



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, THE BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

Telephone/Fax: (01280) 816 426

Email: office@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. P. Hodson

05 November 2020

Committee Members,

You are invited to a meeting of the **Economic Development Working Group** of Buckingham Town Council to be held on Wednesday 11th November 2020 @ 7pm online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors at the start of the meeting in the usual way. Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for the password to take part.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Mr. P. Hodson
Town Clerk

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Princes Risborough Town Council

A presentation on the economic recovery work of Princes Risborough Town Council from Councillor Matthew Walsh, Mayor of Princes Risborough Town Council.

4. Minutes of last meeting

To approve the minutes of the Economic Development Working Group meeting held on [Thursday 24th September 2020](#).



Twinned with Mouvaux, France  Neukirchen Vluyn, Germany 

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

5. Action List

[Appendix A](#)

6. Buckingham Health Hub

To receive and discuss a written report from Mr. N. Morrison

[Appendix B](#)

7. Creating a Culture & Arts Strategy for Buckingham

To receive a verbal report from the Town Clerk

8. Community Board Funding

To receive a verbal report from the Town Clerk

9. Promoting Shopping in Buckingham

To receive a verbal update from the Town Clerk on the submission for Community Board Funding

10. Chairman's Announcements

11. Date of next meeting

11th February 2021 @7pm

To:

Cllr. Harvey	Vice Chair
Cllr. Hirons	
Cllr. Newell	
Cllr. A. Mahi	
Cllr. Mordue	
Cllr. Smith	Chair
Cllr. Stuchbury	
Cllr. Whyte	Buckinghamshire County Council
N. Morrison	Buckingham Society
L. Hutton	#lovebuckingham
D. Jones	University of Buckingham
M. Simons	Traders Association
J. Watson	Dandy Lions Boutique

Minute No.	Action	Action Required	Action Owner	Update	Deadline
148.1/19, 336.2/19, 500/19; 192/20	Membership	M. Simons and the Town Clerk AGREED to contact additional local business owners to join the Working Group.	Town Clerk, M. Simons		Ongoing
157/19, 336.4/19	AVDC funding	Town Clerk AGREED to pursue this with AVDC	Town Clerk	To be pursued with Buckinghamshire Council	Ongoing
338.1/19	BNDP: Design and Style guide	Design and Style guide could be looked at as part of the BNDP.	All members, Town Plan Officer	This will be discussed by the Neighbourhood Plan Sub-Committee on 29th September 2020	Ongoing

Location of Buckingham's Health Hub PROS AND CONS

INTRODUCTION.

This paper is designed to explore how Buckingham might be improved by bringing the new Health Hub, free car parking and a widened leisure and retail experience, into the centre.

FACT.

A considerable number of people want the New Health Hub to be in Town centre as opposed to out of town on Lace Hill, for two main reasons;

1. Easy Accessibility for all and Convenience for our elderly and
2. To regenerate our Town centre at a time of a potential and permanent retail demise.
3. This is still possible, and the Developer confirms that the work already done can be transposed to this new site

SITE.

Health Hub will require a minimum space of 25,000ft² and some 100 car spaces.

(See: <https://www.theswanpractice.co.uk/info.aspx?p=10>)

The only known site capable of a development of this size is the Waitrose Car Park

Engineers have assessed that a new building on stilts could be built over the existing car park thus maintaining the existing parking and NOT interfering with the Flood Plain.

Additionally, there would be a mix of quality residential and both key worker and shared ownership together with a huge improvement to the riverside, creating a 'destination'.

One must take a positive standpoint and not be deterred by the problems, in order to achieve what will be crucial for our Town.

OWNERSHIP.

The land is owned by Buckinghamshire County Council (BCC).

BCC may take the easy option of developing for social housing to alleviate pressures elsewhere such as Aylesbury.

It is of the essence that the Town, its Town Council and its appointed County Councillors are fully engaged in

- A> persuading BCC to develop/sell the site **with our plans, not theirs.**
- B> Overcoming any historic rights of way/ agreements which may still exist after previous efforts to develop, including a possible formation of a JV between private entities and Council or individual members. This requires a full title search as those readily available are not clear

PROS

1. Health Hub Brings 100's of people per day to town centre. Could save the Town.
2. Proposal would allow for 3 hours free parking, further enhancing our retail offering
3. Existing parking retained as development on stilts. Engineer approved
4. Additional parking on upper floors
5. Additional quality/retirement flats with balconies facing south and over river and
6. Large green roof garden/terrace further enhancing the view from the Heartlands
7. Key worker homes and shared ownership. Our contribution to 'affordable' of the sort suitable to Buckingham
8. Leisure provision on terrace overlooking river. Thus, Buckingham has its USP attracting e.g. staff from Silverstone Business Park who currently go to Towcester, Brackley, Bicester and Banbury.
9. Contribution to River walkways

CONS

1. Possible Traffic issues at junction with High Street
2. Possible over development of a rather bland site
3. View from Heartlands requires management to protect roofscape of Town
4. Temporary disruption to car parking during construction

CONCLUSION

A committee should be appointed, incorporating our County Council representatives, to pursue a course of action which achieves an 'Option' to either purchase the site or enter into a Joint Venture, such that the people of Buckingham are the beneficiaries. Consideration should be given to publishing this content on social media and the local press. Known means of financing can be evaluated when route forward agreed.

END

Oct 2020