

	<u>Meeting Date</u>
Economy and Regeneration Scrutiny:	7/9/23
Cabinet:	19/9/23

HAZEL GROVE AMBULANCE STATION - DEVELOPMENT REPORT

SEPTEMBER 2023

Report of the Director of Development and Regeneration

Commercially Sensitive – Appendix 1 to this report is confidential by virtue of Paragraph 3 of Schedule 12A of the Local Government Act 1972 in respect of which the public interest in maintaining the exemption outweighs the public interest in disclosing the information

1. PURPOSE OF REPORT

- 1.1** This report updates Cabinet on the delivery of a new ambulance station on the site of Hazel Grove Park and Ride which will replace the existing Ambulance Service (NWAS) facility at Travis Brow. The rationale for the relocation of the ambulance station was approved following a report to Cabinet in January 2023.
- 1.2** This report seeks approval from Cabinet to fund development costs as set out in Appendix 1 using the Mayoral Development Corporation (MDC) Investment Facility approved by Cabinet in October 2019.
- 1.3** The report also seeks approval from Cabinet for delegated authority for the Director of Development and Regeneration and Deputy Chief Executive to enter into the legal documentation with NWAS to facilitate a 'land swap' following completion of the new ambulance station.

2. STRATEGIC CONTEXT

- 2.1** The MDC was formed in September 2019 with the ambition to create a new community in the Town Centre built on the guiding principles of community, sustainability and innovation. This will deliver up to 4,000 new homes and 1,000,000 sq.ft. of workspace in line with the Council's Strategic Regeneration Framework for Town Centre West (approved by Cabinet in November 2019).
- 2.2** In order to deliver this vision, it has been recognised from the start that site assembly was critical to give the Council and the MDC the required level of control and influence to deliver against the MDC's objectives. An exercise was undertaken to examine all the land holdings within the area to understand where there may be opportunities for intervention.

- 2.3** Following this study a number of sites were acquired by the Council to enable the development scheme, known currently as Stockport 8. Stockport 8 is the next phase of delivery of the Council and MDC Strategic Regeneration Framework for Town Centre West. The Stockport 8 site assembly and procurement of an investment and development partner were approved by Cabinet in 2020 and September 2022 respectively.
- 2.4** In line with this the Council purchased property at Stockport Bus Depot, Daw Bank, Stockport (**Stockport Depot**) in April 2021. At the time of the acquisition, it was anticipated that the Council and MDC would be required to develop an alternative depot on the Travis Brow site. The subsequent award of funding to Transport for Greater Manchester (TfGM) under the ZEBRA (Zero Emission Bus Regional Areas) scheme created the opportunity for the depot to be fully electrified and home to an electric bus fleet.
- 2.5** NWAS currently operate an ambulance station from a significant part of the Travis Brow site. In order to allow development of the Travis Brow site, the NWAS ambulance station therefore needs to be relocated.
- 2.6** The proposals set out in this report therefore enable possession of a significant part of the Stockport 8 development site by the relocation of the ambulance station from Travis Brow to Hazel Grove Park & Ride.
- 2.7** The relocation of the Stockport Depot from its existing site in a timely fashion is of critical importance to delivery of Stockport 8.
- 2.8** A planning application for the proposed new Ambulance Station was submitted and validated in April 2023. The application is awaiting determination by the Council's Local Planning Authority.

3. PROPOSAL

- 3.1** Subject to planning consent being secured, the proposal is for the Council to fund development costs for the replacement ambulance station at Hazel Grove as set out in Appendix 1 using the Mayoral Development Corporation (MDC) Investment Facility approved by Cabinet in October 2019. It is also proposed that the Council enter into the necessary legal documents to facilitate the necessary 'land swap'.

4. FINANCIAL IMPLICATIONS AND RISK

- 4.1** The financial implications of the proposal are set out in detail in Confidential Appendix 1 to this report.

5. LEGAL IMPLICATIONS AND RISK

5.1 Section 120 of the Local Government Act 1972 enables the Council to acquire any land by agreement for the purposes of:

5.1.1 any of its functions under the Local Government Act 1972 or any other enactment, or

5.1.2 the benefit, improvement or development of its area.

5.2 Acquisition can take place notwithstanding that the land is not immediately required for that purpose.

6. HUMAN RESOURCES IMPACT

6.1 There are none.

7. EQUALITIES IMPACT

7.1 There are none.

8. ENVIRONMENTAL IMPACT

8.1 The proposal is part of the wider masterplan for the MDC and will facilitate the delivery of new, high quality, energy efficient homes within the MDC and the improvement of a significant area of Town Centre West.

8.2 It will importantly facilitate the ZEBRA bus scheme which will result in 170 new electric buses in the Stockport fleet and remove the diesel bus depot in the heart of the town centre. This is a critical step in realising the Council's net zero targets. It is also complementary to the work to build the new Transport Interchange.

8.3 We will seek to minimise the environmental impact of the construction of a new ambulance facility at Hazel Grove.

9. RECOMMENDATIONS FOR SCRUTINY

9.1 The Scrutiny Committee are asked to note the contents of this report and provide and comments to Cabinet.

10. RECOMMENDATIONS FOR CABINET

10.1 Subject to planning consent being secured, the Cabinet is recommended to:

- 10.1.1** Approve use of the MDC Investment Facility to fund the development costs for the replacement ambulance station at Hazel Grove as set out in Appendix 2 using the Mayoral Development Corporation (MDC);
- 10.2** Delegate authority to the Director Development and Regeneration and Deputy Chief Executive to enter into the legal documentation with NWAS to facilitate a 'land swap' following completion of the new ambulance station.
- 10.3** Delegate authority to the Assistant Director, Legal and Democratic Governance to do all things necessary or incidental to the implementation of the above resolutions.

APPENDICES

Confidential Appendix 1

BACKGROUND PAPERS

Add all Cabinet papers referenced above.

Anyone requiring further information on the above should contact Chris Carlisle by email on chris.carlisle@stockport.gov.uk