

Notes from CBC Town and Parish Council Forum 15 July 2026

Local Plan

Cllr Adam Zerny presented.

CBC's current housing target is 2k house per year. They are almost on target to reach this.

The current public consultation is a non-statutory one, during which, every site submitted from the call for sites has been included, even those that have already been considered inappropriate by CBC.

People can comment on any sites in any area, especially if sites in nearby areas will have an impact in their own area.

CBC say they will always consider brownfield sites first.

Sites in blue are very unlikely to be considered, but if not found suitable for housing, could potentially be used for traveller sites or industry.

Once the consultation has been completed, each site will be scored against agreed criteria (although asked several times what the criteria would be, the information was not forthcoming). If a site is in an area with no facilities and infrastructure, they are unlikely to be chosen. They are much more likely to select sites in or near large towns like Leighton Buzzard, Dunstable, Flitwick or Ampthill.

The rough estimate of the number of houses in the current sites out for consultation is 300k, but only approximately 8% will be needed/approved.

Once the scoring of each site has been completed, a short list will be produced. A mandatory consultation will take place in 2027 to comment on the short list.

CBC is currently working on their strategy which will not be issued until autumn. A mandatory Regulation 23 will allow us to comment on the strategy which is then applied to the long list of sites.

Some development can take place outside the local plan on plots of land that unexpectedly become available – called windfall sites. Also, the government can overrule the local plan and authorise development. When CBC is considering whether to take these to appeal, they have to weigh up the likelihood of success with the cost of the appeal. If they lose an appeal, the S106 money that would have been made available could be reduced.

It is still likely that the proposed new town at Tempsford will not be included in the housing requirement figures.

Cllr Adam Zerny is very happy to be contacted to answer questions/queries.

Adam.zerny@centralbedfordshire.go.uk

Local Elections

Adam Zerny presented

Elections will take place in May 2027. Anyone interested in becoming a CBC councillor are encouraged to discuss with current councillors or contact Adam.zerny@centralbedfordshire.go.uk.

Nominations open on 1st March 2027 and close on 8th April 2027.

The cost to the precept will be approximately £3.30 per elector.

Community Governance Review

The final draft will be on the agenda for approval at the full council meeting on 16th July.

CBC will not be contacting every town and parish council with the final result; each one will need to be proactive and look on CBC website. We are not anticipating any change to what we already know.

Town and Parish Charter

Russ Goodchild - Deputy Executive Member for Town and Parish Councils and Robert Ling - Director of Resources and Organisation Change presented.

CBC plans to publish a draft Charter by September 2026 and councils will be asked to provide feedback. It is being promoted as a way of CBC and T&P councils working more closely with each other and standardising systems and process across Central Beds.

This was presented as a good step for T&P councils, as some non-mandatory could be devolved by CBC.

However, as this would need to be cost neutral to CBC, there will be no extra funding from CBC for any devolved responsibilities. Many councillors were unhappy with this, as they would likely need to increase their precept to cover additional costs.

CBC would need to quality control devolved responsibilities to ensure they are being completed to the required standards.