

High Wycombe Town Centre Public Realm: Action Plan – May 2012

1. Priorities for Implementation/Funding Bids

Priority Themes, Areas and Actions (subject to funding) (Lead Services)	2013/14 – 2017/18 Further Actions (subject to funding)	2012/13 Available Funding	Potential further funding required up to 2017/18 Costs range
1. Image, Arrival and “Brand”			
1A. Maintenance (BCC) <ul style="list-style-type: none"> - Complete backlog of maintenance works - Fix bollards to keep vehicles off repaired footway - Agree future maintenance service level with BCC, including identification of priority areas - Agree reinstatement regime with Statutory Undertakers - Train local repair crews - Maintain appropriate stockpile of materials for quicker repairs - Circulate updated schedule of town centre responsibilities - Coordinate structural maintenance of Abbey Way flyover with plans to implement new route and de-dual the flyover 	Maintain to agreed standards	Programmed works to White Hart St (BCC)	
1B. A Historic centre without unnecessary clutter (WDC Planning Service, Community Services, Environmental Services,	Review traffic parking and access issues at the	£10,000 LABGI funding	£20,000 – 60,000

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BCC) <ul style="list-style-type: none"> - Agree shared code of conduct (WDC/BCC) e.g. Brighton & Hove re town centre signage. Where possible give a positive message rather than “Do not...” messages - Audit street clutter and reduce signage, e.g. rely on general “no littering” signage, awareness/education and enforcement rather than “Don’t feed the pigeons” signs, reduce CCTV signs - Review options for less intrusive electrical boxes for the Market - Reduce the number of bins and guard rails - Remove redundant street furniture - Consider Public Realm design guide/protocol that draws on experience of Aylesbury Vale District Council Highway Protocol document, and which complements Shopfront design guidance to reinforce distinctive qualities of different town centre quarters - Consider scope for joint working and training between districts, County, TfB and Jacobs to improve understanding of different perspectives on public realm, minimise unnecessary street clutter and improve design in accordance with Manual for Streets (MfS) 	eastern end of the High Street, taking account of scope to make better use of kerb space in Corporation Street.		
1C. Partnership working to create a lively and cared for place (Town Centre Partnership/”BID” Co., Major Projects and Property			Business improvement District (BID) Costs

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<p>Executive, Community Services, BCC)</p> <ul style="list-style-type: none"> - Develop overall programme coordination and governance including coordination with key partners such as the Town Centre Partnership in a way which is responsive to Members views - With the Town Centre Partnership/Business Improvement District BID, including a quality approach to management of streets and spaces, e.g. hanging baskets, and the creation of the “invisible infrastructure” for business and events incl. town centre premises licence, outside tables and chairs licensing, and potential to extend the Local Development Order to simplify planning. - With landlords: ongoing proactive property interventions: <ul style="list-style-type: none"> • Establishing database of ownerships – facilitating a dialogue where necessary (The Major Projects and Property Executive are progressing this) • Contacting landlords - establishing what are the obstacles to letting and how these may be overcome • Look to generate income on upper floors to take pressure off the need to realise as high ground floor rents, e.g. support to re-establish separate/secure access to upper floors of premises • Short term leases/flat pack lets by the Council • In some cases consider gap funding to help market readjustment 			<p>Costs associated with Property Services bid for property market interventions</p>

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<p>that supports our vision</p> <ul style="list-style-type: none"> • Only exceptionally - Compulsory purchase • Working with the Town Centre Partnership/Bid Co: <ul style="list-style-type: none"> ○ clearing house for agents (scope to cut down on letting agents' boards too?) ○ Retail “incubator” units and Pop up shops ○ Ensuring that long term vacant properties don't become an eyesore <p>- BNU: joint work on greening, public art/installations/ for example refurbishing High Street benches</p> <p>- Shop front grants incl. White Hart St</p> <p>- The Swan Theatre – more proactive role; potentially also Arts4 Every1.</p>			<p>Shop front grant scheme: £50,000</p>
<p>1D. High Quality public spaces connecting key areas together</p> <p>Enhancing natural cultural and historic assets. (WDC Planning Service/Community /BCC)</p> <ul style="list-style-type: none"> - Agree approach to tree planting and management with BCC e.g. more trees close to highway - Sift potential opportunities with stats, BCC, CCTV 	<p>Annual tree planting programme including maintenance</p>	<p>£10,000 (existing tree management/ planting budget)</p>	<p>£50,000 – 300,000 plus c £3,000 pa maintenance</p>

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<ul style="list-style-type: none"> - Annual tree planting programme – priorities include eastern end of High St, Pauls Row, White Hart St, Crendon St - Complete the railway station interchange and development - Chiltern Rail to provide some landscaping this planting season. The goods shed is being marketed and short term works being considered to ensure the building does not decline. - Work with Sainsbury’s and Chiltern Railway to identify scope to add planting/landscape MSCP’s and the Hospital. - Work with the Hospital and with BNU on gateway opportunities. - Improve street lighting in key areas - Making more of green space opportunities: <ul style="list-style-type: none"> - the Rye – create a stronger connection to the centre and riverside gardens including new A40 signal controlled pedestrian crossing. designed so as to maximise connectedness and sense of place whilst avoiding excessive delays to traffic. Longer term, together with a separate surface crossing to the west opposite Abbey School this should replace the subway; - Tree planting to enhance Temple End link to Hughenden Quarter 	Consider public access to Library Gardens in future, associated with reuse of the former library	£200,000 (s106 transport funding for A40 surface crossing)	£150,000 – 250,000
2. Frogmoor and Bull Lane and Queens Square (Town Centre Partnership/”BID” Co., Major Projects and Property	Frogmoor Change allocation of space – allow on	c£43,000 Removal of traffic lights in	Frogmoor stage 1 £100,000

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Executive, Planning Service/BCC) Frogmoor <ul style="list-style-type: none"> - Introduce greenery – replace bollards with planters - Minimise obstacles to street cafes - simplify planning and licensing requirements for outside tables and chairs - Manage the space in a way that gives that gives more reasons for people to visit, strengthening existing role, making use for temporary events, installations, and public art; linkage with BNU students accommodation- active leisure - Improve link between Bull lane and Frogmoor – consider pavement buildout, consolidations of raised tables - Work with landlords and other partners to encourage diversity and intensity of uses in buildings surrounding Frogmoor and including Queens Square. - Declutter, removing unattractive and unnecessary signage, road markings and street furniture - Church Street bus measures to reduce intrusion from waiting buses Bull Lane & Queen’s Square <ul style="list-style-type: none"> - Introduce a gateway feature at the north end of bull lane 	street parking and loading, and widen footpath on west side for additional planting Bull Lane & Queen’s Square Promote redevelopment of old Ottakars building with food and drink uses with flats over and enhanced public space, potential for large screen? Further changes to reinforce civic space - “vehicles as guests”.	Church St - shuttle working for buses (s106 transport funding) (Possibly £25,000 s106 transport funding)	Bull Lane £50,000 – 150,000 (incl. potential works to create new frontages) Queen’s Square £700,000 – 1.1M

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<ul style="list-style-type: none"> - Better lighting in Bull Lane - Work with landlords and tenants - aim to create active frontages on the east side of Bull Lane - Declutter the space 			
<p>3. St Mary's St/Swan forecourt (WDC Planning Service/BCC)</p> <ul style="list-style-type: none"> - Pedestrian and lighting improvements btw Swan and St Marys St. incl. one way for traffic, wider footways and level surface to slow speeds and create pedestrian/disabled friendly space. - Paint the flyover wall adj. subway and consider green wall - Rationalise parking and servicing incl. Pauls Row disabled parking - Riverside enhancement incl. planting to enhance wildlife habitat - Replace brick bridge balustrade with railings to open up river. - Fire station planting to soften views of car park and yard - Continue to discuss opportunities with Fire Service and British Legion for redevelopment/relocation 		<p>£150,000 s106 funding transport for St Mary's St pedestrian improvements</p> <p>£7,000 LABGI funding</p> <p>£25,000 Habitat funding for river planting</p>	<p>£50,000</p>

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Sub Total for 1- 3 above		£470,000 plus possible £50,000 s106 public art funds	£1.17 – 2.06M
4. New route round the town centre (WDC Planning Service/BCC) - Detailed design/plan/acquire land/consult on design aspects, construct new links and apply route treatment to achieve slow and steady traffic – (further details are given in the background papers that support the DSA) Consider further detailed aspects including measures to address school safety, access and parking issues on Suffield Road	Construction/treatment of existing highways for slow and steady traffic (avoiding traffic lights)	£170,000 (s106 transport funding)	£5.1M – 7.65M
Total for 1- 4 incl. New route (Phase 1)		£690,000	£6.27 – 9.71 M

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