

Minutes of the meeting of Fairfield Parish Council held in Fairfield Community Hall on Monday 19th February 2018 at 7:30 pm

Councillors present: C Bidwell (Chairman), B E Dack, P Daffarn, A M Hunt and S J Jones

Officer present: Katrina Henshaw (Parish Clerk)

Also present for all or part of the meeting: Ward Members Councillors S Dixon and B Saunders, Chris Armstrong (CSA Environmental) and thirty-seven members of the public.

252 Apologies for Absence

252.1 Apologies for absence were received from Councillors N P Hanks (conflict of interest) and T Milliken (holiday)

253 Disclosures of Interest and Dispensation requests

253.1 Councillor Hanks has previously advised that his company is involved with Axiom Developments Limited, so he is not able to discuss or be involved in any future proposals from them.

253.2 Councillor Bidwell declared a personal interest again for all other parish councillors for Fairfield as all residents of Fairfield

253.3 No other disclosures of interest and no requests for dispensation were received.

254 CSA Environmental Report on Central Bedfordshire Local Plan 2015 – 2035

254.1 The draft report provided by CSA Environment has been available to download from the FPC website since Friday. Councillor Bidwell advised that the draft report had been issued on Friday without comments from FPC solicitors and parish councillors as FPC felt it was important that residents had the weekend to read it. It was acknowledged that there were some errors in the report and many of these (in particular the error on the map showing West Drive as a through road) have already been identified and amended. FPC's solicitors have also made some text changes to remove any chance that it could be interpreted that FPC has endorsed all the suggested alternative proposals.

254.2 Chris Armstrong gave a presentation explaining the draft report.

255 Public Participation Session

255.1 The meeting was closed at 8.05 pm and standing orders 3 (f) and (g) were suspended to allow residents sufficient time to ask questions and make comments.

Q. What is the legal authority for the country park to the east of Arlesey being a minimum of 370m in depth?

A. There is no legal authority. It is based on a master planning exercise.

Q. Please explain where the link road will go?

A. It is difficult to identify at this stage details won't be available until the planning stage. CSA Environmental are suggesting it is within the development and not on the edge.

- Q. Is CSA Environment / FPC accepting this must take place and just looking for the best fit?
A. Fairfield must accept Central Government is putting pressure on all councils to build more houses. The purpose of this report is to get the best possible outcome for Fairfield and Arlesey.
- Q. Within the confines of the plan is the A507, which is already busy and dangerous. What impact will 2,000 homes have on this road and healthcare and schools?
A. The A507 has been raised with CBC and they will use their traffic management system to address this. Surgeries are included in the Local Plan, so CBC will have to make provision for NHS to provide them. Developers must supply schools, and this is also included in the Local Plan. There is no detail at this stage as the Local Plan is a proposal and does not contain detail.
- Q. What would be the catchment area of the school?
A. Details of the school will not be known until the developers submits a Master Plan.
- Q. Are we likely to get an east/west road between Fairfield and Arlesey or can we assume we won't get it as no one appears to want it?
A. FPC do not want West Drive changed from a bridleway and would strongly object to any proposals to change this. Creating an east/west road would also assist coalescence between Fairfield and Arlesey which is what is trying to be prevented.
- Q. Has there ever been any intention to have an east/west road?
A. In the very early days of Fairfield the 106 agreement contained a proposal to run a bus route along West Drive but after initial investigations this proposal was quickly dismissed as not practical and too expensive. FPC is not aware of any other proposals.
- Q. What would be done to prevent visitors to the new proposed country park parking in Eliot Way. Area around Bannatyne's already busy with people parking on grass verges frequently.
A. Until more details are received it is difficult to speculate. It is expected that adequate parking would be provided at the country park.
- Q. Are there any plans to create a pedestrian/ cycle route from West Drive through Fairfield?
A. One already exists via Eliot Way or Hardy Way.
- Q. Can something be added to the report stating that West Drive must stay as a bridleway.
A. FPC agree with this statement and will confirm when the meeting re-opens.
- Q. When the new development starts being built in Arlesey, will builders require access via Fairfield?
A. No. Developers have stated that the relief road will be built first and the development is in Arlesey and not Fairfield.
- Q. Will the sewerage and water be sufficient to meet the demand of the new development?
A. We won't know until a detailed plan is issued with a planning application.
- Q. Who sets the density and what density has been used.
A. 35 units per hectare has been used which is quite standard.
- Q. What weight will the report from FPC carry?
A. The Inspector is duty bound to read it, as well as all comments from residents. It is a professional document with some valid points.

Q. What is the timescale for this development?

A. Planning Inspector will make the final recommendation in twelve months and developers will submitted applications after then, so development will potentially commence in approximately three years.

Q. is there any possibility that the development will be smaller?

A. the Local Plan says up to 2,000 so that is the maximum it will be. If the Inspector states that the density is not suitable for the area he will change it as that is part of the process.

Q. What are the main points that should be included in a response to the consultation?

A. Settlement identity / prevention of coalescence, infrastructure requirement and the need for the relief road to be within the development.

Ward Member Councillor Dixon stated that he believed that Fairfield had done the right thing in producing this report as it contains information that the Inspector will find of significant interest. The report clearly focuses on ways to prevent coalescence and the need for infrastructure.

The meeting re-opened at 8.45 pm

256 Response to Central Bedfordshire Local Plan 2015 – 2035 Consultation

256.1 FPC had received a draft report from CSA Environmental. Following a discussion and with unanimous agreement, it was

RESOLVED

That FPC agreed to send CSA Environment report as the response to the Central Bedfordshire Local Plan 2015 – 2035 Consultation, subject to amendments by Blandy and Blandy and a final review by FPC. CSA Environment has also agreed to darken the pale green backgrounds to make the white text clearer to read.

REASON

To try and protect Fairfield as a unique identity and to ensure appropriate infrastructure is provided.

256.2 Further to discussions in the Public Participation Session and with unanimous agreement it was

RESOLVED

That FPC include the amendment stating that West Drive must remain as a bridleway.

REASON

To prevent any road from Arlesey to Eliot Way being created and prevent coalescence between Fairfield and Arlesey.

257 Date of next meeting

257.1 The next Parish Council meeting will be held on 8th March 2018 at 7.00 pm for planning and 7.30 pm for all other matters.

Meeting closed at 9.00 pm