

**Toddington Neighbourhood Plan Steering Group
Meeting 16 - Minutes of the Meeting 3 December 2025, 7pm**

Present:

Steve Killinger (SK), Chair
Neil Buthee (NB)

Tom Chevalier (TCh)
Tony Williams (TW)
Kate Russell (KR)

Apologies:

Lorraine Ward (LW)
Tony Collins (TCO)

Absent:

David Stacey (DS)

In attendance:

Andy Lewis (AL)

- 1 Declaration of Interest – no changes
- 2 Minutes of previous meeting (15) - approved
- 3 Matters Arising:
 - Green Infrastructure Open Day: 34 residents attended. John Balaam of Greensand Trust was happy with the outcomes. Tom Chv and John Pitts have compiled a list of green spaces for inclusion in the Central Beds Council LGS Consultation initiative and a copy has been provided to the PC. The list is on our SP
 - Business Survey: John Little has agreed to review before circulated
 - Business Survey: there is no definitive guidance on how to approach the Business Survey (eg, an equivalent to Greensand Trust or BRCC. Jane Hubbard at CBC has confirmed our approach. We need to be mindful of any ‘gaps’ in our work
 - Social, Education & Welfare: the Young Persons survey (being organised by Parkfields School) has kicked off
- 4 Working Group Updates
 - Housing
 - Survey response 20.5% - considered a good response
 - David Maxwell will report back next week
 - Draft report to be included in next edition of the parish magazine – deadline 31 December
 - Publish final report on NP website in January
 - Environmental
 - Approx. 35 people attended Open Day, quality of conversations good
 - 15 sites identified as meeting criteria for list of green spaces for inclusion in Central Beds plan. Deadline 30 November met
 - John Pitts and TCh to update 2018 NP environmental plan
 - Thanks to TCh and John Pitts for handling the LGS Consultation inputs
 - SEW
 - Schools Survey distributed to pupils at Harlington Upper and Parkfields.
 - Medical Centre not responding to calls
 - Business
 - Andy Lewis (member of Business WG) attended. Andy was Head of Planning for South Beds
 - Toddington is unique with a lot of businesses on the high street and in the village compared to other villages in the county

- We should identify business demand for premises – land, buildings conversion (commercial surveyors could advise)
- Survey includes questions regarding future demand
- Survey Monkey produces some good analyses (graphs)
- We should follow up survey with breakfast meetings, meet key business stakeholders to discuss survey findings
- Convert AnaPurna site into car parking for shop staff, customers etc
- And to talk to his contacts about level of analysis/evidence required to satisfy an Inspector when draft plan produced
- Discussed list of possible survey key requirements
- Noted that business section in other plans is brief
- There is a possible local contact known to AL who may be able to guide our SG or even possibly engage in a professional capacity in the future

DECISION

- To purchase Survey Monkey - £60/month for 12 months. X3 users
- Survey Monkey to date has only allowed 10 questions
- Draft questionnaire being reviewed - TA and AL have identified some question that can be refined/consolidated. Bring total questions down to 20?
- TW and AL to liaise with Andy IT

Transport

- NB and Ed Denmark met with Cllr Brian Belgrave
- Pneumatic strips across the roads (High St, Dunstable Road) measure speed through the villages
- Speedwatch operating at both ends of the village
- Speedwatch short of volunteers

5 Blake Stephendson (MP)

- A provisional date has been agreed for Blake to attend NPSG – 18 February 2026
- NB and BL met Blake recently at his surgery in the Oddfellows

6 Facebook

- TC to update before Christmas

7 LW organising NPSG tree for Christmas Tree Festival at St. Georges church 13/14 December

8 Timeline

- February 2026 – Business Survey
- May/June 2026 - Main Questionnaire
- Q3 2026 – Draft Policies
- Early 2027 – Inspector
- Referendum – Mid 2027

Project Plan to be discussed at the next meeting – but it is thought we are broadly consistent with it currently. Brief discussion on possibility to bring forward anything to speed up project based on indicative pressures being identified in respect to large scale developments planned in/around our designated area – in particular the developments being proposed within Harlington that will impact our village, as well as the recent changes to the Alma Farm area

9 Christmas Social – Oddfellows 17 December 8pm. WG members invited.

10 Next Meeting – 14 January 2026

Meeting closed 9pm