

Paul Russell
Leighton-Linslade Town Council
The White House
Hockliffe Street
Leighton Buzzard
LU7 1HD

Our ref: AC/2025/133110/01-L01

Date: 28 November 2025

Dear Paul,

LEIGHTON LINSLADE REGULATION 14- NEIGHBOURHOOD PLAN

Thank you for consulting us on the Draft Neighbourhood Plan. We regret that at present, we are unable to review this consultation. We have had to prioritise our limited resource, and must focus on influencing plans where the environmental risks and opportunities are highest.

For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly. We note the Central Bedfordshire Local Plan was recently adopted in 2021, and that there are not any important environmental constraints, within our matrix for currently screening neighbourhood plans, that affect this Neighbourhood Plan Area. At this time, therefore, we are unable to make any detailed input on neighbourhood plans being prepared within this local planning authority area.

We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: [How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning](#)

The Local Authority will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. The Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites and sustainable drainage measures can complement other objectives such as enhancing green spaces.

We trust that this advice is useful.



Sustainable Places - Planning Advisor