



# INFORMATION SHEET

## High Wycombe Town Committee

**Issue No: 05-2018**

**Date Issued: 5-11-18**

## Eastern Quarter

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### Summary

1. Cabinet will be asked on 12 November to agree in principle to move to compulsorily purchase the Brunel Shed and surrounding land, in order to facilitate the regeneration of the area around High Wycombe station, currently called the 'Eastern Quarter'

### Detail

2. The area around High Wycombe station has long been identified as being suitable for regeneration. The lack of a sense of place and the presence of the undeveloped Brunel shed has meant that developers are unwilling to invest. The redevelopment of the shed will raise the profile of High Wycombe as a town and will encourage investment.
3. The Brunel engine shed is a Grade II listed building immediately to the south of High Wycombe railway station. It was in private ownership and used for commercial purposes up until approximately a decade ago when it was purchased by Chiltern Rail. Since then it has not been brought back into use.
4. The Brunel shed effectively blights what could be a new station square for High Wycombe and until it is brought back into use it is highly unlikely that further investment in the immediate area will be made.
5. There have been many attempts to persuade Chiltern Rail to invest in the building over the years but none have been successful and it is now clear that moving to compulsory purchase, as a final resort, is the only route available to the Council if the situation is to ever be resolved.
6. A meeting has taken place with Chiltern Rail, informing them of the Council's intentions and timescale for a decision to be made.
7. Chiltern Rail have had 10 years to redevelop the building and have not done so – it is very unlikely that this situation will change, A meeting has taken place with Chiltern Rail, informing them of the Council's intentions and timescale for a decision to be made
8. The compulsory purchase process normally takes around 18 months. However, if Chiltern Rail do not object then it could be considerably shorter. Alternatively, Chiltern Rail could be in a position to negotiate a sale, in which case the process would be shorter still.
9. Following acquisition there will be a period of works of 6-12 months following which the shed will be available to use. Surveying, design and planning may all impact on this timescale, depending on phasing.