

Summary Report

Title of meeting:	Arlesey Cross Stakeholder Group
Date:	14 June 2016
Attendees:	See attachment 1
Venue:	Arlesey Village Hall
Contact:	Saskia Duncan 0300 300 6973

No.	Item
1.	<p>Introduction and Welcome</p> <p>The Chair, Councillor R Wenham, welcomed all to the Stakeholder Meeting for Arlesey Cross.</p>
2.	<p>Agree Summary Report from 08 September 2015 meeting</p> <p>Summary Report from 08 September 2015 agreed by all.</p>
3.	<p>Local Plan and Call for Sites</p> <ul style="list-style-type: none"> • Saskia Duncan explained that CBC had withdrawn the Development Strategy in November 2015 and had started worked on the 'new Local Plan'. New studies and technical evidence will support the Local Plan. • 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. • The Site Assessment Criteria will be consulted on in July 2016. <p>Questions</p> <ul style="list-style-type: none"> • Not all the sites submitted will be developed – only an estimated 4-6% of the land that has been submitted will need to be allocated to deliver new homes that are needed. • Arlesey Cross Allocation – this site remains allocated under the adopted Site

	Allocations Plan for the North.
4.	<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 Arlesey Cross allocation. • White Horse Field (CB/16/01608/OUT) – this is an outline application is for 56 dwellings and CBC are currently considering the application. The application does have access off the High Street. • Swan Hill Land (CB/16/01420/FULL) – this is a full planning application for 38 dwellings and is currently out for consultation. It will access the High Street from the proposed roundabout. • A third planning application is expected to be validated shortly for 170 dwellings on the western side. • The above planning applications will be determined by committee and it may be that further consultation will be required. <p>Comments</p> <ul style="list-style-type: none"> • CIL and S106 – CIL is not yet adopted for CBC and so specific S106 contributions will be considered as part of the planning application. The details of the S106 are outlined in the officer’s report, which will set out what the S106 will cover. • The 5-ways junction needs to be considered as part of the relief road in terms of S106. • There is concern that the current planning applications will not be integrated as they will be piecemeal. There needs to be for a co-ordinated approach to bring all the applications together.
5.	<p>Land to the east of the High Street, Arlesey</p> <ul style="list-style-type: none"> • Eric Williamson (Telereal Trillium - TT) explained that TT had officially signed with CBC in March 2016. The land is owned by CBC and it is envisaged that there will be a comprehensive development of the site. • The relief road will be built in its entirety and access will be off the A507. Although the last section of the relief road will be accessed off the High Street. • It is planned to have a bridge across the A507, as identified in the planning application for the relief road. The bridge will be 3m wide and fully accessible. There are ongoing discussions on the bridge and how it will connect with Etonbury Woods.

	<ul style="list-style-type: none"> The masterplan for the site is being developed and consultants have been appointed to deal with specific details. Consultation on the masterplan is expected to be in September 2016. <p>Comments</p> <ul style="list-style-type: none"> There has been ongoing liaison between TT and the Neighbourhood Planning Steering Group to ensure that the masterplan takes into account the emerging Neighbourhood Plan.
6.	<p>Relief Road: West of the High Street, Arlesey</p> <ul style="list-style-type: none"> Paul Watson explained that an application has been submitted but has been 'suspended' due to the need for an Environmental Statement. This has been held back due to difficulties accessing land to undertake the archaeological trenching. There is now renewed focus to progress this application and the developers will contact the remaining landowners to gain access. <p>Comments</p> <ul style="list-style-type: none"> There is concern that if the relief road is not fully built out then the secondary accesses (as part of the planning applications) will become primary accesses. The use of Compulsory Purchase Powers by CBC was discussed. – It was confirmed that there have been no discussions of CPO. It was emphasised that CBC would look at other options to ensure the delivery of the relief road, rather than pursuing CPO which is a complex process.
6.	<p>Update on Arlesey Neighbourhood Plan</p> <ul style="list-style-type: none"> Sharon McBride provided an update on the progress the Neighbourhood Planning Group has made with the Plan. There has been ongoing engagement with the community with general support for the Neighbourhood Plan. It is anticipated that there will be consultation on the draft Neighbourhood Plan after a Town Council meeting on 14 July 2016 for a 6 week period. Developers are invited to review the draft Neighbourhood Plan, if approved by Arlesey Town Council. The draft Neighbourhood Plan will cover: traffic, parking, design and character, environmental issues, amenities and local businesses



7.	Any other business <ul style="list-style-type: none">• It was agreed that the next meeting would be on 11 October 2016.
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