

The following relates to this committee's approval of the Straits Mill development on the 21st January 2020.

### Public Transport

The mitigation requested by ECC for public transport was an indexed linked contribution for a subsidised bus service to serve the new development.

The s106 agreement approved by this committee requires a “financial contribution towards public transport facilities and/or bus service provision.”

Can the committee confirm that this council has the authority to require this additional mitigation for public transport?

During the meeting the presenting officer informed members of the amount and intended use of this s106 contribution as follows.

“Public transport contribution, this is the bit that deals with bus services and bus provision, approximately £830K. This would fund the remaining balance and the vast majority of the new town centre bus interchange, this is a really significant contribution.”

Can the committee advise why this significant contribution has been requested from the applicant.

### Highway Improvements

In June 2017 it was stated at a scoping meeting for the transport assessment, that the applicant could fully fund the proposed improvements to the Marks Farm roundabout.

In May 2018 the transport assessment was issued, showing that the impact of this development on the Marks Farm roundabout was minimal.

### The A131 Braintree to Sudbury Route Based Strategy.

In February 2019 ECC withdrew their offer of match funding for this scheme. The project was being jointly funded by the South East Local Enterprise Partnership who were contributing £1.8m.

During 2019 a series of meetings took place at the SELEP.

At the September meeting a new business case was presented for improvements to the Marks Farm roundabout only, where it was stated that a s106 agreement for £1.334m had been provisionally agreed with Gallagher Estates, the applicant for the Straits Mill development.

At the SELEP meeting following the approval of this application, the board were told that the £1.8m funding would no longer be required, as the S106 contributions have been effectively negotiated and will now provide the full funding package to deliver the Marks Farm project.

Thus achieving the objective set in June 2017, the full funding package being £3.134m.

The s106 agreement, attached to this approval, requires the completion of the upgrade scheme to the Marks Farm roundabout by the applicant.

Can the committee confirm that these two planning obligations satisfy the 3 legal tests required by paragraph 56 of the NPPF?

If the Chair is minded to provide a written response, the council's constitution requires this to be completed within 5 working days.

The Straits Mill Action Group