



Frequently Asked Questions

1. Where is Aylesbury Woodlands?

Aylesbury Woodlands lies to the east of Aylesbury. It is bounded to the south by the A41. To the north is the Aylesbury Arm of the Grand Union Canal; to the east is the Arla dairy. To the west is the existing urban edge of Aylesbury, including Broughton village. The site is approximately 200 hectares (500 acres).

2. Has a planning application been submitted?

Yes. An outline planning application was submitted to Aylesbury Vale District Council in March 2016. In April 2017 an update to the original application for outline permission was submitted. Detailed designs will follow once approval in principle has been obtained.

Public consultation is being carried out by Aylesbury Vale District Council as part of the formal planning process.

3. Will there be further public exhibitions?

It is good practice to seek the views from community interests and those who may be affected by the proposals. We previously held community consultation events at:

- Anthony Hall, Aston Clinton on Saturday 11th July, 2015
- Holiday Inn Aylesbury, New Road, Weston Turville, Aylesbury on Friday 17th July, 2015
- Jubilee Hall, Bierton on Thursday 14th January, 2016
- Village Hall, Weston Turville on Thursday 21st January, 2016
- Anthony Hall, Aston Clinton on Saturday 23rd January, 2016

Since March 2016 detailed work has continued including assessment by ecology, landscape, heritage, drainage, transport, air quality and noise specialists.

AVDC are providing a further opportunity for public consultation and representations in the lead up to the Strategic Planning Committee determination of the application in the summer of 2017.

4. What is the vision for Aylesbury Woodlands?

Aylesbury Woodlands offers the opportunity to assist the wider economic growth of Aylesbury by acting as a catalyst for the early delivery of the Eastern Link Road South and

provide a high quality, employment-led sustainable development which seeks to promote sustainable living through exemplary design.

Aylesbury Woodlands will offer mixed land use led by the provision of commercial premises to facilitate employment growth, and include leisure opportunities to promote health and well-being and much needed housing. This will be supported by integrated community, social and transport infrastructure. Aylesbury Woodlands and Arla were granted Enterprise Zone status by the Government in November 2015, recognising their importance in delivering employment growth, jobs and infrastructure in the region.

Aylesbury Woodlands will be a high quality sustainable development designed to achieve exemplary standards of design within an extensive green space framework including protected water corridors, new tree and woodland planting, linear parks, informal play areas and formal and informal sporting and recreation facilities.

The development of Aylesbury Woodlands will increase Aylesbury's housing stock by 3.4 per cent and the town's footprint by 12 per cent. So on completion, it will account for 3.3 per cent of housing, 10.8 per cent of land area and 20 per cent of employment land available within Aylesbury town (source: Buckinghamshire Business First).

5. Who is bringing forward the Aylesbury Woodlands scheme?

The Aylesbury Woodlands development is being promoted by Buckinghamshire Advantage the infrastructure delivery arm of Buckinghamshire Thames Valley Local Enterprise Partnership.

6. What is Buckinghamshire Advantage?

In April 2014 Buckinghamshire Advantage was launched under the policy and programme direction of Buckinghamshire Thames Valley Local Enterprise Partnership (BTVLEP).

Buckinghamshire Advantage acts as the operational arm of BTVLEP on the delivery of any BTVLEP funded capital schemes, ensuring local growth funds are invested to maximum effect. Buckinghamshire Advantage has the following strategic objectives: actively managing the BTVLEP devolved budget and programme to respond to changed circumstances (scheme slippage, scheme alteration, cost increases etc.); responsibility for ensuring value for money is achieved; and monitoring progress of scheme delivery and spend.

7. Why is Aylesbury Woodlands being brought forward now?

Aylesbury Woodlands brings forward the delivery of key transport infrastructure to the east of Aylesbury. The delivery of the Eastern Link Road South, linking with the proposed Eastern Link Road North and connecting the A418 with the A41, to support the regeneration, economic growth and wider housing across the east of Aylesbury and Buckinghamshire as a whole. Delivery of the Link Road and the (government designated) Enterprise Zone are urgently needed and this is linked to the Buckinghamshire Strategic Economic Plan and its funding commitments.

8. Does Buckinghamshire Advantage (BA) have control of the land needed?

BA has entered into agreements with landowners across the site to promote this exciting development and is in discussions with adjoining interests.

9. What is the design for the Link Road?

The Eastern Link Road (South) will pass through the Aylesbury Woodlands site, completing the link between the A41 and A418 and connecting with the Stocklake Link to the town centre. It will connect key development sites on the eastern side of Aylesbury and will provide an alternative route for traffic around the east of Aylesbury and to the town centre.

The alignment of the Eastern Link Road (South) takes into account the findings from technical assessments produced by the consultant team, including flood risk, landscaping, ecology and transport. The Eastern Link Road (South) will provide access to Aylesbury Woodlands through junctions along it, with a further access to the site from College Road North. To respond to the forecast traffic conditions at the A41 Aston Clinton Roundabout in the future, the team has detailed and tested a substantial enlargement of and capacity improvement to the A41 Aston Clinton Roundabout.

The alignment of the Eastern Link Road (S) incorporates a reservation of land around the road to leave space for future dualling of the road if required in the long-term. This is consistent with the strategy adopted within the consented Kingsbrook/ Aylesbury East site to the north.

The layout of the Aylesbury Woodlands development includes direct routes for pedestrians and cyclists to facilities on-site. A direct bus service will be provided which will offer a connection between Aylesbury Woodlands and Aylesbury town centre.

10. How would the Eastern Link Road (south) be funded?

The Eastern Link Road (South) will be funded from developer contributions (including from the value of housing/ business on the remainder of the site) and with support from Central Government through the Local Growth Deal programme to help accelerate the work.

11. How long would Aylesbury Woodlands take to be developed?

The scheme would be developed in phases and would take at least 15 years to be fully complete.

12. Will the infrastructure come first?

Yes, the Eastern Link Road (South), providing a connection from the A41 across our site and the Grand Union canal to the Eastern Link Road (North) within the Kingsbrook Site, would form part of the first phase of the development – before any houses are built. Other key road infrastructure and flood mitigation measures would also be provided in the first phase.

13. What preparatory work is being carried out?

Since summer 2015 detailed work has continued on the Aylesbury Woodlands scheme including assessment by ecology, landscape, heritage, drainage, transport, air quality and noise specialists.

Feedback from members of the public, elected representatives and technical stakeholders from previous events has been carefully considered as part of this work.

We have consulted with the planning authorities, highway authorities, and government agencies to shape our plans.

14. How does this relate to the AVDC Local Plan Process?

We will also promote the project through the Local Plan that Aylesbury Vale District Council is taking forward. The reason for submitting an application ahead of the local plan being finalised is to assist with the early delivery of the Eastern Link Road (South) and the Enterprise Zone, to enable wider economic growth and regeneration in Aylesbury. It is also to demonstrate our commitment to the proposal at an early stage.

15. Will this scheme create jobs?

Aylesbury Woodlands will help attract new business, speed up the growth of local companies and create around 4,500 new jobs. Aylesbury Woodlands has also been granted Enterprise Zone status by the Government.

The Enterprise Zone status will attract and develop new business investment; speed up the growth and development of local enterprise; and help address the business critical infrastructure needs of the sites. In addition to strengthening the commercial offer of this strategic employment location, Enterprise Zone status will support the drive for inward investment projects from abroad.

16. How many new homes will Aylesbury Woodlands create?

The residential element will be varied housing, with a mix of up to 1,100 high quality design dwellings and will include extra-care housing and custom build housing.

17. Apart from employment and housing what other local amenities will be provided?

A key feature of Aylesbury Woodlands is large areas of green infrastructure (in total taking up about half of the site) including environment with equipped play areas, formal and informal open space.

It will also provide land to facilitate a range of sporting facilities, which could include a sports village featuring cricket, football and rugby facilities as well as a velodrome

It will also provide local community facilities and a new primary school with a two-form intake.

18. What types of commercial premises are planned?

Up to 100,000 square metres (1 million square feet) of commercial employment space is proposed. This commercial employment space - the main part of Aylesbury's new Enterprise Zone - will offer a mix of employment opportunities, such as office space, opportunities for light and general industry as well as logistics and distribution warehousing.

19. What sports and leisure facilities are being considered?

The scheme will provide land for a range of sporting facilities, which currently include a sports village featuring cricket, football and rugby facilities as well as a velodrome.

There is potential for a community stadium and a sports hub for outdoor pitches. These opportunities have been actively explored with Stoke Mandeville Stadium and Heritage Trust. Cycle tracks, footpaths and green spaces for informal recreation have been included. Health and well-being and encouraging people to live active lives are a key component of the project.

20. How will the biodiversity of the site be protected?

The protection and enhancement of ecologically sensitive areas such as the Grand Union Canal and Bear Brook are at the core of the scheme. The green infrastructure will provide significant ecological connectivity both around and through the development whilst connecting to the wider environment.

The Grand Union Canal, Bear Brook and lines of trees in the north of the site are important bat commuting and foraging corridors. These will be retained as 'dark' corridors to protect their value for bats.

Land adjacent to the Bear Brook will be significantly enhanced through the creation of new habitats to include wildflower meadow, ponds and woodland (including the planting of black poplar). The habitat creation will serve to buffer, protect and enhance the ecological value of this important wildlife corridor and to ensure its continued use by locally important species such as otter and kingfisher.

Habitats for a range of bird species will be retained on site and supplemented by new habitats such as species-rich hedgerows, reed bed and grasslands.

The loss of habitat for wintering waders and some farmland bird species such as skylark will be compensated off-site. The development will retain the majority of 'important' hedgerows and native black poplar trees. Losses of trees and species-rich hedgerow will be compensated by new plantings within and bordering the site.

Retained black poplar trees will be brought into positive management to promote longevity.

21. Is the site on flood plain?

Yes, parts of this site are affected, or potentially affected by flooding. The masterplan has been developed to respond to the nature of flood risk associated with the watercourses, on and surrounding the site, and it has been tailored to accommodate an adequate floodplain, even in the worst anticipated flood events.

During high river flows, water 'spills' over the low banks of the Bear Brook downstream (west of) the A41 and flows north before passing under the canal. Although the relatively flat ground within the western part of the site causes floodwater to 'spread out' over a fairly large area, the depth of flooding is generally quite shallow. Our assessments show that conditions will not be worsened.

22. Will the site flood or cause flooding further downstream in Aylesbury?

Post construction works, all housing and businesses will be located in areas of lowest flood risk. There will be no increase in flood risk offsite as a result of the proposed development at Woodlands (including as a result of the Eastern Link Road South).

The proposals include a range of sustainable measures to control surface water runoff. This means that the amount of water entering the watercourses around the site will be carefully controlled so that the drainage regime 'replicates' that of the existing fields. Sustainable drainage systems, or SuDs, also provide added benefits in terms of habitat creation and amenity and contribute to improved water quality and pollution control.

The consultant team has been working closely with the Environment Agency (EA) and Buckinghamshire County Council (BCC) - as the Lead Local Flood Authority - to ensure that the function of the floodplain and the existing surface water drainage regime are not adversely affected by the Aylesbury Woodlands development. The planning application has been supported by a Flood Risk Assessment, prepared in accordance with EA and BCC requirements.

23. What will the impact be on community facilities such as doctor's surgeries and schools?

As part of the Environmental Impact Assessment, an assessment of these effects including those on community facilities has been undertaken.

Aylesbury Woodlands will generate a need for additional primary school places therefore a new two-form intake primary school, with nursery provision, is included within the masterplan.

Whilst a new secondary school is not being provided within Aylesbury Woodlands, the development will be required to make a contribution to wider Secondary School place provision.

Additional need for primary care provision of approximately six new GPs is expected to be created by Aylesbury Woodlands and other developments on the eastern fringe of Aylesbury. These could be accommodated in the new GP surgery that is identified in the Aylesbury Woodlands masterplan.

24. How will the planning application be decided if Buckinghamshire and Aylesbury Vale are promoters of the scheme?

The planning application will be considered by AVDC, as Local Planning Authority in the same way as any other developer promoted major application, with the normal opportunity for everyone to submit their comments about the scheme. The proposals pursued for Aylesbury Woodlands will be no different from any other scheme submitted prior to having a local plan in place.

This is not the first time that the Council has been planning authority, while being connected to other developments which have been delivered to create new jobs, housing and facilities (other examples include the theatre, Waitrose, Travelodge and the new university).

25. What are we doing to address the transport impacts of the scheme?

A Transport Assessment has been prepared in line with best practice which assesses the traffic impact of the Aylesbury Woodlands proposals in the context of other housing and employment growth committed across the Aylesbury Area. We have been liaising with the Highway Authority regarding the scope and assessment requirements. The Transport Assessment considers the performance of a number of junctions across Aylesbury during the busiest morning and evening periods on the network, looking into the future. This information has been used to identify where improvements are required to local junctions to increase capacity and to validate the new roads we will provide. A Travel Plan will also be prepared for Aylesbury Woodlands to promote sustainable modes of transport and healthy living.

26. Are we considering the cumulative impacts from other large developments in the Aylesbury area?

Yes, our Environmental Assessment has been updated in accordance with current regulations which assesses the environmental impacts of Aylesbury Woodlands itself, as well as the cumulative impacts from wider growth in Aylesbury. These cumulative impacts are also addressed within the Transport Assessment. A separate review of cumulative traffic impact from Hampden Fields and Aylesbury Woodlands is also included in the Transport Assessment.

27. Where can I see more information about the proposed development?

All information is available on the project website at www.aylesburywoodlands.co.uk. In addition, information will be provided upon written request to our dedicated email - info@aylesburywoodlands.co.uk - and freepost address - Aylesbury Woodlands, FREEPOST Peter Brett Associates, SCE 4241, Reading, Berkshire, RG1 8BR.