

AGENDA

Meeting: **Cabinet Capital Assets Committee**
Place: **The Kennet Room - County Hall, Trowbridge BA14 8JN**
Date: **Tuesday 14 March 2017**
Time: **11.30 am or on the rising of Cabinet whichever is the later**

Please direct any enquiries on this Agenda to Will Oulton, of Democratic Services, County Hall, Trowbridge, direct line 01225 713935 or email William.oulton@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

All public reports referred to on this agenda are available on the Council's website at www.wiltshire.gov.uk

Membership:

Cllr Baroness Scott of Bybrook OBE	Leader of the Council
Cllr John Thomson	Deputy Leader and Cabinet Member for Communities, Campuses, Area Boards and Broadband
Cllr Fleur de Rhé-Philippe	Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property
Cllr Toby Sturgis	Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste
Cllr Dick Tonge	Cabinet Member for Finance

Substitutes:

Cllr Laura Mayes	Cabinet Member for Children's Services
Cllr Jonathon Seed	Cabinet Member for Housing, Leisure, Libraries and Flooding
Cllr Stuart Wheeler	Cabinet Member for Hubs, Heritage and Arts, Governance and Support Services
Cllr Philip Whitehead	Cabinet Member for Highways and Transport
Cllr Jerry Wickham	Cabinet Member for Health (including Public Health) and Adult Social Care

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Public Participation


Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

The full constitution can be found at [this link](#). Cabinet Procedure rules are found at Part 6.

For assistance on these and other matters please contact the officer named above for details

Part I

Items to be considered while the meeting is open to the public

Key Decisions: Matters defined as 'Key' Decisions and included in the Council's Forward Work Plan are shown as 

1 **Apologies and Substitutions**

2 **Minutes of the previous meeting** (*Pages 5 - 24*)

To confirm and sign as a correct record the minutes of the Cabinet (Capital Assets) Committee meeting held on 17 January 2017.

3 **Leader's Announcements**

4 **Declarations of interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

5 **Public Participation and Questions from Councillors**

The Council welcomes contributions from members of the public. This meeting is open to the public, who may ask a question or make a statement. Questions can also be asked by members of the Council. Written notice of questions or statements should be given to Will Oulton of Democratic Services by 12.00 noon on Thursday 9 March 2017. Anyone wishing to ask a question or make a statement should contact the officer named above.

6 **Wiltshire Growth Deal Update** (*Pages 25 - 34*)

Report by Dr Carlton Brand, Corporate Director

7 **Compulsory Purchase Order (CPO) Powers** (*Pages 35 - 42*)

Report by Dr Carlton Brand, Corporate Director

8 **The Maltings and Central Car Park - Update** (*Pages 43 - 46*)

 Report by Dr Carlton Brand, Corporate Director

9 Urgent items

Any other items of business that the Leader agrees to consider as a matter of urgency.

10 Exclusion of the Press and Public

This is to give further notice in accordance with paragraph 5 (4) and 5 (5) of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 of the intention to take the following item in private.

To consider passing the following resolution:

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the business specified in Items Number 11 and 12 because it is likely that if members of the public were present there would be disclosure to them of exempt information as defined in paragraph 3 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

Reason for taking item in private:

Paragraph 3 - information relating to the financial or business affairs of any particular person (including the authority holding that information).

Part II

Items during consideration of which it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed

11 The Maltings and Central Car Park - Update (Part ii) (Pages 47 - 50)

 Report by Dr Carlton Brand, Corporate Director

12 Professional Services Framework (Pages 51 - 58)

 Report by Dr Carlton Brand, Corporate Director


Our vision is to create stronger and more resilient communities. Our priorities are: To protect those who are most vulnerable; to boost the local economy - creating and safeguarding jobs; and to support and empower communities to do more themselves.

CABINET CAPITAL ASSETS COMMITTEE

DRAFT MINUTES of a MEETING held in THE KENNET ROOM - COUNTY HALL, TROWBRIDGE BA14 8JN on Tuesday, 17 January 2017.

Cllr Fleur de Rhé-Philippe	Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property
Cllr Baroness Scott of Bybrook OBE	Leader of the Council
Cllr Toby Sturgis	Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste
Cllr John Thomson	Deputy Leader and Cabinet Member for Communities, Campuses, Area Boards and Broadband
Cllr Dick Tonge	Cabinet Member for Finance

Also in Attendance: Cllr Laura Mayes, Cllr Jonathon Seed, Cllr Stuart Wheeler, Cllr Philip Whitehead, Cllr Jerry Wickham, Cllr Glenis Ansell, Cllr Simon Killane, Cllr Chris Caswill, Cllr Chuck Berry, Cllr Richard Gamble, Cllr David Jenkins, Cllr Bob Jones MBE and Cllr Alan MacRae

Key Decisions Matters defined as 'Key' Decisions and included in the Council's Forward Work Plan are shown as 

63 Apologies and Substitutions

There were no apologies as all members of the Committee were in attendance.

64 Minutes of the previous meeting

The minutes of the meeting held on 15 November 2016 were presented.

Resolved

To approve as a correct record and sign the minutes of the meeting held on 15 November 2016.

65 Leader's Announcements

The Leader announced that the meeting would be webcast today.

66 Declarations of interest


There were no declarations of interest.

67 Public Participation and Questions from Councillors

The Leader invited Councillor Fleur de Rhé-Philippe to respond verbally to the questions received from Councillor John Knight, Richard Hames, Anne Henshaw, Kim Stuckey, Nick Murry and Stephen Eades.

A copy of the questions and responses is appended to these minutes.

68 Schools Capital Infrastructure Update Report 2016 - 2019

 Councillor Laura Mayes presented the report which asked the meeting to agree the Schools Capital Investment Programme for 2017- 2020. In giving her presentation, Councillor Mayes thanked the officers for their hard work.

Issues highlighted in the course of the presentation and discussion included: the progress made with the current programme; the limited funding available from central government; how officers maximise contributions from developers; and how work is prioritised.

Resolved

- 1. To note the status of March 2014 approved school capital schemes as shown at Appendix A (all complete).**
- 2. To note the updated (previously approved) School Capital Programme as shown at Appendix B.**
- 3. To consider and approve the proposed new Basic Need schemes subject to planning approval and completed S106 negotiations as at Appendix C.**
- 4. To approve the Schools Planned Maintenance Programme totalling £2.5M for 2017/18 as outlined at Appendix D and to agree that a further £2.0M be held pending identified priorities for 2018/19.**
- 5. To approve the Condition (Improvements) and Mobile Classroom Replacement Programme for 2017/18 as outlined at Appendix E.**
- 6. To authorise the Corporate Director for Children Services to invite and evaluate tenders for the projects described in this report, and, following consultation with the cabinet member, to award the contract for the project (subject to approval of any necessary statutory proposals) and to authorise, in consultation with the Head of Strategic Asset & FM (or the Asset Portfolio Manager (Estates), in accordance with the relevant scheme of sub-delegation (under**

paragraph 7 of Part 3B of Wiltshire Council's constitution)), the acquisition of all land (and the completion of any legal documentation) reasonably required in order to facilitate the Schools Capital Investment Programme.

Reason for Decision:

The Council has a statutory duty to provide sufficient school places to meet the demand arising across Wiltshire, whether from demographic or population change, strategic housing development growth and the Army Re-Basing programme. The approved Wiltshire School Places Strategy 2015- 2020 and its Implementation Plan identifies the priority basic need schemes requiring capital investment in the short, medium and longer term and this updated proposed Schools Capital Investment Programme will enable the priority works to be progressed. The Council also has Landlord responsibilities for the effective management and maintenance of the schools (for which the Council is responsible) estate and the investment programme will enable urgent and priority repairs and maintenance projects to proceed.

69 Declaration of Sedgehill Estate as Surplus so that it can be sold on the open market

Councillor Toby Sturgis presented the report which sought approval for officers to add the rural estate property in the Sedgehill area to the list of properties scheduled for disposal on the open market.

Issues highlighted in the course of the presentation and discussion included: the condition of the property; the current use of the property; and whether the investing in the property was preferable to its sale.

Resolved

- 1. To declare the rural estate property in Sedgehill area as Surplus so that it can be sold on the open market.**
- 2. To further delegate specific decisions on the lotting of the property, method of sale, negotiations with outgoing tenants and interim management arrangements to the Associate Director for People and Business in consultation with Cabinet Member for Strategic Planning, Development Management, Strategic Housing, Operational Property and Waste.**

Reason for Decision:

To enable the sale of the Council's rural estate property in the Sedgehill area as Surplus in order to generate capital receipts which will contribute to the

Council's Capital programme and Treasury Management Plan and to divest the Council of assets which have a high cost repairing liability in relation to their revenue potential.

70 Assets to be declared surplus

Cllr Fleur de Rhé-Philippe presented the report which asked the meeting to consider whether to declare seven assets surplus and authorise their sale at or above market value.

The Leader invited any additional questions regarding the specific assets. In response to a question from Councillor Chris Caswill, Councillor Fleur de Rhé-Philippe stated that the decision today was to place sites on the surplus list, and that any subsequent decision to sell any of the sites would be subject to the normal due diligence procedures at which time further consultation. Furthermore, if the land with the cycle track was to be sold, it would remain a public right of way and any decision to alter this would remain with the Council as Highways Authority.

In response to questions from Councillor Alan Macrae and Andrew Hall, the Leader stated that officers were reviewing the status of the Martingate asset and would be in touch with parties in due course. Mr Hall further reiterated his company's commitment to refurbishing the site, and maintaining the car park, but stated that this would only be possible if they owned the freehold.

Resolved

- 1. That members declare the seven assets listed in the report as assets held for sale.**
- 2. To authorise the Associate Director for People and Business, in consultation with the Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property and the Cabinet Member for Finance, to dispose of the assets at or above market value.**

Reason for Decision:

To declare assets surplus so that they can be sold in order to generate capital receipts in support of the council's capital programme.

71 Urgent items

There were no urgent items.

72 Exclusion of the Press and Public

Resolved

To agree that in accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public from the meeting for the following items of business because it is likely that if members of the public were present there would disclosure to them of exempt information as defined in paragraph 3 and 5 of Part I of Schedule 12A to the Act and the public interest in withholding the information outweighs the public interest in disclosing the information to the public.

Reason for taking the item in private:

Paragraph 3 – information relating to the financial information or business affairs of any particular person (including the authority holding that information)

Paragraph 5 - information subject to legal privilege

No representations have been received as to why this item should not be held in private.

73 Declaration of rural estate property near Sedgehill as Surplus so that it can be sold on the open market

The meeting noted the content of the report.

74 Assets to be declared surplus - Part ii

The meeting considered the content of the report.

Resolved

To approve the recommendations contained in the report presented with the exception of the recommendation for site two which was not adopted.

75 Castledown Business Centre - Innovation Suite

Cllr Fleur de Rhé-Philippe presented the report which: provided an update to the committee on negotiations with the parties involved in the design and construction of the Business Centre relating to the remediation of the glazed façade; asked the Committee to consider the options available to remediate the glazed façade and propose a preferred option; and, on the basis of the preferred option, sought delegated authority to proceed with implementation of the remedial works required to ensure full operation of the Business Centre.

Resolved

To delegate authority to the Associate Director for People & Business, in consultation with the Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property, to appoint contractors to

deliver the remedial works required for the glazed façade at Castledown Business Park, and subsequently recoup these costs from the insurers of the designers.

Reason for Decision:

To expedite delivery of the required remedial works to enable full operation of the council's business centre at Castledown, Ludgershall, thereby maximising the benefit of the council's existing investment and helping boost the local economy in line with council's Business Plan 2013-17 Outcome 1.

(Duration of meeting: 10.00 - 11.00 am)

These decisions were published on the XXXX and will come into force on XXXXX

The Officer who has produced these minutes is Will Oulton, of Democratic Services, direct line 01225 713935 or e-mail william.oulton@wiltshire.gov.uk
Press enquiries to Communications, direct line (01225) 713114/713115

(b)

AGENDA SUPPLEMENT (2)

Meeting: Cabinet Capital Assets Committee
Place: The Kennet Room - County Hall, Trowbridge BA14 8JN
Date: Tuesday 17 January 2017
Time: 10.00 am

The Agenda for the above meeting was published on 9 January 2017. Additional documents are now available and are attached to this Agenda Supplement.

Please direct any enquiries on this Agenda to Will Oulton, of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line 01225 713935 or email william.oulton@wiltshire.gov.uk

Press enquiries to Communications on direct lines (01225)713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

5 **Public Participation and Questions from Councillors** *(Pages 3 - 14)*

Responses to written questions received.

DATE OF PUBLICATION: 17 January 2017

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Wiltshire Council

Cabinet Capital Assets Committee

17 January 2017

Questions from Councillor John Knight, Trowbridge Central Division

Questions

1. Could the retained area of the car park be free car parking for the first 30 minutes to allow the public to collect prescriptions from the proposed new pharmacy and assist with short visits to the adjoining park?
2. Could officers investigate how to mitigate the loss of car parking during construction as the pharmacy may well require the retained area of the car park as a builders compound, supplies deliver and turning. Possibly using land forming part of the park either immediately adjoining the car park or the area formerly occupied by the youth centre at Innox Road/Linden Place?
3. What arrangements will be made for existing parking permit holders?
4. Has the company considered that there already pharmacies nearby at Shires Gateway and Wingfield Road?

Responses

1. Parking Services will consider the request although such arrangements do not generally prevail elsewhere in similar circumstances
2. If Members are minded to approve the recommendation then officers in Strategic Assets & Facilities Management together with those in Amenities & Leisure will discuss with the pharmacy how best to mitigate any inconvenience to the public both in respect of car parking and enjoyment of the adjoining park.
3. It is anticipated that these will be suspended for the period of the construction works. However officers will investigate opportunities to mitigate any inconvenience.
4. The company has done so but believes this site would best serve the local community.

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Questions from Richard Hames

Questions

1. Could you please explain why the council consider six days is sufficient time for the public to read the agenda, understand what is behind the agenda and then comment on it. The agenda was published on 11 January and the meeting is on 17 January. I would hope in future you would agree that in order to be transparent and democratic a longer period should be given.
2. Could you please explain why you are selling and whether it is linked to potential development at Rawlings Green?
3. How is the price determined? Can you confirm that it will be widely publicised and unless there is a good reason the highest price will be accepted. Will anyone other than the developer be interested in purchasing it?
4. What guarantees will there be that the current public right-of-way continues?
5. Who will maintain the land after the sale?
6. As you are aware Rawlings Green is being looked at by the inspector and the current planning application has been referred to the Secretary of State. Therefore it seems totally premature to consider any such sale until the inspector has reported, the planning decision made either for or against, and the Secretary of State has given his approval to whatever the decision is.

Responses

1. The agenda was in fact published on 9 January and within the legally prescribed timescale giving 5 clear (working) days' notice of the meeting. In addition, notice that the Committee intended to consider the item 'Assets to be declared Surplus' was first published in the Council's Forward Work Plan for the Cabinet Capital Assets Committee on 19 December 2016.
2. As part of the process we are declaring this site as an asset held for sale, surplus to operational requirements

The recommendations refer to a whole series of assets surplus to council requirements therefore it is listed and if asset is decided to be put up for disposal due diligence will be undertaken.

Yes, it is linked to Rawlings Green

3. If we decide to sell then the site would be evaluated in accordance with council obligations under section 123 of the local government act 1972
4. If we decide to sell any such issues will be picked up as part of due diligence.
5. This question presupposes a sale refer back to response to question 2
6. As is usual practice, the Council is able to consider the disposal of any assets in advance of planning permission and ensure that any disposal only takes place if planning permission is granted.

The Secretary of State has only directed the Council not to grant permission on the application without his specific authorisation. This is to enable him to consider (emphasis added) whether he should direct that the application be referred to him for determination. As his letter points out, the direction does not prevent the Council from considering the application and forming a view as to its merits, nor does it prevent the Council from refusing permission.

Wiltshire Council

Cabinet Capital Assets Committee

17 January 2017

Questions from Anne Henshaw

Question

Please inform me whether this could lead to any possible change in the status or nature of this track and its immediate surrounds in the future. As a much valued public path between Calne and Chippenham we would certainly lodge objections if this were to be the case?

Response

The council recognises the important role of the North Wiltshire Rivers Route. If we decide to sell, we recognise the value of the cycle path and due diligence would cover issues such as these.

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Questions from Kim Stuckey

Question

I have only today found out the detail of the Cabinet Capital Assets Committee meeting next Tuesday 17th January, and in particular Site 2 – Land at Darcy Close.

I am very concerned not about the strip of land as titled at Darcy Close, but the hatched area at the top of the plan, being the old dismantled track bed and embankment of the disused Chippenham-Calne railway.

This is used as a cycling and walking link between National Cycle Route 403 and Chippenham Station, avoiding a steep hill at Black Bridge Road and is a vital part of the sustainable transport infrastructure in Chippenham. I have and continue to use this route for cycling.

If this area of land is being sold off, what restrictions are being put on purchasers to keep in place the cycle track and maintain it? Will it remain open as a right of way? Have discussions taken place with Sustrans about the implications of this sale? At a time where the issue of sustainable transport is so important to the public and indeed the Council, could it be made clear about the guarantees about the future use of this route, rather than just being a hatched area on a map and an asset sale?

Response

The council recognises the important role of the North Wiltshire Rivers Route. If we decide to sell, we recognise the value of the cycle path and due diligence would cover issues such as these.

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Wiltshire Council

Cabinet Capital Assets Committee

17 January 2017

Questions from Nick Murry

Question

I would be grateful if you would inform me whether the rights of way on the footpath and cycle path will be in any way affected by this proposed sale?

If use of the footpath and/or the cycle path are in any way affected, currently or in the long term, I wish to strongly object to the inclusion of the footpath and/or cycle path as part of this proposed sale and for my objection to be registered at the forthcoming meeting referenced above.

Response

The council recognises the important role of the North Wiltshire Rivers Route. If we decide to sell, we recognise the value of the cycle path and due diligence would cover issues such as these.

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Wiltshire Council

Cabinet Capital Assets Committee

17 January 2017

Questions from Stephen Eades

Question

I am chair of N. Wiltshire Friends of the Earth. We would like to enquire whether the selling off by Wiltshire Council of land which it currently owns at Rawlings Green, Chippenham, which is part of the old railway and is now part of the the footpath and cycle path from Chippenham to Calne, will result in the footpath and cycle path being in any way being compromised in the future for this specific use ?

Could you please inform us?

If its use as a footpath will be affected, we would like to register in writing – which this email would now constitute – a formal objection to this proposal at the Council meeting on 17th January

Response

The council recognises the important role of the North Wiltshire Rivers Route. If we decide to sell, we recognise the value of the cycle path and due diligence would cover issues such as these.

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Wiltshire Council

Cabinet Capital Assets Committee

14 March 2017

Subject: Wiltshire Growth Deal Update

**Cabinet Member: Councillor Fleur de Rhe-Philippe
Cabinet Member for Economic Development, Skills, Strategic
Transport and Strategic Property**

Key Decision: No

Executive Summary

The three rounds of the Swindon and Wiltshire Growth Deal were agreed between Government and the Swindon and Wiltshire Local Enterprise Partnership (SWLEP) between July 2014, January 2015, and February 2017. £168million of Government funds have been allocated to the SWLEP area to support delivery of major projects.

This report provides an update on the development and delivery of Wiltshire Growth Deal projects and provides details on the outcome of the Growth Deal round 3 bid.
Proposals

That Cabinet Capital Assets Committee notes the progress of Growth Deal projects.

That Cabinet Capital Assets Committee notes the outcome of the round 3 bid.

Reason for Proposal

To ensure Cabinet Capital Assets Committee is kept apprised of the development and delivery of Growth Deal projects, and on the outcome of successful bids to Government.

**Dr Carlton Brand
Corporate Director**

Wiltshire Council

Cabinet Capital Assets Committee

14 March 2017

Subject:	Wiltshire Growth Deal Update
Cabinet Member:	Councillor Fleur de Rhe-Philippe Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property
Key Decision:	No

Purpose of Report

1. To provide Cabinet Capital Assets Committee with an update on the development and delivery of Wiltshire Growth Deal projects and provide detail on the outcome of the Growth Deal round 3 bid.

Relevance to the Council's Business Plan

2. The following key actions and outcomes in the Council's Business Plan are relevant to this report:

Key Action Two: Stimulate economic growth in partnership with the SWLEP

Outcome One: Wiltshire has a thriving and growing economy

Outcome Three: Everyone lives in a high quality environment

3. The Swindon and Wiltshire Growth Deal provides capital investment towards a range of infrastructure projects that underpin our economy, including highways improvements, urban regeneration and business and economic development.

Background

4. The Swindon and Wiltshire Growth Deal was agreed between Government and the Swindon and Wiltshire Local Enterprise Partnership (SWLEP) between July 2014, January 2015, and February 2017. £168million of Government funds have been allocated to the SWLEP area to support delivery of major infrastructure projects. In Wiltshire, approximately £67million has been allocated to twelve projects (identified below), attracting additional local investment and supporting the creation of jobs.

Growth Deal Round 1 – Announced July 2014

- LTB A350 Chippenham Bypass Dualling (Bumpers Farm)
- A429 Access Improvements
- A350 Chippenham Bypass Dualling (Badger, Brook and Chequers)
- Chippenham Station Hub
- Porton Science Park

- Ultrafast Broadband

Growth Deal Round 2 – Announced January 2015

- Digital Corsham – Mansion House
 - M4 Junction 17 Improvements
 - Yarnbrook West Ashton Relief Road
5. In March 2016 the then Communities and Local Government Secretary Greg Clark announced the third round of Growth Deal funding, inviting the 39 LEPs to submit proposals for a share of the funds.
 6. The SWLEP Board met on 16 June 2016 to finalise the strategy for this funding round. The discussion covered the rationale for the bid, what projects would be included and why, and an initial debate on prioritisation of the chosen projects.
 7. At the SWLEP Board meeting on the 13 July 2016 the Board agreed an order of prioritisation for the projects that formed part of the bid. The bid was submitted to Government on the 28 July 2016. Three Wiltshire based projects (see below) were identified as high priority projects for this third round of funding.

Growth Deal Round 3 – Announced February 2017

- Regeneration of the Central Car Park and Maltings, Salisbury
 - Wiltshire College Lackham
 - Wiltshire College Salisbury
8. It was announced in February 2017 that the SWLEP had been allocated £28.09million as part of the third round of Growth Deal funding. As illustrated above this allocation will enable the delivery of; Regeneration of the Central Car Park and Maltings Salisbury, Wiltshire College Lackham, and Wiltshire College Salisbury.

Main Considerations for the Council

Growth Deal Round 1 and 2 update

9. A description of each project and update on progress can be found in table 1 below:

Table 1: Wiltshire Growth Deal Projects

Project	Growth Deal allocation	Description	Current Status
LTB A350 Chippenham Bypass Dualling (Bumpers Farm)	£1.67m	The scheme comprised capacity enhancements on the bypass, specifically in the vicinity of the Brook and Bumpers Farm Roundabouts. It is designed to increase highway capacity and act as one of the key enablers for unlocking urban expansion around Chippenham.	Completed
A429 Access Improvements	£1.4m	This scheme provided local road improvements at Malmesbury. It provided an opportunity to provide the local infrastructure improvements needed to accommodate the increased traffic movements required by the employment expansion at Dyson.	Completed
GD1 A350 Chippenham Bypass Dualling (Badger, Brook and Chequers)	£7.1m	Dualling of A350 at Chippenham between Badger and Brook roundabouts and dualling of approaches north and south of Chequers roundabout (plus works to the A4 approaches to Chequers).	Full Business Case to be considered at May 2017 SWLEP Board meeting Construction currently scheduled to commence in summer 2017, with completion in summer 2018.
GD1 Chippenham Station Hub	£16m (DfT retained – further requirements need to be met prior to receiving grant allocation). Department for Transport (DfT) agreed to allocate £350k from this £16m to support project development.	Enhancement of station facilities including increased car parking, railway crossing provision, commercial development, and public realm improvements.	Wiltshire Council, Great Western Railway, and Network Rail are working to deliver a package of station access improvements as an early phase 1 of the wider scheme. This package will be presented to the SWLEP Board for approval in May 2017. If approved, works are scheduled to commence in late 2017.
GD1	£4m	First phase of Porton Science Park,	Construction

Porton Science Park		comprising of laboratory and office space. Also includes construction of initial infrastructure, including services and utilities for the delivery of later stages of development.	commenced on site in October 2016 with completion currently scheduled for December 2017. Porton Science Park web site is currently being developed.
GD1 Ultrafast Broadband	£1m	To procure and deploy an Ultrafast / NGA (Next Generation) broadband solution in Wiltshire.	Invitation to tender has been published with responses due in February 2017. Contract signing/sealing is scheduled for April 2017.
GD2 Digital Corsham - Mansion House	£2.5m	The project aims to demolish the now disused library building and extend the capacity of and renovate the Mansion House building. The redevelopment will provide new digital learning and business space.	The Mansion House project team is currently working with consultees and key stakeholders to address questions and issues raised during the planning consultation. Construction/renovation is due to commence in 2017 (subject to planning).
GD2 M4 J17 Improvements	£0.5m	The M4 Junction 17 partial signalisation scheme will aim to make the road safer and more efficient and to provide smoother traffic flows for motorists entering and exiting the M4.	Full Business Case to be considered at May 2017 SWLEP Board meeting. Works currently scheduled to commence and complete in summer 2017.
GD2 Yarnbrook West Ashton Relief Road	£5.5m	Construction of a relief road from the A350 in the Yarnbrook and West Ashton area located to the south east of Trowbridge.	Further consideration of the Ashton Park planning application including phasing

			of the development in relation to the provision of the Yarnbrook West Ashton Relief Road.
GD3 Regeneration of the Central Car Park and Maltings, Salisbury.	£6.06m	Growth Deal funding will enable the redevelopment of the Central Car Park and Coach Park through unlocking the delivery of the first phase of a major new retail/leisure-led mixed use scheme.	Funding confirmed on 23 February 2017
GD3 Wiltshire College - Lackham	£8.2m	The plans for the Lackham campus aim to boost the rural economy with a 2,400 sq m Agricultural Technology Centre and a higher education centre which will also house incubation space for land-based businesses.	Funding confirmed on 23 February 2017
GD3 Wiltshire College - Salisbury	£13.83m	At Salisbury the funding will enable a 3,500 sq m Construction, Life Sciences and Engineering Centre, enabling it to vacate leased premises off campus, as well as a 2,200 sq m higher education centre. These additions will allow the college to introduce new curriculum and accommodate more learners.	Funding confirmed on 23 February 2017

Overview and Scrutiny Engagement

10. A Swindon and Wiltshire Local Enterprise Partnership Joint Task Group has been established. This Group acts as a critical friend, developing an overview of strategies and plans and providing independent scrutiny of the work of the SWLEP Board and Joint Strategic Economic Committee (JSEC) and comprises four elected Councillors from each of the two Unitary Authorities. It is an essential element of assuring democratic accountability for the use of public funds.
11. Although it is planning to monitor the implementation of projects in future, the Swindon and Wiltshire Local Enterprise Partnership Joint Task Group has not specifically considered this report.

Safeguarding Implications

12. There are no safeguarding issues related to this report.

Public Health Implications

13. The local economy is a known contributor to the wider determinants of health. A struggling local economy can lead to higher unemployment throughout the local population. This in turn can impact on the social, physical and mental health outcomes of the population. Getting people into work is therefore of critical importance for reducing health inequalities.
14. The work of the SWLEP delivered through nationally competitive Growth Deals, aims to deliver jobs in Wiltshire and attract millions of private sector investment to our economy. This will help ensure that Wiltshire's economy remains strong and resilient and that employment figures remain high.

Procurement Implications

15. Wiltshire Council managed Growth Deal projects and development works associated will be procured in line with the Part 10 (Procurement and Contract Rules) of Wiltshire Council's Constitution and process pertaining to corporate procurement. Advice and guidance will be sought from the Strategic Procurement Hub prior to embarking on any procurement activities.

Equalities Impact of the Proposal

16. The Department for Business, Innovation and Skills published its Equality Impact Assessment (EQIA) for Growth Deals in July 2014. The report concludes that the Growth Deal programme has no adverse impact on any protected group and that the proposed funding decision is neutral in advancing equality of opportunity between persons who share the relevant protected characteristic and persons who do not share it.
17. As projects develop, Wiltshire Council officers will continue to consider the equality implications locally and ensure that there are no negative impacts. This will be done throughout the life of their development and delivery.

Environmental and Climate Change Considerations

18. Through the development of the Growth Deal there will be an increase in demand for, and consumption of, energy in Wiltshire. However, these proposed developments also present opportunities for innovative and pioneering solutions in terms of meeting the challenges ahead of rising energy costs and disrupted supply.
19. The planned improvements provide an opportunity to embed the development of a low carbon infrastructure and sustainable building practices. This in turn will also support the local skills agenda, offering opportunities for apprenticeships, up-skilling of the workforce and supporting emerging technologies and patent development.

Risk Assessment

20. The table below captures the risks together with impacts and probability assessments and mitigation suggestions.

Risk	Impact (0-4)	Prob (0-4)	Total	Mitigation
Approved grant funding is withdrawn causing the projects to be undeliverable and creating unbudgeted revenue costs for the Council.	4	1	4	<p>The Council is in receipt of a written provisional allocation of funding from Government outlining the extent of the Growth Deal grant.</p> <p>The Council has been given no indication that LGF funding will be withdrawn, however the funding is only confirmed on a year by year basis. Therefore, there is a risk that government could pull future years funding. We are not aware of DCLG pulling such funding to date.</p> <p>This risk will be monitored regularly and any changes will communicated to Cabinet Capital Assets Committee.</p>
Project development goes over budget	3	2	6	<p>Projects will be developed to Outline Business Case level in line with DfT and HM Treasury business case standards to ensure that costs are as accurate as possible prior to detailed design work and Full Business Case development.</p> <p>CCAC will be informed if projects are indicating that they will overspend.</p>
Lack of officer resources to support project development and/or delivery resulting in increased project costs, and reputation damage	4	1	4	<p>Officer resources are in place in order to support Growth Deal programme and related projects.</p>

Financial Implications

21. Wiltshire Council are acting as the Accountable Body for the SWLEP.
22. All SWLEP grant funds are paid to Wiltshire Council and managed in accordance with the SWLEP Governance Assurance Framework and Accountable Body Agreement.
23. Local Growth Fund Grant is awarded to the SWLEP on an annual basis for non-retained projects. Wiltshire Councils Local Growth Fund projects are included in the Councils Capital Programme and are regularly monitored and reported to Cabinet.

Legal Implications

24. Lead officers have been working closely with colleagues in Legal Services to ensure that Growth Deal projects comply with European State Aid Regulations and other legal requirements. Additional and future Growth Deal projects will follow the same process to ensure that legal issues are identified and discussed at the earliest opportunity in project development so that support and advice can be provided.
25. Legal advice will be taken in respect of the procurement exercise detailed in paragraph 15, and in respect of Wiltshire Council entering into any necessary contracts.
26. Officers at Wiltshire Council have been engaging with colleagues from SWLEP and Swindon Borough Council to ensure efficient and robust governance arrangements are in place to monitor Growth Deal delivery and development.

Conclusions

27. Wiltshire continues to be successful both in the delivery of Growth Deal schemes and in securing additional Growth Deal investment to undertaken further projects. Wiltshire Council will continue to work with the SWLEP to identify and select suitable projects to be submitted for future anticipated rounds of Growth Deals with Government.

Alistair Cunningham
Associate Director Economic Development and Planning

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The following unpublished documents have been relied on in the preparation of this Report: None

Appendices: None

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Wiltshire Council

Cabinet Capital Assets Committee

14 March 2017

Subject: Compulsory Purchase Order Powers

**Cabinet Member: Councillor Fleur de Rhe-Philippe
Cabinet Member for Economic Development, Skills,
Strategic Transport and Strategic Property**

**Councillor Stuart Wheeler
Cabinet Member for hubs, governance (including
information management), support services (HR, legal,
ICT, business services, democratic services) heritage and
arts and customer care**

Key Decision: No

Executive Summary

Compulsory purchase powers enable public bodies to acquire land compulsorily in the event that attempts to acquire land by agreement fail. The compulsory purchase of land requires the approval of a confirming minister, the Secretary of State. A Compulsory Purchase Order (CPO) should only be made where there is a compelling case in the public interest.

They can be exercised by local authorities to promote schemes for various purposes. The powers contained in Town and Country Planning Act 1990 (as amended) enables acquiring authorities with planning powers to exercise their compulsory acquisition powers if they think that acquiring the land in question will facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired and it is not certain that they will be able to acquire it by agreement (Section 226). Different Acts of Parliament enable public bodies to use compulsory purchase powers to acquire land or rights over land for a particular purpose (e.g. Highways Act 1980 which authorises a Highways Authority to compulsorily purchase land to construct or improve highways).

Compulsory purchase can be appropriate in many situations, for example to regenerate run down areas or assemble land to improve town centres. More high profile uses include major infrastructure projects such as the HS2 rail project. Compulsory purchase may also be appropriate to support proposals for growth to enable the provision of new homes, economic development and the infrastructure necessary to accommodate them.

The Council should establish an internal process for carrying out a CPO should it become necessary.

Proposals

That Cabinet Capital Assets Committee:

- (i) Note the main considerations for the Council in relation to compulsory purchase powers.
- (ii) Delegates authority to the Associate Director for Economic Development and Planning in consultation with the Associate Director for Legal and Governance and, the Associate Director for Finance to establish the Council's process for carrying out the compulsory purchase of land to ensure the timely delivery of infrastructure, regeneration projects and development sites.

Reason for Proposals

Compulsory purchase is a measure of last resort. However, should the Council consider that it is necessary to ensure the timely delivery of infrastructure, regeneration projects and development sites, a clear, open and transparent process is needed to manage the risks surrounding the use of such powers.

Dr Carlton Brand
Corporate Director

14 March 2017

Subject: Compulsory Purchase Order (CPO) Powers

**Cabinet Member: Councillor Fleur de Rhe-Philippe
Cabinet Member for Economic Development, Skills,
Strategic Transport and Strategic Property**

**Councillor Stuart Wheeler
Cabinet Member for hubs, governance (including
information management), support services (HR, legal,
ICT, business services, democratic services) heritage and
arts and customer care**

Key Decision: No

Purpose of Report

1. The purpose of the report is to:
 - (i) Summarise the main considerations for the Council in relation to compulsory purchase powers;
 - (ii) Delegate authority to Associate Director for Economic Development and Planning in consultation with the Associate Director for Legal and Governance and, the Associate Director for Finance to establish the Council's process for carrying out the compulsory purchase of land to ensure the timely delivery of infrastructure, regeneration projects and development sites

Relevance to the Council's Business Plan

2. Ensuring planned development is delivered and unblocking barriers to growth contributes to delivering a thriving and growing economy, one of the priorities of the Business Plan 2013-2017 to delivering stronger and more resilient communities. Regeneration projects can also contribute to ensuring everyone lives in a high quality environment, a further priority of the Business Plan.

Background

3. Compulsory purchase powers enable public bodies to acquire land compulsorily in the event that attempts to acquire land by agreement fail. They can be exercised by local authorities to promote schemes for various purposes. Compulsory purchase of land requires the approval of a confirming minister, the Secretary of State.

4. The powers contained in Town and Country Planning Act 1990 (as amended) enable acquiring authorities with planning powers to exercise their compulsory acquisition powers if they think that acquiring the land in question will facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired and it is not certain that they will be able to acquire it by agreement (Section 226). Different Acts of Parliament enable public bodies to use compulsory purchase powers to acquire land or rights over land for a particular purpose (e.g. Highways Act 1980 which authorises a Highways Authority to compulsorily purchase land to construct or improve highways).
5. The procedure for making and confirming compulsory purchase orders (CPO) is, in most cases, governed by the Acquisition of Land Act 1981 as amended by the Planning and Compulsory Purchase Act 2004.
6. CPO powers are an important tool to use as a means of assembling the land needed to help deliver social, environmental and economic change. Used properly, they can contribute towards effective and efficient urban and rural regeneration, essential infrastructure, the revitalisation of communities, and the promotion of business - leading to improvements in quality of life. However, a CPO should only be made where there is a compelling case in the public interest.
7. Compulsory purchase can take several years to complete and is intended as a last resort to secure the assembly of land needed for the implementation of projects. However, if an acquiring authority waits for negotiations to break down before starting the compulsory purchase process, valuable time will be lost. Therefore, depending on when the land is needed, it may often be sensible, given the amount of time required to complete the compulsory purchase process, for the acquiring authority to:
 - plan a compulsory purchase timetable as a contingency measure; and
 - initiate formal procedures.
8. This will also help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations.

Main Considerations for the Council

9. The Council needs to consider when it would be appropriate to use CPO powers and the process for carrying out a CPO should it become necessary.
10. Compulsory purchase can be appropriate in many situations for example:
 - to regenerate run down areas or assemble land to improve town centres.
 - the acquisition of important listed buildings of special architectural or historic interest that are a valuable asset to the community but at risk of being lost.

- to support planned growth whether that is for the provision for new homes or economic development and the infrastructure necessary to accommodate that growth.

More high profile uses of CPO include major infrastructure projects such as the HS2 rail project.

11. Given the potential scenarios outlined above, the Council should have a clearly stated approach to CPO. This would avoid the possibility for confusion and delay; both of which might undermine the Council's abilities to respond promptly and effectively. An established approach to the use of CPO would fit with a more proactive role for the Council, working with partners, to help deliver sustainable economic growth.

Overview and Scrutiny Engagement

12. There has been no overview and scrutiny engagement at this stage.

Safeguarding Implications

13. There are no safeguarding implications arising from the proposal

Public Health Implications

14. There are no public health implications arising from the proposal.

Procurement Implications

15. At this stage there are no procurement implications arising from this proposal. Should a decision be made in the future to pursue a CPO this would need to be reviewed.

Equalities Impact of the Proposal

16. At this stage there are no equalities impacts arising from this proposal. As outlined below, should a decision be made in the future to pursue a CPO the acquiring authority must serve notice of the CPO on persons with an interest in the CPO land to ensure they have full and equal opportunity to engage with the process. The proposal would be advertised and there is an opportunity for comment from the public. There is a process for parties to object to the implementation of the CPO by written representation or public enquiry

Environmental and Climate Change Considerations

17. There are no environmental or climate change implications relating to the proposal.

Risks that may arise if the proposed decision and related work is not taken

18. Compulsory purchase can take several years to complete and is intended as a last resort to secure the assembly of land needed for the

implementation of projects. However, if an acquiring authority waits for negotiations to break down before starting the compulsory purchase process, valuable time will be lost. The recommendation to establish the necessary procedures and practices to carry out CPO will enable the Council to act quickly if required. The risk of not taking the decision is that infrastructure projects, planned regeneration schemes and planned development are more likely to be delayed.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

19. There may be reputational risk to the Council as criticism may be attracted from local people who are opposed to the use CPO powers and the wider development it may support. The recommendation within this report is part of the process of managing that risk to ensure clear, open and transparent processes are followed and that the use of CPO is genuinely one of last resort.

Financial Implications

20. At this stage there are no financial implications arising from this proposal. There would be financial implications should the Council decide to exercise CPO powers.

Legal Implications

21. The Council must follow a strict statutory process in order to exercise CPO powers. Preparation of a CPO requires attention to detail and strict adherence to statutory requirements.
22. It is important that the decision making process is correctly followed and documented to minimise the risk of judicial review proceedings being brought against the resolution to make the CPO. The Council's Legal Services will therefore have a central role.
23. Before a CPO can be implemented, the Council will have to justify it to the Secretary of State. In brief, the Council must be able to demonstrate, in respect of the CPO, that:
 - (i) There is a compelling case in the public interest that sufficiently justifies interfering with the rights of those with an interest in the land affected. The provisions of the European Convention on Human Rights 1950 must form part of this assessment (although this may be reviewed following the referendum result to leave the European Union on 24 June 2016).
 - (ii) Adequate resources are (likely to be) available to implement both the CPO (within the statutory period following confirmation and the CPO scheme, within a reasonable time frame).
 - (iii) There is a reasonable prospect of the CPO scheme going ahead. For example, the scheme is unlikely to be blocked by the

programming of any infrastructure or remedial work that may be required or the need for planning permission or other consent or licence.

- (iv) There is no alternative site or alternative means of bringing about the objective of the CPO.
 - (v) The CPO is a measure of last resort and that negotiations for acquisition by agreement have been pursued but have proved fruitless.
24. Before submitting a CPO to the Secretary of State for confirmation, the acquiring authority must comply with the notice requirements set out in statute. In summary, the acquiring authority must serve notice of the CPO on persons with an interest in the CPO land, publish a notice for two successive weeks in one or more local newspapers and fix a site notice to a conspicuous object on or near the CPO land.
25. Once the acquiring authority has made the CPO and completed the notice requirements the authority must (so that the CPO can be confirmed) submit the CPO to the Secretary of State. The Secretary of State will need to confirm the order Council before it can be implemented. Therefore, there is no guarantee that the CPO can be implemented.
26. There is a process for parties to object to the implementation of the CPO by written representation or public enquiry.
27. Judicial review: there is a statutory mechanism for "any person aggrieved" to question the validity of a CPO in the High Court, on the grounds that there is no power in the enabling act to authorise the CPO.
28. Compensation: all parties with an interest in the land, or rights in respect of the land, will be entitled under statute to submit a claim for compensation to the acquiring authority. The principal purpose of compensation is to adequately compensate, at market value, those with interests in the land being acquired. However, compensation is not always limited to the value of the land. Additional heads of compensation, such as compensation for disturbance, may be claimed, including:
- (i) Any loss caused by losing possession of the land ("disturbance")
 - (ii) Compensation for damage to any land that is retained by the affected party caused by the exercise of the compulsory purchase powers of the acquiring authority or for loss of value of the retained land caused by the acquiring authority's scheme ("injurious affection" and "severance" respectively).
 - (iii) In addition, the reasonable costs (legal costs and other fees and expenses) of the claimant are met by the acquiring authority
29. If in due course the Council decides to exercise CPO powers in relation to land, it needs to make a formal resolution to use its compulsory purchase

powers. The resolution should identify: the CPO land; the CPO scheme and the purpose for which the land is required; and the justification for the use of the compulsory purchase powers.

30. The constitutional process for making a CPO can be reviewed as part of the review envisaged by this Report.

Options Considered

31. The course of not being prepared for the use of CPO should it be required has been considered. This would result in delay and, potentially, additional costs as external resources may be needed to expedite the process.

Conclusions

32. The use of CPO powers is a measure of last resort and should only be used when negotiations for the acquisition of land by agreement have been pursued but have proved fruitless.
33. However, if an acquiring authority waits for negotiations to break down before starting the compulsory purchase process, valuable time will be lost. Uncertainty will also undermine investor confidence in the Council's plans and programmes. So the process for establishing the Council's position on pursuing CPO in a particular situation needs to be in place. This is sensible, given the amount of time required to complete the compulsory purchase process and the need for the acquiring authority to establish a clear, open and transparent process for carrying out CPO should it be required.

Alistair Cunningham

Associate Director, Economic Development and Planning

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06 March 2017

Appendices

None

Background Papers

None

Wiltshire Council

Cabinet

14 March 2017

Subject: The Maltings and Central Car Park, Salisbury

Cabinet members: Cllr Fleur de Rhe-Philippe - Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property

Key Decision: Yes

Executive Summary

The regeneration of the Central Car Park and Maltings site in Salisbury is poised to move forward pending the outcome of a funding decision from government on Round 3 of the Local Growth Fund (LG3). This is expected to be known by the time Cabinet meets. The implications of this decision (either way) will be significant for the project and need to be reported to Cabinet as a priority. This will enable the project to move forward in a timely way.

Proposal

To seek delegated authority for the Associate Director of Economic Development and Planning in consultation with the Cabinet Member for Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property to proceed as advised.

Reason for Proposal

To ensure the timely progression of the regeneration of the site in the context of the government's funding announcement and the current commercial position of the parties.

**Dr Carlton Brand
Corporate Director**

Subject: The Maltings and Central Car Park, Salisbury

Cabinet members: Cllr Fleur de Rhe-Philippe - Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property

Key Decision: Yes

Purpose of Report

1. To update Members on the current status of the Central Car Park & Maltings regeneration scheme.

Relevance to the Council's Business Plan

2. Key Action 2: Stimulate economic growth in areas such as tourism, and create additional jobs in partnership with the Local Enterprise Partnership.

Background

3. Following an OJEU procurement process to select a development partner, a Development Agreement (DA) between Wiltshire Council and Stanhope Plc. was signed in July 2013. This was approved by Cabinet in January 2013.
4. On completion of the DA and in order to meet a precondition, Stanhope carried out detailed ground condition survey. This established that the site had areas of historic fill and associated issues relating to ground stability, which will necessitate deep pile foundations and remediation works.
5. As a consequence, the proposed mixed use development of the site as required by the DA (and in accordance with the Council's adopted policy in the Wiltshire Core Strategy - WCS) became unviable under the prevailing market conditions.
6. To address this, with the support of Stanhope, the Council has sought grant funding through Round 3 of the Local Growth Fund (LG3) mediated through the Swindon and Wiltshire Local Enterprise Partnership (SWLEP)
7. The outcome of the grant funding application which was successful was announced on 23rd February 2017.
8. In November 2014 the long leasehold interest in the Maltings Shopping Centre was acquired by TIAA Henderson. The Council owns the freehold

of the centre and benefits from a peppercorn sublease of the twin deck car park. The centre forms an important part of the wider Central Car Park and Maltings regeneration area.

9. The previous owners of the centre had shown limited interest in engaging with the Council and Stanhope on the opportunity for a wider comprehensive scheme across the site and so under the plans emerging a phased approach was developed, based around a comprehensive masterplan for the wider area, delivering the first phase of development on land in the complete control of the Council, with other land including the Maltings shopping centre (now held by TIAA Henderson) coming forward by agreement under a future phase.
10. Since acquiring the Maltings shopping centre, TIAA Henderson has shown a willingness to engage on the wider opportunity for comprehensive development to include its interest within an initial phase. Discussions within the parameters of the existing DA have been progressed around this between the parties.

Main Considerations for the Council

11. The regeneration of the Central Car Park and Maltings site in Salisbury is poised to move forward with the benefit of the funding decision from government on Round 3 of the Local Growth Fund (LG3).
12. Delegated authority is sought from Cabinet for the Associate Director of Economic Development and Planning in consultation with the Cabinet Member for Economic Development, Skills, Strategic Transport and Strategic Property to proceed as advised in the context of the decision and such commercial and legal advice that may be sought.

Overview and Scrutiny Engagement

13. Overview and Scrutiny Committee were briefed on the Maltings scheme as part of reports on job creation and economic development which were delivered in October 2012 and April 2013, and since that time members and stakeholders including the local area board have been periodically updated on progress.

Safeguarding Implications

14. There are no safeguarding implications relating to the proposal.

Public Health Implications

15. If taken forward, the proposal will enable the delivery of a significant retail led scheme, which will also provide housing in an area of need, and improve the environment by regenerating a brownfield site.

Procurement Implications

16. Refer to the confidential report.

Equalities Impact of the Proposal

17. There are no equalities impacts arising from the proposal.

Environmental and Climate Change Considerations

18. Environmental impacts associated with the proposed scheme will be considered by the planning committee and assessed to ensure that any likely significant effects on the environment will be mitigated.

Risks that may arise if the proposed decision and related work is not taken

19. Risks include the loss of a substantial number of jobs if the businesses decide to relocate out of the area and the failure to regenerate a brownfield site to create new retail, leisure and housing accommodation on an under-used brownfield site.

Risks that may arise if the proposed decision is taken and actions that will be taken to manage these risks

20. Refer to the confidential report.

Financial Implications

21. Refer to the confidential report.

Legal Implications

22. Refer to the confidential report.

Options Considered

23. Refer to the confidential report.

Proposal(s)

24. To seek delegated authority for the Cabinet Member for Economic Development, Skills and Strategic Transport to proceed as advised

Reason for Proposal

25. To facilitate the regeneration of the centre of Salisbury through the delivery of the Maltings and Central Car Park scheme.

Alistair Cunningham

Associate Director, Economic Development and Planning

Report Author: Richard Walters, Head of Service, Major Projects

Appendices – None

Supporting documents -None

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