

Aylesbury Garden Town

2050 Vision



Alan Baxter | + PRIOR
PTNRS

Foreword

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

It's nearly 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 Vision which builds on Aylesbury's heritage and strengths and looks to its future opportunities as a Garden Town.

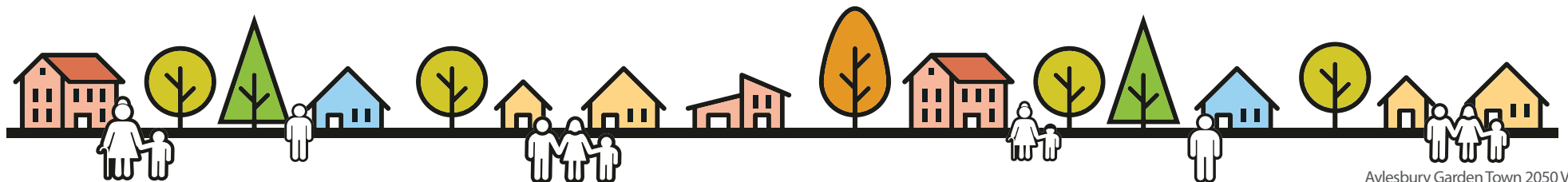
Our Vision for 2050 explains our collective ambitions for Aylesbury Garden Town and our aim to create an Aylesbury that is designed for everyone. As the Birthplace of the Paralympic Movement, a legacy of inclusion and accessibility is an essential part of the future of the town. We want to make Aylesbury a greener, more inclusive and prosperous place, where everyone can enjoy a high quality of life.

The current global pandemic has made us more aware of how important our local communities are, and how much we value green spaces, active lifestyles and access to local services and healthcare. Our Vision responds to this and will help Aylesbury to recover positively from this unprecedented challenge.

We will continue to work closely with our local community and stakeholders to ensure that as Aylesbury grows, we include all the right things to help it thrive.



Cllr BILL CHAPPLE OBE
Chair Aylesbury
Garden Town
Partnership





Aylesbury Garden Town: Our 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 attractive and 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.

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 by 2033, and construction is underway at Berryfields and Kingsbrook.

Aylesbury's evolution as a Garden Town will be shaped by emerging policy and guidance including the Vale of Aylesbury Local Plan (VALP) 2013-2033, the Aylesbury Garden Town Masterplan, and the Aylesbury Vale Design Guide (currently under preparation).

This document, the Aylesbury Garden Town 2050 Vision, supports the Policies contained within the Vale of Aylesbury Local Plan (VALP) covering the period to 2033, in particular Policy D1 Delivering Aylesbury Garden Town. It also looks beyond the 2033 VALP period, identifying further ambitions for the Garden Town to 2050.

The AGT Vision sets out the Partnership's long-term ambition for Aylesbury—a 21st century Garden Town—and informs the emerging AGT Masterplan, which further explains how the vision will be delivered through a comprehensive and co-ordinated town-wide spatial plan.



Market Square



Circus Field Basin



Bourg Walk Bridge







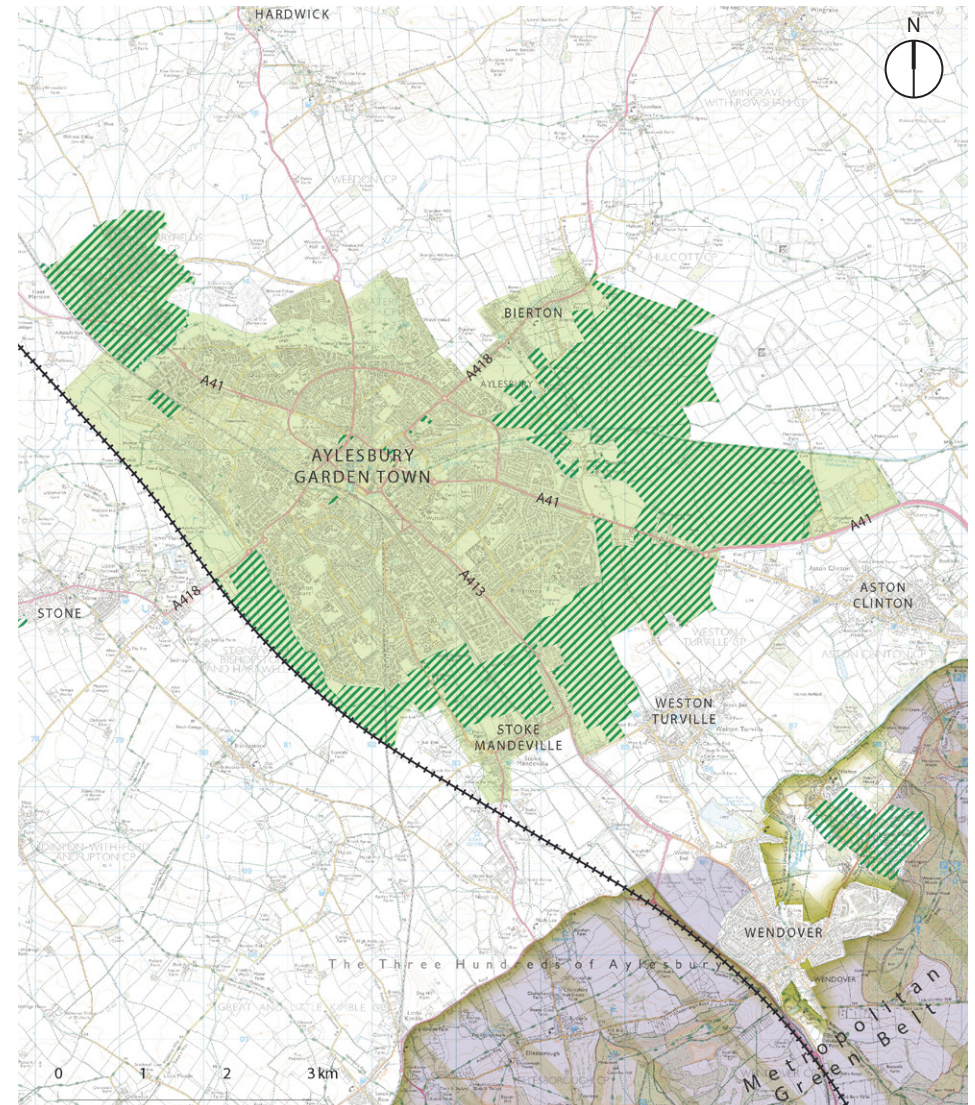
Waterside Theatre

Where is Aylesbury Garden Town?

Aylesbury has a rich history and is Buckinghamshire's County Town. It benefits from a great location, close to London and within the government-proposed Oxford-Cambridge Arc, which presents a global-level opportunity to attract jobs, business and investment.

Aylesbury Garden Town covers the existing built up area of Aylesbury and new residential and employment development sites at the edge of Aylesbury, that are currently being planned as part of the VALP, some of which are already under construction.

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

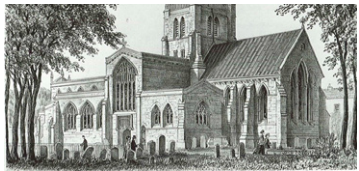


Garden Town location

The Eras of Aylesbury

Aylesbury has evolved over many centuries into the town we know and love. Designation as a Garden Town is the start of an exciting new era in the town's evolution.

Aylesbury of yesterday



EARLY HISTORY & MEDIEVAL MARKET TOWN

Aylesbury's history of habitation dates back to the Iron Age. The Romans built Akeman Street. The Saxon's knew it as Ægel's burgh.

In medieval times, Aylesbury grew into a large village hosting a weekly market and annual fairs for the surrounding area. Walton was a hamlet to the south. Today's town centre, with large open squares surrounded by shops and inns, is a remnant of the town's medieval commercial importance.



COUNTY TOWN

In 1529, Aylesbury was designated the county town of Buckinghamshire.

With this new civic and administrative function and its existing flourishing cattle market, Aylesbury became the principal market town in the county and known for its lace manufacturing and duck breeding.



VICTORIAN TOWN

Aylesbury's industrial identity grew with the opening of the canal and railway. Small businesses, and then larger industries flourished.

The town grew gradually and new public facilities and suburbs of terrace housing were constructed. In 1865 a corn exchange was built where grain could be bought and sold. Aylesbury continued to be famous for its ducks.



BIRTHPLACE OF THE PARALYMPIC GAMES

On 29 July 1948 – the same day as the Olympic Opening Ceremony – the first "Stoke Mandeville Games" took place launching what was to become the Paralympic Games.

The Paralympic legacy continues today. Stoke Mandeville Stadium and the National Spinal Injuries Centre are nationally important facilities.



GROWING TOWN

In the 1950s and 60s, Aylesbury grew rapidly bringing new people, businesses, culture and prosperity to the town.

Aylesbury has continued to grow throughout the 20th century and into the 21st.



Aylesbury of today



CULTURAL RENAISSANCE

In the 21st century, Aylesbury is a vibrant commercial centre. Its heritage as a market town and county town ring true in its streets, squares, and weekly markets.

As a testament to this heritage, Aylesbury has seen numerous recent changes that bolster its role not only as a place to live, but as a place rich in culture and leisure, with great spaces and events attracting people from the surrounding areas.

2002 was the first year of Aylesbury's children's literary and arts festival, now known as WhizzFizzFest.

In 2005, Aylesbury was designated a cycling demonstration town, creating the Gemstone Routes and the striking Bourg Walk Bridge.

In 2010, the 1,200 seat Waterside Theatre was opened. The theatre hosts musicals, comedies, plays, opera and ballet performances.

In 2015, Buckinghamshire New University opened its Aylesbury Campus. It offers a wide range of specialist courses for students of all ages.

In March 2019, The Exchange opened, creating a new public square surrounded by restaurants, shops and homes in the heart of the town centre.

2002

The first WhizzFizzFest is held

2009

Bourg Walk Bridge opens and wins the Engineering Excellence Award

2015

Aylesbury Campus of the Buckinghamshire New University opens

2005

Aylesbury is declared a cycling demonstration town

2010

Waterside Theatre opens

2019

The Exchange opens

2017

Aylesbury is awarded Garden Town status

Aylesbury of tomorrow



AYLESBURY GARDEN TOWN

The Garden Town builds on Aylesbury's strengths and protects its historic character and culture.

It addresses the challenges that we face today including climate change and our recovery from the global pandemic and that we anticipate will shape Aylesbury over the next 30 years.

The Garden Town programme seeks to improve the quality of life for all within Aylesbury, creating a place to be proud of. The Vision and Principles set out in this document help to set the aspirations for that change and are explored further in the Garden Town Masterplan.

Challenges to 2050

Aylesbury faces a number of big challenges over the next three decades, that Garden Town status can help to meet. These include:



ENSURING OUR TOWN CENTRE IS FIT FOR THE 21ST CENTURY

How we shop and work is changing. This is affecting the health of town centres around the country. We want Aylesbury town centre to retain its historic role as a destination for activity, culture and exchange.



BETTER CONNECTING WITH OUR ENVIRONMENT

Aylesbury has great canals, brooks and green spaces, but some of them are hidden and underused. It is on the doorstep of the Chiltern Hills. We want to reinvigorate the town's green and blue spaces, for the benefit of people and nature.



MAKING THE MOST OF OUR GREAT LOCATION

Aylesbury's location between London and the government-proposed Oxford - Cambridge Growth Arc is a big opportunity for long term economic prosperity, if the right conditions for investment are created.



ENCOURAGING PEOPLE TO WALK AND CYCLE

Aylesbury is dependent on the car. We need to kick-start a behavioural change towards active travel such as walking and cycling, increase use of public transport and innovative transport solutions such as car clubs, making it easier for everyone to get around, making us more healthy and active, and breathing life back into Aylesbury's streets.



IMPROVING THE HEALTH AND WELL-BEING OF AYLESBURY'S RESIDENTS

Aylesbury has a diverse population. It also has pockets of social deprivation. We want investment and growth to benefit everyone who lives here, helping everyone live happier, healthier lives.



CREATING DISTINCTIVE AND ATTRACTIVE NEIGHBOURHOODS

Just over 16,000 new homes will be built by the mid-2030s. We want to create well designed and attractive places where new communities can flourish.



ADAPTING TO CHANGE

The UK Parliament has declared a climate emergency and committed to cutting greenhouse gas emissions to net zero by 2050, with local authorities following suit.

In recent months the global pandemic has created significant challenges for Aylesbury's residents and businesses. It has made us more aware of the importance of our local communities and the benefits of having good access to green spaces, active travel routes and local services.

At the same time, technology is transforming the way we work, live, move and respond to these challenges.

We want the Garden Town to be a resilient place, where this period of change and recovery is harnessed for the good of all those who live and work in Aylesbury.



HARNESSING THE BENEFITS OF GROWTH

Properly planned change and growth can tackle existing challenges, making things better for everyone, not worse. That's what we want to achieve at Aylesbury. We are committed to 'joined-up thinking' and supporting partnerships between public and private sector organisations and local communities.



Credit: BMD 2019



Credit: ADN

Ambitions for 2050

We have identified eight principles which build on Aylesbury's heritage, strengths, and future opportunities as a Garden Town, to tackle these challenges head on and for the benefit of all.

This series of interrelated principles are the foundation for the Garden Town era of Aylesbury. They will underpin proposals and initiatives contained in the Garden Town Masterplan and the entire Aylesbury Garden Town programme.

These principles have the people and community of Aylesbury at their heart. They seek to define how Aylesbury will become a high quality and truly inclusive place to live.



Aylesbury for everyone

At the heart of our vision is an ambition to create an Aylesbury that is designed for everyone. Aylesbury is the Birthplace of the Paralympic Movement. This important legacy of inclusion is an essential part of the future for Aylesbury and forms a core value in the Garden Town Vision.

As we work towards delivering the Garden Town, our ambition is to see Aylesbury emerge as an exemplar in its approach to inclusion.

We need to keep talking to everyone who lives, works and visits Aylesbury so that we can understand how we can make Aylesbury work for everyone. We want to create a welcoming environment, where inclusion and equal access to opportunities will sit at the centre of the decision-making process for the Garden Town.



Waterside Festival. Credit: ADN



Vision for more accessible, people-friendly places



Paralympic Flame Lighting Ceremony at Stoke Mandeville Stadium



Aylesbury Old Town

Putting the town centre first

“In 2050 Aylesbury’s town centre is a thriving community and commercial heart. It is a destination, a place to live and a place of exchange, commerce, and leisure that goes beyond just retail. The Garden Town is supported by a greater mix of uses and activities across a wider central area supporting long-term population and economic growth.”

The heart of the Garden Town

Our town centre will continue its historic role as a cultural and community hub. A range of new and old quarters will evolve to breathe new life into the centre. A vibrant mix of uses will create activity and footfall, day and night, weekdays and weekends, reflecting changes in the way people live, shop, work and have fun.

Reconnected with the communities it serves

We will break down barriers created by road and other infrastructure, to re-connect the historic town centre to surrounding communities and employment zones. This will allow the town centre to grow, creating new places to live and work centrally.

Our public spaces matter

We will create people friendly, accessible and healthy streets and spaces across the town centre, while conserving and highlighting Aylesbury’s precious heritage.



The Exchange, Aylesbury. Credit: BMD 2019.



Superkillen Park, Copenhagen



Cambridge Street , Princesshay, Exeter



The Scene, Walthamstow, London



New Road, Brighton

An innovation and investment hub

“In 2050 Aylesbury is a prime location for investment and job creation in Buckinghamshire. It has capitalised on its position within the Oxford-Cambridge Arc to grow jobs and businesses attracting investment due to its high-quality business and living environment”.

A key location within the Oxford-Cambridge Arc

We will create space and the right conditions for new and innovative employment sectors that plug into the Oxford-Cambridge business network and secure a prosperous future for Aylesbury. Catalyst locations will include the town centre, Stoke Mandeville Hospital and Stadium, Berryfields, and Woodlands Enterprise Zone.

Playing to our strengths

We will capitalize on existing specialisms and our links to nearby economic hubs to grow our economy in meditech, space, energy and high-performing engineering, creative industries, food processing, mobility and the public sector.

Creating an environment for innovation and flexibility

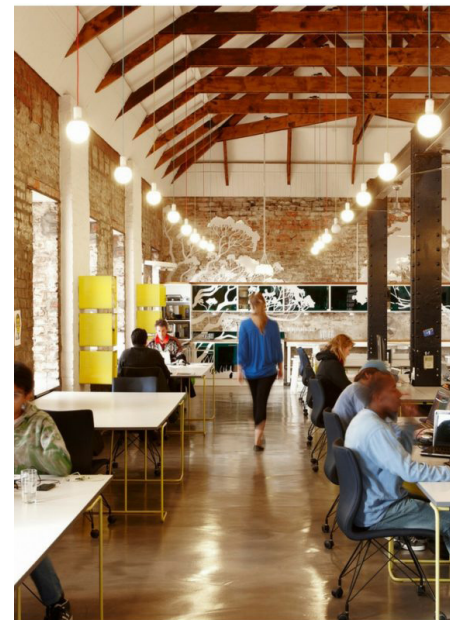
We will encourage the location of light industrial uses towards the outer link roads, enabling the town centre to expand and transform into an entrepreneurial hub of flexible office space and mixed uses easily accessible by walking or cycling. We will be a test bed for new, emerging technologies and employment.

Supporting small businesses

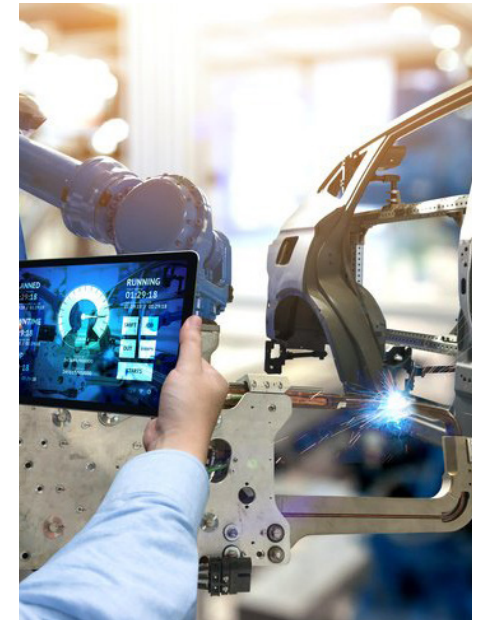
We will create new, different and flexible work spaces in the town centre and local centres to support Aylesbury’s self-employed residents, start-ups and small businesses. Aylesbury will be a place to grow your business in a thriving environment.



Aylesbury Campus of the Buckinghamshire New University



Co-working space



Innovation in existing economic strengths

The highest quality of life for all

“In 2050 Aylesbury Garden Town supports 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.”

Centres of activity

Local centres will be enhanced as the hubs of community life, providing clusters of shops, services, and facilities for residents close to home.

Hubs of daily life

As the town grows, we will carefully plan and design new facilities to be in the most accessible locations, so that all homes are in walking distance of the services they need, enhancing the sense of community and quality of life for residents.

Schools and services

Health services will be provided in accessible locations, and in an integrated way to support the health and wellbeing of residents. People in Aylesbury will have access to excellent education opportunities, both academically and vocationally.

A place for everyone

Aylesbury will be a place where everyone, including the town's most vulnerable people, are supported to reach their full potential.



Big Market local centre, Newcastle



A vision for making Exchange Street pedestrian friendly



Play in the Park, Vale Park



Aylesbury Grammar School



Prestwood Infant School

A green and healthy Garden Town

“In 2050 a web of green and blue infrastructure puts the ‘garden’ in Garden Town. As a result of the Garden Town programme 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.”

Aylesbury Gardenway

We will create a continuous loop of exciting and beautiful green and blue spaces around Aylesbury connecting parks, woodlands, leisure destinations and heritage sites.

The Gardenway will become a focus for community activities. It will connect people to nature and will make it easy to get out into the countryside and enjoy the great outdoors.

Going against the flow

We will work to open up and naturalise Aylesbury’s hidden waterways, making them more accessible, healthy and productive. The canal, river and brook corridors will become spaces for active travel, recreation, biodiversity and climate change mitigation.

The best of Town and Country

New communities will be designed to be as green as possible, with half their land dedicated to multifunctional and accessible green space to maximise benefits such as for wildlife, recreation and health.

Greening Aylesbury

Everyone will be encouraged to get involved in helping to manage their local green spaces. Together we will plant new woodland and street trees, create pocket parks, grow community gardens, and introduce green spaces and play facilities that work for everyone.



Vision for greening Aylesbury

Aylesbury on the move

“In 2050 people choose to walk, cycle, or use public transport for everyday journeys within Aylesbury, because the town is easy to navigate and has an integrated and inclusive transport system. In fact, sustainable travel accounts for more than 50% of journeys starting in Aylesbury. Residents benefit from active lifestyles and streets are people- friendly places.”

Active, greener travel for all

We are committed to reducing congestion, pollution and our carbon footprint by making it easy and affordable for everyone to choose active travel and use public transport regardless of where you live, your age and physical ability. Our target is that by 2050 at least 50% of trips originating in the Garden Town will be made by sustainable modes.

Healthy, active travel

Aylesbury will be a great place to cycle, walk or use a wheelchair. The Gemstone routes will be upgraded as part of a connected network of high quality, safe routes linking destinations across the town.

The future is now in Aylesbury

Aylesbury will be a living lab, a test-bed for new technologies including new forms of transport and data usage which will help us to move around and make life easier for residents and businesses.

Healthy streets

Aylesbury’s streets will be both places to move through and places to spend time in. Through traffic will be removed from the town centre so that the town’s streets can become people friendly, convivial spaces again.

Getting there together

When passengers arrive in Aylesbury by train or bus, they will be greeted by a station experience that is pleasant and easy to navigate. Once in Aylesbury, there will be many shared ways of getting around reliably and comfortably.



Vision for a more people-friendly station boulevard



Cycle path, The Netherlands



Cycle parking at the Exchange. Credit: BMD 2019.

Distinctive Garden Communities

“In 2050 Aylesbury is a showcase for new approaches to housing delivery and design. New garden communities provide varied, beautiful neighbourhoods that Aylesbury’s residents are proud to call home”.

We know when we’re home

The design of new buildings, streets and green spaces will create distinctive neighbourhoods within Aylesbury Garden Town. We will demand place-specific, bespoke and best practice design solutions.

We built it together

We will be bold in working collaboratively with communities, local stakeholders and development partners to ensure viable and innovative approaches to the delivery and long-term management of our spaces and places.

Aylesbury Garden Town Masterplan

Our new communities will be planned in a joined-up way, across site boundaries and ownerships, to deliver the town-wide objectives of the Garden Town Masterplan.

Distinctive and connected

We will develop a strong vision for each new community, so that each neighbourhood has its own distinct identity, while being a fully connected part of the wider Garden Town.

Designing a Garden Town

All development in Aylesbury will be required to be of the highest design quality standards and exemplary in inclusive design. Everyone will have equal access to the well-designed homes, streets, spaces, and buildings that make up Aylesbury Garden Town.



Drakes Place, Aylesbury



Goldenmede, The Rothschild Foundation. Credit: Rothschild Foundation.



Abode, Cambridge



Elmbrook, Bicester Eco-town



Accordia, Cambridge

A Smart and Sustainable Garden Town

“In 2050 technology is used to help make Aylesbury a better, more resilient and sustainable place. Aylesbury’s integrated data services make life easier for residents and ensures access to local and strategic services”.

Resilient from the start

We will do everything we can to ensure that Aylesbury looks towards low carbon technology and is a pioneer of technology that greens our transport and energy infrastructure.

Let’s be smart about it

Data and digital platforms will be used deliberately and securely in the planning, design and management of the Garden Town to support innovation, service delivery, overall liveability and business growth. 5G broadband will be available everywhere, and free public wifi will be available in the town centre.

Our utilities are green and connected

We will strive to increase local renewable energy generation and introduce district energy systems. A co-ordinated approach to utilities planning will enable us to deliver utilities more efficiently and with less waste.



Solar road



Solar truck



Electric bus



Autonomous shuttle

Integrated delivery of the Garden Town

“In 2050 Aylesbury Garden Town is known for having been delivered through long term ambition and sustained partnerships between the community, public and private sectors. Expectations placed upon delivery partners have been increased but the returns have been greater. Aylesbury Garden Town is an aspirational place to develop, work and live.”

Long term vision

We will maintain our commitment to the Garden Town project in the long term and across political cycles.

We look after the things we own

We will explore opportunities for the community to become more involved in the management of their local facilities and open spaces.

We're in it together

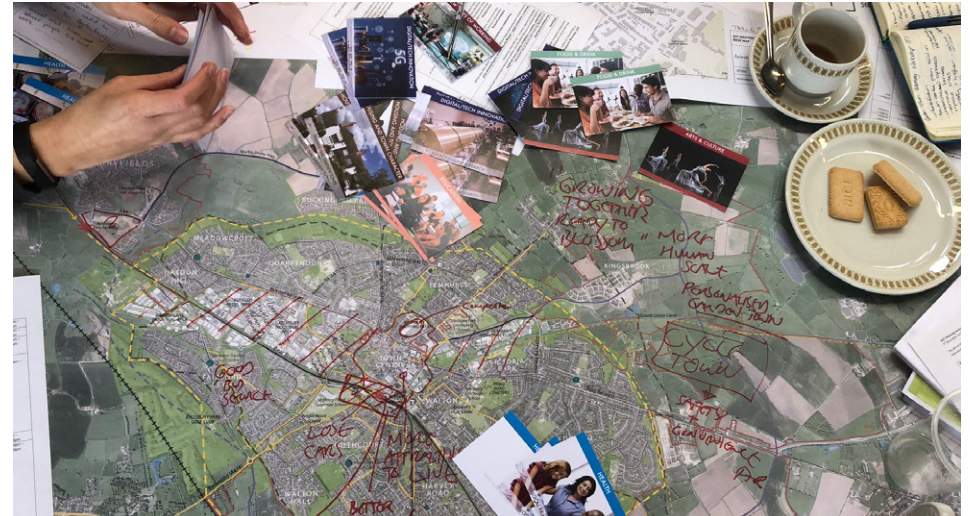
We can't do it ourselves. Our community and development partners will be part of the conversation from start to finish, so that we can all work together towards a better Aylesbury.

A rewarding place to deliver

We will be pro-active in attracting funding and working with our delivery partners in order to build high quality places and infrastructure.

We've got a plan

We are creating a Masterplan for Aylesbury Garden Town and an action plan explaining how we will deliver the Garden Town Vision. This will be regularly updated so that we have a clear roadmap for the future.



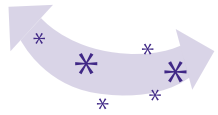
Aylesbury Garden Town vision workshop



Aylesbury pop-up exhibition

What happens next?

The Garden Town Masterplan proposes how the Vision for Aylesbury Garden Town will be delivered through development projects and investment in Aylesbury's town centre, neighbourhoods and green spaces. The Masterplan identifies a wide range of potential initiatives, from small to large, which will help make a difference. Examples include:



Places for business

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



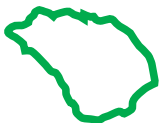
The Central Area

The regeneration and expansion of the town centre, and the creation of new employment led, waterside neighbourhoods adjacent to the Canal and Bear Brooks, to 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, to improve access to local services for all.



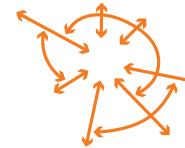
Greening Aylesbury

Enhancing, linking and expanding Aylesbury's green and blue spaces, gardens, parks and natural and heritage areas, to become focal points for Aylesbury's communities and provide accessible routes for active travel.



Aylesbury's waterways

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



Connected Aylesbury

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



Healthy streets

An improved road network delivered in parallel with public transport, active travel enhancements to 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.

What's already happening?

Work is underway to deliver the Vision.

To show people how our lives can change for the better, we have started work on a number of small but exciting projects across Aylesbury. Some of these are illustrated below. More details of our ambitions for wider and long term transformation are set out in the Garden Town Masterplan.



AGT Community food growing project launched



Improvements to Gemstone Cycling Routes and network, including the extension of the Waddesdon Greenway



AGT Kingsbury Square Parklet



SMART Connected Community, Fairford Leys is a Live Lab for piloting a number of data and technology-driven projects.



Aylesbury AccessAble website, providing access information for key venues in the town centre

**For more information about Aylesbury Garden Town,
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buckinghamshire.gov.uk

If you require this document in an alternative format, please contact us at the above.