

Borough Councillors Report to GD Parish Council June 2022

Community Spirit & Nostalgia



As I walked round Great Denham these last few days, I was really pleased to see the spirit of community shown through neighbours coming together for street parties to celebrate the Queens Jubilee. Next year it will be 25 years since the first homes were built in our community and its also 20 years since neighbours and I planted this Purple Beech tree for the Golden Jubilee. What it shows is that Great Denham is a growing community and developing an identity since it was created as a Parish. Next year sees another step change when it becomes a standalone Borough Ward. ❤️ Great Denham.

Work of the PC



Thanks to Great Denham Parish Council for the provision of the parishes second defibrillator. This one is outside the old clubhouse on Carnoustie Drive. They are also providing a third which will be attached to the pavilion in the Country Park and along with the first attached to the Community Hall they will have covered the North South and centre of Great Denham.



Having mentioned the community spirit earlier we still have those in the community that don't think of safety or the law as it relates to parking. The car park 30 metres away has been provided for those wishing to use the district centre to shop. The parish council is working with the Borough to install a pedestrian crossing and is trying to get railings fitted along this section of Anglia Way to stop this very dangerous parking. Along with this I have offered to pay from my ward fund to create a 20-mph zone in the district centre and continue to work with the PC and Highways to make the whole parish a 20-mph zone.

Adoption Problems Continue



As with the destruction of the memorial and "mini-Stonehenge" features when the developer was preparing for passing to the Borough for adoption, we still haven't got this right. These bollards are on bend in the road which only leads to the resident's drive! These unsightly bollards with hi-reflective flashes are an eyesore to the residents living in this property and completely pointless. When you look at bollards in the rest of GD these are low wooden ones, so why these weren't the same is confusing. The Masters Close and Ryder Close green planting has also been removed under the same mantra as before, "its not on the original plans".

On a more positive note, I walked round the parish with the Chief Officer for the Environment a couple of weeks ago to point out some of these issues. He also pointed out that some of the green area finishes were not as they should be. Many areas had stones showing through the grass especially along footpath 1 – from Sainsburys to the pavilion. He will be taking up this and other

issues with the developer to get them rectified. The compound on Mercia Road has been left in a poor state by the contractors who have been preparing for adoption and this has also been reported to the developer for rectification.



Video.mov

Some residents have been experiencing issues with other residents and delivery drivers using the Country Park in front of their houses as a short cut. (See video) With young children in the area this is just too dangerous to save a couple of minutes of someone's time! Chief Officer for Environment has visited the area with me and will now order appropriate bollards to put in the area to stop this practice.

Protected Urban Gap (former golf course)

As those that walk the area will have noticed the grass has been left to grow so that the landowner can again take a silage crop to be able to qualify for 100% inheritance tax relief. We are now into the second cycle of this process of crops and will be followed by the third cycle of "strip grazing sheep under licence" in December. This Protected Urban Gap will remain as such through the Boroughs 2030 Local Plan and no changes are planned for the Boroughs 2040 Local Plan.

Equal rights for freeholders:

I continue to challenge the excessive charges and poor service of the Estate Management companies and more residents from across the whole Borough are now contacting me to add their tales of woe at the hands of these organisations. I also continue to try to motivate the Boroughs Executive to join with me and lobby for changes. Unfortunately, they don't seem to want to join in. There are moves now being progressed to tackle these issues from Government – below is what they have to say on the matter. My concerns are that its already taken too long for reform and having to wait until "parliamentary time allows" is an even bigger concern.

- *we will legislate to give freeholders on private and mixed tenure estates equivalent rights to leaseholders to challenge the reasonableness of estate rent charges (replicating relevant provisions in the Landlord and Tenant Act 1985) as well as a right to apply to the First-tier Tribunal to appoint a new manager to manage the provision of services covered by estate rent charges (replicating relevant provisions of the Landlord and Tenant Act 1987).*
- *Right to Manage for freeholders: we will consider introducing a Right to Manage for residential freeholders after the Law Commission has reported to the Government (on their review of Right to Manage for leaseholders) as part of creating greater parity between leaseholders and residential freeholders.*
- *The Law Commission's final report: Leasehold home ownership: exercising the Right to Manage was published on 21 July 2020. On 15 December 2021, the Minister, Eddie Hughes, responded to a PQ on estate charges:*
- *The Government also intends to give freeholders on private and mixed tenure estates equivalent rights to leaseholders to challenge the reasonableness of estate rent charges, as*

well as a right to apply to the First-tier Tribunal to appoint a new manager to manage the provision of services. In addition, we will ensure that where a freeholder pays a rent charge, the rent charge owner is not able to take possession or grant a lease on the property where the rent charge remains unpaid for a short period of time.

- *We will translate these measures into law when parliamentary time allows.*
- *On the timing of legislation, during the Leasehold Reform (Ground Rent) Bill's Committee Stage in the House of Lords on 9 June 2021, Lord Greenhalgh said the aim was to bring forward a Bill on wider leasehold reform in the third session of this Parliament.*
- *Changes to estate charges faced by freeholders appears to be bound up with wider leasehold reform legislation.*

Local Plan 2040

Bedford Borough Council is preparing Local Plan 2040 which has now reached Regulation 19 stage. Local Plan 2040 builds on the Local Plan 2030 strategy and rolls the planning of the Borough on a further 10 years to 2040.

The strategy explains where homes and jobs will be delivered through new allocations alongside the allocations already adopted in the Local Plan 2030.

Local Plan 2040 Plan for Submission and its supporting evidence was considered by Executive on 27 April 2022.

- [View Papers for the Executive meeting here.](#)

Additional evidence base documents were approved for consultation on 17 May 2022.

- [View papers for the decision here](#)

We anticipate that a public consultation will take place from 15 June to 29 July 2022.

Further details of the consultation will be posted on this page in due course.

See [Local Development Scheme](#) for more about the timetable.

Previous consultations

Local Plan Review

The Draft Plan: Strategy options and draft policies consultation was held between 29 June and 3 September 2021.

The consultation has now closed and the documents are available for reference:

- [**Local Plan 2040 Draft Plan: Strategy options and draft policies**](#) (PDF)
- [**Supporting documents**](#) – these will form the evidence base to the plan
- [**Summary leaflet**](#) (PDF)
- [**FAQs**](#)

[**View responses to the consultation at bedford.oc2.uk**](https://bedford.oc2.uk)

Issues and Options responses

The Issues and Options consultation held between 14 July and 4 September 2020 was the first step in deciding the content of the Borough's new local plan.

The consultation is now closed and the documents are available for reference:

- [**Supporting documents**](#) - these will form the evidence base to the plan
- [**Consultation paper**](#)
- [**Summary leaflet**](#)
- [**FAQs**](#)

[**View the Issues and Options responses at bedford.oc2.uk**](https://bedford.oc2.uk)

Call for sites

Following the call for sites earlier this summer the Planning Policy Team has collated information about the sites that were submitted.

Over 440 sites were received. The information is available to view here geographically: [**Bedford call for sites**](#).

See our simple [**instructions to assist you**](#) when using the online system.

Please email [**planning.policy@bedford.gov.uk**](mailto:planning.policy@bedford.gov.uk) if you have any queries.