

Board/Committee:	Economic Development Board
Date of meeting:	17 th March 2021
Title:	GBC Waterfront (Bus Station) Redevelopment - Acquisition of Land from and Disposal of Land to Premier Marinas Ltd at Mumby Road, Gosport
Author:	Assistant Director Property & Investment, Regeneration. Portsmouth City Council
Status:	FOR DECISION

Purpose

This report sets out the details of the Council's proposed purchase of freehold land from Premier Marinas Ltd at Mumby Road Gosport and the simultaneous disposal of freehold land owned by the Council at Mumby Road, currently leased by the Council to Premier Marinas Ltd. These two simultaneous transactions are to ensure the necessary additional land is available for the construction of the new bus facilities on the land currently used as the taxi rank and short term/pick up parking areas as part of the delivery of the new transport interchange.

Recommendation

That the Board approve:

- i) The Council's purchase of the freehold land coloured yellow on the plan at Appendix 1 of this report from Premier Marinas Ltd at Mumby Road in the sum of £89,000 t/w the Council acquiring associated new rights in favour of the Council over Premier Marinas' retained adjacent land and the Council providing the new boundary structure and
- ii) The Council's disposal of the freehold land coloured green on the plan at Appendix 1 of this report to Premier Marinas Ltd (currently leased to Premier) with no consideration payable and
- iii) Grant delegated authority to the Chief Executive Officer and Borough Solicitor & Monitoring Officer to conclude negotiations and agree details associated with i) and ii) above and complete the transactions.

1.0 Background

- 1.1 The opportunity to bid for Government funding through the Department for Transport (DfT) was made available in 2018 for investment in public and sustainable transport in English City regions to improve productivity and prosperity (the Transforming Cities Fund [TCF]). Local Authorities were invited to bid as part of a competition process for a share of the funding to provide investment in public and sustainable transport in their areas.

Hampshire County Council, Portsmouth City Council and the Isle of Wight Council (with the support of Gosport, Fareham and Havant Borough Councils and local bus operators) submitted a bid to improve public transport and active travel across South East Hampshire. As part of the award, one of the key schemes to be brought forward was the much

needed comprehensive improvement of the Gosport Transport Interchange.

Working closely with Hampshire County Council who are also working in partnership with a number of other local authorities, a scheme is being developed to provide a new transformational transport interchange, including modern bus facilities on land currently used as the Taxi Rank and the replacement of taxi facilities on the existing bus forecourt, with short term & drop-off / pick-up parking. Improved cycle parking facilities will also form part of the proposals.

- 1.2** Following the initial unsuccessful submission, a revised bid was prepared and in autumn 2020 the DfT confirmed that a reduced contribution of £5.2m from the TCF fund had been awarded for the Gosport Transport Interchange scheme.
- 1.3** The relocated bus facilities require slightly more land than that currently owned or under the control of either HCC or the Borough Council, and an adjacent small parcel of land owned by Premier Marinas on the frontage of their site in Mumby Road is needed to ensure delivery of the scheme. The land will facilitate safe access, manoeuvring and egress for the buses whilst maintaining safe pedestrian and cycle links from Mumby Road. The land purchased will also add value by visually opening up the approach to the new facilities and the Falkland Gardens beyond, contributing to an enhanced overall public realm, noting also that the proposed site for the new facilities reflects the original historic location, helping to reinforce the Gosport Story.
- 1.4** Discussions have taken place with Premier throughout the design process and they have consistently indicated their support for the Council's overall aims and objectives for the waterfront area and advised that they would aim to assist the Council achieving its goals by agreeing terms for the Council to acquire the small area of frontage land. They are also keen to play an active part in bringing to life the history of their site as part of the overall story.

2.0 Report

- 2.1** Subject to contract and Premier Marinas Ltd main Board approval, terms have been agreed for the Council to purchase the freehold frontage land coloured yellow on the plan at Appendix 1 of this report from Premier Marinas in the sum of £89,000 together with Council's simultaneous freehold disposal of the land coloured green on the plan to Premier Marinas Ltd with no consideration payable. The current lease from the Council to Premier for the 'green land' has 40 years remaining with an annual rent of £100 payable to the Council. The lease contains no rent review provisions.
- 2.2** Simultaneously with 2.1, the Council will also acquire new rights over part of Premier Marinas' adjacent retained land in order to deliver the scheme

and will provide the new boundary structure to the 'yellow land'.

- 2.3 Although the Council is acquiring and disposing of the necessary land, Hampshire County Council as Highway Authority will lead on the delivery of the new relocated bus facilities and all associated facilities and highway infrastructure works. A condition of the approved TCF bid is that the funding for the bus station relocation must be fully expended by March 2023.
- 2.4 Funding is available from the Transforming Cities Fund bid with match funding from the Council's capital budget to deliver this scheme. Failure to complete the land swap would mean that a transformational, future proofed public transport interchange and associated public realm improvements could not be achieved and a lower quality scheme would need to be considered and delivered within the existing implementation timeframe.

3.0 Conclusion

- 3.1 Completion of the two simultaneous land transactions described previously in this report is key for the delivery of the new relocated bus facilities. It is therefore important that these two transactions are completed as a priority.
- 3.2 The relocation of the bus facilities will also leave the existing bus station site clear for the delivery of new taxi and cycle parking facilities and the new leisure/retail led scheme in line with the aspirations of the Council and as set out in the Waterfront and Town Centre SPD.
- 3.3 HCC are currently planning to submit the planning application for the new bus facilities in July 2021. Undertaking the required land transactions is an important factor in supporting the application, and the Council should seek to exchange contracts with Premier (and/or complete the transactions) prior to the submission.

Financial Services comments:	
Legal Services comments:	
Equality and Diversity:	
Climate Change implications:	
Crime and Disorder:	
Service Improvement Plan implications:	This will help to enable the delivery of a key development site within the Borough.
Corporate Plan:	The redevelopment of the Waterfront (Bus Station) site is a Council priority. Enabling the delivery of modern, transformational bus, pedestrian, ferry, taxi and cycling facilities at the Borough's key transportation hub and vacating of the existing bus station site to facilitate the

	next stage of redevelopment is key to the regeneration of the town centre and waterfront area.
Risk Assessment:	TCF funding has to be fully expended by June 2023, thus the timescale to deliver the proposal is very tight. Failure to complete the land swap would mean that a transformational, future proofed public transport interchange and associated public realm improvements could not be achieved and a lower quality scheme would need to be considered and delivered within the existing implementation timeframe.
Background Papers:	Adopted Local Plan and SPD.
Appendices:	
Appendix 1	Plan showing land to be acquired (yellow) and land to be disposed of (green).
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Appendix 1