

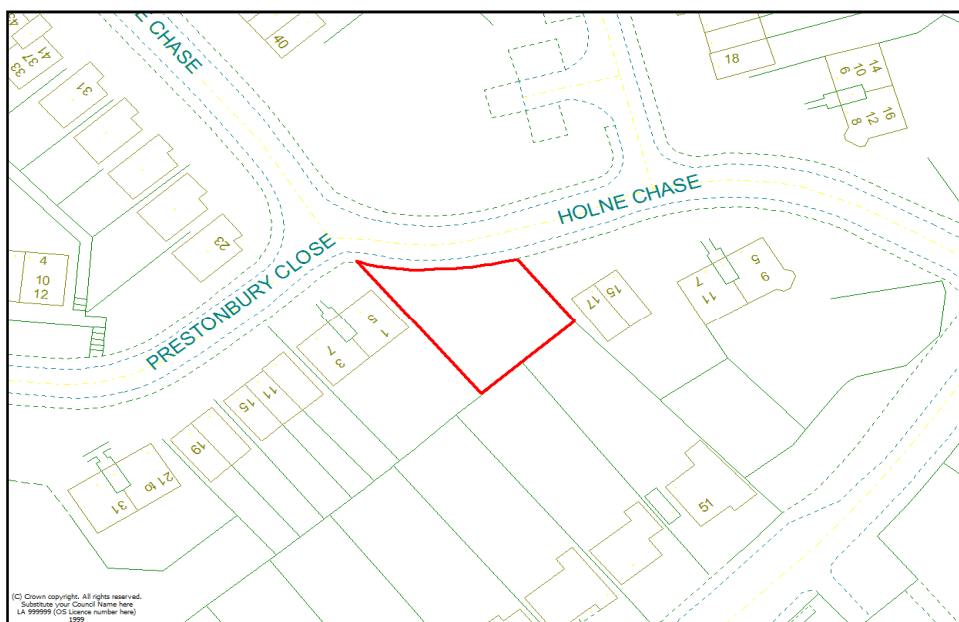
PART I BRIEFING REPORT

Approval to proceed with disposal of Public Open Space at Five x self-build Housing Plots following consultation

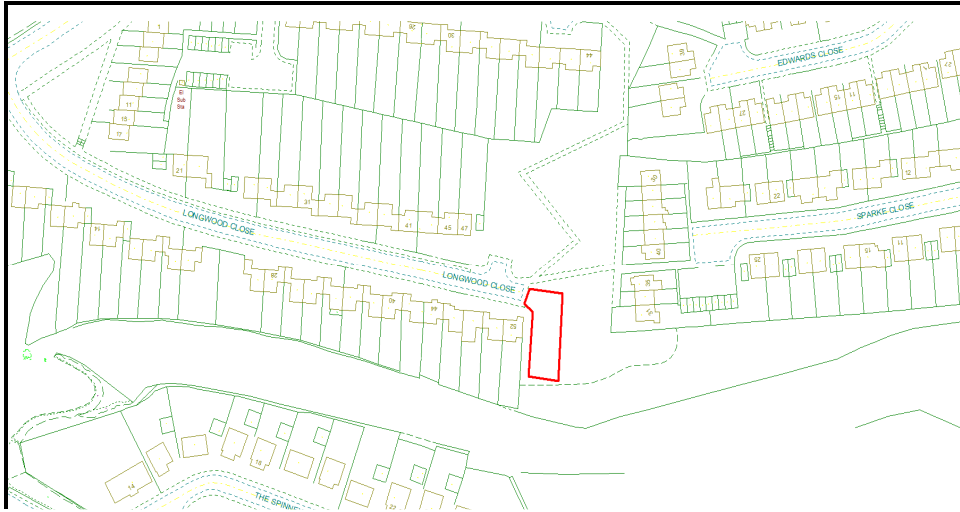


1.0 Background

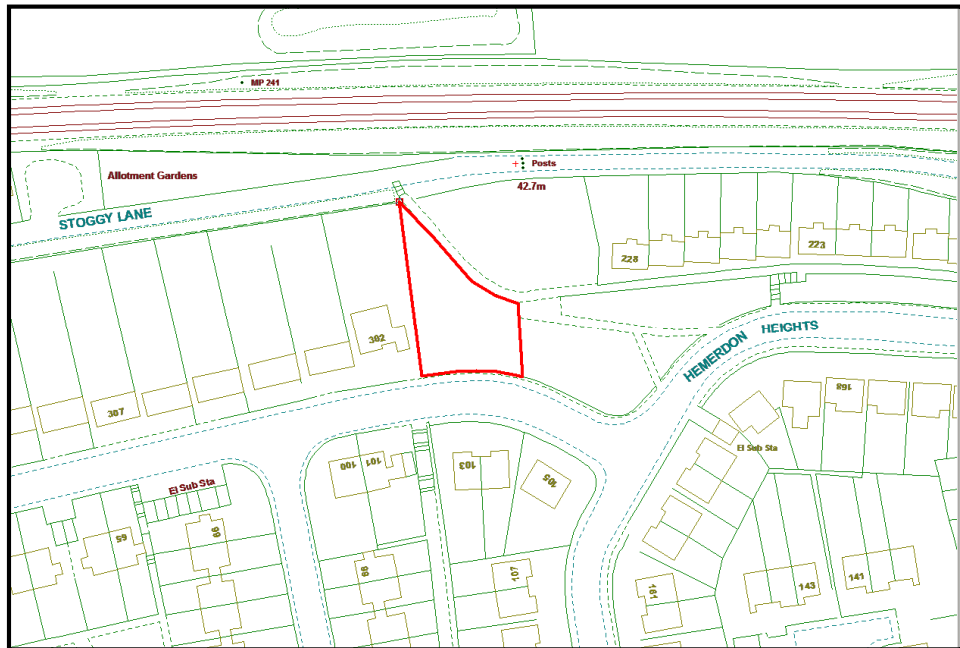
- 1.1 Land at the following five sites (see plans below with land edged red) was identified through the Council's Strategic Land Review as having residential development potential.
- 1.2 The Council's 'Plan for Homes' is a key initiative as part of the Council's Corporate Plan 2013-2017. The overall ambition of the 'Plan for Homes' is to increase housing supply by 1,000 homes per year for a five year period from April 2014 to March 2019 through 16 initiatives.
- 1.3 The City Council under the Get Plymouth Building Programme is also encouraging self and custom build by expanding the housing offer for the city by giving individuals the flexibility to design/ build housing for themselves and to increase the land supply for self-builders. The Council has established a register of self-build interest which currently has 85 householders interested in self-building with demand growing steadily.
- 1.4 Pursuant to Section 123(2A) of the Local Government Act 1972 the Council advertised the Council's intention to dispose of these sites in the Public Notices Section of the Plymouth Herald on two consecutive weeks and on the Council's website on the Legal Notices page. Any objections to the proposed loss of open space were invited from members of the public.
- 1.5 In the case of land at Woodway, land at Prestonbury Close and land at Hemerdon Heights the advert was placed on 14 and 21 January 2014, with a closing date of 27 January 2014 for representations. In the case of the land at Longwood Close and land at Shirburn Road the advert was placed on 4 November and 11 November 2014 with a closing date of 4 December 2014 for representations.



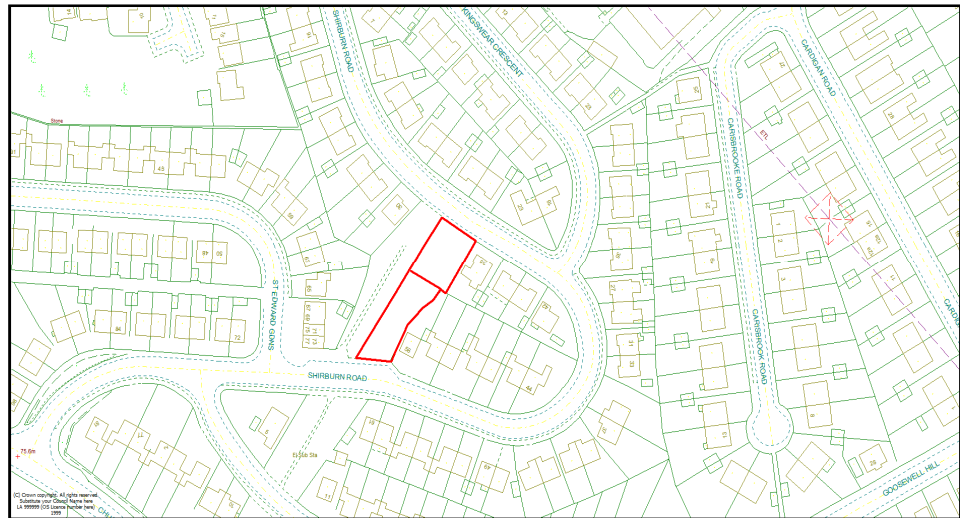
Prestonbury Close, Widewell



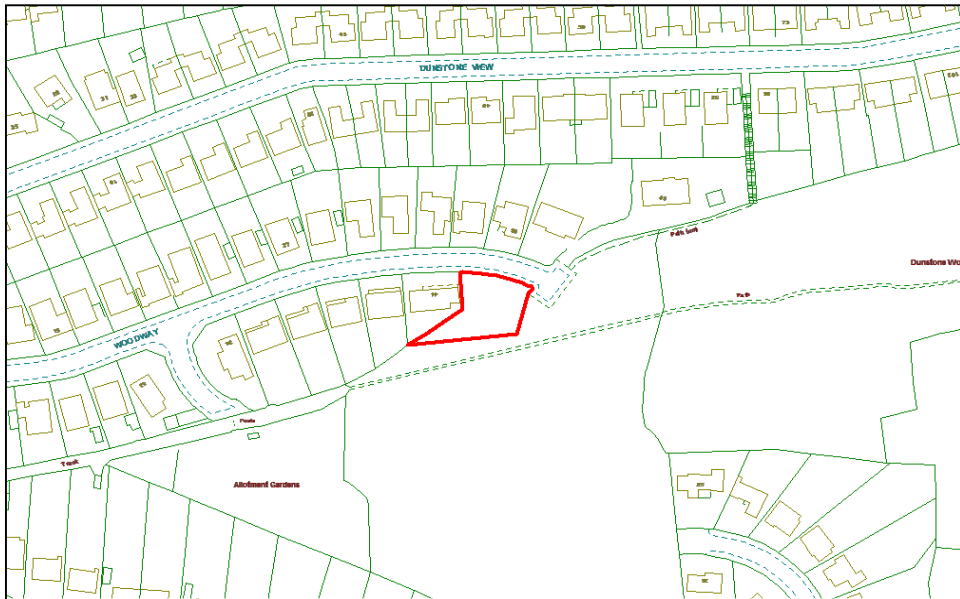
Longwood Close, Plympton



Hemerdon Heights, Chaddlewood



Shirburn Road, Egguckland



Woodway, Elburton

2.0 Objections

2.1 Land at Prestonbury Close, Widewell

No objections were received to the proposed loss of public open space for this land during the consultation period.

2.2 Land at Hemerdon Heights, Chaddlewood

The Council received three letters/emails objecting to the loss of public open space during the consultation period and one subsequent objection raised during the subsequent marketing period. The objections received that directly relate to loss of public open space can be summarised as follows:-

| Objection Received | Comment |
|--|---|
| The Site is used by the community as informal open space for children to play. | The vast majority of open space to the east of the site is to be retained. The land being taken is at the steepest part of the site and the least used. |
| Development will impact on the remaining public open space. | It will be recommended that the eastern boundary should be formed by a Devon Bank. The northern boundary is flanked by a footpath where it is recommended that a 1.5m deep grass verge should also be retained. |

In addition, comments were also received which related to the site generally rather than the loss of public open space. These objections were: - The site is too steep for development therefore requiring infill, site gives important outlook to fields and hills beyond, the site will be accessed from a difficult road junction with limited parking available. These issues would all be addressed as part of the planning process should a planning application be received.

2.3 Land at Longwood Close, Plympton

The Council received three letters/emails of objection, and a petition signed by 110 local residents including a reason for each objection during the consultation period. The objections received that directly relate to loss of public open space can be summarised as follows:-

| Objection Received | Comment |
|---|--|
| Development of the site would result in the loss of green space which is currently used for dog walking, children's play area and a space for elderly residents to walk and socialise with other residents. | The vast majority of the open space to the north and south of the site is to be retained. There is a requirement in the Site Planning Statement for a s.106 contribution from the self-builder of £5,000 to fund the enhancement of the strip immediately to the east of the site which will be retained in order to maintain the link between open spaces to the north and south of the site. |

In addition, comments were also received which related to the site generally rather than the loss of public open space. These objections were: - The proposed development of the site would affect GPs surgeries and schools that are already oversubscribed; development of the site would exacerbate existing parking problems and make the road system more dangerous due to an increased number of cars parked on the road; development of the site would cause disruption / inconvenience during the construction phase; the development of the site would have an adverse effect on local wildlife habitats and the privacy of neighbouring properties will be affected due to overlooking and natural light would be blocked. These issues would all be addressed as part of the planning process should a planning application be received.

2.4 Land at Shirburn Road, Eggbuckland

The Council received 25 letters/emails of objection during the consultation period. The objections received that directly relate to loss of public open space can be summarised as follows:-

| Objection Received | Comment |
|---|---|
| Development of the site would result in the loss of green space which is currently used for dog walking, children's play area and a space for elderly residents to walk and socialise with other residents. | <p>The public footpath and a five metre strip beside it will be retained, so that the site remains an access way between the north and south sides of Shirburn Road. The footpath will also remain as a place for local residents to meet and walk their pets.</p> <p>Although the amount of open space will be reduced, there are two further areas of green space between Shirburn Road and Dudley Gardens. The public open space between Dudley Gardens and Church Hill can also be used for the same purpose.</p> |

| |
|---|
| There are also established recreation grounds at Church Hill and Cameron Way. |
|---|

In addition, comments were also received which related to the site generally rather than the loss of public open space. These objections were: - there are covenants in place on the land protecting the line of an ancient footpath; development of the site would exacerbate existing parking problems and make the road system more dangerous due to an increased number of cars parked on the road; development of the site would cause disruption / inconvenience during the construction phase; the development of the site would have an adverse effect on natural drainage, whereby the existing open spaces acts as a sponge during heavy rainfall and the privacy of neighbouring properties will be affected due to overlooking. These issues would all be addressed as part of the planning process should a planning application be received.

2.5 Land at Woodway, Elburton

The Council received 37 letters/emails of objection from local residents during the consultation period and a further 38 objections at the commencement of marketing the site. The objections received that directly relate to loss of public open space can be summarised as follows:-

| Objection Received | Comment |
|--|---|
| <p>The site is used by the community as informal open space for children to play; loss of such space will be detrimental to health and wellbeing of local residents.</p> <p>Public open space needs to be protected for wider community use and there is a shortage of such space in the vicinity.</p> | <p>It is proposed the development is restricted to a small proportion of the total area of public open space (less than 1.5%), and consequently the vast majority of land will remain for public use.</p> |

In addition, comments were also received which related to the site generally rather than the loss of public open space. These objections were: - there no longer exists a housing shortage in the area due to developments at Pony Field, Sherford, Billacombe, Oreston and Hooe Barton; development of the site would exacerbate existing parking problems and make the road system more dangerous due to an increased number of cars parked on the road; development of the site would cause disruption / inconvenience during the construction phase; the development of the site would have an adverse effect on the wildlife and flora and the privacy of neighbouring properties will be affected due to overlooking. These issues would all be addressed as part of the planning process should a planning application be received.

3.0 Recommendation

3.1 Having considered objections to the notice of intention to dispose of public open space the recommendation is to proceed with the disposal of public open space at the five sites listed namely land at Woodway, land at Prestonbury Close, land at Hemerdon Heights, land at Longwood Close and land at Shirburn Road.

4.0 Reason for Recommendation

- 4.1 The housing waiting list currently has over 10,000 households in need of affordable homes in Plymouth. The Council has committed to providing 1,000 homes per annum for the next five years. In order to meet this target additional sites must be identified for housing development. Whilst genuine concerns have been raised over using these sites for self-build housing it is felt that the urgent need for housing outweighs these concerns.