

Leighton Linlade Town Council
c/o Paul Russell
The White Horse
Hockliffe St
Leighton Buzzard
LU7 1HD

Our Ref: 1029/3890
Date: 25/11/2025

REPRESENTATIONS TO THE LEIGHTON LINSLADE NEIGHBOURHOOD PLAN 2024-2042 (PRE-SUBMISSION VERSION: OCTOBER 2025) REGULATION 14 CONSULTATION

Dear Sir/Madam,

Edgars have been instructed by our client, Shenley Rise Limited, to submit the following representations in respect of the Leighton Linlade Neighbourhood Plan 2024-2042 (Pre-Submission Version: October 2025) Regulation 14 Consultation.

Our client owns the freehold land north of Vandyke Road (Figure 1) formerly known as The Chiltern-Hunt Land)), which under policy HA1 of the Central Bedfordshire Local Plan 2015-2035 has been allocated for the provision of 138 dwellings (site reference HAS34). The Council's latest five-year housing land supply trajectory identifies this site as being delivered from 2030 onwards (trajectory reference HT244).

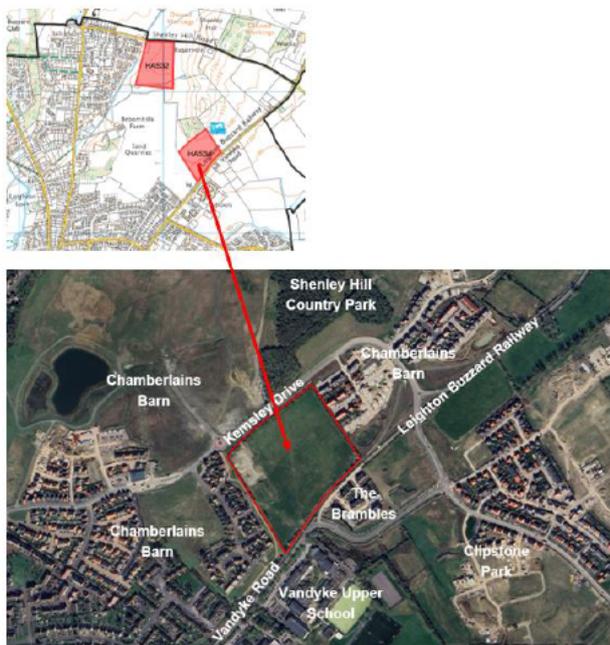


Figure 1: Site location outlined in red, Central Bedfordshire Local Plan ref. HAS34.

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Our client is in the process of developing a masterplan for the site, which will be shared with the Town Council and local planning authority for feedback in due course. On the basis of that emerging masterplan, and the site's allocation within the Central Bedfordshire Local Plan, we wish to make the following representations on the draft Neighbourhood Plan:

Policy LL6: HOUSING MIX AND TYPE

Our client strongly supports Policy LL6, which requires residential developments to provide a mix of dwelling types and sizes that reflect local housing needs. The policy places particular emphasis on delivering smaller homes, sized between 1-3 bedrooms, which should comprise at least 50% of the total development.

The need for more 1-3 bedroom homes is evidenced in the Town Council's Housing Needs Assessment (March 2025), which provides justification for the Neighbourhood Plan, and is also reflected in the Luton and Central Bedfordshire Strategic Housing Market Assessment (2018). By assessing current housing demand and need, this identifies that Leighton Linlade has historically had a higher proportion of 3-4+ bedroom homes, making up 65% of all dwellings. In comparison, 2-bedroom homes account for 28%, and 1-bedroom homes for just 8%. This is further emphasised in paragraph 11.1.10 of the Central Bedfordshire Local Plan, which states '*There is a need similarly for younger households, particularly first-time buyers who find it difficult to access the housing market at open market values. Smaller properties at the entry-level end of the market are needed to meet this specific demand*'¹.

Our own analysis of the overall housing mix within recent developments making up the strategic eastern expansion area of Leighton Linlade (Chamberlains Barn, Clipstone Park, Stearn Land and The Brambles) within which our client's site is located also evidences a cumulative under-provision of smaller units and apartments and corresponding surplus of larger 4-bedroom homes. The emerging masterplan for Shenley Rise seeks to address this imbalance by delivering a greater proportion of smaller units, and we consequently support the emphasis within Policy LL6 on delivering smaller dwellings to meet the needs both of younger households, first time buyers and those wishing to downsize.

The emerging masterplan for Shenley Rise will also provide adaptable and accessible homes in line with the current Local Plan policy H2 requirement. We note that the Government intends to make Part M4(2) of the Building Regulations mandatory in due course, but that M4(3) should continue to be established through local planning policy and based on evidenced local need. We therefore request that the wording of Clause B of LL6 is reviewed in light of this and worded in such a way so as to be consistent with any changes that may be introduced at the national level.

In summary, our client supports Clause A of Policy LL6, which seeks to deliver a greater proportion of smaller dwelling sizes; the principle of Clause B is also supported although it is requested that the wording of the Clause reviewed.

Policy LL8: GREEN AND BLUE INFRASTRUCTURE

We note that Policy LL8 requires development proposals which lie within or adjoining the green and blue infrastructure network to have full regard to creating, maintaining, and improving the functionality of

¹ Central Bedfordshire Local Plan 2015-2035

the network through the use of design, layout, landscaping schemes and open space provisions. The policy goes on to state that proposals which harm the functionality or connectivity of the network will not be supported.

We have reviewed the Town Council's Biodiversity Map and note that a small portion of our client's land has been identified within the Green and Blue Infrastructure Network (see Figure 2 below).

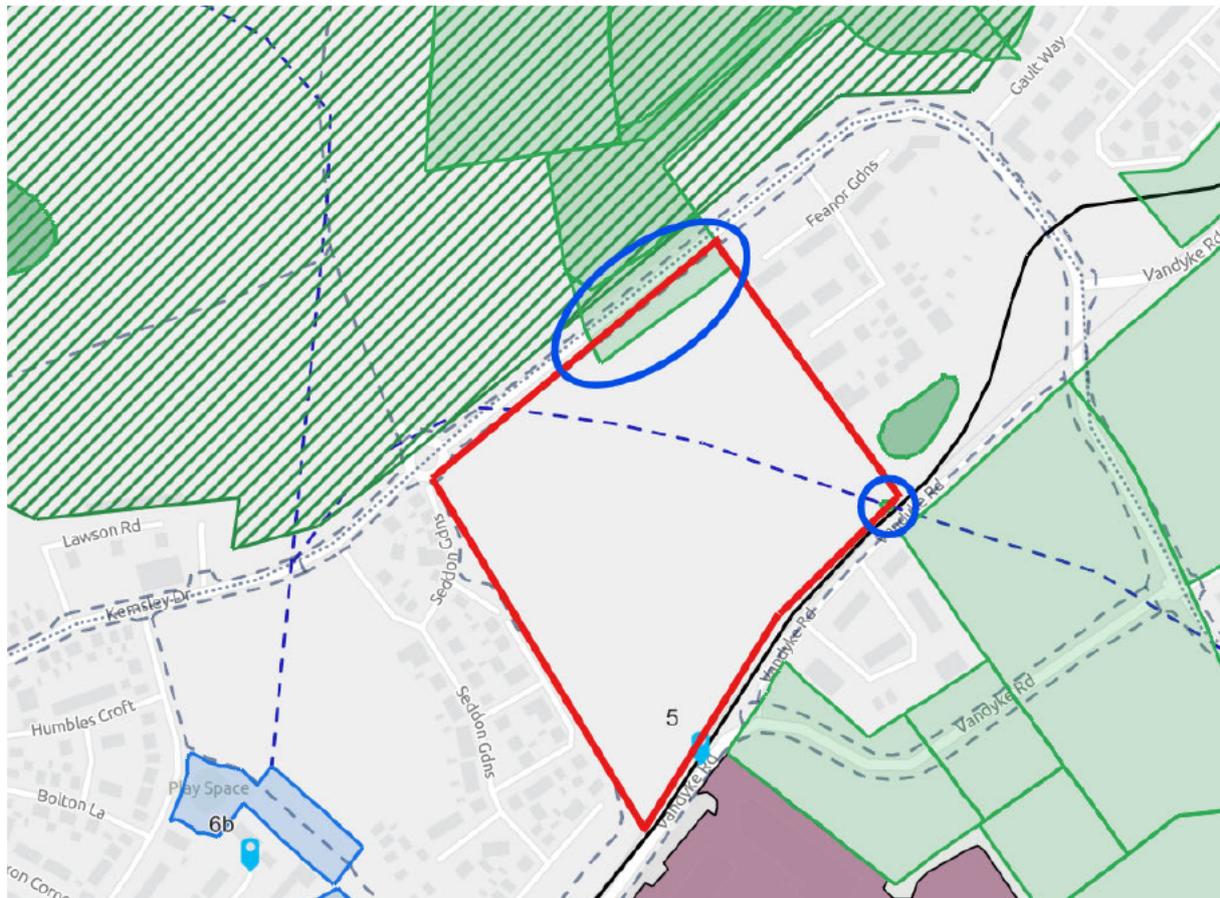


Figure 2: Insert taken from the Leighton Linlade Neighbourhood Plan Policy Map, indicative site boundary outlined in red with areas circled in blue under draft Policy LL8 Green Infrastructure designation.

Policy LL8 notes that the Biodiversity Map is aligned with the draft Bedfordshire Local Nature Recovery Strategy (LNRS). Our client has already responded to the consultation on the draft LNRS, which subsequently resulted in the boundaries of the LNRS woodland and tree categories W1A and W2A being amended to exclude the Shenley Rise site; the site will also be uncategorised as an 'area that could become important for biodiversity' under the LNRS. We therefore request that the areas identified under LL8 Green Infrastructure within our client's site as identified in Figure 2 are amended (deleted) accordingly, to reflect the site's removal from any habitat categorisations within the LNRS.

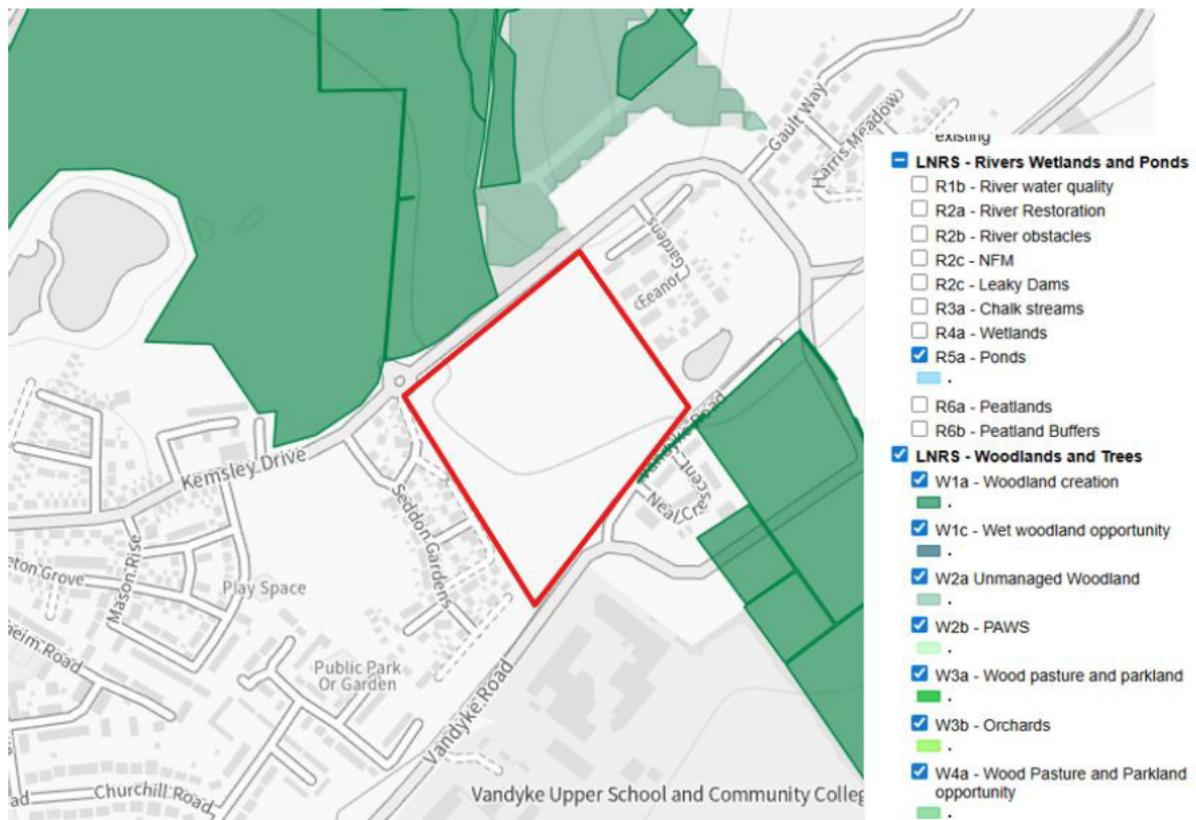


Figure 3: Exert from the LNRs habitat map, accessed 25.11.25, showing extent of LNRs categories W1a and W2a; note also no ponds identified within the site.

Policy LL11: ACTIVE TRAVEL

Our client strongly supports the aims of Policy LL11, which seeks to deliver public realm improvements through the 'Green Wheel' initiative, ultimately enhancing highway safety by providing safe routes for pedestrians and cyclists. Sites within the Green Wheel must avoid measures which would adversely affect the ability to implement these proposals. We note that the 'Green Wheel' designation (indicated by the blue dotted line on the proposals map) crosses our client's land from east to west (Figure 4). While our client does not object to the principles of the 'Green Wheel' - or to the provision of pedestrian and cycle routes through the site to improve wider connectivity - we request that the policy wording and map clarify that these routes are indicative and should be refined through the masterplanning process.

Although undeveloped at present, it is important to note that Shenley Rise is allocated for residential development within the Central Bedfordshire Local Plan; the exact layout and routing of any pedestrian and cycle routes through the site will therefore depend on a number of design considerations. We therefore request that the suggested routing of the Green Wheel through the site acknowledges its allocation for residential development and that the wording of Policy LL11 and its supporting text is sufficiently flexible to ensure that the overall design and layout of future development on the site is not compromised unnecessarily. While we fully endorse the need for improved pedestrian and cycle

connectivity, the exact routing of this should not be specified in policy and should only be determined within the context of the site's overall masterplan.

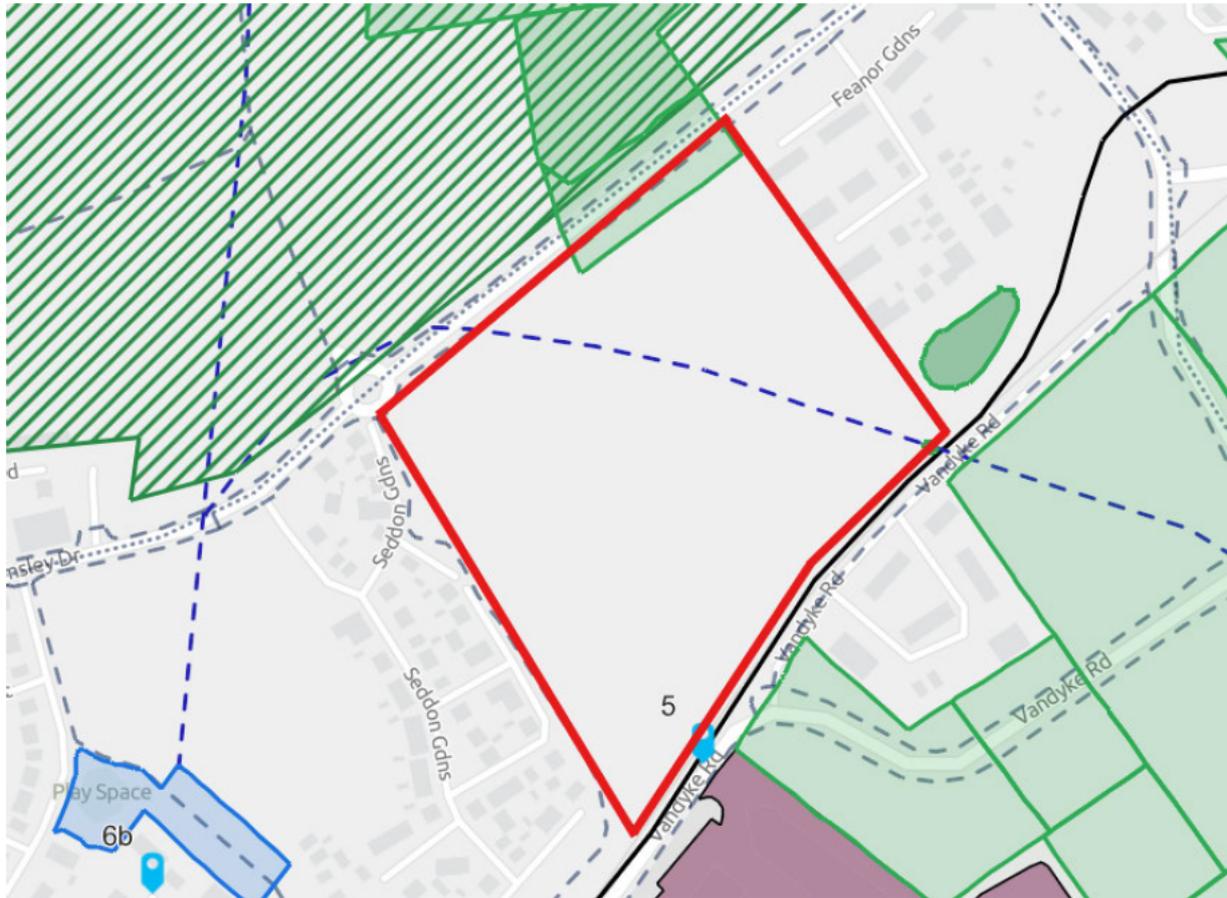


Figure 4: Green Wheel Improvements highlighted by blue dotted line, indicative site boundary outlined in red.

Policy LL14: ENERGY EFFICIENCY

Policy LL14 seeks to ensure new developments are "zero carbon ready" by design or achieve certification to Passivhaus or an equivalent standard. Planning applications for major development will also be required to include both a Whole Life-Cycle Carbon Emission Assessment and a Climate Change Statement.

Our client fully supports these objectives, using policy as a foundation for creating high-quality, environmentally conscious developments. The emerging masterplan for Shenley Rise already incorporates many of these principles and will seek to become an exemplar, net-zero scheme that raises the standard of development locally and provides an example of what can be delivered within the local area. We would however request that Policy LL14 makes some allowance for the overall viability of a development in the application of these standards, and that the long-term feasibility, monitoring and enforceability by the LPA of the requirements that would be introduced under Clause C is given due consideration.

EDGARS PLANNING

We trust these comments are of use to the Town Council in preparing the Submission version of the Neighbourhood Plan. Please do not hesitate to contact us if you would like further clarification of any of the points raised in this letter.

Yours sincerely,

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