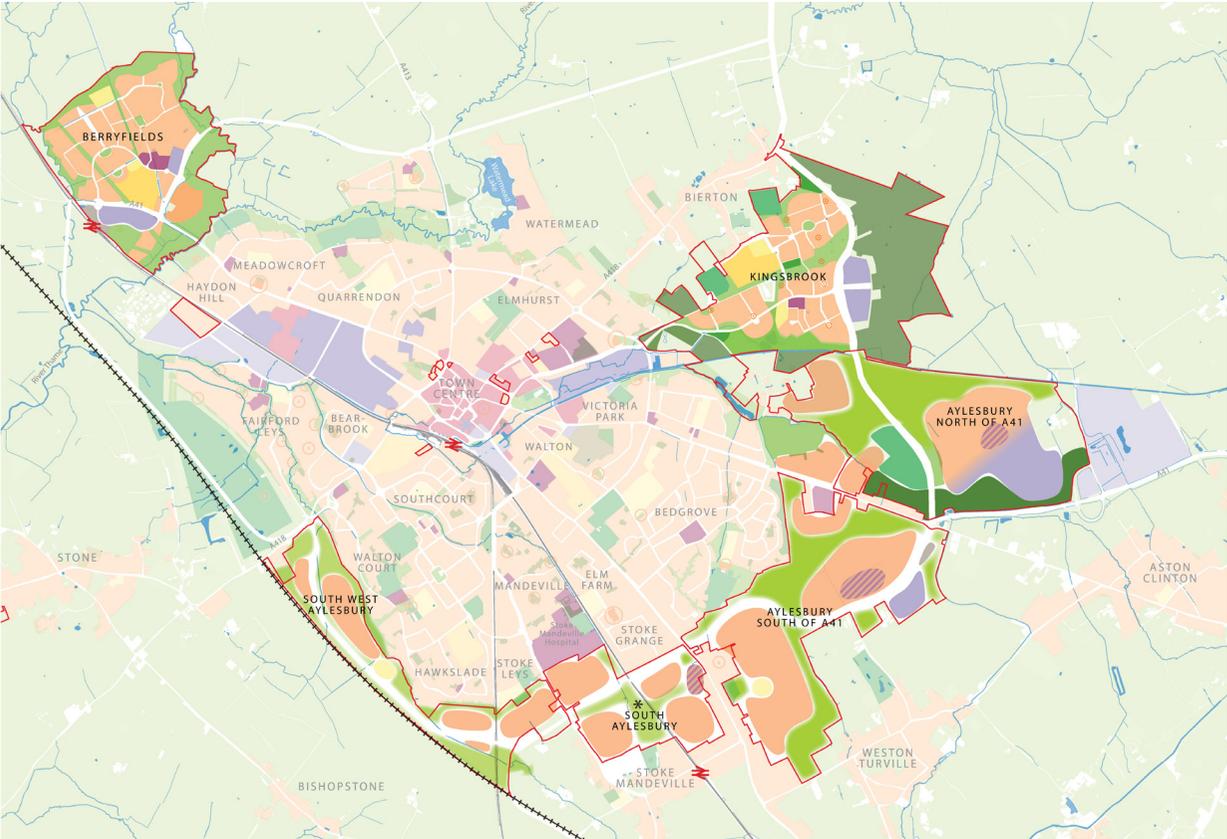
-
- Promote healthier streets, improved air quality and reduced noise, and reduce dependence on car travel for journeys within the town.
-
- Take full advantage of the opportunities offered by East-West Rail to improve regional travel connections.
-
- Provide a connected town-wide network of active travel routes serving commuting, leisure and daily travel needs for all ages and abilities.
-
- Increase proportion of active travel in daily trips to improve personal activity levels and health at all ages.
-
- Provide an improved public transport system which is accessible and attractive to all ages and abilities.
-
- Ensure strong connectivity between the proposed garden communities on the edge of Aylesbury and the existing town and town centre.
-
- Ensure transport infrastructure contributes to making good places.
-
- Create a resilient transport network which can adapt to future trends in technology and accommodate changes in travel behaviour.
-
- Be an exemplar of inclusive transport, both in the provision of appropriate infrastructure and in digital application development.
-

Distinctive garden communities

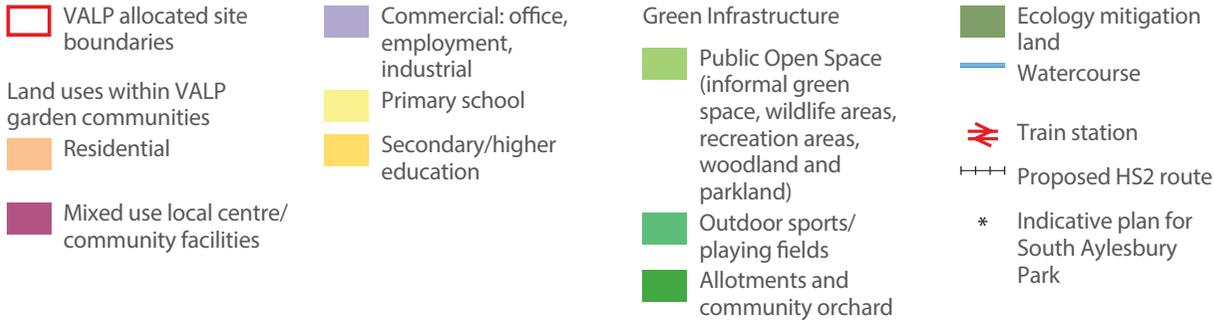
The creation of new neighbourhoods at the edge of Aylesbury will deliver significant housing growth together with new local centres, schools, green spaces and employment areas.

The neighbourhoods are to be designed to embody the Garden Town Vision, deliver elements of the town-wide Garden Town projects such as the Gardenway and create exemplary and distinctive living environments.

These will be developed in accordance with a set of design principles that are fundamental to Garden Town Design and will enable the delivery of high quality new neighbourhoods.



New garden communities



Distinctive garden communities

Ambition

Aylesbury will be a showcase for new approaches to housing delivery and design.

Garden communities, each with a distinctive design character, will provide varied, beautiful neighbourhoods that Aylesbury's residents are proud to call home.

Objectives

-
- Deliver a step-change in design character and create nationally award winning developments, which are still recognised as exemplars in 100 years time.
-
- Deliver town-wide Garden Town design objectives such as the Gardenway and active travel network, in a joined-up manner across site boundaries.
-
- Create new garden communities which are distinctive to Aylesbury and complement the existing town and its landscape, through a character-led design approach.
-
- Conserve, enhance and utilise Aylesbury's heritage assets in new development including heritage landscapes and Roman archaeology.
-
- Make living in Aylesbury's garden communities accessible to all, through provision of a range of tenures, types and delivery models including custom build and self build, and by following the principles of inclusive design.
-
- Embed sustainability thinking in all stages of the design process to deliver energy efficient, resilient neighbourhoods in line with Garden Town green house gas emissions reduction targets.
-

A Smart and Sustainable Garden Town

The Garden Town designation presents an opportunity for Aylesbury to embrace new ideas and emerging technologies to improve the quality of life for residents. This approach is embodied in the ADEPT Live Lab pilot scheme for Fairford Leys, where a number of data and technology-driven urban interventions are being implemented that will begin to trial AGT principles around sustainability and smart technology. These initiatives and principles will be progressed across the Garden Town over the next decades.

Masterplan targets

Aylesbury's performance as an exemplary Garden Town will be measured through the delivery of high quality living and working environments in new neighbourhoods and through improvements to the existing urban area. The Masterplan includes a number of targets which push for higher standards in key areas:

- 50% of land to become new public green infrastructure in new garden communities;
- Delivery of biodiversity net gains (a minimum of 10%), rising to 20% in the longer term within new garden communities;
- By 2050 at least 50% of trips originating in the Garden Town will be made by sustainable modes; and
- The Garden Town will contribute to the national and local greenhouse gas emission reduction targets.



A Smart and Sustainable Garden Town

Ambition

In 2033 technology will be used to help make Aylesbury a better, more resilient and sustainable place.

By 2050 Aylesbury's integrated data services will make life easier for residents and ensure access to local and strategic services.

Objectives

-
- Embrace “smart” technologies for the good of Aylesbury’s residents, with the ultimate goal of using technology to accommodate people’s needs and make their lives better.
-
- Collect and interpret data for the good of residents and businesses.
-
- Take a holistic approach to sustainability and use new and emerging technology to target zero carbon and energy-positive development.
-
- Ensure homes and infrastructure are future-proofed and adaptable to be responsive to everybody’s individual and collective needs now and into the future.
-

Integrated delivery of the Garden Town

The Vision and Masterplan set out a route map towards the transformation of Aylesbury into a sustainable Garden Town.

A number of key priorities and projects have been identified through the Masterplan and these should be progressed to bring this transformation about:

- Delivering the Gardenway as an exciting new facility for Aylesbury, encouraging healthy living, leisure, biodiversity and community cohesion.
- Transforming the town centre as a main focus for cultural, leisure, retail and employment activities in an attractive, high quality environment.
- Delivering a movement network that alleviates town centre congestion and encourages active travel.
- Ensuring new developments and neighbourhoods are of the highest quality.
- Opening up our waterways and encouraging a greener environment across the Garden Town.
- Ensuring Aylesbury is a place for innovative employment, to meet the needs of the expanding population.
- Engaging the community throughout to promote Aylesbury as a truly inclusive Garden Town.

The delivery of these priorities will require close and collaborative working with a range of key stakeholders. The Aylesbury Garden Town project is being taken forward by the new Buckinghamshire Council in partnership with those organisations who can effect change and transformation.

To provide a focus on delivery of the Masterplan going forward, the existing governance arrangements are being reviewed to ensure greater community and private sector representation and their involvement alongside key public sector organisations, led by Buckinghamshire Council.

An action plan, focussed on delivering the above priorities will be developed by the new AGT Board, with the support of a revised project management structure that will encourage cross sector working and inclusion.

The action plan will look at both short term and long term initiatives and will be reviewed annually by the new Aylesbury Garden Town Board, to identify resources and ensure these are allocated effectively which will ensure progress is being made towards delivering the Vision for Aylesbury as a Garden Town.

Integrated delivery of the Garden Town

Ambition

Aylesbury will be delivered with long-term ambition and sustained partnerships between the community, public and private sectors.

Expectations placed upon delivery partners will be increased but the returns will be greater. Aylesbury Garden Town will be an aspirational place to develop, work and live.

Objectives

-
- Ensure the timely, co-ordinated and comprehensive delivery of infrastructure to support housing and economic growth.
-
- Develop a clear brand that demonstrates what it means to deliver within the Garden Town and the increased social, economic and environmental values that will be achieved.
-
- Define new ways of delivering projects that allow local communities to support the long-term management and governance of neighbourhoods, spaces and assets.
-
- Work with delivery partners to secure the best new development subject to rigorous design and quality review.
-
- Ensure best practice stakeholder and community engagement to provide greater foresight and certainty in the planning and delivery of the Garden Town.
-

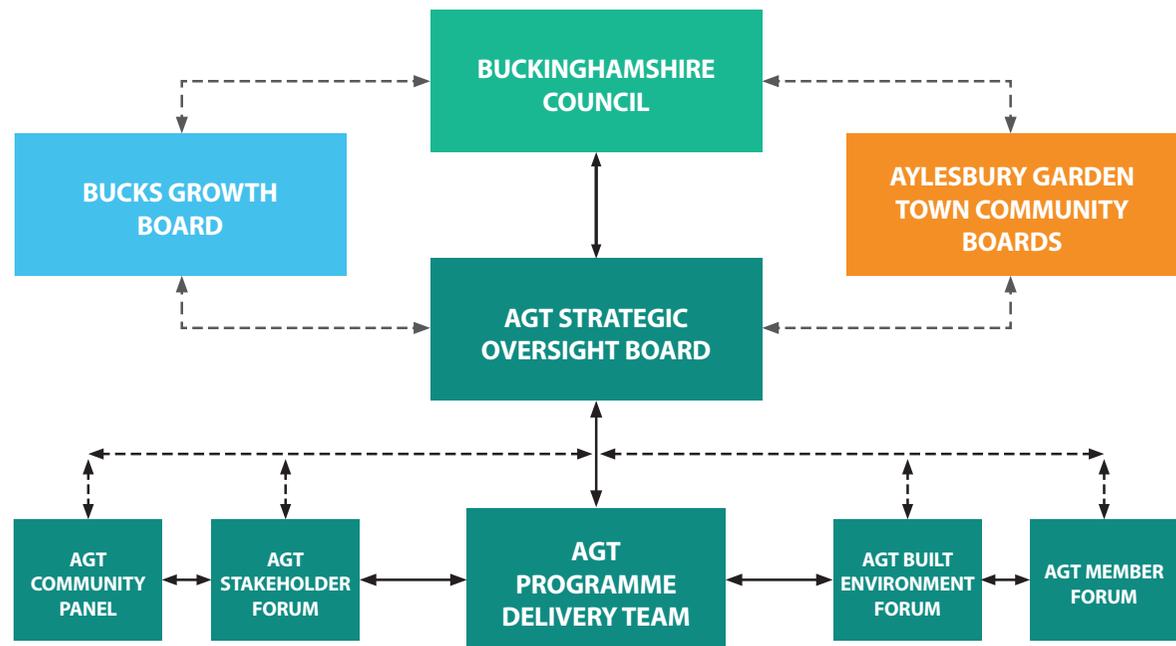
Integrated delivery of the Garden Town

Review of Governance

The existing Aylesbury Garden Town governance structure has been revised to reflect the new Unitary Authority arrangements and to align with the Garden Town Programme's future priorities.

Over recent months and in the lead up to the creation of Buckinghamshire Council, the Aylesbury Garden Town Delivery Board has been reviewing the overall governance and delivery structures for the Aylesbury Garden Town project. This review is timely, given the progress being made with the Garden Town Masterplan and a focus on its delivery going forward. In January this year, the AGT Board endorsed a draft governance structure and approach for recommendation to the new Buckinghamshire Council for approval and subsequent implementation.

The diagram below shows how the evolved structure positions the AGT Strategic Oversight Board to deliver the overall programme alongside decision makers and key stakeholders. This will provide for a greater focus on programme delivery, with increased community involvement, to reflect the important role of Town and Parish Councils in delivering services and the establishment of the Community Boards.



**For more information about Aylesbury Garden Town,
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