

## **PART I BRIEFING REPORT:** Plymouth Railway Station Regeneration



The proposal is to enter into agreements with the University of Plymouth, Network Rail & Great Western Railway (“GWR”) to facilitate the regeneration of Plymouth Railway Station.

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. Further improvements post 2020 are also anticipated.

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 regeneration is necessary to meet increasing rail commuting demand which is expected to increase from 2.5 million passenger movements to 3.5 million over the next 10 years (source GWR). This growth reflects a combination of population and economic growth, changing travel habits and improved rail services.

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.

The enabling works will make Intercity House available for refurbishment and occupation by the University of Plymouth and release a gateway site for University development. Both will be occupied for education use.

In addition a hotel development opportunity will be released once the existing car park is demolished.

### Recommendation

It is recommended that the Leader of the Council:

- Approve the Business Case
- Authorise the necessary procurement processes
- Delegate the award of demolition and construction contracts to Anthony Payne, Strategic Director for Place

### Reasons for Recommendation

- To:
- Deliver regeneration of the station environment;
  - Secure significant economic benefits and private sector investment;

- Improve the station as a gateway to the city and increase parking capacity for commuters and visitors.