

Central Car Park and The Maltings, project update for Salisbury Area Board, 14 May 2015

General update and recent activity

- In line with the Development Agreement, Stanhope and Wiltshire Council continue to work closely together with regards the Central Car Park and Maltings scheme. Regular discussions take place across a range of topics and these are supported by monthly progress meetings.
- As conveyed via previous Area Board updates, Stanhope and Wiltshire Council have been working hard to progress a scheme masterplan and address technical elements regarding the site. This is a detailed process and it is essential to get it right in order to achieve the best possible scheme for Salisbury.

Maltings Shopping Centre

- As clarified in the 8 January Area Board update, TIAA Henderson successfully completed the purchase of the Maltings Shopping Centre in November 2014 at a price reportedly approaching £25m. This was nearly 25 per cent above the original asking price of £20m, reflecting significant confidence in Salisbury as a location.

Key activity since January

- Stanhope and Wiltshire Council, as the ultimate freeholder of the site, are currently engaged in positive and constructive dialogue with TIAA Henderson to ensure any future vision for the site is consistent with that set out in the Council's Core Strategy. A collaborative approach will be essential in order to achieve the best solution for the area as a whole, including the Central Car Park site, and Stanhope and Wiltshire Council will be engaging with TIAA Henderson regularly over the coming months.

Retail market

- Stanhope continues to engage with well-known national and international retailers to gauge their interest in taking space at a future development on the site. While dialogue must remain confidential, the response to date has been positive and Stanhope will be looking to build on these discussions over the coming months.

Land quality

- Stanhope and Wiltshire Council are currently working to ensure that relevant points regarding ground conditions are comprehensively addressed.
- Stanhope's consultants will be undertaking further ground investigations during the course of May 2015 to gain a full understanding of the conditions on site and

establish an appropriate solution. The programme of on-site works will take place between 5 and 12 May, with minimal disruption to existing parking facilities.

- As part of the site investigation process, Stanhope and Wiltshire Council remain in close liaison with the Environment Agency to ensure the appropriate measures are in place to manage existing ground conditions.

Next steps and public consultation

- Stanhope and Wiltshire Council recognise the high level of interest in the Central Car Park and Maltings site, and the important role that the local community will play in informing future proposals for the site.
- In previous months, Stanhope and Wiltshire Council have held joint meetings with a range of local groups, including, but not limited to, Salisbury BID and the Salisbury Greenspace Partnership. The purpose of these meetings is to obtain feedback about the future of the site in order to help inform ongoing masterplan discussions. This process is ongoing and further meetings will take place over the coming months.
- In terms of future public consultation, it is Stanhope and Wiltshire Council's priority that this takes place when there is a suitable level of detail available in order for the process to be meaningful.
- Given the ongoing work outlined above, it would be inappropriate to speculate as to when this will take place. However, as with the previous public exhibition, future public meetings will be publicised well in advance, members of the project team will be available to discuss the site in detail and answer any questions, and there will be opportunity to provide written feedback.

Area Board

- Stanhope and Wiltshire Council thank the Area Board for the opportunity to provide an interim update on progress at the Central Car Park and Maltings, and look forward to providing further information as and when appropriate.