

Summary Report

Title of meeting:	Arlesey Cross Stakeholder Group
Date:	11 October 2016
Attendees:	See attachment 1
Venue:	Arlesey Village Hall
Contact:	Siobhan Vincent 0300 300 4346

No.	Item
1.	<p>Introduction and Welcome</p> <p>The Chair, Councillor R Wenham, welcomed all to the Stakeholder Meeting for Arlesey Cross and wished LN well in her new role.</p>
2.	<p>Agree Summary Report from 08 September 2015 meeting</p> <p>Summary notes from 14 June 2016 agreed by all. Officers report – change paragraph 5 to ‘will be included in Officers report’ rather than ‘are outlined in the officer report.’</p>
3.	<p>Local Plan and Call for Sites</p> <ul style="list-style-type: none"> • Local Plan ‘Shaping Central Bedfordshire 2035’ consultation taking place until 1st November 2016. Draft local plan to be available early 2017. SHLAA will be published alongside the Local Plan. • Saskia Duncan explained ‘Community Planning’ events which are being held across Central Bedfordshire. Arlesey Community event to take place 9th February 2017 • A Call for Sites was undertaken in spring 2016 and the sites that were received have been listed on the website. No decision has been made on any of the sites which will all be assessed using the Site Assessment Criteria which is still to be agreed.

	<p>Questions</p> <ul style="list-style-type: none"> • Query as to why Local Plan is on Agenda – It is relevant to keep people up dated on emerging policies that may impact upon development. • Query difference between Community Plan and Neighbourhood Plan – Community Plan looks at shared issues and opportunities across parish boundaries. Leaflet attached.
<p>4.</p>	<p>Update on planning applications received</p> <ul style="list-style-type: none"> • Louise Newcombe outlined the two current planning applications in with CBC on Arleseey Cross allocation: <ul style="list-style-type: none"> - White Horse Field (CB/16/01608/OUT) – re-consultation currently taking place and discussion on infrastructure - Swan Hill Land (CB/16/01420/FULL) – re-consultation undertaken and review of responses currently taking place. Once agreed will go to committee. • Bloors and CBC land – residential and extra care facility. Revised plan and details submitted so re-consultation taking place (CB/16/01211/FULL) • Infrastructure requirements – a list of requirements for all East and West developments almost complete. Meetings with current applicant due to start soon. Delivery/timing/phasing will be considered. <p>Comments</p> <ul style="list-style-type: none"> • Impact on traffic. Piecemeal developments mean that traffic will be an issue and so not in line with the idea of a Master Plan – All applications are being taken to committee to ensure that these issues are discussed.
<p>5.</p>	<p>Land to the east of the High Street, Arleseey</p> <ul style="list-style-type: none"> • Eric Williamson – public consultation was undertaken in early September (210 attendees, 26 written responses). Comments are being assessed as well as other impacts. Further survey work currently taking place (water and archaeology). Outline application due to be submitted by the end of the year. 3 applications expected – major outline, bridge and suitable junction relief road from high street to A507. <p>Comments</p> <ul style="list-style-type: none"> • Surprise that the plans showed a reduction in employment land – gas main across part of site means that there is a reduction in land available. Employment has therefore (B1) been moved to the centres and so reduced from 10h referred to in the master plan.

	<ul style="list-style-type: none"> Gas main showed clearly in previous surveys. More land should be found for employment. - LN confirmed that the Master Plan is adopted as a guide to steer applications and any will be used to consider applications. CBC planning officers have not yet commented on the proposed plan. Is there a need for a care facility on both East and West? – LN showed where shown in master plan. Can additional care home be off set against social housing? – yes 10h employment supposed to cover West and East and includes B1 and care home as employment? – The 10ha employment to cover East and West does include provision of a care home
6.	<p>Relief Road: West of the High Street, Arlesey</p> <ul style="list-style-type: none"> Work ongoing for the Environmental Statement - trenches have been dug and most land owners have agreed to works (except 2). Geophysics work is now being undertaken. As there has been no major finds, the scope of work may be reduced. Once all the landowners are in agreement work will continue. Expectation for geophysics work completed in about 4 weeks and then discussions will take place with archaeological officers to agree scope of work. <p>Comments</p> <ul style="list-style-type: none"> Have CBC been involved with any discussions between landowners? – CBC position is that landowners should come together without CBC involvement. Is there a possibility that the road on the West will be completed before the East? – Unlikely
7.	<p>Update on Arlesey Neighbourhood Plan</p> <ul style="list-style-type: none"> Arlesey neighbourhood plan - Consultation completed and responses being considered. Submission is planned for approval in November by Arlesey TC to then be submitted to CBC before the end of the year. Main challenge will be separating Arlesey Cross Development from Arlesey Neighbourhood Plan. http://arleseynp.org.uk/
8.	<p>Any other business</p> <ul style="list-style-type: none"> LN - works will be taking place on site so please let interested parties know its archaeological works It was agreed that the next meeting would be on 31 January 2017.