

Part I Briefing Report**Approval to proceed with disposal of Public Open Space at 3 sites after consideration of objections received following notice of the intention to dispose of the land****1.0 Background**

- 1.1 Land at Bampfylde Way, Southway; Bramfield Place, Eggbuckland; Elgin Crescent, Budshead; Orchard Avenue, Eggbuckland; Peters Park Close, St Budeaux; Shakespeare Road (Byron Avenue), Honicknowle; Sherril Close, Elburton; and Wilmot Gardens, Honicknowle; Plymouth was identified through the Council's Strategic Land Review as having residential development potential.
- 1.2 The Council's 'Plan for Homes' is a key initiative as part of the Council's Corporate Plan 2018-2022. The overall ambition of the third and latest version of the 'Plan for Homes' is to increase housing supply by 1,000 homes per year for a five year period from April 2019 to March 2024 under three themes, as follows:
- Improving housing conditions and broadening choice
 - Supporting the delivery of Joint Local Plan housing numbers.
 - Housing Investment Fund- using PCC resources to unlock development.
- 1.3 Pursuant to Section 123(2A) of the Local Government Act 1972 the Council placed a Loss of Public Open Space Notice advertising the Council's intention to dispose of the sites in the Public Notices Section of the Plymouth Herald on two consecutive weeks in December 2019 (12 December and 19 December 2019) and on the Council's website on the Legal Notices page. Objections to the proposed loss of open space were invited with a closing date of 3 January 2020.
- 1.4 To improve vehicular access to the Sherril Close site a small extra piece of land (0.058 hectares) was advertised for Loss of Public Open Space following the process in 1.3. It was advertised on the 5th and 12th August 2020 and no objections were received by the closing date of 5th September 2020. This land is now included in the Sherril Close site.

2.0 Objections

- 2.1 The Council received one email objecting to the loss of public open space on all ten sites. The objection received can be summarised in two parts as follows:-

Objection Received	Comment
I. Housing need has already been met for the short term by the Joint Local Plan.	The Joint Local Plan states that housing provision during the plan period of 2014 to 2034, will comprise within the Plymouth Policy Area - at least 19,000 new homes, of which 4,550 should be affordable. The JLP sets an annualised housing provision target of 950 dwellings for each year until 2034. The provision of new homes is one of the

<p>2. Disposables appear contrary to the Plymouth Climate Emergency Action Plan.</p>	<p>most important elements of the JLP. The release of these sites for housing positively impacts on these targets.</p> <p>The Plymouth Climate Emergency Action Plan recognises that new homes will also need to form part of the solution, with Plymouth having a strong growth agenda to build at least 19,000 homes within the Plymouth Policy Area by 2034. The Plymouth and South West Devon Joint Local Plan already contains policies which seek to ensure that new housing is as energy efficient as possible in line with the current building regulations and National Planning Policy Framework.</p>
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3.0 Recommendation

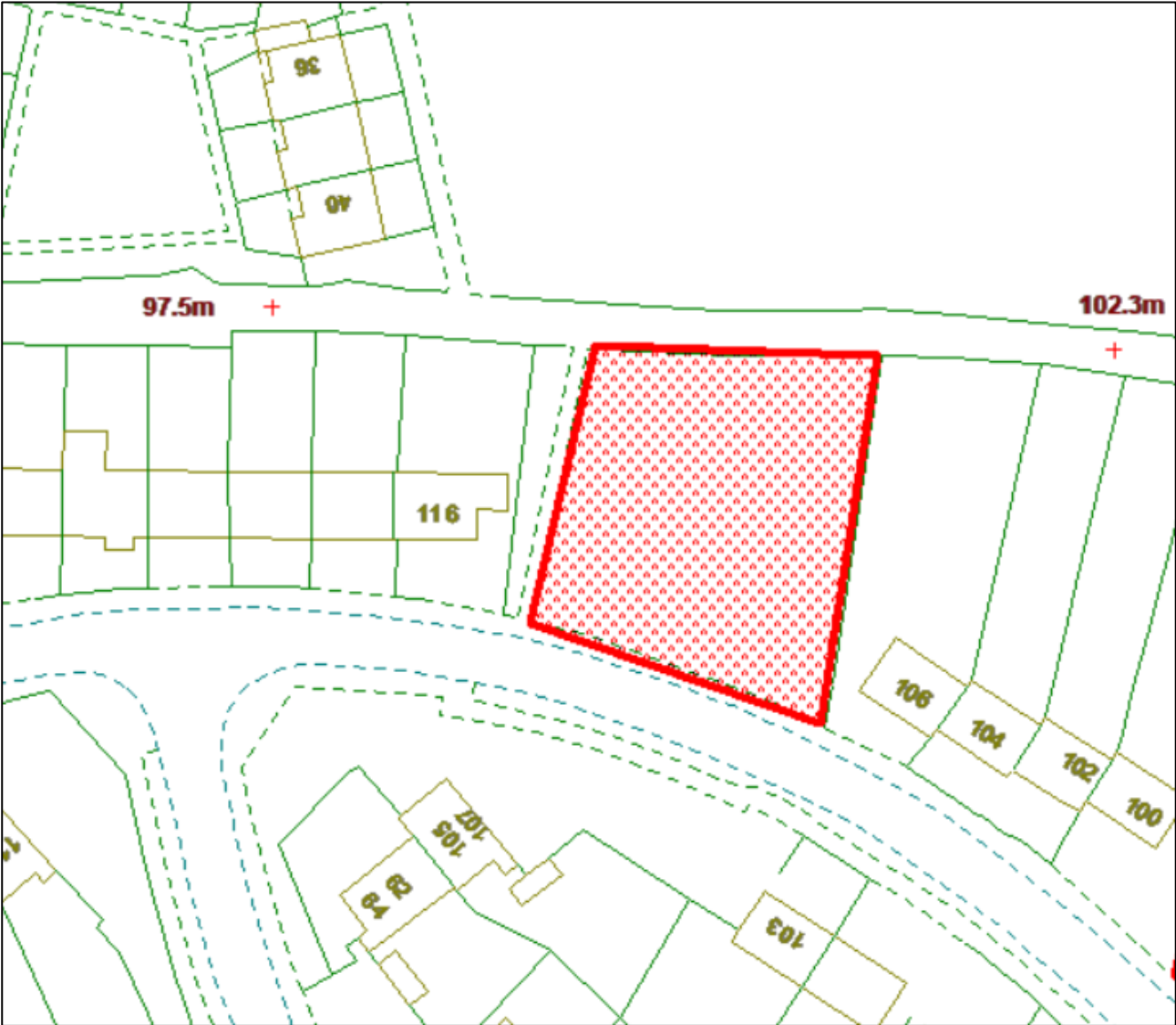
3.1 To proceed with the disposal of public open space at the following priority sites where offers have been accepted, terms are being negotiated with the purchasers and sign off of the Loss of Public Open Space will allow these offers to be worked up towards planning submissions: Bampfylde Way, Southway; Sherril Close, Elburton, and Wilmot Gardens, Honicknowle, Plymouth having considered objections to the notice of intention to dispose of public open space. See attached plans with land edged red.

4.0 Reasons for Recommendation

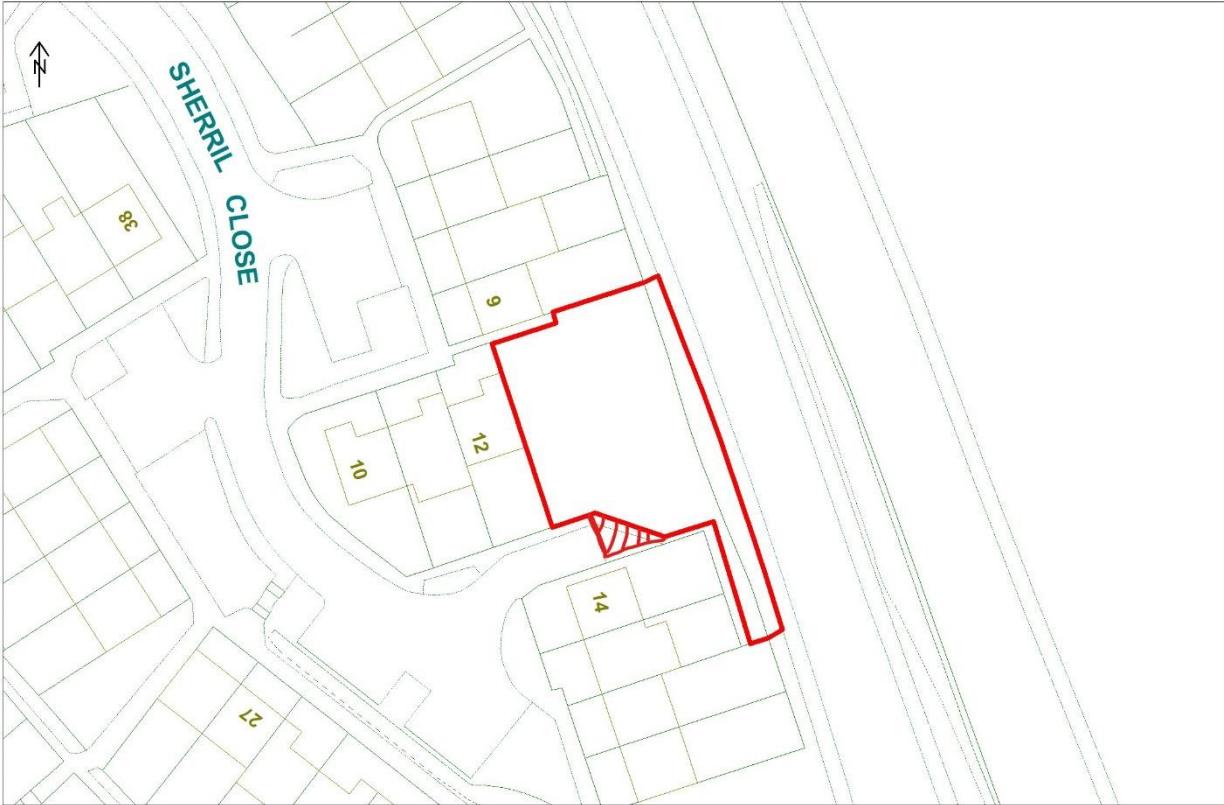
4.1 The housing waiting list currently has around 7,000 households in need of affordable homes in Plymouth. The Council has committed to providing 1,000 homes per annum for the next 5 years. In order to meet this target additional sites must be identified for housing development. Whilst concerns have been raised over using these sites for housing it is felt that the urgent need for housing outweighs these concerns, and as landowner we can ensure that homes are built on these sites that meet specific housing needs in the city that are unlikely to be met from market led developments alone.

4.2 There are economic benefits to releasing these housing sites as they will lead to SME builders in Plymouth being active at a time of great uncertainty in the housing market due to the impacts of Covid-19, thus safeguarding and creating jobs in the construction industry and supply chain

Bampfylde Way, Southway



Sherril Close, Elburton



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Scale 1:500

Wilmot Gardens, Honicknowle

