

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**

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

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