

RESPONSES FROM MR J BRAIDWOOD TO:

Planning Act 2008 (as amended) – Sections 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 17 Application by National Highways for an Order Granting Development Consent for the A428 Black Cat to Caxton Gibbet Improvements Request for further information

(Your Ref: TR010044 Date: 09 December 2021)

In this document the questions asked are shown in a *blue italicised font*, and each is followed by my answer. Page 5 is an Appendix containing an email, and an attachment is supplied with the email accompanying this document (which is the attachment to the email supplied in the Appendix).

R17.2.2. Evidence and corroboration to support the Applicant's case

Mr Braidwood Mr Baron, or someone authorised by them to respond on their behalf

3. At any stage of the process, has anyone acted on your behalf, such as a friend or relative, a solicitor or a property professional? Would you like to appoint someone to speak on your behalf?

ANSWER:

Email records indicate that I was made aware of plans being considered that might affect Brook Cottages shortly before 26 April 2017 (when I emailed Anne-Marie Rogers of Highways England requesting information). From that date myself and my brother Mr Stephen Braidwood (owner of No. 2 Brook Cottages) have been involved intermittently in the process without anyone acting on our behalf.

No-one has acted on my behalf until the recent appointment of Mr Russell de Beer of Strutt and Parker as a negotiator on 20 July 2021 (representing myself and Stephen Braidwood).

Provided that communications are sent to myself and I am available to participate in discussions and/or the process, the kind offer of appointing someone to speak on my behalf is appreciated but should not be necessary. Thank you.

4. Has the Applicant (National Highways, previously known as Highways England) previously communicated with you regarding the purchase of your property? If so, can you provide further detail, including any dates, locations of discussions, attendees and matters discussed?

ANSWER:

Yes - the Applicant has previously communicated with me regarding the purchase of my property. This has included emails, telephone calls and a teleconference.

Email records indicate a teleconference on Monday 08 May 2017 set up by Elka-Jane Lester (Regional Investment Programme East- Bedford) between myself, Mr Stephen Braidwood, Ardent (Ian Cunliffe, Peter Gibbard) and the A428 Black Cat Team (Anne-Marie Rogers, Alistair Frost and Natalie Webb). My recollection was that it may have been at this meeting (or a subsequent oral communication) that I explained that my main concern was regarding the tenant Mr Ron Baron and his future welfare and resettlement. This included that I wanted that issue to be addressed prior to sorting out the purchase of No. 1 Brook Cottages. I have

been reluctant to progress the purchase of my property until it was clear that the interests and welfare of Mr Ron Baron were being thoughtfully and sympathetically addressed.

On 02 December 2020 following discussions, Anne-Marie Rogers emailed me regarding the possible re-housing of Mr Ron Baron in housing association properties in Great Barford (email shown shown in Appendix), including the advice that

"...those with the [REDACTED] were prioritised." ...

The email also indicated my reluctance to serve [REDACTED] [REDACTED] to Mr Baron:

...."and that as a caring landlord you would prefer to see him awarded a new home before considering serving him notice."

The email (of 02 December 2020) also had an attached letter (supplied as an attachment to the email accompanying this document) setting out the situation and includes:

".....I understand that the property has been let to Mr Baron for many years, and we have discussed the importance of using the time available to secure him alternative accommodation." ...

On 26 February 2021, based on the advice received, I served an [REDACTED] on Mr Ron Baron in the hope that this would improve his chances of securing suitable alternative accommodation (and copies of this [REDACTED] have been supplied to interested parties). This indicated it required Ron to [REDACTED] - but I had previously discussed with Ron the apparent need for this [REDACTED] (to increase his priority for re-housing) and that I would not expect [REDACTED].

On 22 June 2021 I sent the email below to Anne-Marie Rogers (AMR):

From: Julian Braidwood [mailto:[REDACTED]]
Sent: 22 June 2021 17:49
To: Anne-Marie Rogers (HE) [REDACTED]
Cc: Stephen Braidwood [REDACTED]
Subject: Brook Cottages - Ron trying to move!

Dear Anne-Marie,

I hope that you are well.

After several unsuitable properties of no interest, Ron put his name down for a bungalow in Roxton recently.

Sadly he has just told me that he was considered third on the list and so did not get that property.

This is very unfortunate, but shows that Ron is willing to move ([REDACTED] [REDACTED]).

I hope that he has better luck with any future suitable property options.

Best regards,

Julian

There was an email reply on 22 June '21 from AMR:

Tue, 22 Jun 2021,
21:59

Anne-Marie Rogers (HE) [REDACTED]
[REDACTED]

to me, Stephen

Hi Julian and Steve,

Thanks for letting me know. Real shame, I hope Ron is not too disappointed. I am pleased to see he is still on the list though. Hopefully they will offer something suitable soon.

Regards

Anne-Marie

I believe the above information (selected from various emails) provides details of the key matters discussed.

R17.2.8. Tenancy Agreement

Mr Braidwood Mr Baron, or someone authorised by them to respond on their behalf

1. What type of Tenancy Agreement do you currently have and what is the notice period?

The Tenancy Agreement is an Assured Shorthold Tenancy Agreement.

On 26 February 2021, based on the advice received, I served [REDACTED] on Mr Ron Baron in the hope that this would improve his chances of securing suitable alternative accommodation (and copies of this [REDACTED] have been supplied to interested parties). This indicated it required Ron to [REDACTED] [REDACTED] [REDACTED] - but I had previously discussed with Ron the apparent need for this [REDACTED] (which was to increase his priority for re-housing) and that I would not expect [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED] Marie Rogers (HE) [REDACTED]
Sent: 02 December 2020 14:24
To: Julian Braidwood [REDACTED]

Subject: Brook Cottages

Dear Julian,

Thank you for your time recently to discuss Brook Cottages. I have followed up with Bedford Borough Council Housing and [REDACTED] team on the matters we discussed.

The housing team advise that there are housing association properties in Great Barford, but they were not able to share with me if any of these were available at present. They recommend that Ron submits an application as early as possible. I understood this to mean that it is better to have your application in for it to be considered should a suitable property become available.

I asked if tenants who had been served notice were given priority, and they confirmed that those with immediate threat of homelessness were prioritised. I made it clear that Ron [REDACTED], and that as a caring landlord you would prefer to see him awarded a new home before [REDACTED]. With this in mind I asked if a letter from myself documenting the schemes requirement to acquire the property with vacant possession would support Ron's application, should he apply in the near future. They welcomed this.

I have therefore prepared the attached letter with the intention that it could be eventually shared with the Council to support Ron's application. I can do that by copying in Ron or BBC Housing team. As you know Ron better than I do, I seek your advice there as I don't want to alarm him or cause any unnecessary worry.

The older people's team have advised that they can support Ron in the application process if he needs it.

I hope this letter confirms our position for you and that it is useful for Ron. I look forward to speaking with you again soon.

Regards

Anne-Marie Rogers, Senior Project Manager
Complex Infrastructure Programme

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Mobile: [REDACTED]

Web: [REDACTED]