

# Leighton Linlade Neighbourhood Plan Consultation Statement

April 2026

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## Introduction

1. Leighton Linlade is preparing its first Neighbourhood Plan. The decision to proceed with developing with a Neighbourhood Plan was made by resolution of the Town Council in June 2023.
2. This was followed by a scoping exercise carried out between November 2023 and April 2024 to establish the potential content of the NP, to consider the likely designated area and to undertake initial engagement with the community to help answer these questions. A working party was set up by the Town Council to oversee this project.
3. Following approval by the Town Council in May 2024 to proceed with the NP as per the suggested scope, an application was made to “designate” the Neighbourhood Plan area. Designated was confirmed in June 2024. The working party was reconvened as a ‘Steering Group’ by the Town Council to lead the project and a recruitment drive took place over the summer to attract volunteers from the community to join the project. Appointments were confirmed in September 2024.
4. The Steering Group split into four project teams: Design, Built Environment, Community Assets and Transport; an additional team focused on communications. Each task team comprised of Councillors, local residents and representatives from local stakeholder groups.

## Timeline of Events

<b>Date</b>	<b>Event</b>	<b>Purpose</b>
June 2023	Decision by Council to begin scoping a NP project	
31 <sup>st</sup> August 2023	Neighbourhood Plan Working Party meeting	Appoint chair and begin scoping
15 <sup>th</sup> September 2023	Neighbourhood Plan Working Party meeting	Appoint a neighbourhood plan consultant
24 <sup>th</sup> November 2023	Neighbourhood Plan Working Party meeting	First scoping meeting with consultants and discussion around project governance
8 <sup>th</sup> December 2023	Neighbourhood Plan Working Party meeting	Second scoping meeting with consultants and stakeholder mapping exercise and discussions around early engagement.
January/February 2024	Informal public engagement	Scoping exercise and survey
15 <sup>th</sup> April 2024	Neighbourhood Plan Working Party meeting	Review of work by consultants and working party, including

		the informal public engagement exercise
27 <sup>th</sup> June 2024	Neighbourhood Plan Steering Group meeting	Initial meeting. The opportunity to join the steering group was advertised on the website, social media and through posters and print media.
15 <sup>th</sup> July 2024	Letter sent to CBC Director of Place and Communities requesting a meeting to discuss emerging policies and CBC landownership/assets relevant to the NP.	To seek to align workstreams and work collaboratively with CBC as both planning authority and landowner. Request for meeting declined.
1 <sup>st</sup> August 2024	Neighbourhood Plan Steering Group meeting	Applications to join were received and task team membership agreed.
12 <sup>th</sup> September 2024	Neighbourhood Plan Steering Group meeting	Engagement with Central Bedfordshire Council.
13 <sup>th</sup> September	Letters to CBC	Request for Screening Opinion for SEA and HRA.
10 <sup>th</sup> October 2024	Neighbourhood Plan Steering Group meeting	Funding for two Town Centre Master planning reports and a Housing Needs Assessment were secured through Locality/AECOM.
5 <sup>th</sup> November 2024	Town Centre walkabout	With AECOM for Master planning work – opportunities were taken to speak to residents and town centre users
November 2024	Locality Applications	Submitted for funding for further technical support packages HRA/ SEA and viability for Land South of High Street ( all successful)
14 <sup>th</sup> November 2024	Neighbourhood Plan Steering Group meeting	Refinement of vision for plan and policies, and communications strategy for public consultation on policy ideas
December 2024	Leighton Linlade Plan website created <a href="http://www.leightonlinladeplan.uk">www.leightonlinladeplan.uk</a>	A simple and accessible website was created as a single source of information about the plan and consultation opportunities.

16 <sup>th</sup> January 2025	Neighbourhood Plan Steering Group meeting	A representative of the Greensand Trust presented an overview of local work that could tie in to green and blue infrastructure policy.
5 <sup>th</sup> March 2025	Neighbourhood Plan Steering Group meeting	Output from Masterplan and Housing Needs Assessment reports considered
17 <sup>th</sup> March – 21 <sup>st</sup> April 2025	Informal Engagement Launch event – Annual Town Meeting	Informal engagement on draft policy areas began. A presentations was given by the Chair of the steering group and public questions were asked and answered.
29 <sup>th</sup> March 2025	Pop-up consultation event - Leighton Buzzard Market Stall	In person public drop-in consultation session
31 <sup>st</sup> March 2025	Pop-up consultation event – Astral Park	In person public drop-in consultation session
4 <sup>th</sup> April 2025	Pop-up consultation event – The White House	In person public drop-in consultation session
7 <sup>th</sup> April 2025	Pop-up consultation event – Linslade Memorial Pavillion	In person public drop-in consultation session
12 <sup>th</sup> April 2025	Pop-up consultation event - Leighton Buzzard Market Stall	In person public drop-in consultation session
15 <sup>th</sup> April 2025	Pop-up consultation event - Leighton Buzzard Market Stall	In person public drop-in consultation session
14 <sup>th</sup> July 2025	Ouzel Valley Park Steering Group	Reviewed proposed Green Infrastructure Policy
21 <sup>st</sup> July 2025	Leighton-Linslade Town Council Policy and Finance Committee	Reviewed an early pre-submission draft of the Neighbourhood Plan for comment
15 <sup>th</sup> September 2025	Leighton-Linslade Town Council Policy and Finance Committee	Reviewed a further draft of the Neighbourhood Plan for comment
September 2025	Landowner engagement	LLTC wrote to landowners impacted by proposed policies in advance of the Regulation 14 consultation
29 <sup>th</sup> September 2025	Leighton-Linslade Full Town Council Meeting	Approved Neighbourhood Plan and consultation period for Regulation 14
13 <sup>th</sup> October – 30 <sup>th</sup> November 2025	Regulation 14 Consultation Period	Well publicised through on-line and off-line media
17 <sup>th</sup> December 2025	Neighbourhood Plan Steering Group meeting	To review outputs of Regulation 14 consultation ( uploaded to website)

18 <sup>th</sup> December 2025	Email to CBC to request meeting	To resolve issues around Policy LL5. CBC confirmed in February 2026 that a meeting was unable to be arranged due to availability
3 <sup>rd</sup> March 2025	Letter sent to CBC setting out suggested revisions to LL5	To resolve objection to policy wording to enable plan progression Response received 20 <sup>th</sup> March maintaining objection (uploaded to website)
26 <sup>th</sup> March 2026	Neighbourhood Plan Steering Group meeting	Review and approval of draft submission version of plan following further discussion over policy LL5
20 <sup>th</sup> April 2026	Policy and Finance Committee Meeting	Review and approval of submission version of Plan
27 <sup>th</sup> April 2026	Full Council Meeting	Approval of Submission Plan.

## The Early Engagement Process

1. Leighton-Linslade Town Council has a strong presence online and on social media, including Facebook, Twitter/X, Instagram, YouTube, with just under 33,000 followers across all accounts and platforms.
2. The Leighton-Linslade Town Council website includes a permanent Neighbourhood Plan page, however a separate Leighton-Linslade Neighbourhood Plan website was also created to demonstrate the community led nature of the Plan
3. A communications task team was created that was responsible for generating ideas for engagement, including planning in person events. This was supported by officers of the Town Council throughout the process who provided publicity material, booked venues and arranged attendance at events to promote the Plan.
4. Leighton-Linslade ensured information about the project was available to those who are not online, through a number of approaches including: posters, banners, displays, press releases for newspaper articles and circulars. For example three separate articles appeared in editions of the 'About Town' community newsletter (delivered to all households) before informal engagement began in both February 2024 and March 2025. Additionally, articles and social media posts were used at regular intervals to keep everyone up to date with the current project status.
5. The Town Council sought to engage with Central Bedfordshire Council in its role as both Planning Authority and Landowner of Land South of the High Street (

Policy LL5) Whilst in its role as Planning Authority the Neighbourhood Plan Officer and the Planning Policy Teams provided helpful responses throughout the process, CBC as land owner was not prepared to engage in meaningful dialogue which was requested in summer 2025, Spring 2025 in response to informal engagement nor after the Regulation 14 stage. At both the Regulation 14 stage and post Regulation 14 stage, communication was in the form of written objections provided by an external planning consultant appointed by CBC ( The responses are set out in the documents section of the [NP website](#). It is noted that the consultants also refer to lack of meaningful engagement, suggesting the Town Council had not sought to involve them in the process. Beyond the direct request, dialogue has been ongoing for some years and a precis of this is set out below.

## Examples of Early Informal engagement Publicity

1. Posters and online advertising to join the Steering Group in June 2024

**NEIGHBOURHOOD PLAN EVIDENCE AND RESEARCH PHASE**

*The Town Council is now interested to hear from people to help us with the research and evidence gathering phase of the Leighton-Linslade Neighbourhood Plan.*

**Expressions of interest deadline  
Tuesday 23d July**

**Next Steps:**

- ✓ Would you like to be part of the steering group?
- ✓ Submit your expressions of Interest form online
- ✓ Wait to hear from us!

**For more information:**  
[www.leightonlinslade-tc.gov.uk/leighton-linslade-neighbourhood-plan-research/](http://www.leightonlinslade-tc.gov.uk/leighton-linslade-neighbourhood-plan-research/)

**NEIGHBOURHOOD PLAN  
Leighton-Linslade**

2. The [website](#) includes background information and interactive maps, it was also used as the home for digital surveys for engagement and other contact information.

**Leighton-Linslade**  
**NEIGHBOURHOOD PLAN**  
**Have Your Say!**

**NEIGHBOURHOOD PLAN**  
Leighton-Linslade

**We need your views!**

We want to engage with local residents, businesses, organisations and community groups to scope a possible future Neighbourhood Plan for Leighton-Linslade.

Please come along to our drop-in sessions:  
Saturday, 3 February 10am – 1pm at LB Library  
Monday, 5 February 2.30pm- 4.30pm at The White House  
Wednesday, 7 February 6.00pm – 8.00pm at The White House

**For more information or to complete our online survey, scan here**

**What is a Neighbourhood Plan?**

This is a document produced in partnership with the local community, which promotes genuinely sustainable planning gain, obtained through the Localism Act 2011.

A good Neighbourhood Plan will attempt to include many aspects of development that affect local residents, such as locations of any large developments, the type of design and architecture used, the potential impact on public services and



## Leighton Linslade Neighbourhood Plan

[Introduction](#) [Background](#) [Policies](#) [Policy Map](#) [Documents](#) [Blog](#)



## Leighton Linslade Neighbourhood Plan

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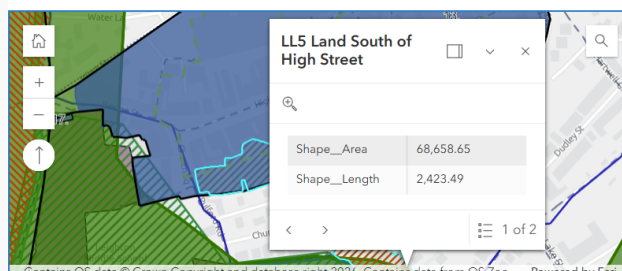
# 1. INTRODUCTION

1. Leighton Linslade Town Council (LLTC) is preparing the first Leighton Linslade Neighbourhood Plan (LLNP) to cover the period from 2024 – 2042. LLTC is defined as a 'qualifying body' for this purpose in line with the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended).
2. The Leighton Linslade Neighbourhood Area was designated by Central Bedfordshire Council on the 26<sup>th</sup> June 2024 as the area to which the policies of the LLNP will apply. A map showing the Neighbourhood Area is shown

## Leighton Linslade Neighbourhood Plan Policy Map

Use the interactive map on this page to explore Leighton Linslade Neighbourhood Plan Policies.

### Leighton-Linslade Interactive Policy Map



LL1 Centre of Town



6. Protecting and enhancing our green spaces.

Very Important	234
Important	62
Not Important	0
Don't Know	0



7. Retaining and enhancing our community facilities.

Very Important	218
Important	69
Not Important	7
Don't Know	2



8. Ensuring a vibrant, commercially viable, town centre.

Very Important	211
Important	80
Not Important	4
Don't Know	1



9. Protecting sensitive landscapes/important views.

Very Important	177
Important	97
Not Important	19
Don't Know	3



10. Being able to reduce dependence of the use of the car for short journeys.

Very Important	130
Important	117
Not Important	44
Don't Know	10

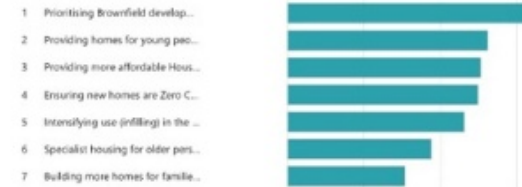


11. What other factors that you think should be taken into consideration when thinking about planning for the future in our community (excluding housing). Please specify:

294 Responses

Latest Responses  
 "Reducing traffic jam at Leighton Road from Tesco to the roundabout at ..."  
 "Promoting the High St"  
 "Nearby facilities Expanded cultural offering"

12. What should our highest priority be for the types of homes we plan for? Please rank in order of importance (1 – 7) with 1 being the most important. Drag and drop your answers.



13. What are the three most important factors we should take into account in identifying suitable land for housing development?

295 Responses

Latest Responses  
 "Biggest concern as the town is already congested as it is, building mor..."  
 "Inconsiderate parking Substitute controlled crossings instead of zebra cro..."  
 "I. poor connection on foot between new estates and roads 2. bad cyclew..."

17. There are already a number of facilities in the Parish that some of the community uses for sport, leisure and lifestyle purposes. Which are the most important to you?

295 Responses

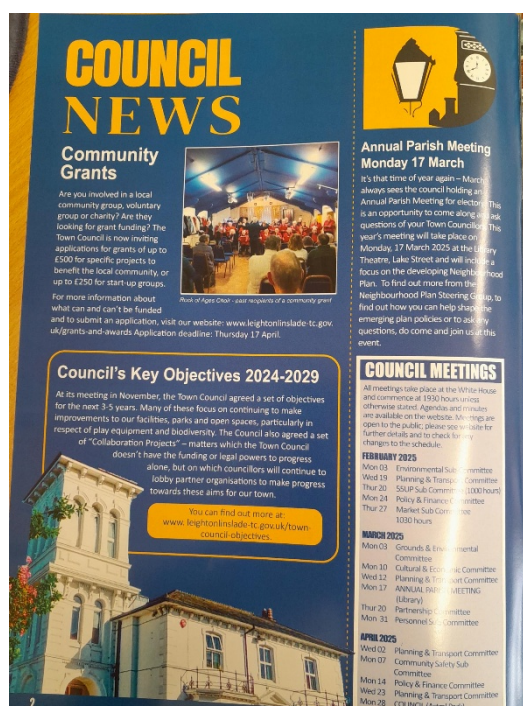
Latest Responses  
 "Green free areas and leisure centres"  
 "Astral Park Pages park"  
 "Library theatre, Parson's park, Rushmore country park"

## Early consultation – policy ideas

1. This was held between March – April 2024 and invited respondents to verify that the policy ideas suggested were suitable and submit their own suggestions for what should be included in each policy.
2. The proposed policy ideas included for discussion were:
  - a. centre of town(s) renewal
  - b. design principles in Leighton Buzzard
  - c. design principles in Linslade Cluster and the Waterside Corridor
  - d. land south of the High Street
  - e. land at Bridge Meadow
  - f. strategic employment locations
  - g. housing needs, mix and type
  - h. local heritage assets
  - i. existing and new community assets
  - j. green and blue infrastructure
  - k. local green spaces
  - l. Chiltern Beechwoods SAC
  - m. Active travel and parking
  - n. Brownfield development sites
  - o. Renewable energy
  - p. Education
  - q. Infrastructure investment priorities

## Examples of Policy Ideas Consultation publicity

1. The consultation was launched at the Annual Parish Meeting, including a presentation for attendees. The event was advertised in advance through social media, print media and the community newsletter (delivered to all households).
2. Banners and posters were put up, reminding people how to take part and pop up stalls were held at popular events, including the weekly market, and flyers left in key locations, like the library.
3. Advance advertising in 'About Town' local free community newsletter.



- All advertising included the website link or QR code to direct people to find out more about how to take part in the survey or attend an in-person drop in consultation event.

**COMMUNITY NEWS**

The Neighbourhood Plan is well underway. This plan is our town's chance to have a say on what development happens in our area. Leighton-Linslade is a place we can be proud of, with a welcoming community, beautiful environment and interesting heritage.

We have a strong and growing small business and creative community. We want to see our market town continue to thrive in the years ahead through supporting what makes our town great.

To bring this vision to life, five focused Task Teams have been formed to tackle key areas: design, the built environment, transport, community facilities, and communications.

We're thrilled we have secured national grant funding, driving forward two major initiatives: looking at how we maximise the potential of our town centre and a review of what housing our town actually needs, both of which are now well underway!

**MARCH Your Chance to Shape the Future**

This spring, we're inviting everyone to help shape our town's future. The journey begins at the Annual Parish Meeting on **Monday 17 March** at the Library Theatre 7.30pm start.

Come along to explore what the Steering Group and Task Teams have been working on, share your ideas, and make your voice heard.

Can't make it? Don't worry! There will be plenty of other opportunities to get involved and have your say.

**Stay Connected**

We're launching a brand-new website at [www.leightonlinsladeplan.uk](http://www.leightonlinsladeplan.uk) to keep you up to date on the Neighbourhood Plan. Until then, check out the Town Council website for the latest news on this vital project.

Together, we can ensure Leighton-Linslade continues to thrive as a vibrant and forward-thinking market town. Let's make it happen!

**Shaping Our Future Together!**



5. Attendees at the Annual Town Meeting watch a presentation and ask questions



6. Banners on railings in prominent locations:



7. Leaflets at the library, and to hand out at events:



## Leighton-Linslade



# HAVE YOUR SAY!!

on draft policies for issues such as

- Green Spaces
- Heritage Assets
- Transport
- Town Centre

Scan the QR code or join our upcoming engagement events - dates overleaf!




[www.leightonlinsladeplan.uk](http://www.leightonlinsladeplan.uk)


## Leighton-Linslade



### Want to chat to someone?

*Join us at one of our drop in sessions:*

March 2025

- Saturday 29th March (9am-3pm) - LB Market Stall
- Monday 31st March (4pm-6pm) - Astral Park

April 2025

- Friday 4th April (4pm-6pm) - The White House
- Monday 7th April (5pm-7pm) - Linslade Memorial Pavilion
- Saturday 12th April (9am-3pm) - LB Market Stall
- Tuesday 15th April (9am-3pm) - LB Market Stall

Not online? Phone us on 01525 631920

## 8. Pop-up stall at the Market



## 9. Social Media Advertising on Facebook, Instagram and LinkedIn

**Leighton-Linslade Town Council** Official created an event.

24 Mar · 🌐



Sat, 29 Mar  
**Neighbourhood Plan Community Engagement** ★ Interested

Shared to Leighton Buzzard is Great!

**Leighton-Linslade Town Council** Official

25 Mar · 🌐

Have Your Say on the Future of Leighton-Linslade! 🌱... See more



leightonlinsladeplan.uk  
**Leighton Linslade Neighbourhood Plan - Leight...** Learn more

👍👏 Adrian Harrison + 28 26 comments 17 shares

**Leighton-Linslade Town Council**

37 followers  
2mo · 🌐

Have Your Say on the Future of Leighton-Linslade! ... more



leightonlinsladeplan.uk

## Outcomes

1. 298 responses were received. An after-event press release resulted in an article in the local paper.
2. The policy ideas feedback was incorporated into the draft regulation 14 plan. For example, suggested Local Green Spaces and Heritage Assets were assessed for potential inclusion and views on environmental and housing policy considered.
3. A full breakdown of the results is included as appendix 1.



### Neighbourhood Plan Steering Group seeks your views

**By Louise Salmon**  
Contributor

At the Leighton-Linslade Annual Parish Meeting at the Library Theatre, the Neighbourhood Plan steering group launched a five-week period of informal public engagement on the developing plan.

Residents' views are sought on a range of policies to be included in the plan – with policy areas ranging from the town centre, land south of the High Street and brownfield development sites to design principles, local heritage assets and green spaces.

The coming weeks (until 21 April) provides an opportunity to give your views on the new

you. Do you want to make sure a particular green space is protected, or that a local building is nominated as a heritage asset? Now is your chance to have your say.

If you'd like to chat to someone in person about the Plan and proposed policies, there will be a number of engagement events and drop-in sessions taking place over the coming month (details to come on the website and Town Council website).

If you're not on the internet, you can view a display stand about the policies at the White House between 9am – 3pm Monday to Friday, or you can phone the council on 01525 631920 to make an appointment to speak with someone.

**Cllr Jake Holland-Lindsay presenting the Neighbourhood Plan Engagement at the Annual Town Meeting.** SUBMITTED

website: <https://leightonlinsladeplan.uk>

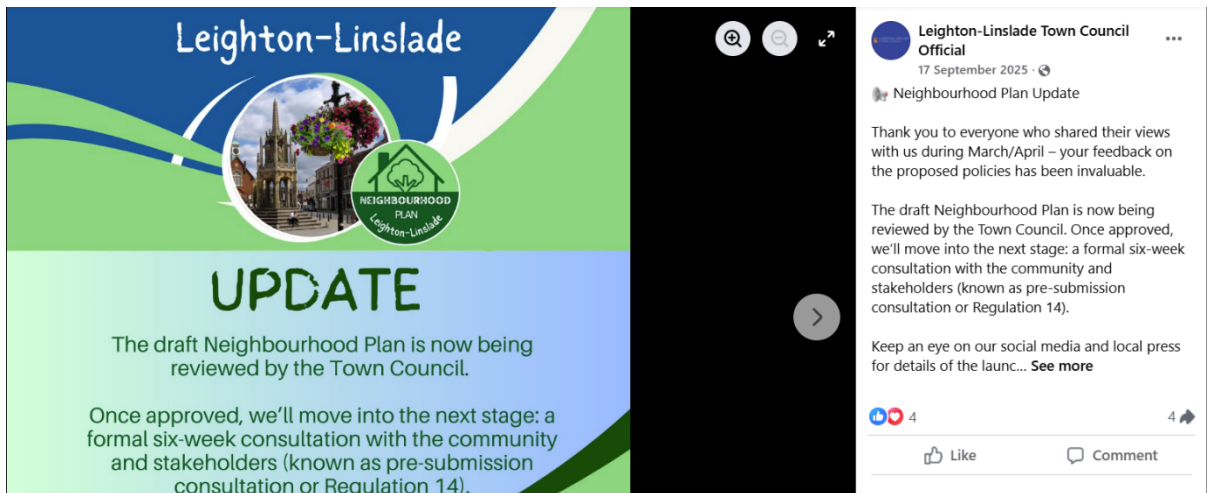
Simply visit the site and look for the online surveys on the draft policies – you can give comments on all 17 if you wish, or simply pick the areas which are most important to

## Pre Submission Plan Publicity

1. Alongside advertising the consultation to residents, local businesses and anyone who lives, works or spends time in Leighton Linslade, more than 100 statutory Consultees were informed about the consultation via letter or email. A full list of statutory consultees is listed in Appendix 3.

## Examples of Pre-Submission Regulation 14 Publicity

1. Advanced notification was given before the regulation 14 publicity period started, including these examples on social media:



And these closer to the start date:





- 2. Notification was added to the Town Council website as well as the Leighton Linslade NP website:



## Consultations



### ANNUAL PARISH MEETING

The annual Parish Meeting will take place at the Leighton Buzzard Library Theatre on Monday 23rd March. We hope to see you there!



[Home](#) > [Consultations](#)

## Open Consultations

### Leighton Linslade Neighbourhood Plan Consultation

The Leighton Linslade Neighbourhood Plan (LLNP) is published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the plan and its other published documents were welcomed from everyone living and working in Leighton Linslade as well as local organisations and landowners.

The consultation window for this part of the Neighbourhood Plan closed on 30th November 2025.

[Keep up to date about the next stages of the Leighton Linslade Neighbourhood Plan.](#)

3. Press release about the consultation featured in local newspaper Leighton Buzzard Observer

**Leighton Buzzard** Observer News you can trust since 1861

News Submit Your Story Your Leighton Sport What's On Lifestyle Advertise Anno

**BREAKING** close after drone attack • Actor pays tribute to Hollywood legend • Comedian's part

**On Monday, 13th October, a six-week period of formal public consultation will be launched for the draft Neighbourhood Plan for Leighton-Linslade.**

Following 18 months of work by town councillors and representatives of the local community, a document has been developed containing 14 draft policies to help shape any future development within the parish boundary.

The consultation now provides stakeholders, companies, voluntary groups and people who live or work within the town the opportunity to comment on and help refine the Plan.

4. Posters, banners and flyers were put up and distributed including a QR code to the website and details about how to take part. Paper copies of the NP were available at the White House and Leighton Buzzard Library.

# Leighton-Linslade



## HAVE YOUR SAY!!

**Public Consultation runs from  
Monday 13 Oct - Sunday 30 Nov**

**Have your say on draft policies including  
local green space, education, town centre,  
Bridge Meadow, active travel & infrastructure.**

Paper Copies available to view at  
The White House and Leighton Buzzard Library,  
or scan the QR code to view the  
plan and share your views online!



[www.leightonlinsladeplan.uk](http://www.leightonlinsladeplan.uk)

SCAN ME  
TO VISIT OUR WEBSITE



### Outcomes

1. The Pre Submission Plan received 93 comments from 29 non-statutory consultees. Additionally, a dozen statutory consultees took part in the consultation.

2. The views of all respondents were considered and amendments were made where doing so was considered both reflective of community wishes and possible within neighbourhood planning regulations.
3. A report on the responses is included in Appendix 2. Full versions of all statutory and community responses are set out on the documents page of the [website](#)
4. The Submission draft of the Neighbourhood Plan was subsequently developed.