

WILTSHIRE COUNCIL

CABINET CAPITAL ASSETS COMMITTEE
24 July 2012

Subject: **Salisbury Market Place**

Cabinet Member: **Cllr Fleur de Rhe Philippe**
Economic Development and Strategic Planning

Key Decision: **No**

Executive Summary

The report sets out a recommendation to support the programme for the Salisbury Market Place Public Realm Improvement Project.

Proposal(s)

Members are asked to support the programme for the Salisbury Market Place Public Realm Improvement Project and seek public opinion on the proposals.

Following public consultation, Members will finalise the funding allocation, and delegate authority to the Service Director of Economy and Regeneration, in agreement with the Chief Finance Officer and in consultation with the Chair of the Community Area Board to negotiate further and agree terms with specified lead consultants to ensure quick delivery of the project or component parts.

Reason for Proposal

To support the transformation of the Market Place into an attractive, vibrant, high quality public space of which the city can be proud, and reflect its important public function and historic setting.

Alistair Cunningham
Service Director

Economy and Regeneration

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Key Decision: No

Purpose of Report

1. The purpose of this report is to provide an update on, and a recommendation to support the Salisbury Market Place Public Realm Improvement Project.

Background

2. Salisbury Market Place is an important public space where people meet and interact, and is home to the Charter Market and Fair. In recent years the Market Place has become tired, neglected and dominated by car parking.
3. In August 2008 Salisbury Vision, in conjunction with the Royal Institute of British Architects launched an international design competition to generate new ideas for the Market Place. The decision was taken to appoint the Letts Wheeler design team to progress the project under the management of Salisbury Vision.
4. Proposals prepared by Letts Wheeler Architects were put on hold in Autumn 2011 following widespread public concerns in response to the planning application. In November 2011 the management of the project was passed from Salisbury Vision to Salisbury Community Area Board. The Area Board then requested the assistance of Economy and Enterprise, Wiltshire Council to address the key issues raised by producing a revised design brief.
5. The design brief was produced in response to a specification developed by the Community Area Board Working Group who met during October and November 2011 to consider what would be a suitable treatment of the space.
6. In March 2012 Letts Wheeler Architects decided to withdraw from the project.
7. It is the intention to seek public opinion on an outline design for the Market Place during the summer of 2012.
8. This project provides a significant opportunity to transform the Market Place into an attractive, vibrant, high quality public space of which the city can be proud, and reflect its important public function and historic setting.

Main Considerations for the Committee

9. Since transferring the management of the project to the Salisbury Community Area Board, the Market Place continues to be promoted to the public as a key public realm improvement project in Salisbury, and as such public expectation remains high.
10. As a key social space in the city, realising this project can lead to a significant and measurable impact on the local economy; encouraging business opportunities and adding to the vitality of the community. This project can act as a catalyst for future development and improvements in the City.
11. Critically this project will address the deterioration of the Market Place, assisting Salisbury to maintain its competitiveness with comparable regional centres (in particular Bournemouth, Southampton and Winchester), and helping address retail and tourism leakage. Tourism is a key part of Salisbury's economy and it is essential that the city centre is attractive and welcoming to residents and visitors alike.
12. The recently adopted South Wiltshire Core Strategy highlights the issue with the Market Place in regard to the challenge of conserving South Wiltshire's rich built heritage;

"Salisbury Market Place is marred by its use as a car park and the poor quality, incoherent treatment of the public domain."

and the need to show the space off to better effect:

"Salisbury's tourism role will have been enhanced and there will be a lively café culture around the enhanced market square" (Wiltshire Core Strategy Pre-Submission Document).

This Project is also in line with Strategic Objective 5 in the South Wiltshire Core Strategy: To deliver new buildings which conserve and complement vernacular traditions and maintain and where possible enhance the built and natural environment.
13. This project provides the opportunity to improve city centre strategic linkages particularly in the retail circuit between the High Street, Fisherton Street and Market Place/Castle Street.
14. With the removal of the car parking this project will increase the freedom of movement and flexibility of use within the Market Place.
15. Alongside the redevelopment of the Maltings, investment in the Salisbury Market Place Public Realm Improvement Project represents an exciting opportunity to improve city centre attractiveness.

Environmental and climate change considerations

16. Since this decision is seeking to agree process there are no environmental or climate change considerations which need to be taken into account.

However these issues will be taken into account when developing the designs for the Market Place through early consultation with the Energy Resilience Team.

Equalities Impact of the Proposal

17. The Council will consult as necessary with all groups and individuals and take the findings into account when producing a final design.

Risk Assessment

18. A full project risk register is available on request.

Financial Implications

19. The current proposals will be subject to consultation. It is envisaged that the outcome of that may allow for phased delivery to ensure the essential work can be delivered quickly. This will need to be weighed up against a single procurement. As further considerations will be carried out in consultation with the Section 151 Officer any issues can be considered further through monitoring of the capital programme.

Procurement Implications

20. The Council's Procurement and Legal Team will be consulted at the key stages of the programme to ensure regulations and policies are adhered to.

Legal Implications

21. The Council has committed to support the proposal. Following the consultation, the appropriate procurement route will be used, as prescribed in the procurement policy. This would have to be carefully monitored and the full engagement of legal services would be required in order to anticipate any EU procurement engagement and manage as and when it arose.

Recommendations

22. Members are asked to support the programme for the Salisbury Market Place Public Realm Improvement Project and seek public opinion on the proposals.
23. Following public consultation, Members will finalise the funding allocation, and delegate authority to the Service Director of Economy and Regeneration, in agreement with the Chief Finance Officer and in consultation with the Chair of the Community Area Board to negotiate further and agree terms with specified lead consultants to ensure quick delivery of the project or component parts.

Alistair Cunningham

**Service Director
Economy and Regeneration**

Report Authors

Matthew Croston
Senior Development Officer

Brian Johnson
Urban Designer

The following unpublished documents have been relied on in the preparation of this Report:

None

Appendices:

None