

! DEVELOPMENT IN TODDINGTON ! HAVE YOUR SAY



Wednesday
29th July 2026



Choose one session
5:30pm - 6:30pm
- or -
7:00pm - 8:00pm



**Wilkinson Hall,
St George's Church**



PUBLIC MEETING





TODDINGTON PARISH COUNCIL



TODDINGTON
NEIGHBOURHOOD PLAN

BACKGROUND

- Central Bedfordshire Council (CBC) is inviting residents, local businesses and organisations to comment on sites that have been put forward for possible inclusion in the new Local Plan.
- Local Planning Authorities (LPAs) are required to maintain a 5-year housing land supply (enough land to deliver annualised housing requirements for a 5-year period). The sites should be deliverable within that period.
- Putting a site forward does not mean it will be included in the Local Plan or that any decision has been made about it.



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BACKGROUND cont ...

- Under government rules, CBC must identify and update annually a supply of housing sites which are deemed 'deliverable'. It must be able to show five years' worth of housing against the government-set annual target. Recently, the annual target was 1,968 and thus the 5-year supply requirement was 9,447.
- However, a new method of calculation was recently introduced, effectively meaning the target has increased by some 22%. The new total supply of housing for 5 years must now be 11,525 for Central Bedfordshire.
- CBC does not agree this should be imposed upon the Council and have written to the government arguing the case against. If CBC can demonstrate a 5-year supply of housing, it will be in a better position to resist speculative development.



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BACKGROUND cont ...

- There is a detailed process CBC must go through to decide which sites might be suitable to take forward. As part of that process, all sites will be carefully assessed; this includes looking at a wide range of evidence, such as flood risk, the impact on historic features, access to services, and whether places can be reached by walking, cycling or public transport rather than relying mainly on the car.
- CBC must also take account of national planning policies and guidance.
- This process has identified 12 plots of land within Toddingtton for development; 6 residential, 1 mixed residential and employment and 5 employment.



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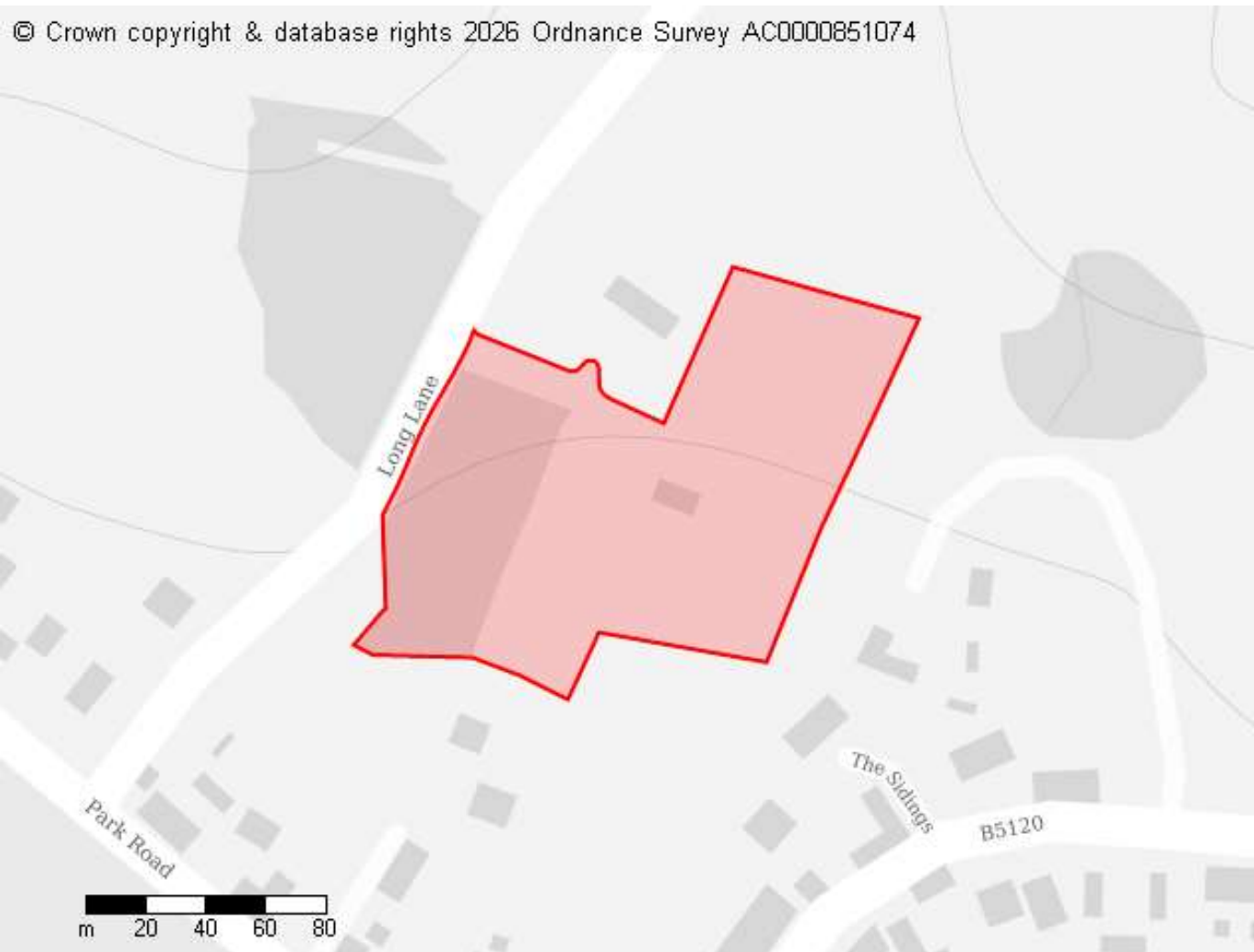


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EXPLANATION OF DENSITY

- CBC defines gross residential density as the total number of residential units divided by the total site area (including roads and open spaces). In their guidelines, the council frequently aims for a mix of densities, ranging from **30 to 50** dwellings per hectare (dph).
- Whatever density number is used, it's clear that it could result in transformational change ... look at Harlington and Houghton Regis!

Submitted Sites in Toddington



SITE ID - Site 136337

Location

Long Lane, Toddington

Size

1.55 hectares (3.83 acres)

Proposed Uses

Residential, Standalone green spaces

47 dwellings (30dph) **77** (50dph)

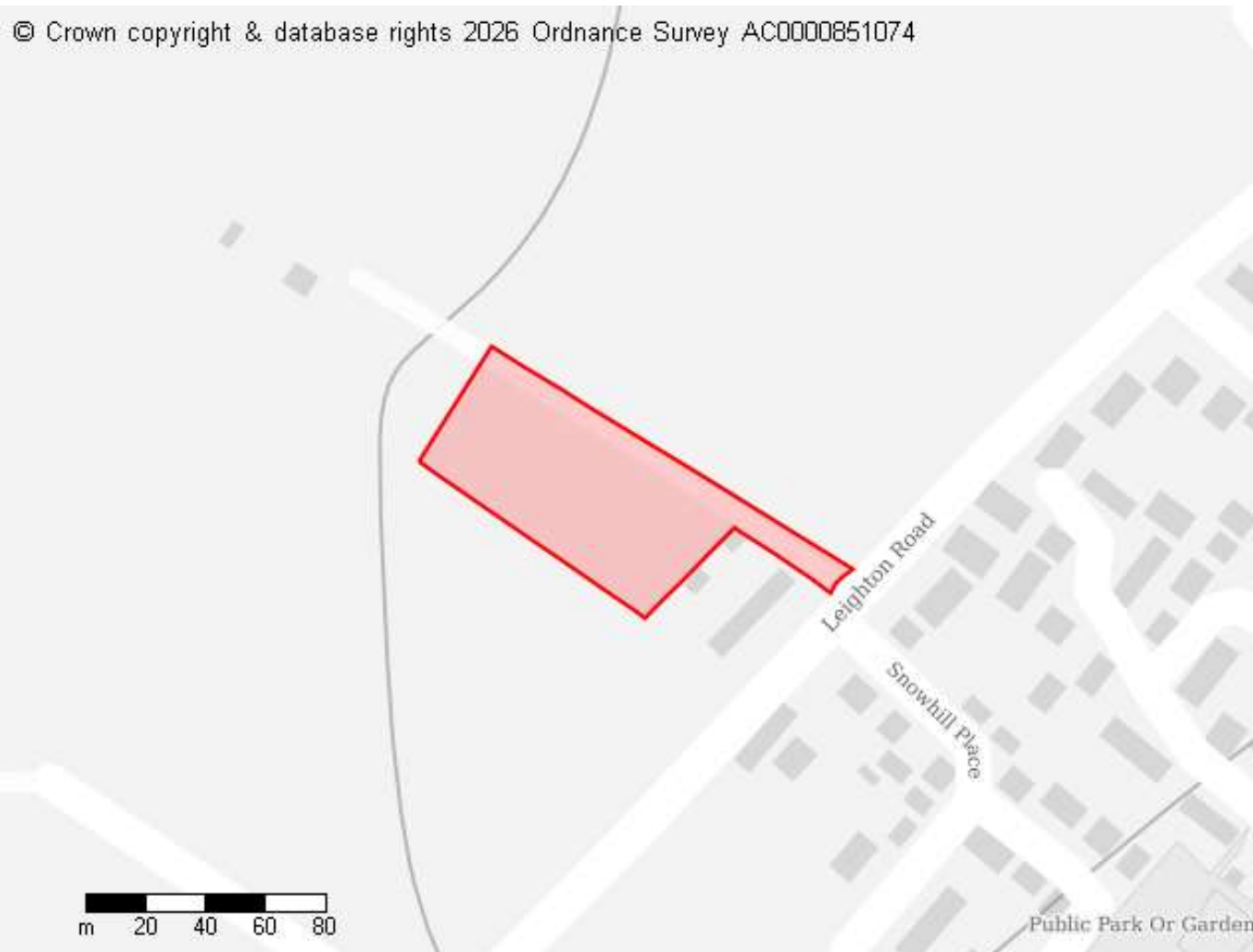




STOP STAY IN CAR
AND SOUND YOUR
HORN.
DOGS LOOSE



Submitted Sites in Toddington



SITE ID - Site 136628

Location

Leighton Road, Toddington

Size

0.5 hectares (1.24 acres)

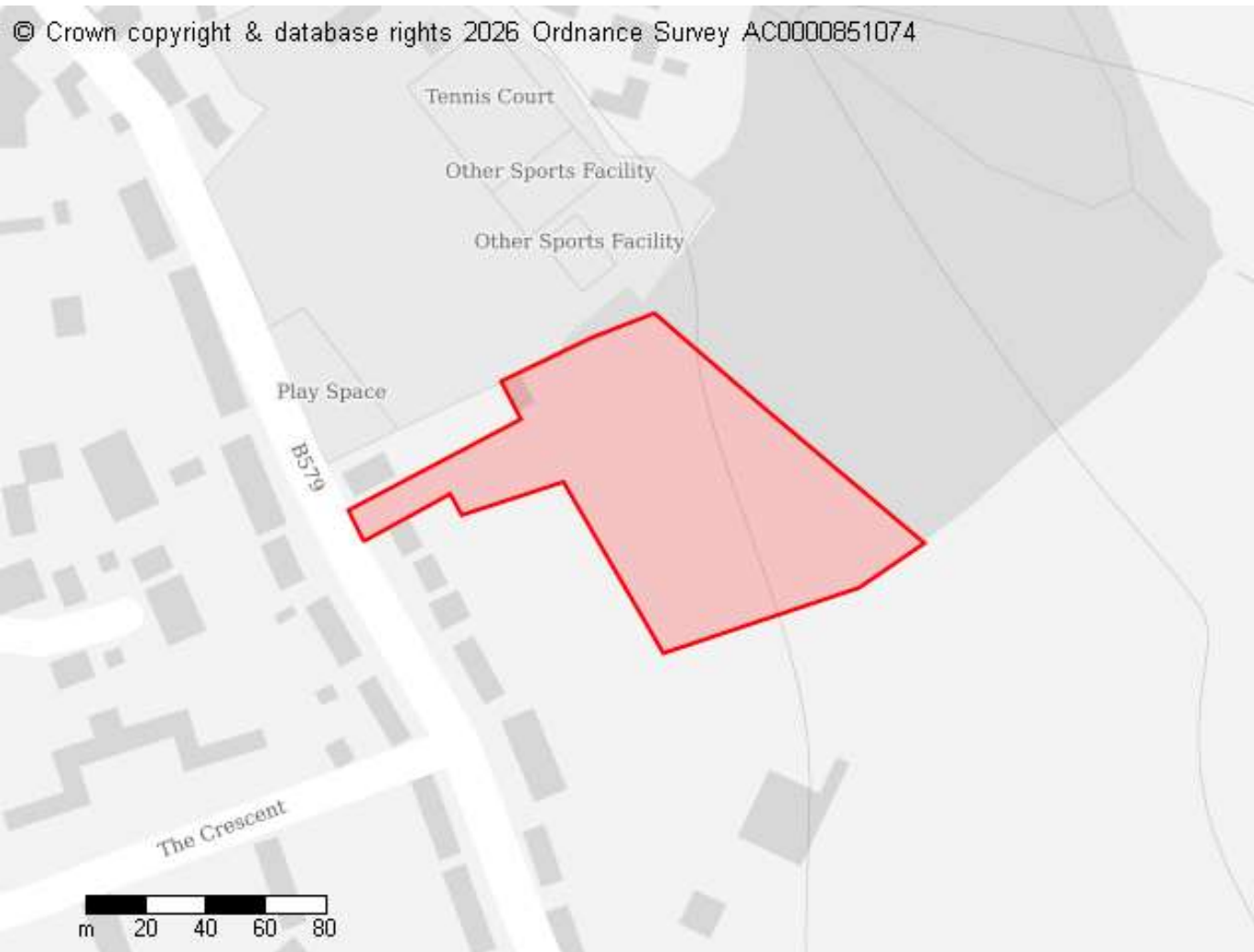
Proposed Uses

Residential

15 dwellings (30 dph) **25** (50 dph)



Submitted Sites in Toddington



SITE ID - Site 136692

Location

Immediately south of Rec Ground and to the rear of Nos. 23-45 Luton Road, Toddington

Size

0.93 hectares (2.3 acres)

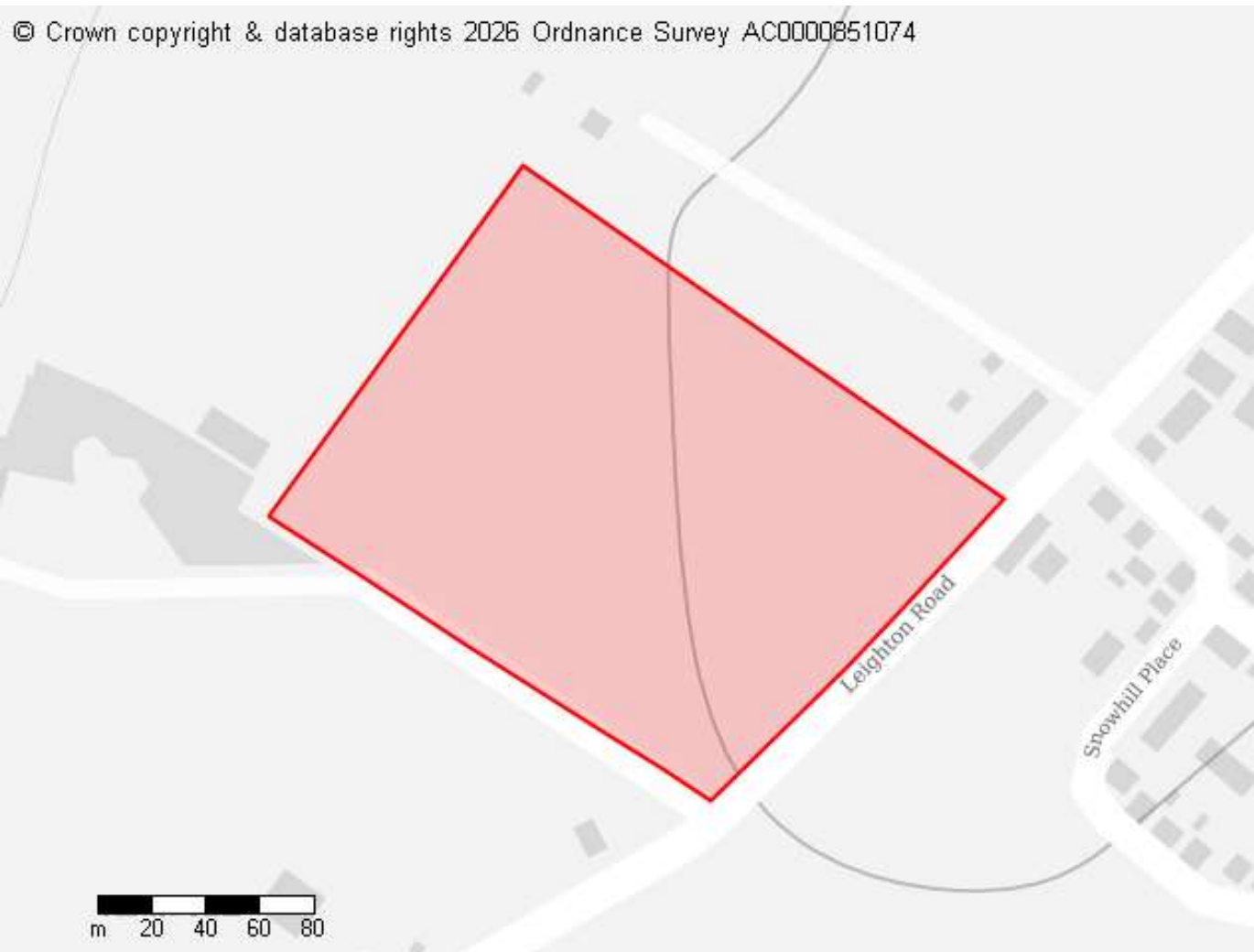
Proposed Uses

Residential

28 dwellings (30 dph) **46** (50 dph)



Submitted Sites in Toddington



SITE ID - Site 136698

Location

Leighton Road, Toddington

Size

3.13 hectares (7.73 acres)

Proposed Uses

Residential

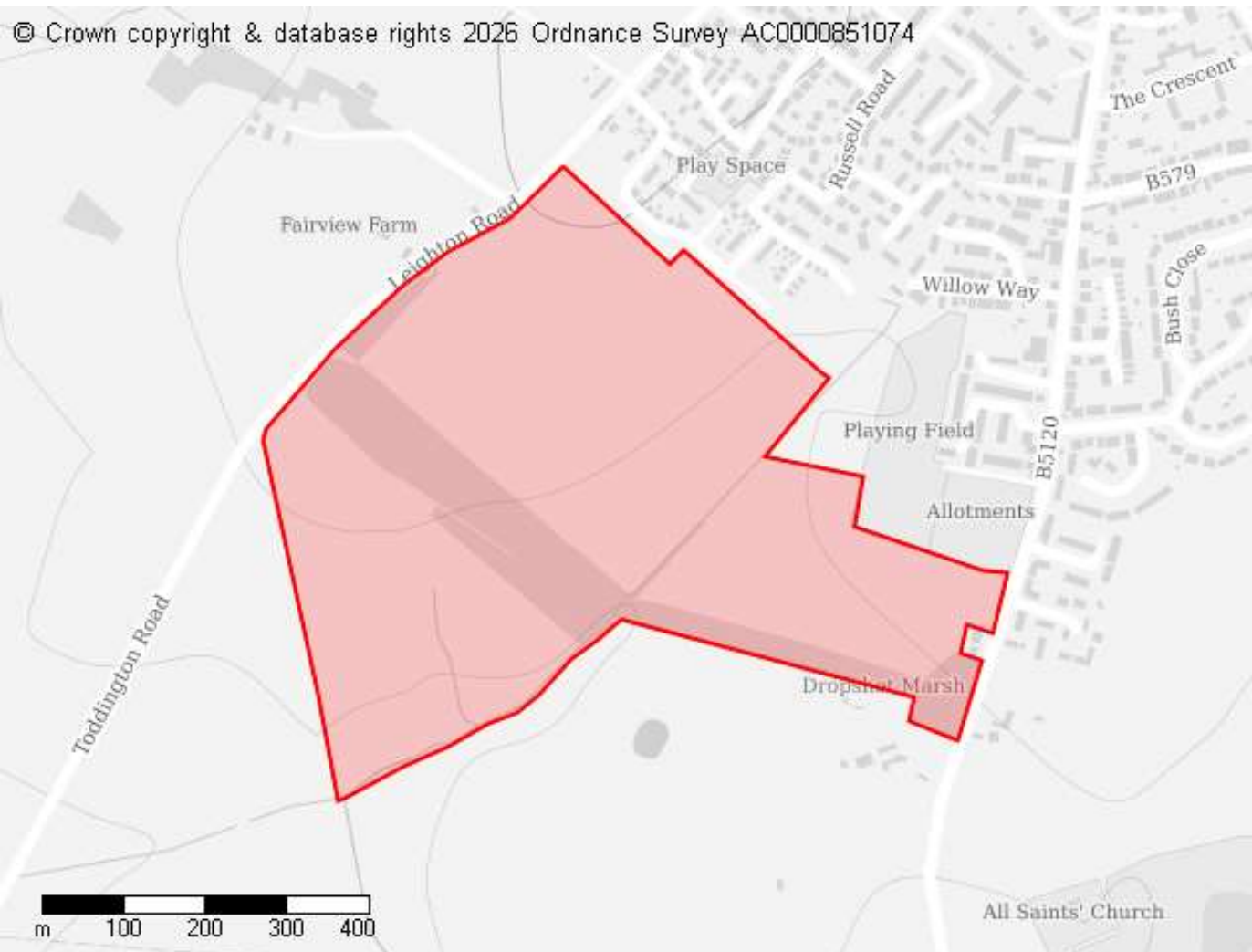
94 dwellings (30 dph) **156** (50 dph)

Planning permission recently granted for **75** dwellings





Submitted Sites in Toddington



SITE ID - Site 136753

Location

Land between Leighton Road and Dunstable Road, Toddington

Size

36.28 hectares (114.5 acres)

Proposed Uses

Residential, Employment,
Standalone green spaces

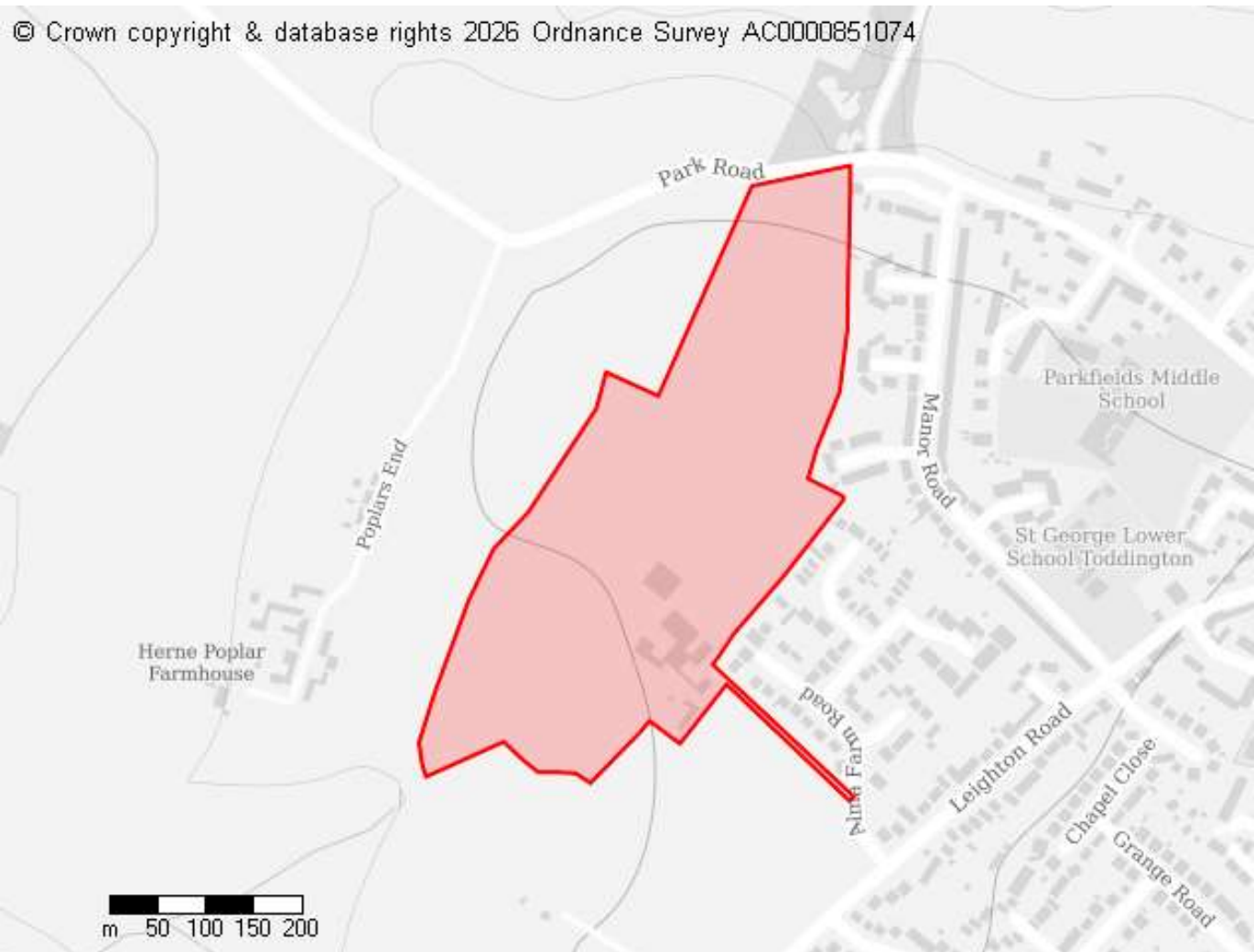
If solely residential 1,088
dwellings (30 dph) **1,814** (50
dph)







Submitted Sites in Toddington



SITE ID - Site 136856

Location

Land west of Manor Road and Alma Farm, Toddington

Size

13.69 hectares (33.83 acres)

Proposed Uses

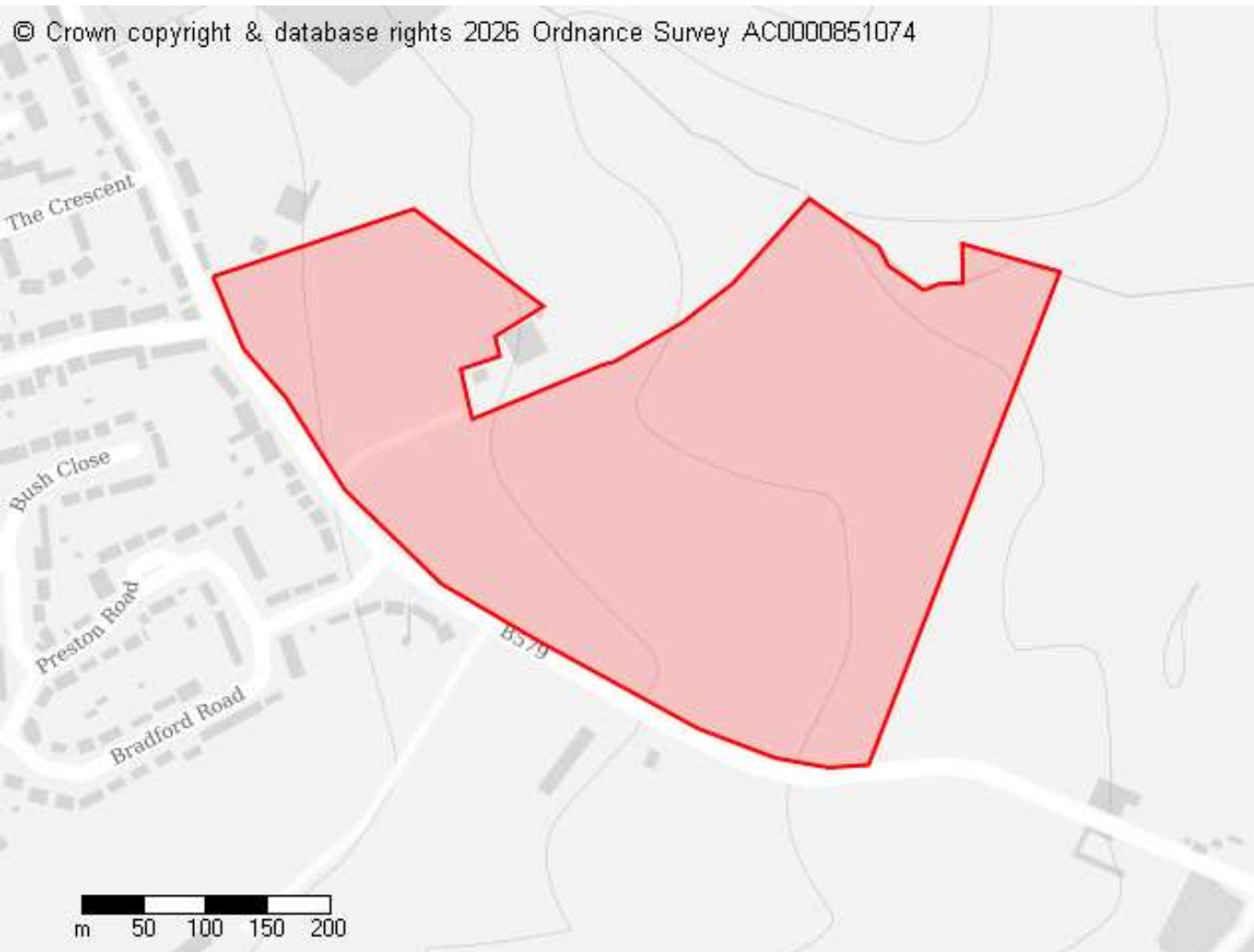
Residential

410 dwellings (30 dph) **684** (50 dph)





Submitted Sites in Toddington



SITE ID - Site 136893

Location

Land north-east of Luton Road
opposite junction with Bradford
Road, Toddington

Size

16.46 hectares (40.67 acres)

Proposed Uses

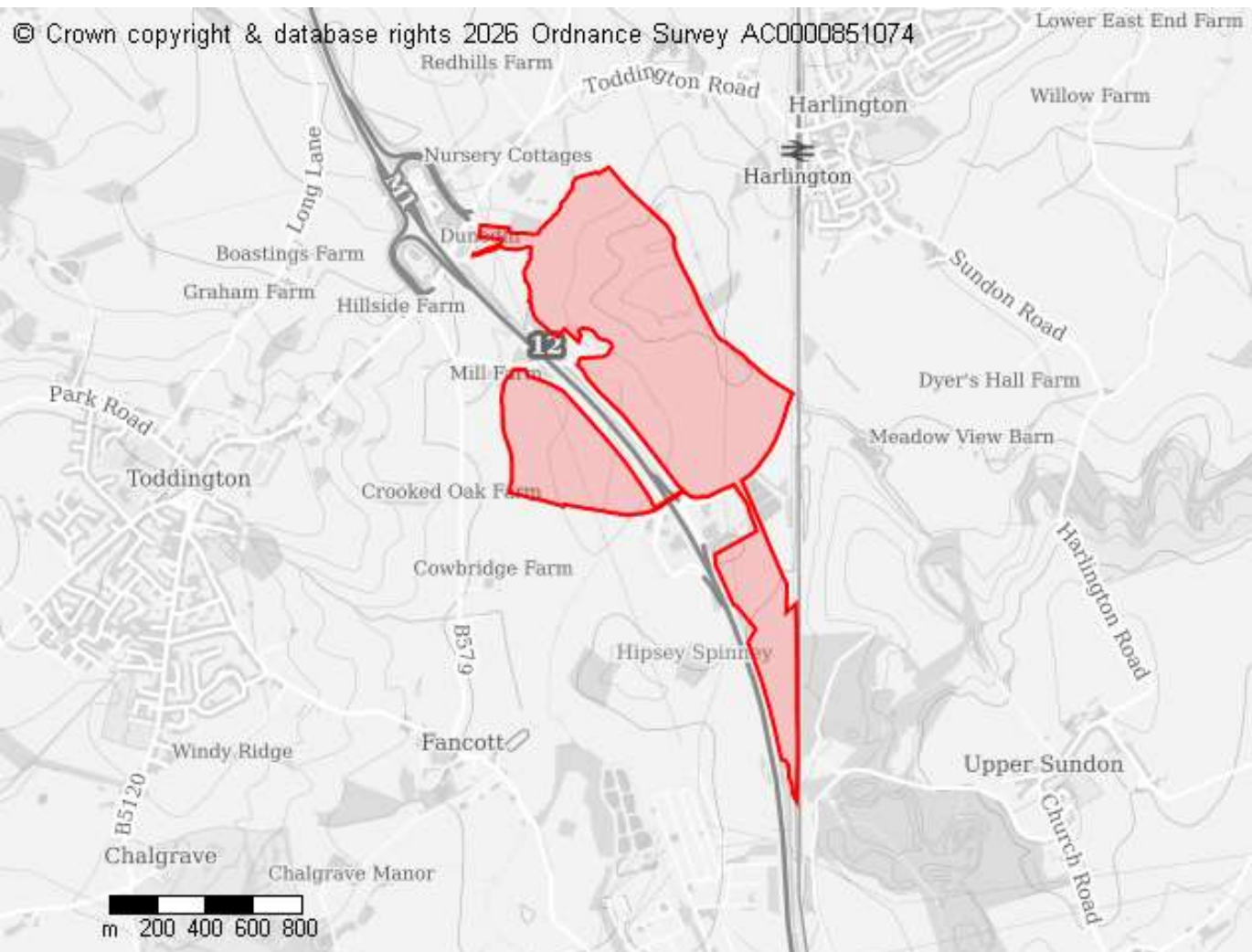
Residential

494 dwellings (30 dph) **823** (50
dph)





Submitted Sites in Toddington



SITE ID - Site 136468

Location

Land either side of M1
Motorway, south of J12,
Toddington

Size

113.01 hectares (281.48 acres)

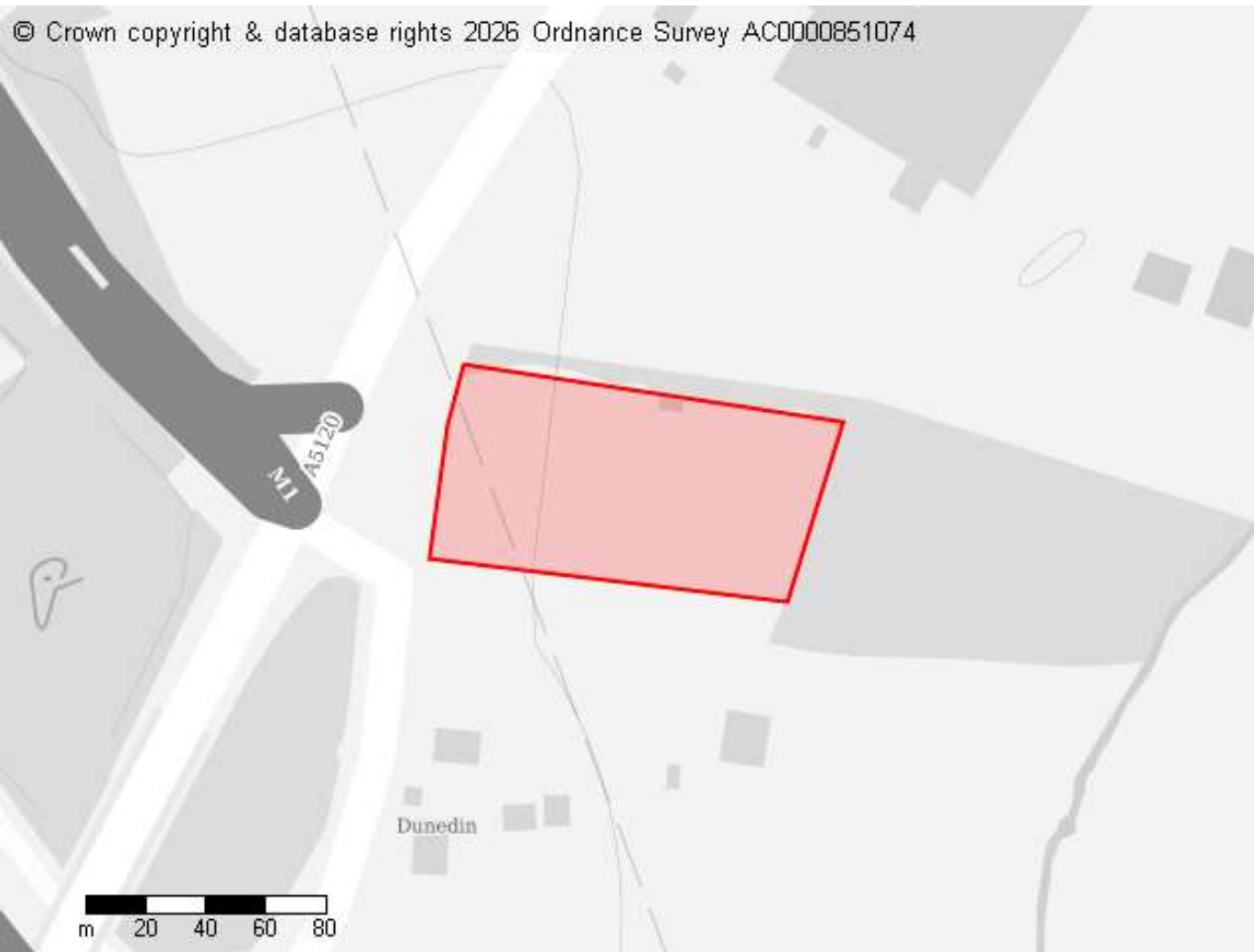
Proposed Uses

Employment, Green energy,
Standalone green spaces





Submitted Sites in Toddington



SITE ID - Site 136513

Location

Immediately opposite M1 J12
access road southbound,
Toddington

Size

0.8 hectares (2 acres)

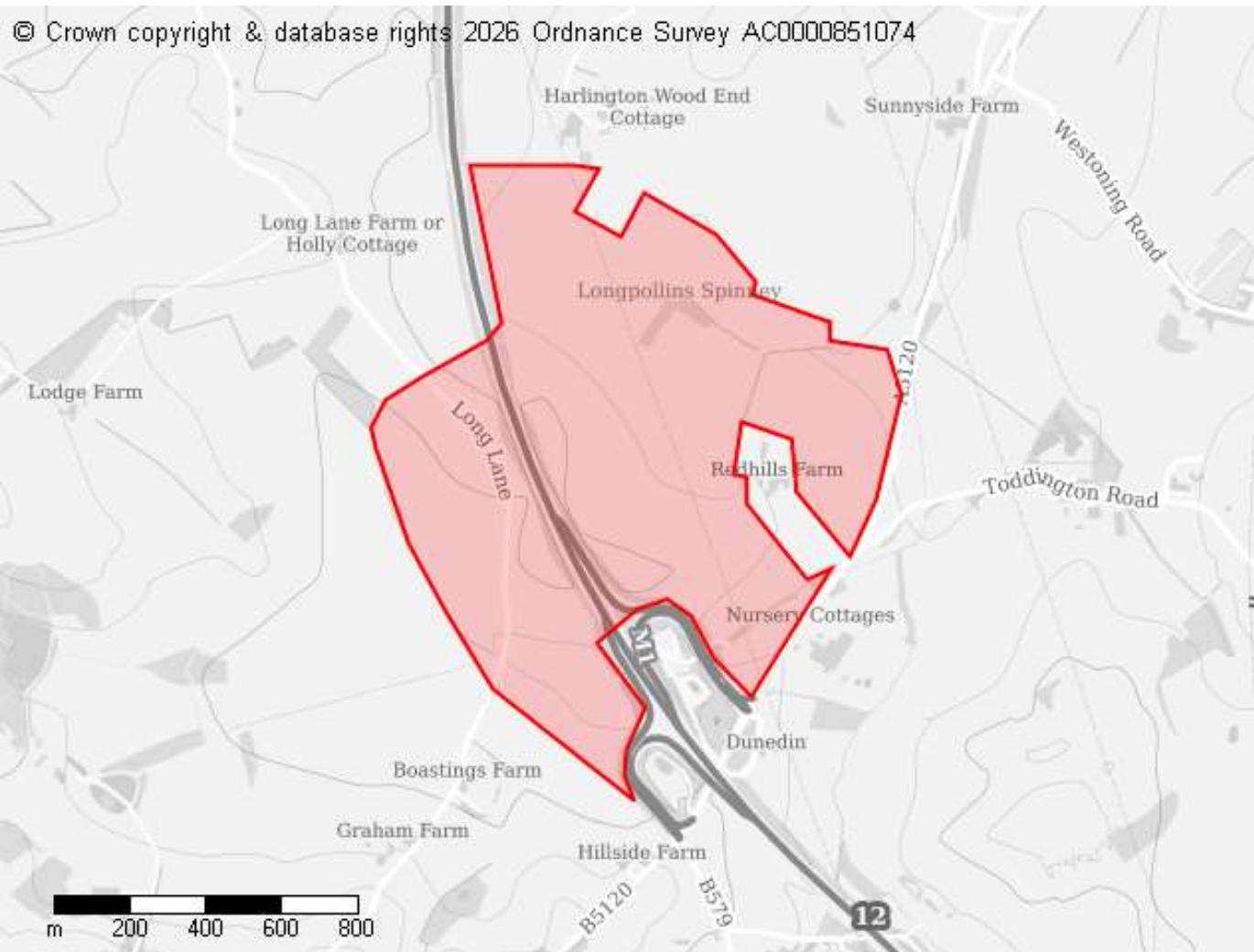
Proposed Uses

Employment, Standalone
freight rest areas





Submitted Sites in Toddington



SITE ID - Site 136645

Location

Land either side of M1
Motorway, north of J12,
Toddington

Size

124.04 hectares (306.51 acres)

Proposed Uses

Employment

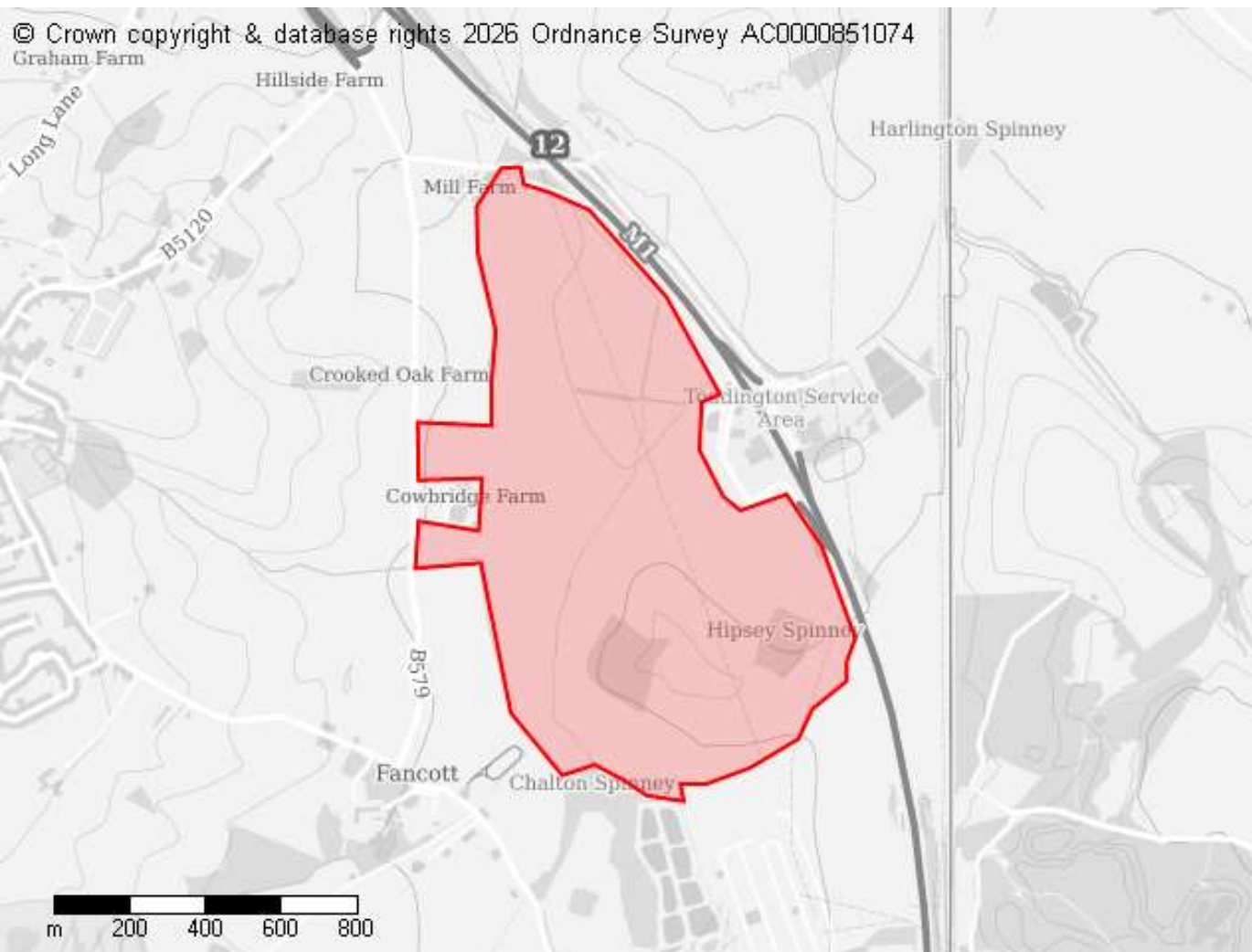








Submitted Sites in Toddington



SITE ID - Site 136658

Location

Land between M1 Motorway
and The Bridleway, Toddington

Size

103.91 hectares (256.76 acres)

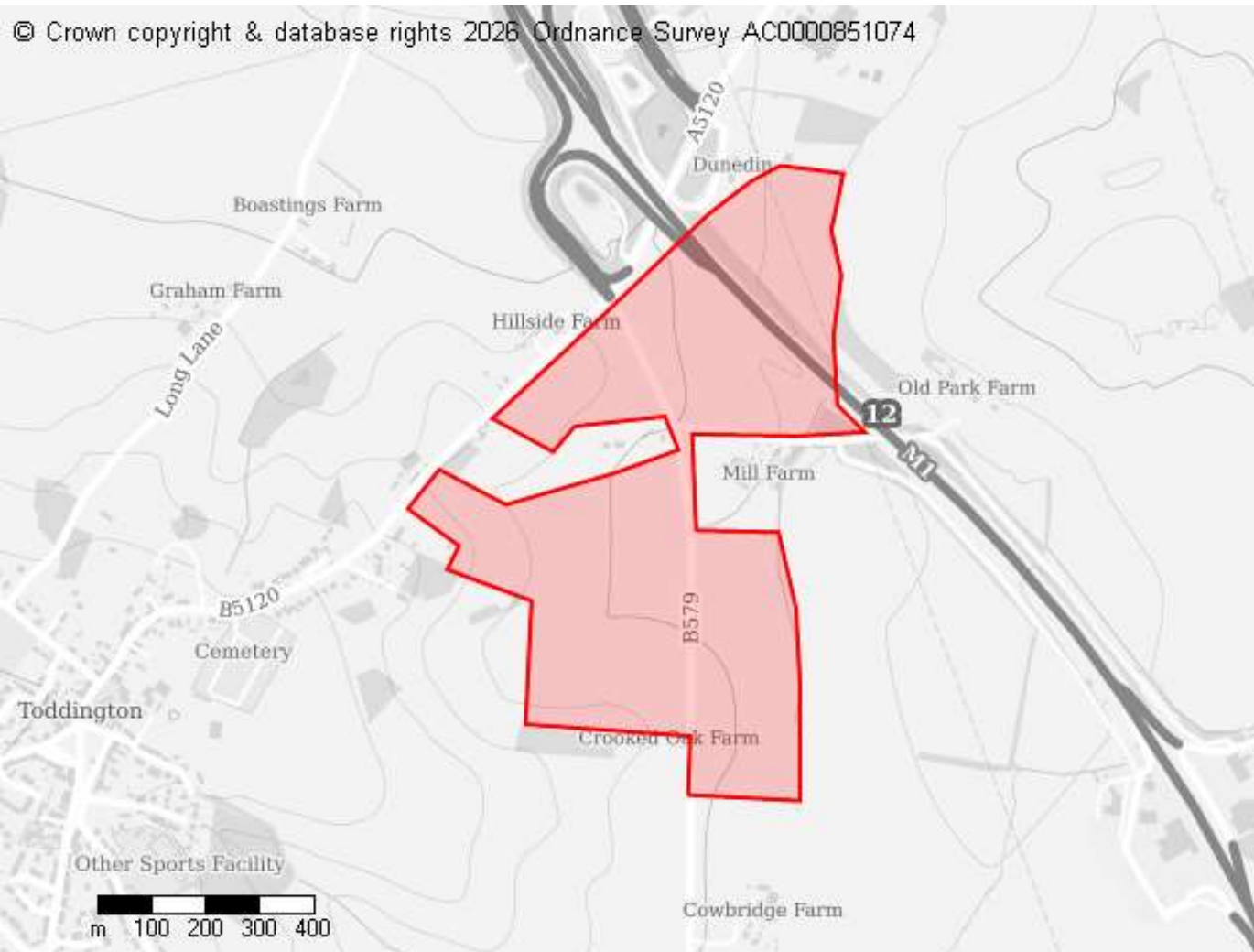
Proposed Uses

Employment





Submitted Sites in Toddington



SITE ID - Site 136810

Location

Land southeast of J12 M1 Motorway and Harlington Road and either side of The Bridleway, Toddington

Size

46.34 hectares (114.5 acres)

Proposed Uses

Employment





Site 136337



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
1.55
Proposed Use
Residential, Standalone green spaces

Site 136856



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
13.69
What the land has been submitted for
Residential

Site 136628



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
0.5
Proposed Use
Residential

Site 136698



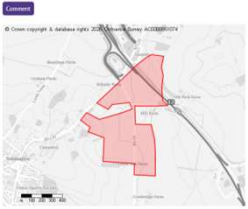
Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
3.13
Proposed Use
Residential

Site 136753



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
35.26
Proposed Use
Residential, Employment, Standalone green spaces

Site 136810



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
46.34
Proposed Use
Employment

Site 136645



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
124.04
Proposed Use
Employment

Site 136658



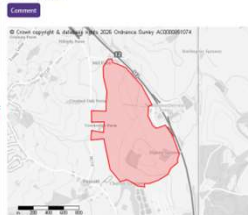
Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
0.8
Proposed Use
Employment, Standalone freight rest areas

Site 136693



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
113.01
Proposed Use
Employment, Green energy, Standalone green spaces

Site 136658



Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
103.91
Proposed Use
Employment

Site 136692

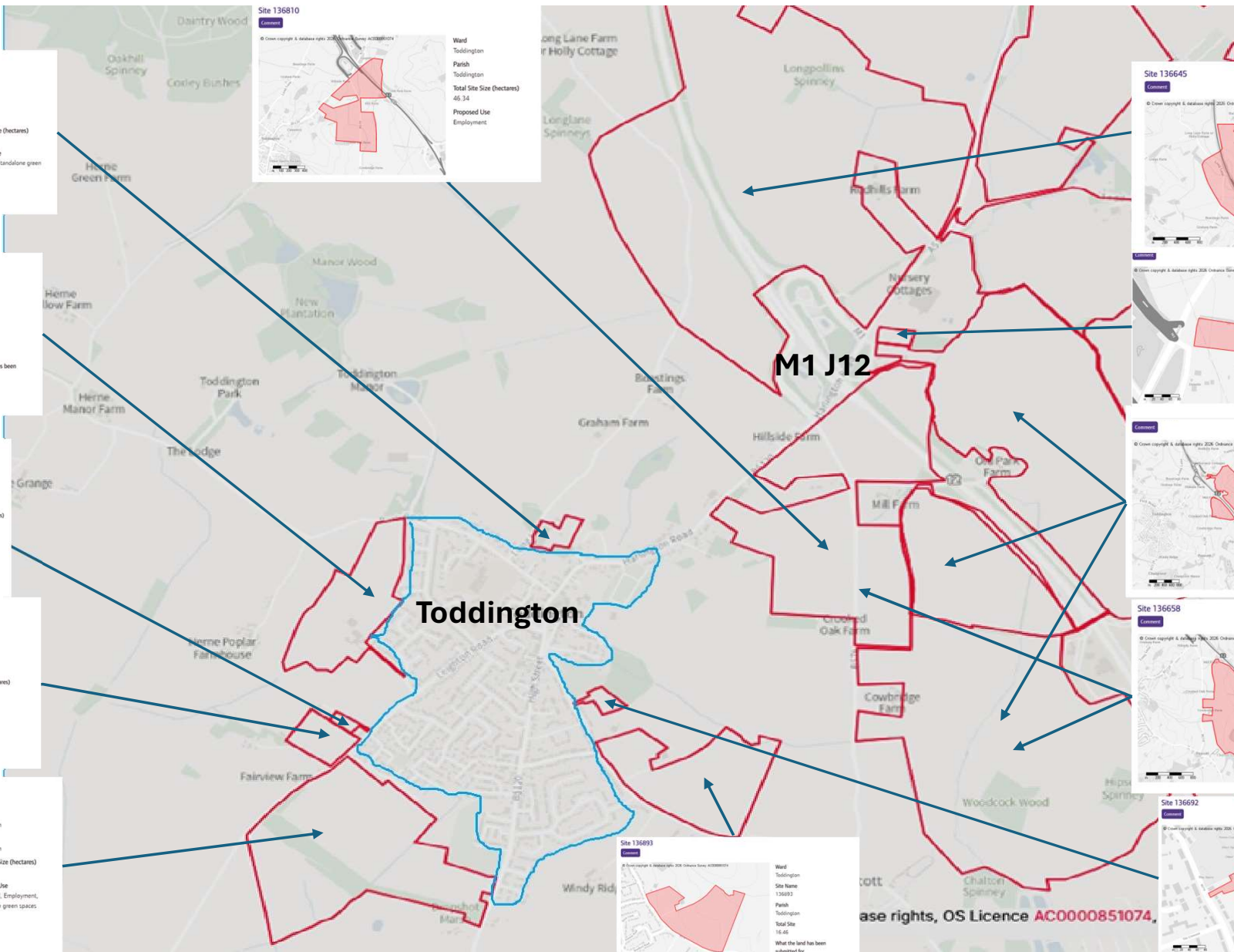


Ward
Tuddington
Parish
Tuddington
Total Site Size (hectares)
0.93
Proposed Use
Residential

Site 136893



Ward
Tuddington
Site Name
136893
Parish
Tuddington
Total Site
16.46
What the land has been submitted for
Residential





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Residential Statistics

- Using CBCs gross residential densities (ranging from **30 to 50** dwellings per hectare) the total number of residential units can be calculated below if all 7 residential sites are allowed and subsequently developed.
- The average household size in UK is approx 2.4 residents per household (ONS)
- **30 dwellings per hectare = 2,176 dwellings** (5,222 additional pop)
- **50 dwellings per hectare = 3,625 dwellings** (8,700 additional pop)
- **Existing dwellings in Toddingtton = 2,000** (4,800 approx. current pop)



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CONSULTATION PROCESS

- CBC want to hear your views on the sites that have been submitted, including any local concerns about particular sites and the reasons for them.
- CBC will need to allocate sites in the Local Plan, and need to understand, which sites you would prefer to be allocated in your area; please mention this in your comments.
- CBC advise that views will be considered alongside detailed evidence, national policy and environmental information before any decisions are made about which sites may be suitable to take forward.
- The consultation closes on **17th August 2026**.



What makes a great place to live?

Have your say on the Local Plan submitted sites consultation

Help shape the future of your area by taking part in Central Bedfordshire Council's consultation on submitted sites in the new Local Plan. We welcome all views, but are asking people to focus on the sites in their own ward or local area. Find out more and take part **by 17 August 2026** at www.centralbedfordshire.gov.uk/local-plan-sites





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Guide to Responding to the Central Bedfordshire Call for Sites Consultation

A practical guide for Toddingtton residents preparing evidence-based consultation responses.

What does "Sustainable" mean?

Sustainable development means meeting current housing and economic needs in locations with appropriate infrastructure, services and transport, while protecting the natural, built and historic environment so future generations are not disadvantaged.

Five Questions to Ask About Every Site

- Is it accessible by walking, cycling and public transport? Consider whether people could realistically travel without relying on the car.
- Can roads, schools, healthcare and utilities support growth? Look for existing congestion or pressure on local services.



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Guide to Responding to the Central Bedfordshire Call for Sites Consultation cont ...

- Would it harm the Green Belt, countryside, biodiversity or landscape? Consider the effect on the village setting and valued habitats.
- Could it increase flood risk? Think about local flooding history, drainage and loss of permeable land.
- Would it reduce separation between settlements? Consider whether development would contribute to settlement coalescence or erode Toddingtton's identity.
- **Planning Considerations**
- **Infrastructure:** Comment on traffic, road safety, school places, GP and dental capacity, and whether existing infrastructure can support further development.



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Guide to Responding to the Central Bedfordshire Call for Sites Consultation cont ...

Utilities: Refer to water, drainage and sewerage where relevant. Toddingtton's sewerage infrastructure is widely recognised as operating at capacity, so any proposal should demonstrate that adequate wastewater capacity can be provided without adverse impacts.

Environment: Consider flood risk, biodiversity, protected habitats, ancient woodland, the Green Belt and landscape character.

Accessibility: Assess walking and cycling links, public transport and access to shops, schools and employment.

Evidence: Base comments on local knowledge and observable facts wherever possible, avoiding speculation or unsupported assertions.



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Guide to Responding to the Central Bedfordshire Call for Sites Consultation cont ...

Simple Response Template

- **Site ID:**
- **Position:**
- **Planning reasons:**
- **Conclusion:**