

FUTURE OF LINSLADE

Resident Guide

Leighton-Linslade Neighbourhood Plan – Regulation 16 Consultation

Can you spare 15 minutes to help shape Leighton-Linslade's future?

The Neighbourhood Plan will help guide planning decisions until 2042. This consultation is the last opportunity for residents to influence the Plan before it is independently examined.

The Vision

“A 21st century market town that thrives on the strength of its heritage, community, environment and entrepreneurs/creatives.”

A strong Vision deserves strong policies

Our review found this is a well prepared, evidence-led Plan with many positive policies. We identified five opportunities where relatively small changes could strengthen the planning framework and help the Plan deliver its Vision.

Before you start

This guide focuses on five areas we believe offer the greatest opportunity to strengthen the Plan. You are encouraged to comment on any aspect of the Neighbourhood Plan that matters to you, including Policies LL1–LL13. You will find the five areas on the next page. Please remember these are not all of the policy areas – some are focused on heritage, the town centre etc. Our focus has been to identify the areas that are most likely to affect the character of Linslade although we believe our suggestions will benefit the whole town.

	Strategic Principle	Current Position	Evidence Base	Observation / Gap	Why it matters	Opportunity to Strengthen
1	Development must be supported by infrastructure	LL11 identifies priority social infrastructure and supports developer contributions.	The SEA seeks the appropriate and timely provision of infrastructure to support growth.	The evidence supports timely infrastructure, but the Plan does not establish an overarching principle linking significant development to infrastructure delivery.	Infrastructure could be delivered after development without a clear policy expectation for timely provision.	Add a cross-cutting principle explaining that significant development should be supported by the infrastructure needed to accommodate it, delivered before or alongside development where appropriate.
2	Plan for the community the town actually serves	The Plan recognises residents together with people who visit and work in the town.	Consultation identifies concerns over healthcare, rail capacity, congestion and cumulative pressures.	The Plan acknowledges the town's wider role but does not fully explain the implications for infrastructure demand or explicitly recognise that capacity should be considered alongside proximity.	A future applicant could demonstrate proximity to facilities without addressing whether those facilities have sufficient capacity.	Add supporting text recognising Leighton-Linslade's wider service role and encouraging consideration of infrastructure capacity and cumulative demand when assessing sustainability.
3	Support safe, connected everyday journeys	LL10 supports active travel. LL12 supports education sites.	Consultation strongly supports safer crossings, school routes, missing pavements and LCWIP delivery.	The Plan promotes active travel but does not clearly connect education with the quality and safety of everyday journeys to school.	Development could technically comply while leaving unsafe or unattractive routes unchanged.	Strengthen links between LL10 and LL12, with greater emphasis on safe school routes, Rights of Way and everyday walking and cycling.
4	Protect Green & Blue Infrastructure and strengthen environmental resilience	LL8 protects Green & Blue Infrastructure.	The GBI Plan explicitly refers to surface-water, groundwater and fluvial flooding, while the SEA highlights flood resilience, SuDS and environmental resilience.	The evidence recognises groundwater, localised flooding and environmental resilience more explicitly than the policy wording.	Development could focus solely on technical drainage compliance without fully considering wider environmental resilience.	Strengthen supporting text to recognise biodiversity, access to nature, groundwater management, natural drainage, localised flooding and climate resilience as integral functions of Green & Blue Infrastructure.
5	Provide greater certainty for future planning decisions	The Plan is comprehensive and well supported by evidence.	Consultation includes a range of drafting, mapping and policy clarity suggestions.	There are opportunities to improve consistency between objectives, supporting text and policy wording.	Ambiguity can lead to differing interpretations during planning applications or appeals.	Make targeted drafting improvements and strengthen cross-references between complementary policies.

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Turning the Recommendations into Your Response

1. Development must be supported by infrastructure

Why this matters: Sustainable growth depends on infrastructure keeping pace with development.

Think about: Have you experienced pressure on GP services, schools, roads, parking or trains?

You may wish to support stronger wording that development should be supported by appropriate infrastructure.

2. Plan for the community the town actually serves

Why this matters: Leighton-Linslade provides services used by many people beyond the neighbourhood boundary.

Think about: Do you know people from neighbouring villages, including across the Bedfordshire–Buckinghamshire border, who use the town's schools, station, healthcare or shops?

You may wish to support recognition of the town's wider service role and infrastructure capacity.

3. Support safe, connected everyday journeys

Walking, cycling and Public Rights of Way connect homes with schools, the station and services.

Think about: Do you walk, cycle or use Public Rights of Way?

Support stronger recognition of safe connected everyday journeys.

4. Protect Green & Blue Infrastructure

Green & Blue Infrastructure supports biodiversity, wellbeing, groundwater and resilience to flooding.

Think about: Do you value local green spaces or have experience of surface water flooding?

Support stronger recognition of environmental resilience.

5. Provide greater certainty

Clear policies support better planning decisions.

Think about: Should policies better reflect the supporting evidence?

Support small improvements to policy wording and consistency.

Writing an Effective Response

A good consultation response usually recognises the positive aspects of the Plan, identifies areas that could be strengthened, explains why, provides examples where appropriate and suggests how the Plan could better deliver its Vision.

Suggested opening:

Dear Sir or Madam,

I am writing regarding the Regulation 16 consultation on the Leighton-Linslade Neighbourhood Plan. I appreciate the considerable work that has gone into preparing the Plan and believe there is a great deal that is positive about it. However, I believe there are a few areas where the Plan could be strengthened so that it better delivers its Vision over the period to 2042.

Send your response

Email: localplan@centralbedfordshire.gov.uk

Subject: Leighton-Linslade Neighbourhood Plan – Regulation 16

Deadline: 11:59pm Wednesday 6 August

Every response matters

By taking a few minutes to respond, you can help strengthen the planning framework that will shape Leighton-Linslade until 2042.