

EXECUTIVE DECISION

made by a Cabinet Member




REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER

Executive Decision Reference Number HCDC03 23/24

Decision	
1	Title of decision: Approval to proceed with disposal of public open space at Peters Park Close, St Budeaux PL5 IPP after consideration of objections received following notice of the intention to dispose of the land.
2	Decision maker: Councillor Chris Penberthy (Cabinet member for Housing, Co-operative Development and Communities)
3	Report author and contact details: Teresa Lakeman, Estate Surveyor, Land & Property Team. Telephone 01752 304898, email: Teresa.lakeman@plymouth.gov.uk
4	Decision to be taken: To proceed with the disposal of land at Peters Park Close having considered objections to the notice of intention to dispose of public open space. The sale of this piece of land will generate an approximate capital receipt of £25,000 to the Council, earmarked to fund capital delivery of Plymouths Plan for Homes initiative.
5	<p>Reasons for decision: To support the Council's agenda of increased and accelerated housing delivery and outputs required to provide more decent homes supporting citizens to live and work in Plymouth. Through the Plan for Homes 3 2019 – 2024 policy the Council has committed to release City Council land, and to providing 1,000 new homes per annum. In order to meet this target additional sites must be identified for housing development. Making this site available for housing development will help the Council to meet its Duties under the Right to Build.</p> <p>Whilst concerns have been raised over utilising this site for housing it is felt that the urgent need for broadening the housing offer and delivery on the Plan for Homes 3 objectives outweighs these concerns.</p> <p>There are economic benefits to releasing this housing site as it will lead to SME builders in Plymouth being active at a time of uncertainty in the housing market due to ongoing impacts of Covid-19, rising material and energy costs and inflation. Thus, the development will help to safeguard and create jobs in the construction industry and supply chain. In addition, the project is also looking to create a development using Modern Methods of Construction, which will encourage the creation of more jobs in this future oriented area of construction.</p>
6	<p>Alternative options considered and rejected:</p> <p>I. To retain the land as public open space - This would result in fewer new homes being built and would require on-going expenditure by the Council to maintain as a public open space and therefore not reducing costs.</p>
7	Financial implications and risks: Should the site be developed for housing, there is potential for the Council to receive additional income in the form of income from New Homes Bonus (if this remains in force) and Council Tax. There would also be small cost savings with regard to the upkeep of the green space. Additionally the sale of the land will generate an approximate capital receipt to the Council of £25,000.

8	Is the decision a Key Decision? (please contact Democratic Support for further advice)	Yes	No	Per the Constitution, a key decision is one which:
			x	in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total
			x	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1 million
		x	is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.	
	If yes, date of publication of the notice in the Forward Plan of Key Decisions	N/A		
9	Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:	The Peters Park Close development would not only increase the range of homes available, the development would be built to a high sustainable standard, using Modern Methods of construction, hence contributing to 'A green sustainable city' and a vibrant economy, developing quality jobs and skills. The building of new homes would also help to meet the Council's 'Plan for Homes' key initiative under the Council's Corporate Plan by increasing housing supply in the City.		
10	Please specify any direct environmental implications of the decision (carbon impact)	Delivering new build housing (to new Building Regulations standards) would provide excellent thermal efficiency in new dwellings and help to reduce fuel poverty for residents. The development proposals would also be subject to new Low Carbon/ Renewables Joint Local Plan policy in design terms, which would also secure improvements to address the carbon footprint/environmental implications of the new build.		
Urgent decisions				
11	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes		(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)
		No	x	(If no, go to section 13a)
12a	Reason for urgency:			
12b	Scrutiny Chair Signature:		Date	
	Scrutiny			

	Committee name:			
	Print Name:			
Consultation				
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes		
		No	<input checked="" type="checkbox"/>	(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?	N/A		
I3c	Date Cabinet member consulted	N/A		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	Yes		If yes, please discuss with the Monitoring Officer
		No	<input checked="" type="checkbox"/>	
I5	Which Corporate Management Team member has been consulted?	Name	Anthony Payne	
		Job title	Strategic Director for Place	
		Date consulted	2 November 2023	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS 78 23/24	
		Finance (mandatory)	DJN.23.24.137	
		Legal (mandatory)	LS/2555/SW/30/10/23	
		Human Resources (if applicable)	N/A	
		Corporate property (if applicable)	N/A	
		Procurement (if applicable)	N/A	
Appendices				
I7	Ref.	Title of appendix		
	A	Briefing report for publication		
	B	Equalities Impact Assessment		
Confidential/exempt information				
I8a	Do you need to include any confidential/exempt information?	Yes		If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for

		No	x	publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in 18b below. (Keep as much information as possible in the briefing report that will be in the public domain)				
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title:							
Background Papers								
19	Please list all unpublished, background papers relevant to the decision in the table below. Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.							
Title of background paper(s)		Exemption Paragraph Number						
		1	2	3	4	5	6	7
Cabinet Member Signature								
20	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached.							
Signature			Date of decision	15 December 2023				
Print Name	Councillor Chris Penberthy (Cabinet member for Housing, Co-operative Development and Communities)							