

# Toddington Green Infrastructure Plan

## Consultation Summary - 2025 Consultation Event

### Saturday 15<sup>th</sup> November - Toddington Village Hall

Number of attendees: 38 (34 signed in, 38 placed a sticker)

	Percentage
<b>Male</b>	35%
<b>Female</b>	60%
<b>Prefer Not to Say</b>	5%
<b>Under 16</b>	0%
<b>16-24</b>	3%
<b>25-44</b>	0%
<b>45-64</b>	26%
<b>65+</b>	68%
<b>Prefer Not to Say</b>	3%

#### **Favourite Space:**

Participants were asked to identify their 'Favourite Place' within the parish, and also to explain why it is special to them. This exercise helps inform the identification of potential sites for Local Green Space designation, and also gives a feel for what people value more widely in the parish. The list/map of existing green spaces is used to help people identify their favourite.

Space	Number of Votes	Comments
1. Warren Close Amenity Space	2	View going over valley
2. Parkfields Middle School Playing Fields	2	Really like this, reminds me of my own school. Lovely trees bordering. Provides a lovely green area surrounded by houses – and the birds love it too! Beautiful trees. These essential for exercise.
3. St George's Church Cemetery	3	Beautiful restful place with lovely tree colours in autumn. Focal point for village.
4. Village Green	7	The village green is the heart of the village and the thought of it going is unbearable. Used for village events. The heart of the community.

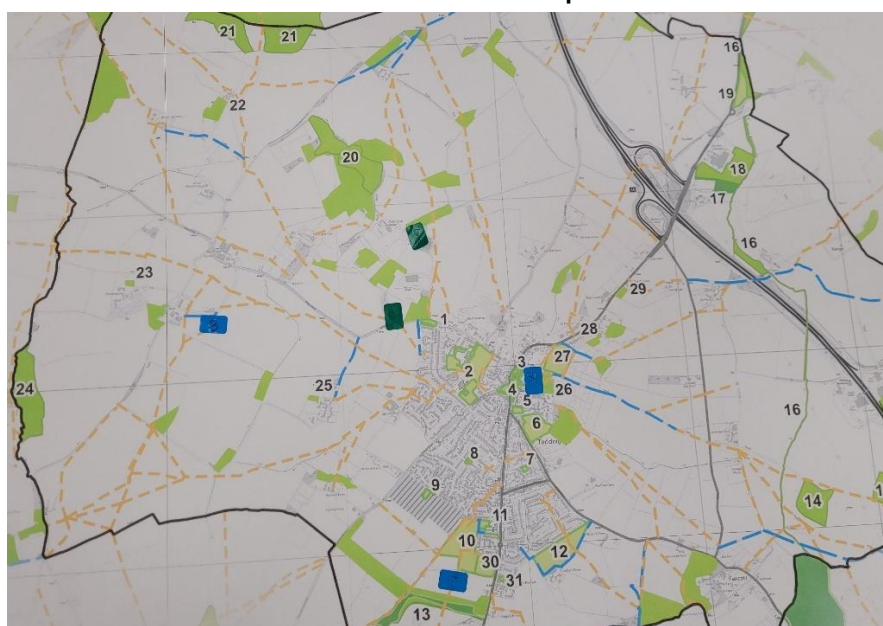
5. Toddington Memorial Graden	3	Very important for remembrance Sunday. Village Green. Lest we forget. Memorial garden.
6. Luton Rd Rec Ground	3	Childrens playground. Lovely for somewhere for the big children. Essential for children, parents and dogwalkers alike.
7. The Crescent Amenity Space	3	Fields and stream west of Glebe – nice hedges – meadows are diverse and potential good home for wildlife area and increase green. Calm/peaceful.
8. Russell Rd Amenity Space	1	Great views back to Toddington, across to Ivinghoe Beacon and towards Barton Hills.
9. Russell Road Play Area	3	What has happened to the play area. It has been reduced in size and where has the outdoor table tennis gone. Essential for recreation/all ages!!
10. Glebe Rec Ground	3	Glebe walks/nature/fresh air Glebe and walk to Chalgrave
11. Dunstable Road Amenity Space	0	
12. Crowbush Farm	2	Back of house, lovely view Great access for walkers
13. Dropshort Marsh SSSI	2	Essential for wildlife and walking space.
14. Woodcock Wood CWS	2	Wood very essential for wildlife and getting in touch with nature.
15. Hipsey Spinney CWS	0	
16. River Flit CWS	2	River Good views
17. Toddington Borehole	0	<i>Note is considered part of 18 and not known as a separate site.</i>
18. Wadelows Nature Reserve / Poplars Nursery CWS	1	The area behind Poplars is lovely.
19. Poplars Playing Fields	0	
20. Toddington Manor Lakes CWS	2	Makes for quiet, lovely ???? Beautiful – it feels like the countryside (20A marked on map)
21. Washers & Daintry Woods CWS	1	Great for mental and physical health. Feel lucky to live in an area that within 10 minutes I can walk with the dog in our beautiful countryside. Didn't realise till dog arrived how many

		beautiful walking areas there are for rabbits, flowers, birds etc. Bluebells.
22. Orchard	0	
23. Orchard	0	
24. Tebworth Marsh SSSI	0	
25. Orchard	0	
26. Conger Hill Motte	1	Motte. Great historical significance and makes walk interesting.
27. Toddington Cemetery	0	
28. Orchard	0	
29. Orchard	0	
30. Allotments	2	Currently used. Very important for anyone without a garden.
31. Shelton Avenue Amenity Space	1	Village Pond <i>Note there was a sticker placed on the approximate location of the village pond which is not Shelton Ave, where site 31 is identified. It is considered that this is a 'vote' for the village pond, not Shelton Ave Amenity Space.</i>

Stickers were also placed on the map at the following locations, suggesting spaces people identified as their favourite but didn't write anything about:

- Field to south of Glebe and Allotments (additional no. 7 on map)
- Footpaths to east of Herne Grange (additional no. 8 on map)
- Field south of Tebworth Rd (green sticker on map)

• **Favourite Places Map**



The following were added to the list but not added to the map:

- Monarch Way footpath view across 6 NW
- Harlington Train Station

### **Favourite View:**

Participants are asked to identify their favourite view in the parish, and to describe where they observe it from and what it is of, and why it is special. This helps inform policies around landscape and helps identify features/landmarks important to local people and their ‘sense of place’. It can also help support the case for Local Greenspace Designation.

The views are marked on a map and described – the map shows viewpoints all around the village looking out over the surrounding countryside. This is reflective of the fact that the village sits on top of higher ground, overlooking the areas around it.

In total 30 people identified/described views or supported those of others. The main ‘hotspots’ were on the north/north-eastern edge of the village, and on the eastern side.

The views and their descriptions are detailed below and on the map – where multiple people chose a view but only one arrow was placed, additional ones have been added to better reflect the outcome.

<b>View</b>	<b>Description</b>
1	Grass bank bottom of Manor Road / Warren Cl / Park Rd – view over valley to M1 and beyond. Great sunsets. <b>X 2</b>
2	Top of Long Lane, looking to valley to Tingrith
3	Views from Park Road, down across to M1 and Flitwick etc <b>x 4</b> Beautiful sunsets, changing seasons and a feeling of space – you can commune with nature.
4	Dunstable Downs, Clappers, little housing.
5	Long Lane view, points across to Tingrith.
6	From Monmouth Way bench looking over valley to Sharpenhoe Clappers.
7	View down hill towards bridleway. A great expansive view, especially from by number 18.
8	My view will be taken away. I love to see the animals in the field and the sun setting. This will all go!! Beautiful view across the corner of Alma Farm especially at sunset. <b>X 2</b>
9	Views from Meadow Road
10	Bottom of Manor Rd looking over to the M1. The distance of the view. Nothing between us and the North Sea.
11	View to M1 and Sharpenhoe Clappers – wide horizon and beautiful view to Chiltern Hills and Sundon etc.
12	Open views, good use of agricultural land, good for wildlife. Urban spread stops enjoyment of open spaces.

13	View across to Ivinghoe Beacon
14	View across Griffin Farm towards vineyards. Clear sky, meadows. Restful for the eyes to see into the distance and de-stress from noise and traffic.
15	The walk to the Glebe, the changing seasons, trees, plants. The sunsets are amazing! The Glebe is a nice place to observe nature. Properties along the far end of Dunstable Rd have nice views across allotments and fields.
16	The view walking around Griffin Farm, fields, horses, wildlife, forest area, beautiful peaceful area.
17	View over Pear Trees Farm on Luton Rd.
18	Just a great view over the farmland with the woods on the left and distant vistas.
19	The Village Green is a great asset.
20	Great view over open fields and countryside.
21	Unspoilt woodland. Fields. Great for a walk.
22	Open views over fields and countryside – will be ????? by future development
23	View to PROW through Toddington Park grounds across the valley is beautiful
24	View to PROW just off Leighton Rd. Rural landscape, beautiful & calming.
25	View captures the heart of Toddington. Shops, pond, up towards the Green. The church and the older, beautiful buildings in and around the Green.

#### Favourite Views Map



Most notable in terms of what people value are:

- Expansive, panoramic views
- Views of the Chilterns, and Ivinghoe Beacon in particular
- Sunsets – Toddington’s elevation and expansive views lend themselves to this.

Urban features such as the M1 feature in several view descriptions, and some relate to views within the village, but the majority are enjoying views for the sense of place, openness and tranquillity.

### **Favourite Walk or Ride:**

This exercise gives participants the opportunity to talk about how they use the paths and trails within a parish in a wider sense, both geographically and with regard to the things that they value in their environment. It can help support the development of future routes, promoted/waymarked routes, and also supports Local Green Space designations by helping demonstrate what the community values about the places they visit during walks and rides.

15 people took part in this exercise, with favourite walks marked on the map. These covered much of the parish with the exception of the north-east and east of the parish – where there are gaps in networks, and there is less tranquillity (M1 passes through).

It is notable that while people enjoy circular walks, several favourite walks in the parish are more elongated and/or form ‘lollipop’ shapes, incorporating a shared ‘out and back’ route.

We have not detailed each individual walk below, but instead have captured the key features people identify, and the feelings they experience.

Features:

- Woods and trees, copse x 7
- Birds
- Wildlife x 6
- Chalgrave Church x 3
- Chalgrave
- Horses
- Fisheries
- Golf course x 2
- Alma Farm
- Dropshort Marsh Nature Reserve
- Views to Ivinghoe Beacon
- Scenery
- Water tower

- Farmland

Feelings:

- Relaxing
- Peaceful
- Escape
- Walking for health
- Changes in the seasons

**Favourite Walks/Rides Map**



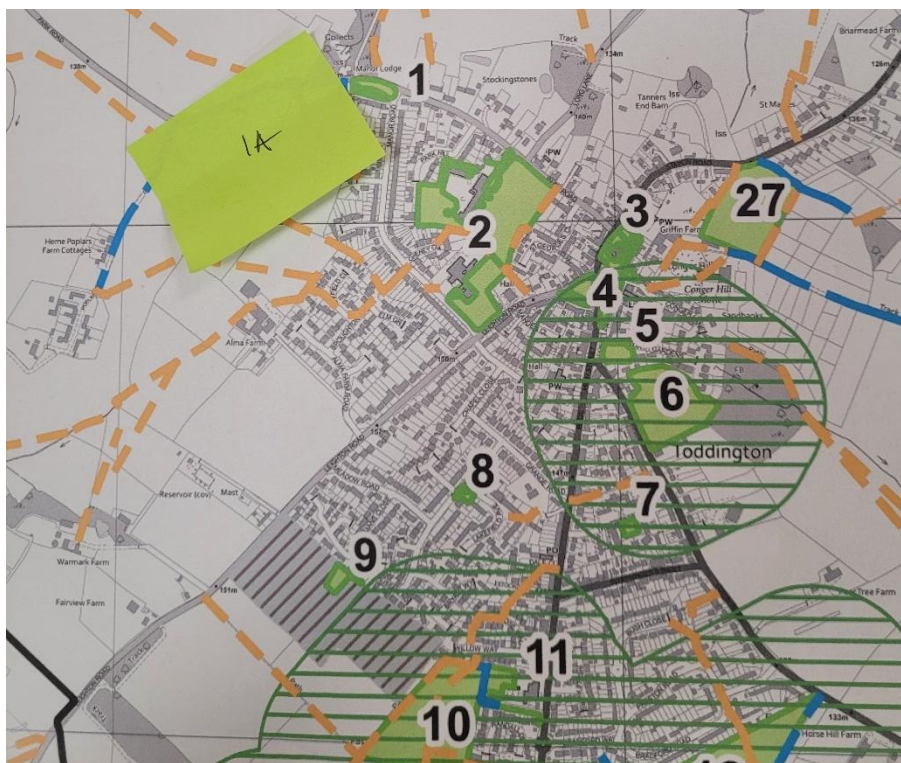
**Accessibility & Barriers/Challenges:**

Participants were asked to identify any challenges/issues they had with accessing the countryside and green spaces within and around the village, and the barriers stopping them from doing so. A map showing broad areas of accessibility and deficits (based on 300m walking distance) was provided as background. Comments received were:

- Access to footpaths is sometimes affected by livestock. Some footpaths behind Alma Farm are well-marked by the farmer. In other areas you often have to turn back because of roaming livestock (Leighton Rd -> Glebe) (Alma Farm adjacent fields) (Conger Lane -> Fancott). What are the rights of walkers.
- I don't like the "Beware of Bull" sign on the footpath near the abattoir. (Marked on map as 1A).

- More and more clearly visible yellow marker posts are required on many of the local footpaths.
- Hedges and brambles need cutting back to make access to styles easier.
- Footpath down to the Fancott area from the village needs a cutback at least once a year as have difficulty using the path and sometimes have to walk in the road.
- It would also be beneficial for cycle routes to be added to surrounding area if possible as traffic is quite busy most of the time so feel unsafe using local roads for cycling.
- Please complete pavement to Poplars
- The area behind Poplars is lovely, but very few people know about it, how it can be accessed.

### Barriers/Challenges to Access Map



### Issues and Problems:

Participants were asked to highlight the main issues and problems with the environment of the parish. Some of these did not relate to the environment specifically, these are captured at the end of this summary document and will be passed on to the Neighbourhood Plan Steering Group.

- Sewage and service provision not in place for housing already built.
- 2 blocked gullies where Conger Lane meets the bridleway. This causes constant flooding and very muddy conditions making it difficult to walk along without slipping over. Also freezes resulting in sheet ice.

- The village green as distinct from the Church Green is getting less and less like a green area. If events carry on like they have over the last 20 years there will be more seats, signs, boards etc than actual grass.
- Urban spread stops access to the countryside, drives away wildlife. Incoming residents have little interest in the surrounding area.
- Footpath blocked/closed during development/construction.
- Ensure views and landscape surrounding rights of way protected. Try and get routes extended as some end abruptly.
- Housing estate – I worry about the displacement of wildlife as we keep on building on their land. Same with surrounding villages, and we don't need any more houses. I also worry with the building of more houses we lose our identity and history of a village and may end up merging with Houghton or Harlington – please stop building houses.
- In the Glebe the river is often filled with beer cans, and the glebe is generally filled with rubbish.

From other exercises:

- What has happened to the [Russell Road] play area. It has been reduced in size and where has the outdoor table tennis gone.

**Issues/Problems Map**



**Projects and Solutions:**

Participants were also asked to identify solutions to the issues and problems identified, or projects to improve the local environment. Several of these do not relate directly to

the environment and have been placed in a separate section, therefore the numbering is not sequential.

No. on Map	Project/Solution to issue
1	Bench on grass verge of Warren Close/Park Rd/Manor Rd. Appreciate views over valley and sunsets.
2	Add these fields and stream to Glebe/Football pitch to Dropshort Marsh SSSI and field beyond to west to make a larger green space for wildlife and exercise – allow grazing etc <b>(2 additional votes)</b>
9	Some of the footpaths come to dead ends or even cannot be accessed. Perhaps this can be negotiated to offer more options.
5, 8 & 10	More woodlands in these areas would help ‘ring fence’ the village with wildlife habitats and walking areas.
12	Cycleway between Toddington and Harlington Station and school.
13	Trees for climate potential areas which will also encourage and help wildlife safely move and grow in the area
14	A well lit footpath / cycleway from Toddington to Harlington Station
16	Extend pavement to Poplars Nursery
17	Extend pavement to Harlington train station
18	The Toddington swift and bat populations need to be considered. Sadly numbers are declining each year due to new developments and lack of nesting sites. Could a set of swift boxes be incorporated somewhere for future generations to enjoy. Maybe swift bricks in new builds.
19	The bat population also needs to be considered. Again for roosting sites etc. Could more bat boxes be installed in woodlands in the area.
21	Wildflowers around village or wildflower meadows for insects/pollinators.
22	Re-wilding meadows that people aren’t allowed to walk in to help wildlife.
24	Could we also include hedgerows and plant additional to enhance what is already there.
25	Maintain and improve habitat for the wildlife. Carry out valid surveys before any building work, which includes a larger surrounding area than just the site that may be developed. The wildlife tracks are extensive around the village as they can cross arable fields, pastures, green spaces. If these are decreased it has a much larger impact than the surveys account for. Building brings in an increase of domestic animals and footfall in the countryside.

## Policies

The proposed Policy recommendations from the GI Plan (for the Neighbourhood Plan) were set out, with the opportunity for attendees to express support or otherwise, and to comment.

A lower number of people engaged in this non-map-based exercise, with a maximum number of 16 expressing an opinion. All of the policies received support with the exception of the proposed policy to support the creation of 'A-B' routes for walking/cycling to reduce car usage – one person questioned the evidence of this being cause and effect'.

The most popular policy suggestions were focused on:

- Recognition of special landscape value and settlement identity;
- Creating new green spaces to address deficits;
- Protecting the wider GI network;
- Linking existing access routes and creating circular routes;
- Enhancing biodiversity.

A participant queried how the solar farm fits in with policy proposals around the protection of permanent pasture.

**Local Green Space designation:**

Participants were provided with information about the potential to designate 'Local Green Spaces', offering protection from development for locally valued spaces that do not enjoy any current level of protection. A summary of the criteria was provided, along with a list and map of spaces currently being considered. Participants were encouraged to indicate whether or not they supported these, and to add any further sites they wished to be considered.

Site	Number expressing support for LGS designation
1. Luton Rd Rec Ground	18
2. Russell Rd Play Area	15
3. Glebe Rec Ground	21
4. Glebe Allotments	20
5. Village Greens	23
6. Village Pond	22
7. Wadelows Nature Reserve (at Poplars Nursery)	15
8. Dropshort Marsh and adjacent woodland	16
9. Field off Park Rd	16
10. Field behind Scout Hut	12
11. Park Rd Estate	10

All of the proposed sites received a good level of support from participants. Additional spaces to be considered were added to the map, with further information and justification for potential designation provided:

No. on Map	Description / Justification
12	Crowbush Farm, fields at the back of ???, lovely trees, relaxing sitting on the chair at the back, blackberry picking and the views spectacular. <b>X 2</b>
13	I love the fields at Alma Farm – wide open agricultural land which remind me that I live in a village. <b>X 3</b>
14	The Snowdrop Field next to Tanners End – beautiful! <b>X 2</b>
15	2 fields west of the Glebe to Dropshort Marsh and down to stream. Tranquil, beautiful area used by local people. <b>X 3</b>
16	The Glebe, surrounding fields. Important peaceful spaces, easily accessible to the village. Maintain rural setting. <b>X 2</b>
17	Unspoilt area with lots of wildlife right on the village doorstep
18	Not used.
19	Toddington Community Garden – centrally based behind Methodist Church. Vegetable (organic) garden managed and maintained by volunteers. Open to all for gardening and taking produce. Beautiful quiet space with seating and wildlife conservation features. (open 24/7 – access round back of church).
20	Woodland at bottom of Conger Lane.

The additional proposed sites will need to be considered through the 2-stage assessment process (the list of existing sites had already been considered through stage 1). Those sites passed to the second stage will be subject to a more detailed assessment. Whether this will be through the Neighbourhood Plan process or the more recently established process as part of the Central Bedfordshire Local Plan Review is to be determined, but the process will be identical and the ‘assessor’ will be the Greensand Trust in either case.

#### Local Green Spaces Map



## Appendix 1 - Non-GI Plan issues raised:

- Never any parking close to the shops
- Manor Rd speed and congestion. Solution: make one-way and closed to all but 'access' 8.15-9.15am and 3-4pm (4 participants).
- Traffic in the village is a worsening problem. Why are 'Learner' lorry drivers in our village.
- Parking on Park Rd and St George's Close is causing regular congestion and emergency vehicles do not always have access. Parking on the pavements forces pedestrians to walk out on the road (2 participants).
- Parking for doctors'/schools/shops difficult.
- Parking in Chapel Close
- Disgraceful bus services
- 2 blocked gullies where Conger Lane meets the bridleway. This causes constant flooding and very muddy conditions making it difficult to walk along without slipping over. Also freezes resulting in sheet ice.
- Traffic on Dunstable Road, parked cars on either side of the road is a real problem.
- Speeding on Dunstable Road.
- Our schools can't support the increase in students due to lack of funding and space – the increase in number of students means a decrease in education value as there isn't the funding for equipment and staff meaning staff are struggling. It also increases traffic which has definitely been seen, also speeding, so I worry for children, wildlife and pets.
- Parking for people in village centre.
- Toddington should not be subject to more large housing developments. It has taken more than enough and it has an impact on the infrastructure – much of which cannot be improved – such as existing road capacity, parking etc. This village was not built to sustain this level of people/traffic.
- Walking bus stops to reduce am and pm congestion – many children driven to school – likely to increase greatly when we become 2-tier! Parents that don't live in the village encouraged to drop off, not park (**3 on projects map**).
- Enforcement of yellow lines would be good. Cars turning into Park Rd from the village almost crash into cars parked opposite Toddy's off-licence. (**4A on projects map**)
- Linked to 4A – more double yellow lines needed to stop people parking within 3 car lengths of a turn into/out of a side road. It reduces visibility and causes traffic to block main roads.
- Restrict parking opposite entrances on narrow roads.
- More parking (**5 on projects map**)

- I am living on my own; nobody from anywhere seems to ring or contact me to see if I am ok? Is there a solution? (Meadow Rd)
- Need more parking in High Street
- On Conger Lane Griffin Farm have a private road that joins the lane, this junction needs a stop sign or road markings to slow or stop speeding cars, vans etc coming from the farm. Many close/near misses!
- The standard of the pavements is very poor, making the use of pushchairs and wheelchairs difficult. Residents should also be made to keep their garden hedges within their property.
- Extend 20mph to the edge of the village to protect school children and walkers.
- People park during school times, and it makes life difficult for the residents. Ban parking for those who don't live there.
- Stop building houses!