

Date: 03 November 2025
Our ref: 530776
Your ref: Leighton Linslade Neighbourhood Plan



paul.russell@leightonlinslade-tc.gov.uk
Leighton-Linslade Town Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Paul

The Neighbourhood Planning (General) Regulations (2012) - Notification of Regulation 14 Public Consultation – Leighton Linslade

Thank you for your consultation on the above dated 13 October 2025 which was received by Natural England on the same date

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We appreciate being consulted in regard to the above Neighbourhood plan and would like to provide further comments on the matters detailed below.

Allocations

i. Chilterns Beechwoods Special Area of Conservation (SAC)

Having reviewed the Sustainability Environmental Appraisal (SEA) and Habitats Regulations Assessment (HRA) submitted as well as the details within the Leighton Linslade Neighbourhood Plan (2024-2042) pre submission version, we are in agreement with the screening in of housing allocation sites within the Chilterns Beechwoods SAC 12.6km Zone of Influence (ZOI). In the absence of mitigation these sites would trigger a likely Significant Effect on the SAC due to recreational pressure. Should these sites come forward for allocation, Natural England must be consulted and provided with a project-level HRA at application. These sites will need to secure appropriate mitigation through contributions to Strategic Access Management and Monitoring Measures (SAMM) and provision of Suitable Alternative Natural Greenspace (SANG).

ii. Nares Gladley Marsh Site of Special Scientific Interest (SSSI)

Allocation policy LL5: Land South of High Street sits in close proximity to a primary river upstream of Nares Gladley Marsh SSSI. This site is highly sensitive to water quality and quantity changes. We would therefore expect strong adherence to Central Bedfordshire Local Plan policies on water quality and implementation of pollution prevention methods, including the use of Sustainable Urban Drainage Systems in order to alleviate water quality and quantity issues. The Environment agency (EA) recommends a [minimum of 8m](#) from flood defence or embankment for development near water courses. We recommend you adhere to Environment Agency standard guidance, and we welcome further details on proposed solutions at application stage.

iii. Green Infrastructure

Natural England welcomes the inclusion of objective 7: Create good quality green spaces and connect with other green spaces in town, within the spatial framework document for Land South of High Street. We note the reference to a green network and the potential for wildflower planting and the use of permeable paving/tree planting. We encourage you to make use of [Natural England's Green Infrastructure Framework \(GIF\)](#) to support policies, site allocations, and design codes. Specific guidance for plan-makers is provided in the GI process journeys and the [Green Infrastructure standards](#) should be applied locally and within design codes.

Should the proposal change, please consult us again.

If you have any queries relating to the advice in this letter, please contact me on consultations@naturalengland.org.uk

Yours sincerely

[Redacted signature block]