

## PLYMOUTH CITY COUNCIL

**Subject:** Plymouth Railway Station  
**Committee:** Cabinet  
**Date:** 11<sup>th</sup> September 2018  
**Cabinet Member:** Cllr Tudor Evans, Leader of the Council  
**CMT Member:** Anthony Payne, Director of Place  
**Author:** Mark Brunsdon, Head of Strategic Development Projects  
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**Ref:**

**Key Decision:** Yes

**Part:** 1 Attached

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### **Purpose of the report:**

The proposal is to enter into various legal agreements with Network Rail, Great Western Railway & University of Plymouth to facilitate the regeneration of Plymouth Railway Station and to improve this strategic gateway to the city.

The agreements will enable the Council to deliver or fund enabling works including rail staff relocation, demolition & the construction and operation of a new multi storey car park and improved public realm. As part of the agreements GWR will undertake some enhancements to the station concourse to be completed by June 2020.

The enabling works will unlock the regeneration of the Railway Station area. It will improve the attractiveness of the station environment, capacity for rail commuters and create development opportunities which will lever in private investment.

The project will replace the existing 278 space sub-standard decked car park with a fit for purpose new multi storey car park with c.440 spaces. In addition a hotel development opportunity will be released once the existing car park is demolished.

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### **Corporate Plan:**

The Council is utilising its property assets and borrowing capacity to lever in significant private sector investment.

The regeneration will significantly enhance the rail gateway to the City (pledge 14) and attract investment to achieve increased economic activity.

It will increase the capacity of the station and accommodate the forecast growth in footfall passengers from 2.5m to 3.5m over the next 10 years. The project is estimated to create 400 construction jobs.

The project will increase accessibility and connectivity between the station and city centre for all users including pedestrians and cycle users. Station facilities will also be improved as well as the physical environment.

The proposed Plymouth Railway Station project is seen as an exemplar by OPE (One Public Estate)/Local Government Association and the Department for Transport. This is due to the partnership working with a range of stakeholders and progress being made notwithstanding the significant regulation that exists in the railway industry.

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**Implications for Medium Term Financial Plan and Resource Implications:  
Including finance, human, IT and land:**

Covered in Part II report

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**Other Implications: e.g. Child Poverty, Community Safety, Health and Safety and Risk Management:**

The stakeholders are working closely together to minimise disruption to rail and passenger activities.

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**Equality and Diversity:**

Has an Equality Impact Assessment been undertaken? Yes

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**Recommendations and Reasons for recommended action:**

The decision to be taken:

1. Approve the Business Case
2. Delegate the award of demolition and construction contracts to Anthony Payne, Strategic Director for Place

The enabling works will unlock the regeneration of the Railway Station which is tired and underperforms as a gateway to the city. It will improve the attractiveness of the

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station, capacity for rail commuters and create development opportunities.

**Alternative options considered and rejected:**

**Do nothing.** The station environment would continue to deteriorate and inward investment would be lost.

**Relocate the station within the site.** This is more comprehensive but it would incur significantly higher costs.

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**Published work / information:**

Part I Briefing Report Plymouth Railway Station Regeneration

**Background papers:**

Title	Part I	Part II	Exemption Paragraph Number							
			1	2	3	4	5	6	7	
Plymouth Railway Station Business Case		x			x					

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**Sign off:**

Fin	pl.18 .19.7 4	Leg	31126/A C/31/8/1 8	Mo n Off	HR		Assets		IT		Strat Proc	
Originating SMT Member Anthony Payne												
Has the Cabinet Member(s) agreed the content of the report? Yes												