

# Summary Report

<b>Title of meeting:</b>	Arlesey Cross Stakeholder Group
<b>Date:</b>	08 September 2015
<b>Attendees:</b>	See attachment 1
<b>Venue:</b>	Arlesey Village Hall
<b>Contact:</b>	Saskia Duncan 0300 300 6973

No.	Item
1.	<p><b>Introduction and Welcome</b></p> <p>The Chair, Councillor R Wenham, welcomed all to the second Stakeholder Meeting for Arlesey Cross.</p>
2.	<p><b>i) Agree Summary Report from 23 September 2014 meeting</b></p> <ul style="list-style-type: none"> <li>• It was queried why the meetings were not being held quarterly as agreed in the Terms of Reference. – It was anticipated that the East Road application and progress with the Promoter would occur in early 2015 however this was delayed and it was considered appropriate to postpone the Stakeholder Meeting until there were items for the Agenda to make the most efficient use of everyone's time.</li> <li>• Summary Report was approved.</li> </ul> <p><b>ii) Agree revised Terms of Reference</b></p> <ul style="list-style-type: none"> <li>• It was queried what was meant with regards to 'decision making'. – It was clarified that the Stakeholder Group was not a decision making forum.</li> <li>• Terms of Reference was approved.</li> </ul>
3.	<p><b>CB/15/02916/REG3 – East Road Application</b></p> <ul style="list-style-type: none"> <li>• Russell Gray introduced the application and detailed what had been submitted</li> </ul>

and that the application is still within the consultation period.

**Questions**

- Why was the application for only half the relief road (the Eastern Side) when the Masterplan states a full relief road? – The application was for the land that is within the control of Central Bedfordshire Council.
- What was the rationale for making the application as it was not a relief road but more of a link road? – The application was in line with the Policy and Masterplan and would provide certainty over a key piece of infrastructure required for the wider development.
- Why does the application provide no link to the west? – The application provides for a single roundabout; half of the double roundabout shown in the Masterplan.
- Why is the grade separated crossing not part of this application? – It was confirmed that the crossing will be provided.
- If the road application was approved, has there been any assessment of the impacts of the road without the associated development coming forward? – The worst-case scenarios had been considered as part of the Transport Assessment.
- Was there an update on the Order for the lorry ban along the High Street? – It was confirmed that the Order had not been pursued.
- What are the likely dates for the determination of the planning application? – The consultation deadline has been extended to the 18 September 2015 and it was anticipated that the earliest Development Management Committee that the application would go to would be in November 2015.

**4.**

**Update on land to the East of the High Street, Arlesey**

- Harry Cole (CBC) confirmed that discussions were still ongoing and that the formal agreement with the preferred promoter (Trillium Telereal) had not yet been completed.

**Questions**

- Would Woods Hardwick be appointed as part of the agreement? – The details of the agreement could not be discussed. CBC would want to ensure that the most appropriate professionals are used.
- Would the promoters lead the project for CBC Assets? – It will be a partnership between the promoters and CBC Assets.

	<ul style="list-style-type: none"> <li>• Would the promoters apply to the Western area? – The promoters would only be focussed on the eastern side, no discussions to date have been held between the preferred promoters and any party on the west.</li> <li>• What were the timescales for further applications being submitted? – This would be dependent on the agreement, CBC would hope to encourage applications within 9 months depending on evidence studies.</li> </ul>
5.	<p><b>Update on land to the west of the High Street, Arlesey</b></p> <ul style="list-style-type: none"> <li>• Paul Watson explained that following the requirement that the West road application should be accompanied by an Environmental Statement they need to gain access to most of the land on the western side. There is now agreement from approximately 75% of the landowners granting permission for access.</li> <li>• There is an anticipated 14 week timetable for initial geophysical, reports, liaison with archaeological officers, trenches on site and then drafting the Environmental Statement once formal access has been agreed</li> </ul> <p>Questions</p> <ul style="list-style-type: none"> <li>• The use of Compulsory Purchase Powers by CBC was discussed. – It was confirmed that there have been no discussions of CPO.</li> <li>• There was concern that there is inconsistency amongst the western landowners that they want the road to be built but don't want to allow access to the land.</li> <li>• It was emphasised that CBC would like to facilitate agreement for development on the western side as this would be a smoother and cheaper process than pursuing CPO's.</li> <li>• There was concern raised that there will be much disruption in Arlesey over the next few years and unless the whole Masterplan was in place, the benefits will not be realised as half the development would not deliver all the infrastructure required for Arlesey. – It was explained that in terms of all the infrastructure requirements, CBC would be seeking appropriate infrastructure contributions for each parcel/developer to offset the required infrastructure needs generated. It can only be negotiated on the needs generated from the proposed development.</li> </ul>
6.	<p><b>Update on Arlesey Neighbourhood Plan</b></p> <ul style="list-style-type: none"> <li>• Cllr Holloway (Arlesey Town Council) set out that work is progressing and there are 5 Working Groups established; housing and heritage, environment, amenities, traffic and parking and business and local economy.</li> </ul>

	<ul style="list-style-type: none"><li>• It is anticipated to submit the Neighbourhood Plan in early April 2016 and have the plan 'adopted' before the applications for Arlesey Cross come forward.</li><li>• Draft policies are expected to be in place by mid November 2015.</li></ul>
7.	<p><b>Any other business</b></p> <ul style="list-style-type: none"><li>• It was agreed that the next meeting would be in mid January 2016.</li></ul>