

Board/Committee:	POLICY AND ORGANISATION BOARD
Date of meeting:	MARCH 15 TH 2023
Title:	GBC Waterfront (Bus Station) Redevelopment - Dedication of Council Freehold Land as Public Highway to Facilitate Construction and Operation of New Bus Station.
Author:	Julie Smith, Head of Housing, Gosport Borough Council
Status:	FOR DECISION

Purpose

This Report sets out the details of the Council's proposed dedication of land to become public highway at Mumby Road and South Street, to facilitate the construction and operation of the new bus station, taxi rank, drop-off & short-term parking.

Recommendation

That the Council:

- i) Approve the dedication of the four areas of land indicated on the two drawings at Appendix 2 as public highway.**
- ii) Grant delegated authority to the Chief Executive Officer and Borough Solicitor & Monitoring Officer to conclude negotiations and agree details associated with i) above and complete the transaction.**

1.0 Background

- 1.1** On 17th March 2021 the Council's Economic Development Board approved the acquisition of a small area of freehold land from Premier Marinas to facilitate the construction of the new bus station. The area of land is shown on the plan at Appendix 1.
- 1.2** The Council already held the freehold interest in the land fronting Mumby Road and South Street adjacent to and including the site of the current bus station.
- 1.3** The Council, working with Hampshire County Council (HCC) the project lead for the new bus station, has always recognised that certain small areas of Council land will need to be dedicated as public highway as part of the new bus station development. The dedication ensures that going forward, the subject land will be maintainable by the Highway Authority, not at the Council's expense. The Council will however retain the freehold interest in the land and thus if the highway rights are removed at some future date, the land will remain in the Council's ownership

2.0 Report

- 2.1 Following HCC recently concluding the detailed design of the new bus station, the four areas of land for dedication as public highway have now been accurately determined and are shown on the two plans at Appendix 2.
- 2.2 There are no financial implications for the Council in connection with the dedication of these small areas of land or their subsequent maintenance.

3.0 Conclusion

- 3.1 The dedication of the land indicated at Appendix 2 is key to the delivery and operation of the new bus station. This has been the case since project commencement however the full extent of these areas is only now known following completion of the detailed design by HCC.

Financial Services comments:	<i>Contained within the report</i>
Legal Services comments:	<i>The proposal is within the scope of the authority and the delegation enables matters to proceed- the authority may proceed upon a competent basis.</i>
Equality and Diversity:	
Climate Change implications:	This proposal is in accordance with the Council's Climate Change Strategy 2022.
Crime and Disorder:	No crime and disorder impacts.
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. In turn the delivery releases the existing bus station site to facilitate the final stage of the redevelopment and regeneration of the town centre & waterfront area.
Risk Assessment:	Failure to dedicate the land would severely complicate future repair arrangements and result in the Council being responsible for the

	future maintenance of the land and the accompanying ongoing liabilities. The Council would also have to grant formal access rights, public and private, to adjacent land owners and to protect the Council's land interests going forward.
Background Papers:	Adopted Local Plan and SPD.
Appendices:	<p>Appendix 1. Plan showing area of land recently acquired from Premier Marinas (coloured yellow).</p> <p>Appendix 2. 2 No HCC Plans each marked 'Appendix 2' showing the four areas of land to be dedicated as public highway.</p>
Report Author/Lead Officer:	Martin Harvey, Portsmouth City Council. Andrew Broster, Gosport Borough Council.

Appendix 1

Appendix 2