

High Wycombe Regeneration Overview

1. Strategy

1.1. The Regeneration Strategy for High Wycombe, Princes Risborough and Marlow was approved by Shadow Executive in October 2019 with a recommendation that it be adopted by the new unitary authority post-vesting day. The strategy sets out a series of 'big moves' and a high level programme of projects aimed at doubling the economic output of the town by 2050. This is to be achieved by encouraging high density, high quality development both in terms of commercial and residential. The strategy is publicly available for further reference.

2. Eastern Quarter

2.1. The first project in the Eastern Quarter Regeneration Programme (EQRP), the Brunel Shed, was approved to move into contract stage at Informal Cabinet on 15 July. When complete this scheme will indicate the arrival of High Wycombe as a focus for regeneration and the Council's commitment to invest in the towns for which it is responsible.

2.2. The second EQRP project, Phase 1A is currently in early feasibility stage. It consists of 120,000ft² of office space on two council owned plots to the south of the station. The total cost of the work is estimated to be in the region of £45m to £55m. Design studies have been produced and a financial model has been developed to ensure that the project is viable, particularly given the current challenging economic situation. This project will come back to the Council later in the year so that a decision can be made on whether to progress to detailed design and planning.

2.3. The broader EQRP programme sets out the potential for a great deal of further development around High Wycombe station, with a total value of £880m. More detail on this wider programme will be forthcoming along with the next stage of Phase 1 and will establish the Council's powers to push the programme forward, either developing itself or with partners.

2.4. In terms of funding, work in 20/21 is funded out of the existing feasibility budget. A bid will be made for capital funding beyond the current year, as a placeholder under the assumption that the programme will be revenue neutral as a worst case.

3. Other High Wycombe Property projects

Project	Project Description	RIBA Stage	Project End Date	Approved budget
Ottakers Building	Acquisition of freehold and refurbishment for letting as a retained investment	5. Construction	Sep-20	£2,200,000
WAP Northside - Glider runway relocation	Relocation of gliding strip to northside of airpark facilitating S/S development	3. Developed Design		£1,900,000
Spade Oak Lake	Acquisition and development of 70 ha lake as 'enabling development' for Little Marlow Lakes Country Park	1. Preparation and Brief	Nov-22	£1,512,000
Ashwells	Freehold disposals of consented/serviced residential development sites, based on consent for c108 dwellings.	4. Technical Design	Apr-23	£5,773,000
Bassetsbury Triangle	Disposal of former allotments land with planning permission for park homes development	Not applicable	Sep-20	£1,609,000
Bellfield Housing	Freehold disposal of 68 unit consented affordable rented housing site	Not applicable	Mar-21	[£101,000]
Cressex Island - Aldi	Funding a pre-let food store and drive thru' development - Aldi and Mac Donald's for retention as an investment for Development by Aldi (as for Baker Street). Linked to Crest Road Signalisation	3. Developed Design	Feb-21	£4,400,000
Crest Rd Signalisation	Crest Road Signalisation	4. Technical Design	Jun-21	£1,250,000

HQube	Development of 12 x 100sm small workshops on Hughenden Quarter Upper Site	5. Construction	Mar-21	£2,588,000
Cressex Island - Goya	Disposal of freehold site for industrial development to Goya. Linked to Crest Rd signalisation works and Bellfield Sn106	2. Concept Design		N/A
HxH Phase 4 (Revised Masterplan)	Freehold disposal of serviced site	2. Concept Design	Apr-21	N/A
Hughenden Quarter Upper Site Access Road	Reconstruction of Access Road to adoptable standards (and incoming utilities/outgoing drainage to serve Bellfield Resi and HQube	4. Technical Design	Nov-20	£697,000
Princes Risborough Southern Relief Rd Phase 1	Phase 1 of wider relief road to unlock PR Expansion area for 2500 homes to be delivered			£14,700,000
HW TCMP Alternative Route	High Wycombe Town Centre Masterplan was a partnership project between Buckinghamshire County Council, Wycombe District Council, and Buckinghamshire Local Enterprise Partnership. Delivering the alternative route between the A40 West Wycombe Road and A404 Marlow Hill. Together with public realm improvement Queen Victoria Road/Easton Street and Cressex Road/Cressex Link Road junction upgrades.	6. Handover and Close Out		£4,601,000
Marlow Library	Refurbishment and conversion	4. Technical Design	Sep-20	£179,000

LASR	Land at Horns Lane	1. Preparation and Brief		£200,000
New Penn Road Cemetery at Queensway	The construction of a new Cemetery adjacent to the Queensway road in Hazlemere to service High Wycombe town residents as the current cemetery is close to capacity	5. Construction	Sep-20	£1,679,000
Temporary Accom Scheme	The project will deliver a new Temporary Accommodation scheme with 58 TA units on the site of Desborough Road Car Park and the adjacent British Red Cross site. Method of build to be Off-site Manufacture (OSM).	5. Construction	TBC	£9,920,000
WAP Road Construction	Highways and roadworks to provide; road widening to the existing Air Park access road, a new S278 compliant entrance to the site and a new extension road, with service ducts for future development.		Jul-20	£1,255,000
Brunel Shed	Regeneration of redundant railway shed and adjacent land	4. Technical Design	Jul-21	£4,000,000
Court Garden Leisure Complex Refurbishment	This project is to deliver a £2m refurbishment to the Court Garden Leisure Centre.	5. Construction	Jul-20	£2,000,000
Risborough Spings Swim & Fitness Centre Extension	This project is to deliver a £1.2m extension to the RSSFC. The extension will provide an extended gym with more stations and a group cycling space. It will also include a new studio for fitness classes for people who live in and around Princes	7. In Use		£1,225,000

	Risborough.			
New Rye Boathouse Cafe	The project is to replace the current Rye Boathouse and install a new modular Rye Boathouse Café including toilets.	5. Construction	Nov-20	£425,000
Refurbishment of the Old Wycombe Library	Refurbishment of the Old Wycombe Library	6. Handover and Close Out		£1,888,000

4. Transport Initiatives

- 4.1. We are developing a long term Transport Vision and Strategy for the High Wycombe urban area. We have completed stage 1 of the project, the development of the vision, which was informed by stakeholder workshops and was agreed by BCC and WDC members in September 2019.
- 4.2. Our consultants Steer are currently working to develop the transport strategy. Steer have used an online decision informing tool to test packages of transport interventions and identify a preferred package. The best performing interventions have been turned into scheme options and are now being assessed using a multi-criteria assessment. We anticipate a draft strategy will be completed by September 2020.
- 4.3. This work has identified approximately 20 interventions. Owing to the challenges faced by the town and in order to achieve outcomes aligned with economic and growth aspirations, this includes some potentially controversial elements.
- 4.4. We are considering entering into e-scooter trials being promoted by DfT. An Expression of Interest is currently available for operators and a suitable partner will be identified for Bucks once that process has completed shortly. High Wycombe is seen as a key location for the trial. Consultation with stakeholders will be conducted over the next few weeks, with an emphasis on safety. Operating models, proposed routes and suitable locations for scooter placements are to be defined and agreed.