

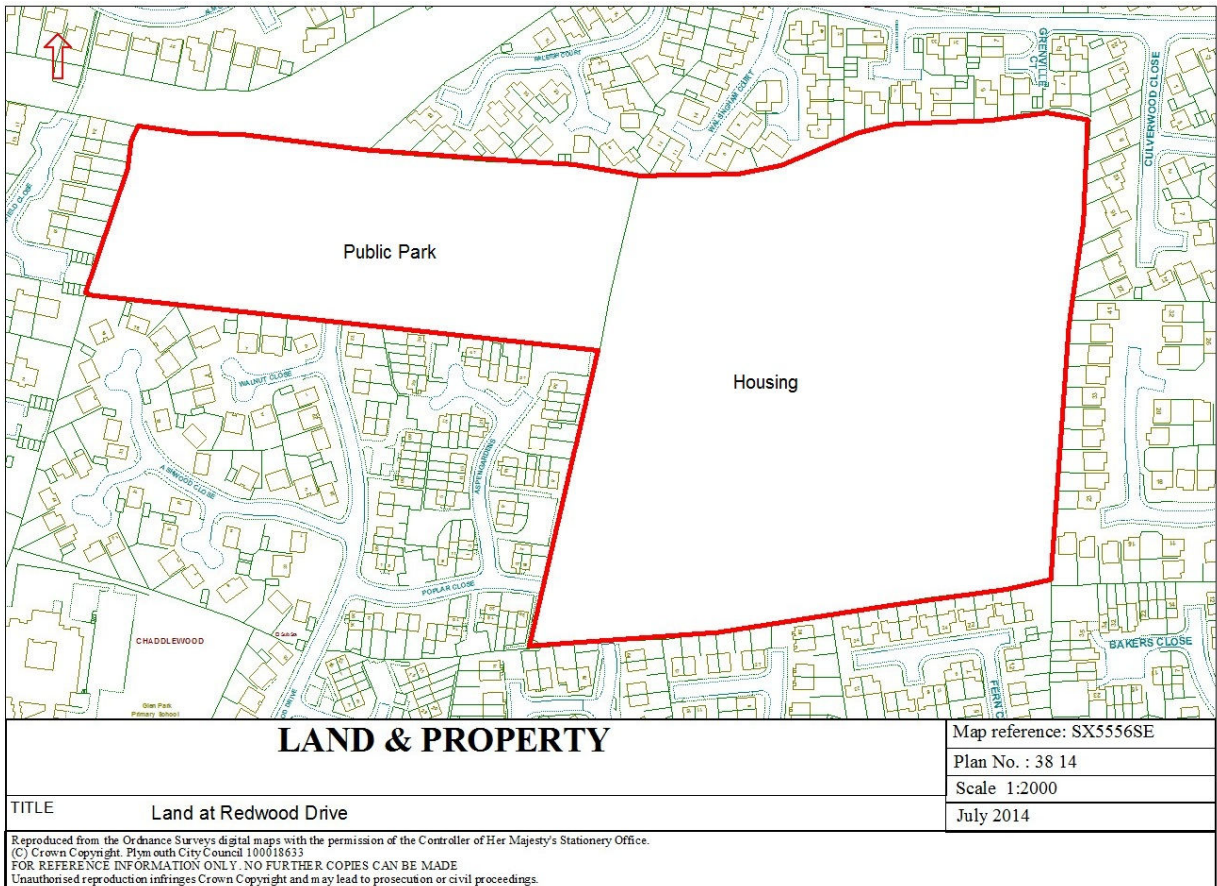
**Part I Briefing Report**

**Approval to proceed with disposal of land off Redwood Drive after consideration of objections received following notice of the intention to dispose of the land**



**1.0 Background**

- 1.1 Land off Redwood Drive, Plymouth (see plan below with land edged red) was identified through the Council’s Strategic Land Review as having residential development potential and has been declared surplus to operational requirements.
- 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 sixteen initiatives.
- 1.3 Pursuant to Section 123(2A) of the Local Government Act 1972 the Council advertised the Council’s intention to dispose of the site in the Public Notices Section of the Plymouth Herald on two consecutive weeks in November 2014 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 24 December 2014.
- 1.4 The land is currently un-managed fields surrounded by Devon banks and hedges.

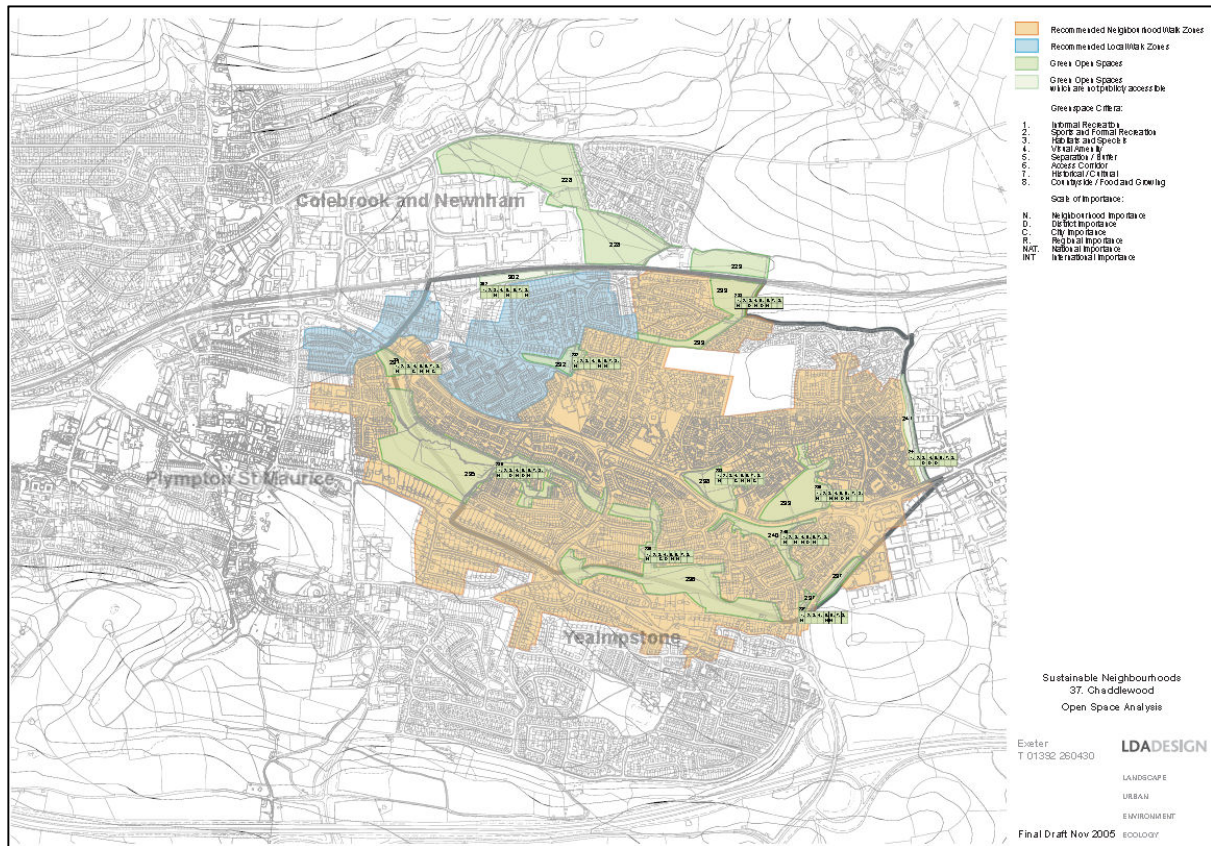


## 2.0 Objections

2.1 The Council received a total of 430 comments. These consisted of 257 standard letters distributed by local Ward Councillors and signed by individual members of the public, 15 other letters, 63 other emails and 95 responses to a survey carried out by a Ward Councillor. The survey contained comments from members of the public who also submitted detailed objections so these have been deducted from the total number of survey respondents.

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	All Council-owned brownfield sites which have been identified as suitable for housing are now under offer for housing development. In order to achieve the delivery of much needed housing it is necessary to identify green spaces which can be released for housing development. In this case the proposal is for only approximately two thirds of the site to be sold for development with the remaining third being used to create an improved greenspace for the use of the local community.
Object to loss of wildlife habitat	The Council has already commissioned a Phase 1 habitat survey and a Phase 2 survey will be required as part of any planning application together with an Ecological Impact Assessment. The planning process will ensure that any loss of habitat on the part of the site identified for housing will be mitigated. The hedges surrounding the site will be retained except where cut-throughs are absolutely necessary.
Children need the space to play	The new public park will provide an improved greenspace for informal play in addition to the formal facilities provided elsewhere in Chaddlewood.
The space is needed for dog walking	Dogs can continue to be exercised in the new public park in addition to the adjoining woods.
The space is needed for exercising	The new public park will provide improved greenspace for exercise.
There is already too little greenspace in Chaddlewood	The Chaddlewood Neighbourhood Area Assessment did not include the land in question as greenspace yet still stated that 'the neighbourhood is very green with a lot of available land for community use'. See plan below.



**Sustainable Neighbourhoods Open Space Analysis Plan showing land in question white and open space coloured green.**

- 2.2 In addition comments were received which relate to the proposed alternative use of the site for housing rather than the loss of public open space. These objections were: the roads being unable to cope with increased traffic; lack of school places in Plympton; oversubscribed GP surgery; possible effect on house prices; dangerous for children to play in the road due to increased traffic; possible overlooking and/or lack of light; effect on sewer system; noise and dust created during construction. These issues would all be addressed as part of the planning process should a planning application be received.
- 2.3 Additionally, numerous comments showed that some of the public mistakenly believe that the Sherford development will provide sufficient housing to satisfy current need, that the Council already has sufficient land under offer for housing to satisfy the need or that the Council has more brownfield sites that could be developed before using green sites. The Authority’s Annual Monitoring Report (December 2013) Plymouth states that we cannot demonstrate a deliverable 5 year land supply for the period 2014-19 against the housing requirement set out in the Core Strategy.
- 2.4 Those signatories to the standard letter state that they would like a space kept wild as it is currently rather than a public park. They feel that a park would attract anti-social behaviour. The proposal is that the public park will be designed in consultation with the local residents to this view and can be taken into consideration at that time.

### 3.0 Recommendation

- 3.1 To proceed with the disposal of land off Redwood Drive having considered objections to the notice of intention to dispose of public open space.

### 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 5 years. In order to meet this target additional sites must be identified for housing development. Whilst several genuine concerns have been raised over using this site for housing it is felt that the urgent need for housing outweighs these concerns. In addition many of the concerns will be addressed by the provision of the public park on part of the site which connects to nearby Chaddle Wood.