

Good evening members.

For those of you not familiar with planning policy, I will start by quoting an extract from the National Planning Policy Framework.

Paragraph 56 states that :

Planning obligations must only be sought where they meet all of the following tests.

1/ necessary to make the development acceptable in planning terms;

2/ directly related to the development; and

3/ fairly and reasonably related in scale and kind to the development.

In January of this year the council gave approval for a development of 1,000 dwellings on land East of Broad Road, known as Straits Mill.

This application was granted, subject to the applicant agreeing to the following planning obligations.

1/ Public transport facilities – a contribution of £830K towards the new town centre bus interchange.

2/ Completion of upgrade schemes to the Marks Farm roundabout – the applicant being required to contribute the full cost of these works, £3.143M.

How is the requirement for a new bus interchange directly related to this development?

As planning obligations can only used to mitigate against the impact of a development.

Why was it considered appropriate to require this development to fully fund the improvements to the Marks Farm roundabout?

In July 2019 approval was given to a development on land west of Braintree (Panfield Lane).

The revised application reduced the amount of employment land from 8.73ha to 0.95ha, the surplus land now being used for additional residential dwellings.

Approval was given, as the council were satisfied that sufficient employment land was allocated elsewhere in the draft local plan.

The application was granted subject to the following planning obligation.

Employment initiatives contribution - £2.925M.

What impact was this obligation mitigating against?

Straits Mill Action Group