

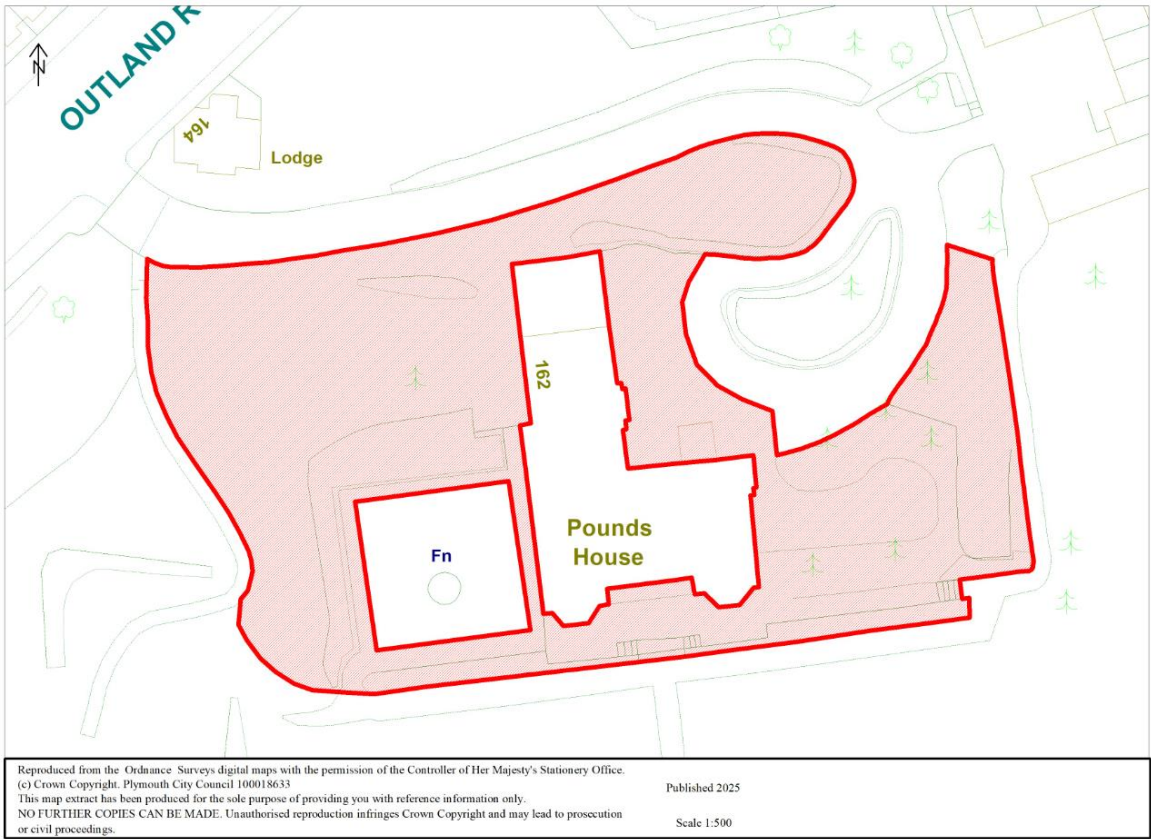
PART I BRIEFING REPORT

Approval to proceed with the disposal of land adjacent to Pounds House, Outland Road after objections received following notice of intention to dispose of the land



1.0 Background

- 1.1 Land adjacent to Pounds House, Outland Road, Plymouth (see plan below with land hatched red) was identified as being required to facilitate the sale of Pounds House. The property is a Grade II listed three-storey mid-19th century villa located on the fringes of Central Park. Most recently used as offices by Plymouth Excellence Cluster but vacant since 2017. Disposal of the property will enable a third party to invest and bring the property back into beneficial use, and remove a substantial liability for maintenance.
- 1.2 This small section of open space around Pounds House was selected to ensure inclusion of all retaining walls and the land retained by them. The land encompasses all the features of the listed building as well as the parking area that was allocated to the house when it was still in use. The site has been marked using natural boundaries where possible.
- 1.3 The land is currently a mix of mainly hard surface to the east of the property along with shrubbery and a steeply sloping grassed area to the northwest of the property. The land is approximately 0.36 ha of which approximately 0.233 ha is planted with trees/shrubs/borders etc. and approximately 0.059 ha of car parking/driveway previously allocated to support the use of Pounds House. Additionally, approximately 0.014 ha has been fenced off for some time for public protection from falling masonry. Effectively, this means that only approximately 0.054 ha is truly currently publicly accessible open parkland.
- 1.4 Pursuant to Section 123(2A) of the Local Government Act 1972 the Council advertised the Council's intention to dispose of the land in the Public Notices Section of the Plymouth Herald on two consecutive weeks commencing on 3rd April 2025 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 1 May 2025.



2.0 Objections

2.1 The Council received a total of 78 comments by email.

The objections received that directly relate to loss of public open space can be summarised as follows:-

Objection Received	Comment
Object to any loss of open space, especially part of Central Park	The disposal of the land is required in order to attract investors in the purchase of the adjacent Pounds House. Given the size of the property and scale of investment required it was deemed appropriate that a small amount of external space be included with the disposal. The public open space in question is 0.36 ha which amounts to around 0.5% of the total area of Central Park. This was deemed to be an appropriate amount of outdoor space to dispose of with the property.
Harmful to wildlife	Any planning consent for changes to the site will require relevant surveys if deemed necessary.
Will affect users of the Doctors Surgery, other people parking and accessibility to the park	The surgery has its own parking provision and there is on-street parking available nearby. In addition, there are other entrances to the

	park where cars can park such as the Barn Park entrance or the Park & Ride or Life Centre Car Parks.
The space is needed for dog walking	Dogs can continue to be exercised in the remainder of Central Park.
The space is needed for walkers, families, nature lovers and community groups and the sale would drastically reduce the area of land available to them	The remainder of Central Park is still available for this. The land to be disposed of represents around 0.5% of the park.
No local access to the park from Peverell area	There is on-street parking nearby as well as next to the Barn Park entrance. Level pedestrian access to the park remains in place at both the top and bottom of the drive which will remain in Council ownership.
Belief that the land was gifted to PCC	The land was acquired at market value in 1927 and has not been gifted. The Council has an absolute freehold registered title and there are no limitations on its ability to dispose of the site.
Loss of parking area and access road	As above, there is on-street parking available nearby. There is no plan to dispose of the access road. The on site parking was to facilitate the use of Pounds House therefore there is no net loss of parking.
Concern that the land would be used to build houses	There will only be a relatively small area of land included within any proposed sale therefore unlikely to be able to accommodate the construction of additional houses however any application to do so would be subject to the necessary planning consents. Additionally, the land is designated as a Strategic Green Space Site (PLY19) within the Joint Local Plan.
There is no indication that this parcel of land is pertinent to another potential sale of the Grade II listed building known as Pounds House and would have been highly relevant	As well as the notice being titled 'Land surrounding Pounds House', the plan clearly shows the location of the land in question. The sale of Pounds House has been publicised on social media, the Council's website and local news outlets both in print and online as well as via television and radio news coverage.
The surrounding road network would bring difficulties in respect of traffic generation	Any application for a planning change of use to the land (or indeed the adjacent building) will require consent, therefore impact on the local road network will be considered as part of the process.
Confirm that the Council have carried out this Public Consultation within the	As required, notice was given that the Council intends to dispose of land, pursuant

scope and obligations of the usual regulations and considerations	to Section 123(2A) of the Local Government Act 1972.
Concern that there are rare plant species within the land.	Horticulturalists will inspect the land and advise of any notable species. Should any be identified then a condition can be included in the sale contract requiring that consent is sought for their removal.

3.0 Decision to be taken

- 3.1 To proceed with the disposal of land adjacent to Pounds House, Outland Road having considered objections to the notice of intention to dispose of public open space.

4.0 Reason for Decision

- 4.1 The disposal of the land is required in order to attract investors in the purchase of the adjacent Pounds House. Given the size of the property and scale of investment required it was deemed appropriate that a small amount of external space be included with the disposal.
- 4.2 The site (including Pounds House) represents 0.67% of Central Park and there is no significant or special benefit in retaining this land when balanced against the strategic ambition for Pounds House to be brought back into beneficial use by a third-party purchaser.