

Part I Briefing Report

Approval to proceed with disposal of Public Open Space at Peters Park Close, Higher St Budeaux PL5 IPP after consideration of objections received following notice of the intention to dispose of the land



1.0 Background

- 1.1 Land at Peters Park Close, together with seven other sites, 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 2023. 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.

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
<p>I. Housing need has already been met for the short term by the Joint Local Plan.</p>	<p>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 most important elements of the JLP. The release of these sites for housing positively impacts on these targets.</p> <p>Especially in the light of affordable housing delivery numbers in Plymouth</p>

<p>2. Disposals appear contrary to the Plymouth Climate Emergency Action Plan.</p>	<p>having dropped considerably since the pandemic. 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 Peters Park Close having considered objections to the notice of intention to dispose of public open space.

4.0 Reasons for Recommendation

4.1 The Council has received an offer to develop the site with one residential unit which has been accepted and terms are being negotiated with the purchaser.

4.2 The housing waiting list currently has over 11,000 households in need of affordable homes in Plymouth. The Council also has a list of people interested in Self build land - which currently has over 300 names. The Council has committed to providing 1,000 additional 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 regarding the development of this site and the other 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.

4.3 There are economic benefits to releasing housing sites as they will lead to SME builders in Plymouth being active at a time of great uncertainty in the housing market and general economic conditions thus safeguarding and creating jobs in the construction industry and supply chain.

4.4 The land at Peters Park Close to be disposed of is as shown edged red on the attached plan.



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Published 2019. Not to scale.

Potential PCC Land Disposal Peters Park Close

