

**REPORT TO: PLACE SCRUTINY COMMITTEE and EXECUTIVE**

**Date of Meeting: 13<sup>th</sup> September 2018 (Executive) 9<sup>th</sup> October 2018**

**Report of: City Surveyor**

**Title: South Street Regeneration**

**Is this a Key Decision?**

No

**Is this an Executive or Council Function?**

Executive

**1. What is the report about?**

- 1.1 This report follows the resolution of Executive in October 2017 that an Urban Design Consultancy be appointed to give the context for current and future development opportunities in South Street and consider the Street's role in the link between the City and the Quay
- 1.2 Lacey Hickie Caley, Exeter based Consultants were appointed following a procurement exercise. They have prepared a set of Urban Design Proposals for the South Street area which are annexed to this report.

**2. Recommendations:**

- 2.1 That Place Scrutiny Committee and Executive note the Urban Design Proposals and confirm their support for implementation on an incremental basis subject to appropriate consultation and budget availability; and
- 2.2 That the proposals be incorporated into the developing City Centre Strategy; and
- 2.3 Officers with the help of DCC and others to explore the implementation of the Early Interventions set out on Page 50 of the Urban Design Proposals report.

**3. Reasons for the recommendation:**

- 3.1 South Street is an important part of the City which is changing as the city centre transforms.  
The street needs to create its own identity and clarify its function. Potentially it can act as an important link between the city centre and Exeter Quayside. It would be appropriate to incorporate the suggested proposals for South Street and the surrounding areas of the wider West Quarter into any revision of the City Centre Strategy.
- 3.2 A practical approach to moving these priority improvements forward is an incremental one based on a series of dialogues and further consultation with stakeholders including our tenants, BID representatives etc. There are a number of conversations already initiated with developers and others who have an interest in various development projects. The proposals identify "Early Interventions" which can be explored first, potentially as a catalyst to further improvement.
- 3.3 Many of these interventions will require cooperation and support from DCC as Highway Authority.

**4. What are the resource implications including non-financial resources.**

- 4.1 Broad Budget Guidelines are set out in the Urban Design Proposals. Offices will explore these opportunities and report back on initiatives as they emerge.

**5. Section 151 Officer comments:**

- 5.1 There are no additional financial requests contained within the report for Council to approve at this stage. However there is a long list of projects in the report that would require significant investment. The Council's current financial position is such that any investment, if not financed from capital resources such as CIL, would require borrowing and add to the significant savings required by the Council. Therefore Members must weigh up this potential scheme against all the other priorities it has that require funding.

**6. What are the legal aspects?**

- 6.1 In the event that the acquisition of land needs is considered, then the costs of acquisition, negotiation and ultimately Compulsory Purchase Orders under the provisions of the Town and Country Planning Act 1990 will need to be considered.

**7. Monitoring Officer's comments:**

- 7.1 This report raises no issues of concern for the Monitoring Officer.

**8. Next steps**

- 8.1 A number of dialogues are ongoing with developers. The outcome of these will be shaped by the Urban Design Proposals.  
An incremental approach to be adopted commencing with the "Early Interventions" suggested in the Proposals, as resources permit

**9. What is the impact of the decision on equality and diversity; health and wellbeing; safeguarding children, young people and vulnerable adults, community safety and the environment?**

- 9.1 There will be no adverse impact.

**10. Are there any other options?**

- 10.1 The proposals set out a range of options for the improvement of South Street. Earlier consultation and review indicated that a substantial urban redevelopment proposition would not be suitable for the area. That approach has therefore been discounted.

**Michael Carson**  
**City Surveyor**