

RECOMMENDED THAT: the draft Newgatestreet Road Development Brief be published for public consultation.

Purpose

To seek agreement to publish the draft development brief for Newgatestreet Road for public consultation.

The Project

The draft development brief is required by Local Plan policy GO4: Newgatestreet Road, and will be a material consideration in the determination of any planning application. The brief includes a vision and objectives for the site.

The Newgatestreet Road Development Brief will achieve formal planning status through adoption as a Supplementary Planning Document following public consultation. The document will be shared with local Ward Members and then presented to Planning Committee on 8 September for endorsement in advance of a six week public consultation period, to commence as soon as possible following the Planning Committee meeting.

The draft document will be available on the Council's website and an email containing a link to the document will be sent to all Goffs Oak residents on the Council's Local Plan consultation database, including the Goffs Oak Community Association, as well as the landowner and prospective developer and other relevant consultees. The email will set out how responses should be made, and will contain the deadline for receipt of consultation responses.

The consultation will seek comments on the vision and objectives for the site as set out in the document. It will not seek views on the principle of development at the site, which was settled through adoption of the Local Plan in June 2020.

Following the consultation, responses will be reviewed and an assessment made as to whether any changes to the document are necessary. The outcomes of the consultation will be reported to Cabinet along with the final version of the Development Brief for formal approval. A report in respect of the consultation, together with details of any resultant changes, will be published alongside the finalised document. The finalised document will then be adopted as a Supplementary Planning Document to the Local Plan.

Financial, Legal and Risk Management Implications

There are no financial or legal implications arising from the recommendation. Failure to progress the development brief would be contrary to the requirements of policy GO4 and would increase the risk of poor quality development on the site.

Alternative Options Considered and Rejected

Under the Town and Country Planning (Local Planning) (England) Regulations 2012 Supplementary Planning Documents (SPD) must be subject to formal public

consultation. Failure to consult on the development brief would therefore weaken the status of the document as it could not become SPD. It would also deprive local residents and others of an important opportunity to have their say on the draft vision and objectives for the site. This option has therefore been rejected.

Contribution to the Council's Objectives and Environmental Sustainability Priorities

The development brief will contribute to the objective for sustainable living in an attractive environment by creating a new open space at the heart of Goffs Oak, helping residents to lead healthy lifestyles, as well providing housing to meet a range of needs.

Conclusion

The Newgatestreet Road Development Brief should be published for public consultation in accordance with the process set out above.

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Action reported to the Cabinet on:
