

Summary Report

Title of meeting:	Arlesey Cross Stakeholder Group
Date:	23 September 2014
Attendees:	See attachment 1
Venue:	Arlesey Village Hall
Contact:	Saskia Duncan 0300 300 6793

	Apologies Paul Doyle – Bloor Homes Cllr Daniels – Arlesey Town Council
No.	Item
1.	<p>Introduction</p> <p>The Chair, Councillor R Wenham, welcomed all to the inaugural Stakeholder Meeting for Arlesey Cross.</p>
2.	<p>Terms of Reference, including;</p> <p>i) Meeting frequency, location and time</p> <p>ii) Group Secretariat</p> <ul style="list-style-type: none"> • It was agreed to hold meetings quarterly, therefore the next meeting would be held in January 2015 and the meetings will be held at the Arlesey Village Hall to start at 7pm. • As in the Terms of Reference, CBC officers will provide administrative support to Stakeholder Group and circulate a summary report of the meeting within 3 weeks of the meeting. • Although the meeting is only open to members of the group, the summary report would be made available to those outside the group.
3.	<p>Update on current position;</p> <p>i) CBC Planning</p> <p>ii) Philips Planning Services</p>

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iii) Woods Hardwick Planning

CBC Update

- A brief outline of the history of the site was given from its inclusion in the Core Strategy for the north as an allocated site (MA8) to the recent adoption of the Masterplan for the site in March 2014.
- The Masterplan will be used as technical guidance to ensure that the site is developed in a comprehensive way.
- The Relief Road on both the west and east has been screened under the EIA Regs. Both applications will require a full EIA (Environmental Impact Assessment) to cover all issues; social, environmental and economic.
- Western side – current application is suspended, the application requires an environmental statement and the work to comprise the environmental statement is being undertaken.
- Eastern side – works are currently being undertaken to support the application for the environmental statement.
- Once the environmental statement is received, CBC has a target of 16 weeks to determine the applications; this will include a period of consultation.
- Link Road – St Johns Road and 5-ways junction – an application has been resubmitted based on the previous application (reference CB/14/03191/FULL). This is currently being considered.

Philips Planning Services

- Western Relief Road – the work on the environmental statement is ongoing.
- Consultants need to be instructed for additional work and permission to access land needs to be obtained.
- Expect to submit the environmental statement to support the application early 2015.

Woods Hardwick

- Woods Hardwick has been appointed by CBC Strategic Assets to coordinate the application for the relief road from the High Street to the A507.
- Work is progressing on the Environmental Statement with surveys being undertaken and plans being drawn up.

	<ul style="list-style-type: none"> Expect the application to be submitted at the end of October. <p>Questions</p> <ul style="list-style-type: none"> Will the Transport Assessment supporting the application consider the wider area? – The TA will take into account the accumulative impact of development on the junctions to look at the wider scale impact on the highway network. It was acknowledged that the TA should be more transparent to make it more understandable to all. Concern over traffic flows south of the High Street 5-ways junction. – There has been an analysis of the capacity of this section of the road undertaken. (ACTION – presentation outlining the analysis to be circulated) Crossing of the A507 – a meeting is being arranged with the school to discuss this further to ensure that all options have been explored. Concerns that the site is coming forward in two separate applications and the implications this will have on the relief road. – The applications will be determined on their own merits in accordance with the approved Masterplan.
4.	<p>Suggested topics for future meetings</p> <ul style="list-style-type: none"> Traffic flows south of 5-ways junction Phasing of development Plan of west (including land ownership) A507 Announcement of new CBC Partner for eastern side (when partner appointed) – This could be subject of an email to the Group.
5.	<p>Any Other Business</p> <ul style="list-style-type: none"> It was asked if the new homes could be built to a high quality and be visually appealing. – The CBC Design Guide does require a high standard of design and any future Neighbourhood Plan could include policies requiring more unique design in new developments. The formation of the stakeholder meetings was welcomed and it was hoped that the meetings would help progress the site forward.

	<ul style="list-style-type: none"> • It was asked whether the group could have a social media presence. – CBC would not have the capacity to support, run or monitor a Facebook Page/Group but will keep the CBC Website fully up to date. To make sure that this information is easy to access, a shortcut to go directly to the Arlesey Masterplan Page has been created and there is a new sub section called “Arlesey Cross Stakeholder Group” that will be updated by CBC Officers to share information such as meeting dates, agendas, key points from previous meetings and any new updates. • Further to this, if there are any new updates, CBC can also promote these on their Corporate CBC Facebook Page - “Let’s Talk Central”. Updates and information will also be shared via email so please make sure that CBC are notified of any changes to email addresses. • The link to the page is: http://www.centralbedfordshire.gov.uk/arlesey
	<p>Date of Next Meeting 13 January 2015 at 7pm Arlesey Village Hall</p>