

High Wycombe Town Centre Masterplan Delivering the future



Implementation of the High Wycombe Town Centre Masterplan will strengthen the role of the Town Centre as the focus for employment, shopping and leisure activities in the District. A key component of the Masterplan is an Alternative Route around the town centre, linking A404 Marlow Hill to the A40 West Wycombe Road. This will pave the way for a more attractive town centre that better connects the old and new parts and is able to respond to economic change and the shopping and leisure aspirations of visitors.

This route requires the construction of two new streets – Westbourne Street Link and Gas Works Link. These will take traffic away from the Town Centre:

- supporting opportunities for new development, paving the way for improvements to public spaces, and
- providing options for the future use of Abbey Way Flyover.

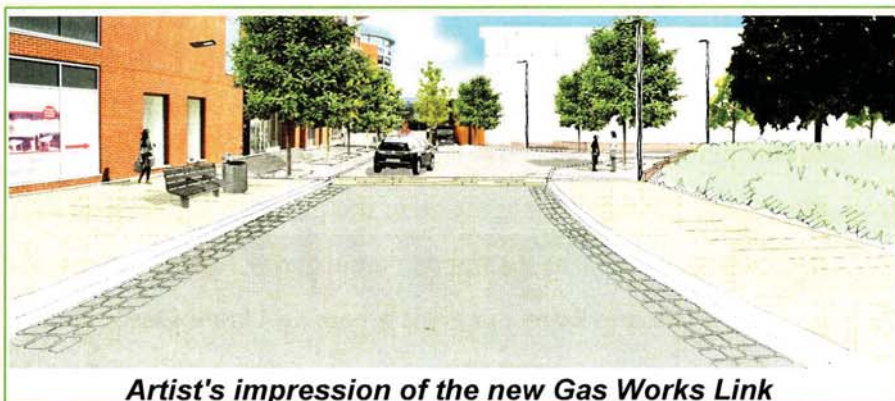
The Alternative Route design objectives are to:

- maintain accessibility to drivers
- improve accessibility to pedestrians and cyclists
- increase the attractiveness of the Town Centre
- minimise the impact on businesses and residents

The location and alignment of the new route has been finalised through the adopted Delivery and Site Allocations document (July 2013). Two sections of the route require planning permission; Westbourne Street Link (Fig a) and Gas Works Link (Fig b). The connecting elements (Queen Alexandra Road, Suffield Road and Desborough Road) are existing roads and as such changes to these do not require planning



Artist's impression of the new Westbourne Street Junction



Artist's impression of the new Gas Works Link

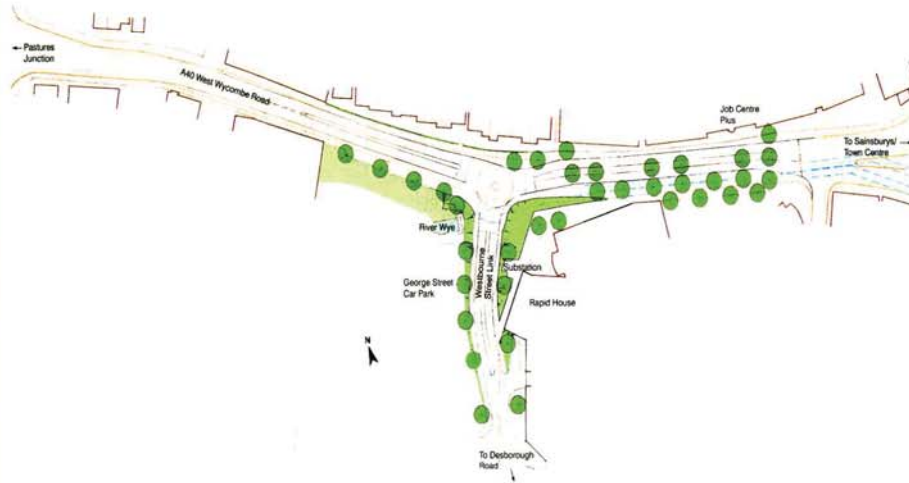
permission.

In addition proposals for Paul's Row and A40 Abbey Way are being put forward for information and comment. These do not require planning permission as the changes are to the existing highway.

The design approach

The design approach includes narrow lane widths to encourage slow speed, and removes signalised junctions, courteously towards each other, and towards pedestrians and cyclists. This, coupled with the narrow streets, also allows for cyclists and drivers to share the streets more comfortably and safely. Finally, materials and maintain in the long term.

a) The Westbourne Street Link



The design of this junction as a roundabout, with narrow lane widths, will allow drivers to move slowly, but steadily through the junction. New planting will enhance existing trees and green spaces creating an attractive approach to the centre, with potential for further trees and

greenery to be provided. It also protects the long-term aspiration to deculvert the River Wye, all of which will contribute to a much more attractive and welcoming entrance to the town centre.

b) The Gas Works Link



The Gas Works Link has been designed to respond to the changing ground levels, whilst also making the transition between residential areas and the town centre shops.

The link and the junctions at either end are designed to encourage low speed traffic whilst still accommodating large vehicles.

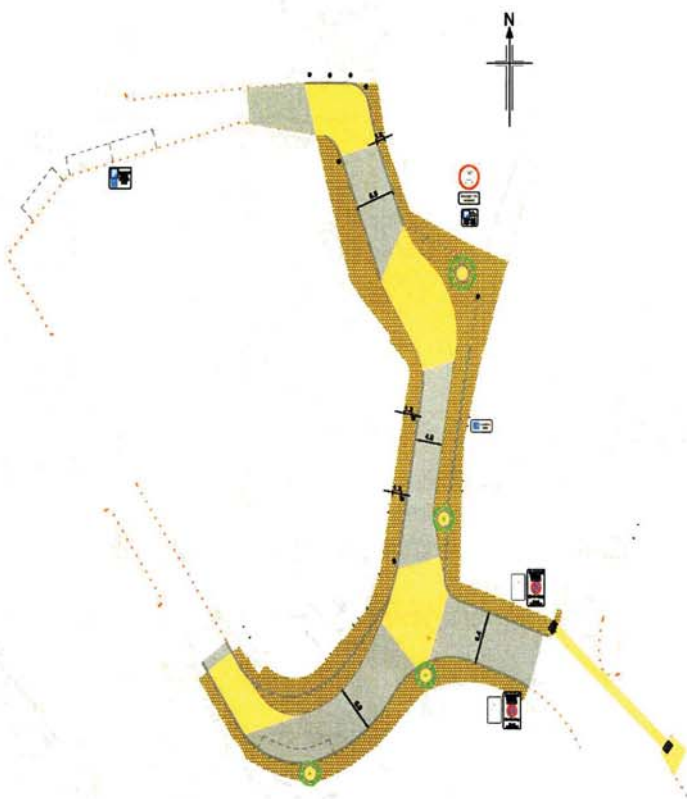
Where the link joins Suffield Road to the south, the junction has been designed to retain existing vehicle access to front gardens, discourage the use of Suffield Road for through traffic and prioritise movements on the new route.

Tree planting will provide an attractive focal point at the bend of this junction. Where the link road joins Desborough Road, beside the Eden Shopping Centre, the junction is designed to discourage right turns except for emergency vehicles. Access to Lily's Walk and Eden car park is retained from Desborough

Road, and the potential is created for a west to east bus route reducing bus movements on Church Street.

eliminating time wasted waiting at traffic lights. At slow traffic speeds, drivers tend to behave much more medians, and informal crossing points, allows pedestrians to cross the street with minimal delay or diversion. It planting are being carefully considered, the aim being to create an attractive town centre which is economical to

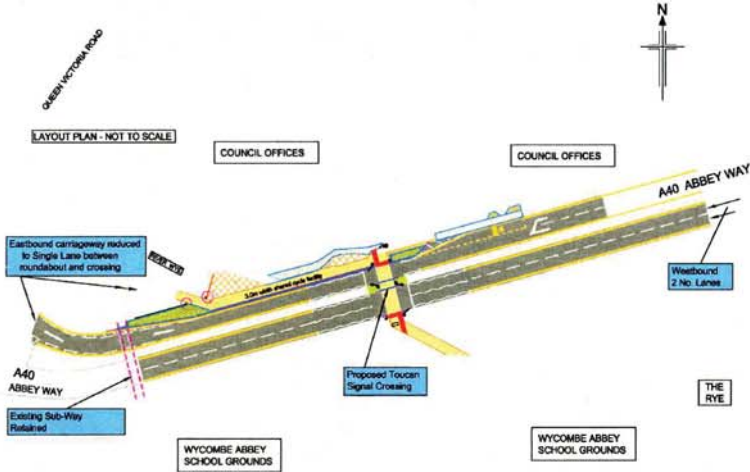
c) Paul's Row



The Paul's Row area is a key pedestrian link between the town centre, the hospital, university and theatre.

The changes are designed to create a more attractive streetscape that strikes a better balance between the space available to vehicles and pedestrians by managing vehicle parking, encouraging the space to be used more readily by different users, and encouraging the sense that vehicles are guests within the space rather than dominating it. The scheme will also see improvements for those with disabilities with wide level surfaces. The improvements may also help to increase footfall which could provide opportunities for local businesses.

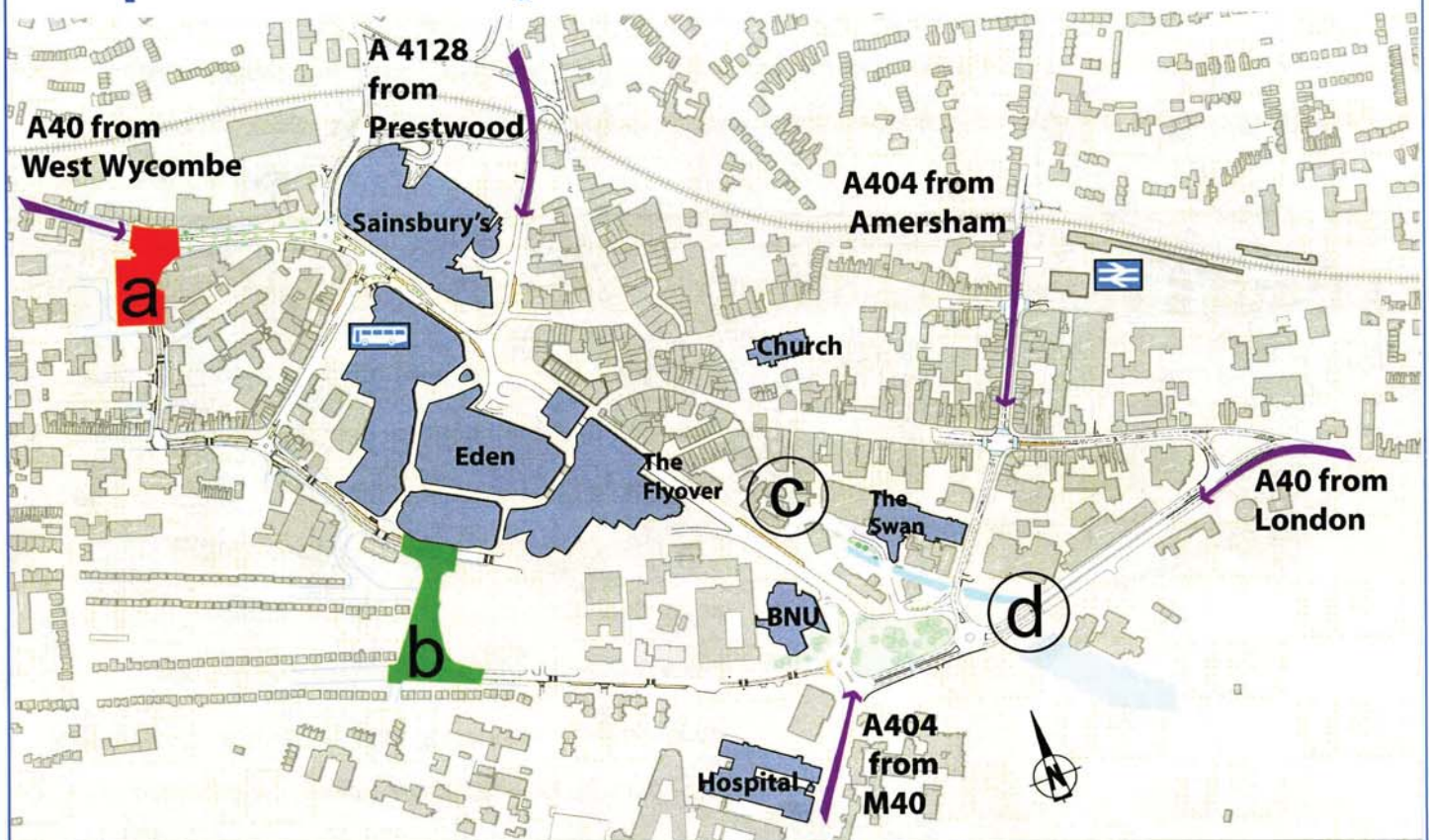
d) A40 Abbey Way



A new toucan crossing (for pedestrians and cyclists) coupled with a reduction in the width of Abbey Way means that the fantastic open space that is the Rye will be much better connected to the centre. Residents and visitors will have a much more attractive link into town, compared to the damp and dingy subway, encouraging active travel by foot and on bike that beats congestion and helps as part of a healthy lifestyle.

The impact on traffic has been carefully assessed to minimise delays and the much busier east to west carriageway will remain at two lanes.

Steps to delivery



The planning applications - www.buckscc.gov.uk

As part of the application process, information sessions will be held, where you can find out more about the detailed design matters.

Subject to receiving planning permission, construction of the Westbourne Street Link could commence in spring of 2014 lasting approximately 3 months. Construction of the Gas Works Link could commence in 2015, dependent upon land acquisition and funding.

Construction

Design and construction of the remainder of the route will take place in stages which will be planned to minimise disruption. Two further elements of the Masterplan are also intended for implementation in 2014:

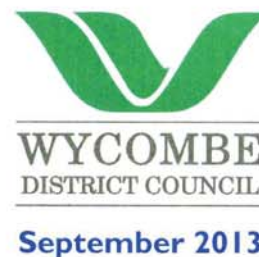
- c) Paul's Row Public Realm Improvements
- d) A40 Abbey Way Pedestrian Crossing

Find out more

The proposed plans are on display at the High Wycombe Library, 5 Eden Place, High Wycombe. Members of the project team will be available to answer questions on Saturday 28th September from 10am until 2pm and Tuesday 8th October from 3pm until 8pm.

For details of library opening times visit www.buckscc.gov.uk/libraries. For further information or to make comments by 25th October, please contact Peter Major on tcmp@buckscc.gov.uk.

High Wycombe Town Centre Masterplan Delivering the future



Comments Form

Thank you for attending this Information Session. If you have any comments on the proposals, please complete this form and place it in the box provided. Comments can also be given by email to Buckinghamshire County Council at tcmp@buckscc.gov.uk. All comments must be received by Friday 25th October 2013.

Your Details

Name:

Postcode:

Interest in the town centre: Resident—Business— Visitor— travel through the town centre

(delete where appropriate)

Your Comments

Please tick one box for each (A-D)

- | | | |
|-------------------------------|------------------------------------|--|
| A) The Westbourne Street Link | ☐ - support | ☐ - don't support |
| B) The Gas Works Link | ☐ - support | ☐ - don't support |
| C) Paul's Row | ☐ - support | ☐ - don't support |
| D) A40 Abbey Way | ☐ - support | ☐ - don't support |

If you do not support then please indicate why not or indicate what aspects of the proposals you would wish to see changed.