



TODDINGTON
NEIGHBOURHOOD PLAN

SURVEY RESULTS

COMMUNITY SURVEY - AIMS

June 2026

Executive Summary

The Neighbourhood Plan is a community-led framework that guides future development, including land use and local priorities. The Community Survey forms part of the consultation process with the local community, and its results will be taken into account during the development of the Neighbourhood Plan process.

The draft Aims were developed following recent surveys and comments received from residents and local businesses and is an important stage in the process.

The Community Survey was launched at a public consultation event held at Toddington Village Hall on Saturday 6th June 2026 and ran from 6th - 25th June 2026. The local community were invited to attend the event by means of a leaflet drop to every household and business premises within the village.

Some 104 respondents completed the survey with responses received by means of an on-line questionnaire and also paper copies. The survey comprised 10 questions each relating to a specific aim. Each question also included a free comments section. An 11th question was included to capture any other comments or issues the respondent may have about the survey.

A summary of the responses to each question is itemised below.

Question 1. AIM - High Quality Design & Sustainability: 95% of respondents agreed with 5% disagreed. 19 open comments were also received, mostly neutral or negative sentiment.

Question 2. AIM - Historic Character Preservation: 96% of respondents agreed with 4% disagreed. 14 open comments were received, mostly neutral sentiment.

Question 3. AIM - Leisure & Recreation Accessibility: 94% of respondents agreed with 6% disagreed. 24 open comments were received, mostly neutral sentiment.

Question 4. AIM - Employment Opportunities: 94% of respondents agreed with 6% disagreed. 16 open comments were received, mostly neutral sentiment.

Question 5. AIM - Housing Growth: 84% of respondents agreed with 16% disagreed. 31 open comments, mostly neutral or negative sentiment.

Question 6. Road Safety & Accessibility: 95% of respondents agreed with 5% disagreed. 36 open comments were received, mostly neutral sentiment.

Question 7. View Preservation: 93% of respondents agreed with 7% disagreed. 20 open comments were received, mostly neutral sentiment.

Question 8. Green Infrastructure: 96% of respondents agree with 4% disagreed. 18 open comments were received, mostly neutral or positive sentiment.

Question 9. Amenity Spaces: 97% of respondents agreed with 3% disagreed. 16 open comments were received, mostly neutral sentiment.

Question 10. Pathway Network: 95% of respondents agreed with 5% disagreed. 17 open comments were received, mostly neutral or positive sentiment.

Question 11. Final General Comments: 34 responses were received with the Key themes being: Rural and Village Development, Public Infrastructure Quality and Environmental Conservation. 41% of the responses had a negative sentiment, 35% neutral, and 24% had a positive sentiment.

Across all of the aims, there appears to be strong community support for the neighbourhood plan aims, with most open-ended feedback being neutral or supportive.

SUMMARY OF FREE TEXT COMMENTS RECEIVED FOR ALL 10 QUESTIONS

Summary of the comments received for Question 1 (Aim - High Quality Design)

- Many residents stress the need for improved infrastructure - such as schools, healthcare, and roads before further development.
- There is skepticism about whether the village's character will truly be preserved, with some doubting the effectiveness of existing plans.
- Others emphasize that high quality design is important for maintaining the village's appeal and longevity.
- Overall, while there is support for the aim, there is a strong call for better infrastructure and genuine respect for the village's character.

Summary of the comments received for Question 2 (Aim - Historic Characteristics)

- There is strong support for preserving Toddington's historic character, with many residents emphasizing the importance of protecting the Conservation Area, village green, and central spaces.
- Respondents value the village's unique history and traditional aspects, urging that any development should be in keeping with the existing character.
- There is also a call for strict application of rules to maintain the village's appearance, especially regarding new and existing businesses.
- Overall, the preservation of historic features and green spaces is seen as essential and a source of community pride.

Summary of the comments for Question 3 (Aim - Leisure and Recreation Facilities)

- Residents' comments reflect a strong appreciation for Toddington's leisure and recreation facilities, shops, and amenities.
- Respondents emphasize the importance of maintaining and improving these facilities to ensure they remain accessible and attractive for all ages.
- There is concern about the potential loss of existing amenities, with many expressing that such losses should be resisted.
- Some comments highlight the need for new facilities to accompany housing growth, ensuring the village continues to meet the needs of both residents and visitors.

- Overall, the feedback underscores the community's desire to protect and enhance local services and amenities as the village develops.

Summary of the comments received for Question 4 (Aim - Employment Opportunities)

- Respondents generally support creating and sustaining local employment opportunities, especially for young people and residents.
- There is a preference for supporting small, local businesses and concerns about introducing large-scale developments, warehouses, or projects that could increase traffic or impact green spaces.
- Some comments express skepticism about the feasibility of creating new jobs and question how much influence the community can have on job creation.
- Maintaining the village character and avoiding developments that do not fit with Toddington's rural identity are important to many respondents.
- There are concerns about competition for small businesses and the need for a mix of services and shops on the high street.
- Overall, the comments reflect a desire for balanced, community-focused business growth that benefits residents without compromising the village's character.

Summary of the comments for Question 5 (Aim - New Housing Growth)

- Comments reveal a mix of support and concern regarding new housing growth in Toddington.
- Many respondents agree that housing should meet the needs of both current and future residents, with a focus on providing a suitable mix, tenure, and affordability.
- However, there are notable concerns about the scale and pace of development, with some residents worried about overdevelopment and the potential impact on the village's character and infrastructure.
- Affordability and integration of new housing into the existing community are recurring themes.
- Overall, while there is recognition of the need for new housing, respondents stress that growth should be carefully managed to preserve the village's identity and ensure it benefits all residents.

Summary of the comments for Question 6 (Aim - Road Improvements)

- Residents highlight strong community concern for road safety, accessibility, and inclusive travel in Toddington.
- Many respondents emphasize the need for improvements to the road network, particularly regarding traffic speed management, parking, and safer conditions for all users, including pedestrians and cyclists.
- There is support for measures that encourage walking, cycling, and sustainable travel, as well as better connections to key services and the wider footpath and cycle network.
- Some comments also mention the importance of ensuring that new developments contribute positively to road safety and do not exacerbate existing issues.
- Overall, the feedback underscores a desire for practical, community-focused solutions to make Toddington's roads safer and more accessible for everyone.

Summary of the comments for Question 7 (Aim – Preservation of Important Views)

- Residents express strong support for ensuring that new development in Toddington is sensitive to the preservation of important views and the surrounding countryside.
- Respondents emphasize the importance of maintaining countryside gaps between settlements and protecting the village's scenic character.
- Many comments highlight concerns about overdevelopment and the potential loss of valued open spaces and views.
- There is a clear desire to balance necessary growth with the need to safeguard the rural and visual identity of the village.
- Overall, the feedback reflects a community priority to preserve Toddington's unique landscape and prevent developments that could negatively impact its countryside setting.

Summary of the comments for Question 8 (Aim - Green Infrastructure Network)

- Respondents show strong community support for developing Toddington's Green Infrastructure Network.
- Residents value the creation and enhancement of multi-functional green spaces, access routes, and green corridors that serve the entire community.

- There is a clear emphasis on protecting and enhancing the diversity of wildlife and habitats, with many residents supporting the use of appropriate native species for new planting.
- The feedback also highlights the importance of accessible green spaces for recreation and well-being, as well as the need for thoughtful planning to ensure these spaces are maintained for future generations.
- Overall, the comments reflect a desire to balance development with environmental conservation and community needs.

Summary of the comments for Question 9 (Aim - Amenity Spaces)

- Residents reflect strong community support for protecting and enhancing both formal and informal amenity spaces in Toddington.
- Respondents emphasize the importance of safeguarding areas such as tennis courts, football pitches, play areas, the village green, and the pond, recognizing their value for recreation and community well-being.
- There is a clear desire to designate Local Green Spaces to protect those areas of particular community value.
- Many comments highlight the need to resist the loss of existing facilities and ensure that any development does not compromise these vital spaces.
- Overall, the feedback underscores the community's commitment to maintaining and improving amenity spaces for current and future residents.

Summary of comments for Question 10 (Aim - Footpaths, Cycle Routes and Bridleways)

- The comments demonstrate strong community support for improving the network of footpaths, cycle routes, and bridleways in Toddington.
- Respondents value the creation of safe and accessible pathways, with particular interest in additional links between local facilities and the development of circular routes such as the Green Wheel.
- There is enthusiasm for building a footpath and cycle route between Toddington and Harlington Station, as well as to local schools.
- Many comments highlight the importance of these improvements for encouraging walking and cycling, enhancing safety, and promoting sustainable travel options.

- Overall, the feedback reflects a desire for better connectivity and infrastructure to support active transportation and community access.

SUMMARY OF FREE TEXT COMMENTS RECEIVED FOR QUESTION 11

34 responses were received with the key themes comprising: Rural and Village Development, Public Infrastructure Quality and Environmental Conservation. The responses can be broken down into the following sentiments: 41% negative, 35% neutral and 24% positive.

The comments for Question 11 reflect strong concerns about overdevelopment and the loss of village character, with several respondents urging a halt to new housing to prevent Toddington from becoming a suburb. There are calls for higher standards in public facilities, better maintenance, and more effective litter control. Traffic congestion and parking issues are highlighted, with suggestions for lower speed limits to improve safety. Some comments express appreciation for the efforts of the survey organisers, while others emphasise the importance of balanced development, sustainability, and preserving the village's unique qualities.

Comment examples

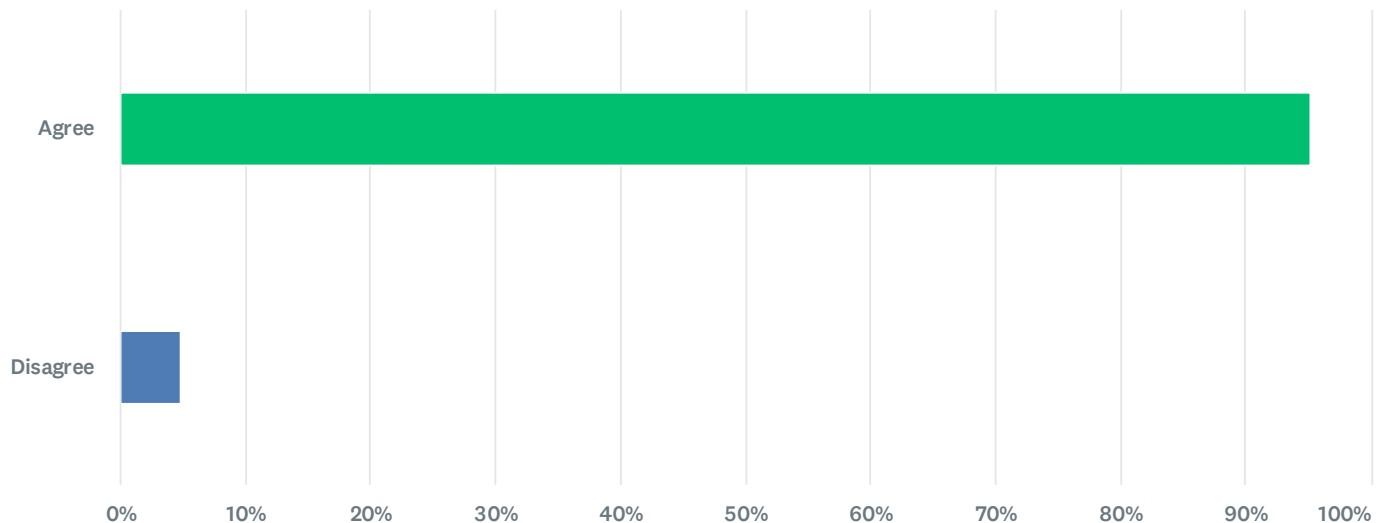
- We need to stop the building of houses or the village as we know it will become a suburb of Luton as Dunstable and Houghton Regis has already become
- Make sure the developers put in proper facilities to a good standard. Unlike the Glebe rope walks? What a farce and will in time become a eye sore, never finished properly running end of ropes should have been spliced or a fixing to stop rope becoming unravelled. Also litter signs encouraging parents to pick up their children's mess after football as this has become my job it seems!
- Stop building in small villages and ruining the village economy and wildlife.
- Traffic congestion is of concern, particularly when the M1 has been diverted. Toddington village should be a 20 mile an hour zone area to ensure safety for all residence.
- As a group of volunteers and a committee you are all doing a fantastic job for the village. I'm sure all your efforts will make a difference and help protect this special place. Thank you so much.
- You have done a fabulous job gathering all the information for these aims. I have no questions or comments but support what you are trying to achieve.
- As stated earlier careful consideration needs to be applied for the correct tenure split in future development. All development to date has been explicitly to the

Leighton Road area of Toddington, with the addition of circa 250 properties once Alma Farm is completed. Further development should be directed to the Chalgrave side of Toddington to ensure the village boundaries are developed equally.

- We have noticed increasing numbers of cars parking along main routes into the village - e.g. Leighton Road - which can restrict access but at least it slows down traffic passing through!
- Thank you for all your hard work in thinking about the village and its residents.
- I accept development is necessary and will happen. The style, density and sustainability aspects are critical to retain a viable village that can preserve characteristics

Q1 103 responses

AIM - High quality design, meeting current and future sustainability requirements, will be secured in all new development reflecting the character of Toddington and its rural setting. This draft aim is consistent with the findings from the recent Housing Needs Survey (see the Neighbourhood Plan website). Do you agree or disagree with this aim?



	 Agree	 Disagree	Total
(no label)	95.15% 98	4.85% 5	103
			103

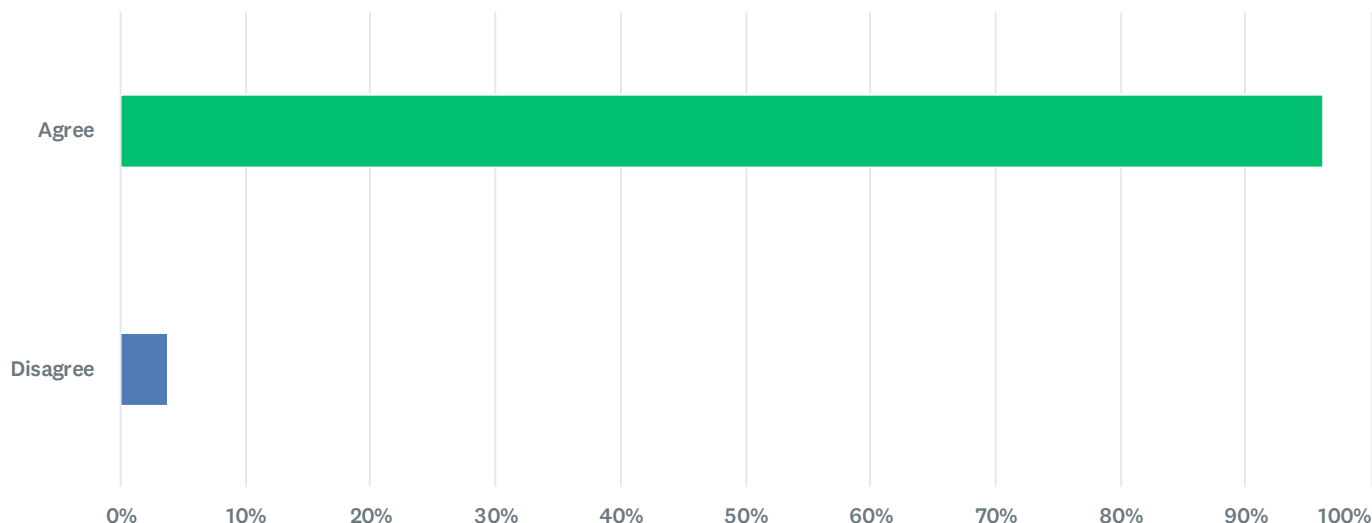
#	COMMENTS:	DATE
1	Toddington has already had two new large Housing developments. Even more housing will be a detrimental to Toddington - new developments have already led to more anti social behaviour and the infrastructure i.e. schools, services are not there.	6/24/2026 9:07 PM
2	More retirement properties not starter homes/ social housing	6/24/2026 5:21 PM
3	The word missing in this Aim and Aim 5 is "Infrastructure". New development without commitment infrastructure only exacerbate existing overload	6/22/2026 2:41 PM
4	Any new homes should be two story buildings only	6/12/2026 4:25 PM
5	CBC have already gone against the neighbourhood plan by allowing building on a green field. The plan isn't worth the paper it's written on as far as CBC goes. They change things to suite them weather the parish council like it or not.	6/11/2026 11:07 PM
6	Unfortunately this has not been achieved but building continues.	6/8/2026 7:55 PM
7	But if high quality means high prices that excludes those on lower incomes	6/8/2026 4:50 PM

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8	New affordable housing should be prioritised for existing local families and dependants	6/7/2026 12:16 PM
9	I strongly agree with this aim to ensure the character of the village is maintained and it is not overwhelmed by new development.	6/6/2026 5:25 PM
10	Development will happen - some is good/necessary. Appropriate infrastructure is crucial to support it	6/6/2026 4:42 PM
11	Would be nice if we could wrangle a leisure centre from a development	6/6/2026 4:18 PM
12	The village is like most places a mixture of old and new, I would be curious to know how/what parts will be picked as the true 'character' of the village. This is a good aim for quality and sustainability but 'character' seems something housing developers would air brush into their plans wherever they are.	6/6/2026 3:06 PM
13	If we can influence the style and design of new builds but not stop them happening then it is obvious we should agree with this aim.	6/6/2026 12:36 PM
14	High quality design should result in a more aspiring place to live. Some of our existing housing / residential stock is looking quite shabby and residents should be encouraged to improve it	6/4/2026 1:25 PM
15	Low quality development does nothing to enhance the character of our village. Building of high quality has a greater chance of enduring the ravages of time and has less chance of becoming an eyesore	6/4/2026 11:59 AM
16	Smaller developments won't face as much scrutiny	5/31/2026 9:25 AM
17	already too much development taken place for the infrastructure and size of the village	5/29/2026 6:55 PM
18	Dont let us become like Harlington !	5/29/2026 4:25 PM
19	No more houses are needed in Toddington. 1 Houses are continuing being built In inappropriate places, putting children's health at risk by putting more and more cars, vans, heavy truck, all passing an infant school. These children's lungs are not fully developed . Has a survey been done on children's health. 2. Schools. CBC closed a secondary school in Houghton Regis, which as far as I am aware has not been replaced. Where are all the children being educated as existing schools are full. 3 Doctors Surgery. It is easier to get an appointment with the Pope tan it is to see a doctor, which can only get worse. 4 Dentist. No more NHS appointments	5/27/2026 5:49 PM

Q2 104 responses

AIM - The distinctive and individual historic characteristics of Toddington including the Conservation Area, listed buildings and the setting of the Scheduled Ancient Monument will be preserved and enhanced. This draft aim reflects the findings from the Green Infrastructure Workshop (see the Toddington Neighbourhood Plan website) and local residents preferences. Do you agree or disagree with this aim?



	 Agree	 Disagree	Total
(no label)	96.15% 100	3.85% 4	104
			104

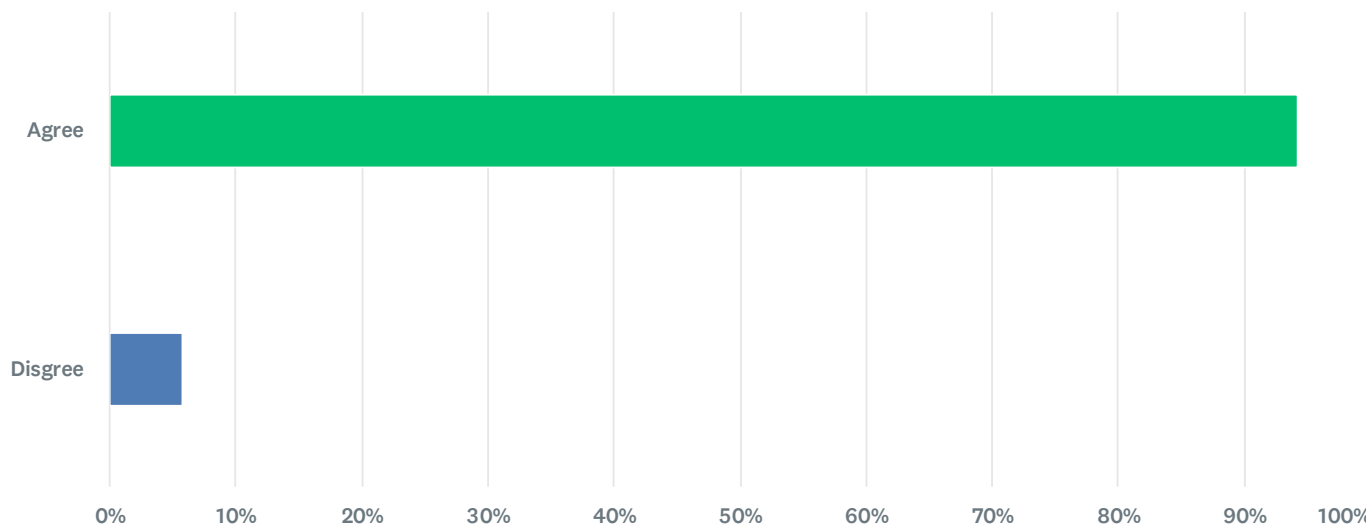
#	COMMENTS:	DATE
1	Very important	6/22/2026 2:55 PM
2	There should be no deviance from this aim	6/22/2026 2:41 PM
3	To protect any green spaces owned by the parish council not currently having additional protection by making a voluntary application under s15(8) Commons Act 2006. Only proof of ownership is required	6/21/2026 3:03 PM
4	But CBC will just over rule anything they want to.	6/11/2026 11:07 PM
5	Green plan does not put enough focus on the priority green space in the middle of the village - village green and pond. Too much focus on green space some distance away	6/10/2026 3:05 PM
6	Most important	6/7/2026 12:23 PM
7	Current environment and signage rules should be applied to ensure new businesses and existing businesses maintain character of village	6/7/2026 12:16 PM

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8	This is essential	6/7/2026 12:01 PM
9	This is a vital aim to preserve Toddingtong's unique character	6/7/2026 11:58 AM
10	Being part of "a village" is important - development must be in keeping with the character. There shouldn't be development that impacts these characteristics negatively	6/6/2026 4:42 PM
11	It is really important to retain the historic and traditional aspects of the village it is probably a major factor in the reason people live in Toddingtong.	6/6/2026 12:36 PM
12	The green and centre of the village is particularly important. Extra care should be taken to protect these areas.	6/4/2026 1:25 PM
13	Two of the 3 properties we've lived in in Toddingtong have been on the edge of the Conservation Area and its enhancing protection for us have and neighbours have been greatly appreciated and it helps maintain the standards in the heart of the village. There is a great pride in village history.	6/4/2026 11:59 AM
14	no more development please	5/29/2026 6:55 PM

Q3 104 responses

AIM - Toddington's leisure and recreation facilities, shops, and amenities will be easily accessible, attractive, offering a range of services and facilities for visitors and residents of all ages. Loss of such facilities will be resisted, and new facilities will be provided alongside housing growth. This draft aim combines the feedback gained from the open events, local groups and young people. Do you agree or disagree with this aim?



	Agree	Disagree	Total
(no label)	94.23% 98	5.77% 6	104
			104

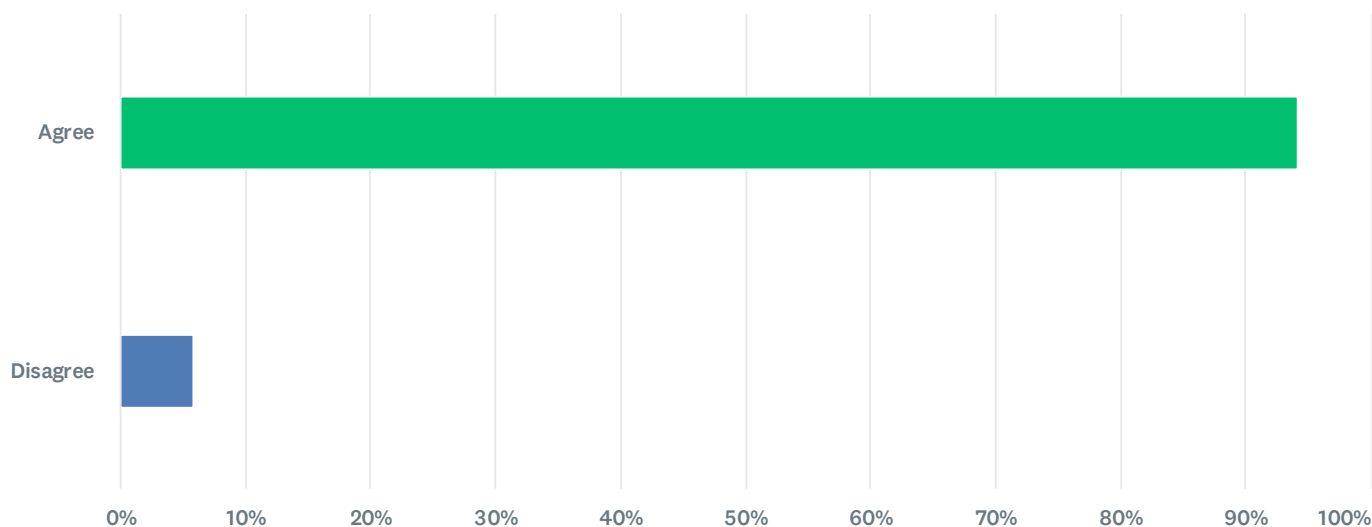
#	COMMENTS:	DATE
1	I am against housing growth. How about providing more services for existing residents? I pay extremely high council tax - the communal grass areas are a foot high, we have potholes and the hedges are not cut - maybe focus on getting this right first?	6/24/2026 9:07 PM
2	New facilities - particularly medical are required asap. They have not been provided so far and we already have growth ie new estates.	6/23/2026 6:58 PM
3	I feel that spaces tend to be restricted with shop keepers using them	6/22/2026 4:31 PM
4	Teenagers especially in need of recreational facilities	6/22/2026 2:55 PM
5	To be viewed in conjunction with Aim 2	6/22/2026 2:41 PM
6	Any provision should be provided in Toddington rather than elsewhere	6/21/2026 3:03 PM
7	Too many hairdressers/barbers. Need fresher fruit and vegetables	6/20/2026 5:21 PM

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8	Strongly agree with this. We must protect existing open spaces and make sure that new facilities are hard baked into future developments.	6/20/2026 2:39 PM
9	Any new businesses should be a variation on what is already on offer. We do not need any more barbers, hairdressers or beauty businesses! Butchers, greengrocers or deli should be accepted	6/12/2026 4:25 PM
10	But as we know new facilities will not be provided alongside houseing growth. It's just on paper but never happens	6/11/2026 11:07 PM
11	Wider range of shops and businesses needed	6/8/2026 4:50 PM
12	We need facilities to attract visitors and also keep our residents engaged with easy access to these facilities	6/7/2026 9:21 PM
13	Loss of facilities through lack of use would be counter productive. Facilities must be aligned with need and use	6/7/2026 12:16 PM
14	More facilities re desperately needed	6/7/2026 11:58 AM
15	Clubhouse for TRFC and wider community well overdue	6/7/2026 11:50 AM
16	Nothing done about suspected money laundering establishments	6/7/2026 10:50 AM
17	If we cannot preserve what we have, and don't encourage more - we will loose what is key to sustain the village	6/6/2026 4:42 PM
18	No more hair dressers!	6/6/2026 1:47 PM
19	Toddington lacks a restaurant / eatery / cafe culture. These should be positively encouraged without damaging the existing enterprises.	6/4/2026 1:25 PM
20	The shops are a critical part of village life and greatly valued. Accessibility to these and new is critical but I would hate to see 'new' threatening the livelihoods of established businesses. The range is the key. Sometimes we do have many repeats!	6/4/2026 11:59 AM
21	The closure of Bistro 24 has left a big hole in the village since it was used by many people as a meeting place. I would like to see more effort made to keep amenities such as this and not just let the building go to the highest bidder.	6/4/2026 11:03 AM
22	Remove parking restrictions outside shops in centre of village	6/1/2026 8:47 PM
23	will lose the character of a small village	5/29/2026 6:55 PM
24	Need less new builds and more high quality restaurants with parking	5/29/2026 5:50 PM

Q4 102 responses

AIM - Employment opportunities will be created and sustained through offering an appropriate scale and mix of employment sites. Existing businesses will be supported and their growth encouraged where appropriate. This draft aim is consistent with the findings of the recent Business Survey and comments from the local business community, including the High Street retail and office premises and the small scale business centres within Toddington (see the Toddington Neighbourhood Plan website). Do you agree or disagree with this aim?



	 Agree	 Disagree	Total
(no label)	94.12% 96	5.88% 6	102
			102

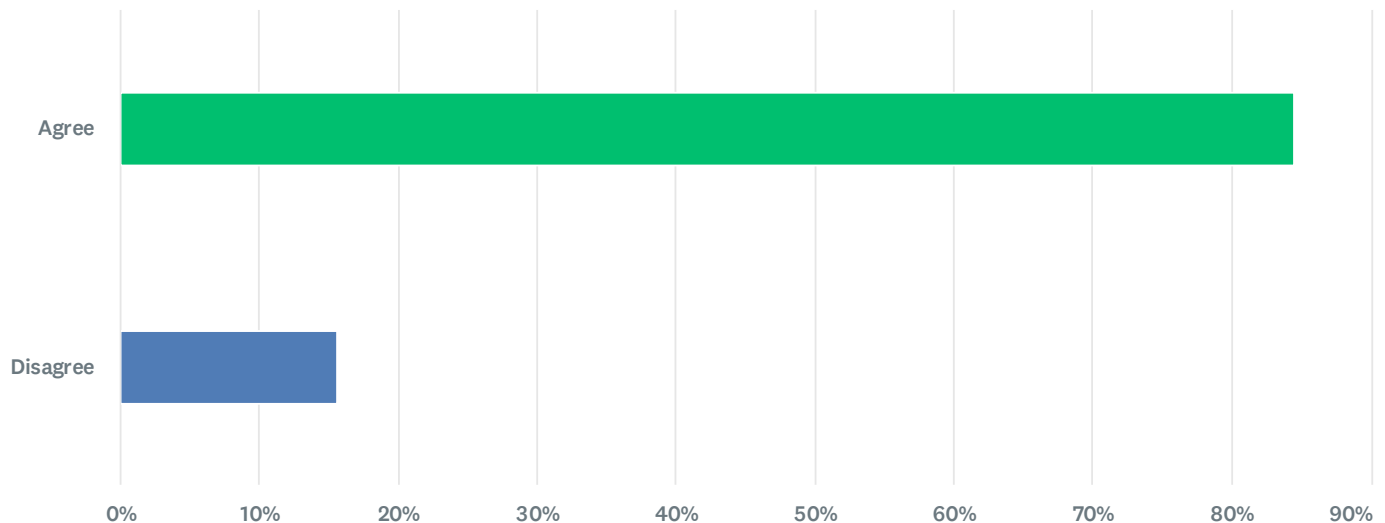
#	COMMENTS:	DATE
1	Need a better range of shops and decent restaurant, more coffee/ tea shops	6/24/2026 5:21 PM
2	Not sure how this would work in practice.	6/23/2026 6:58 PM
3	Development such as those proposed at M1 J12 should be opposed at every opportunity	6/22/2026 2:41 PM
4	Although not big development like proposed at J12	6/20/2026 1:44 PM
5	New business should be that, not staff moving from a larger town.	6/12/2026 4:25 PM
6	This will never happen pie in the sky	6/11/2026 11:07 PM
7	Currently limited employment opportunities for young people	6/8/2026 4:50 PM

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8	Employment and transport are a main aim if the village is to prosper and young people remain living here	6/7/2026 11:58 AM
9	But not to large warehouses or companies that will cause more traffic issues in village. Or being built on green belt areas. They are not part of village life.	6/6/2026 6:03 PM
10	Growth creates opportunity, wealth and investment. We need these	6/6/2026 4:42 PM
11	Agree, but how can you influence / create jobs!	6/6/2026 4:25 PM
12	It does question though how large a business can grow before they are too large for the village. A mix of services / shops on the high street is important for the residents but they also have a responsibility to maintain and upkeep their frontages and areas to stay in keeping with the village.	6/6/2026 12:36 PM
13	Much better for people to work locally.	6/4/2026 1:25 PM
14	It's great if locals can work locally. To be served by or deal with someone you know is a bonus situation for customer and business owner alike.	6/4/2026 11:59 AM
15	Smaller businesses don't need added competition to stay affordable	5/31/2026 9:25 AM
16	what businesses?	5/29/2026 6:55 PM

Q5 103 responses

AIM - New housing growth will contribute to a compact and integrated village, meeting the needs of the existing and future residents in terms of housing mix, tenure and affordability. This draft aim draws from the conclusions of the recent Housing Needs Survey (see the Toddington Neighbourhood Plan website). Do you agree or disagree with this aim?



	 Agree	 Disagree	Total
(no label)	84.47% 87	15.53% 16	103
			103

#	COMMENTS:	DATE
1	I am against housing growth - see above.	6/24/2026 9:07 PM
2	We have already seen many changes with new housing growth. More cars, more people and there are not enough facilities to support them.	6/23/2026 6:58 PM
3	We don't need housing growth to the extent of that already proposed. Toddington is already at risk of becoming a 'dormitory town'	6/22/2026 2:41 PM
4	Where a developer is required to contribute to any of the aims any provision of facilities should be in Toddington	6/21/2026 3:03 PM
5	Need more housing for the elderly	6/20/2026 5:21 PM
6	Honestly, I would say Toddington has enough houses already and doesn't need any more.	6/20/2026 2:39 PM
7	Any new build housing/help to buy etc should be offered to Toddington residents first.	6/12/2026 4:25 PM
8	We don't need anymore housing. All the houses are large not affordable and only for people	6/11/2026 11:07 PM

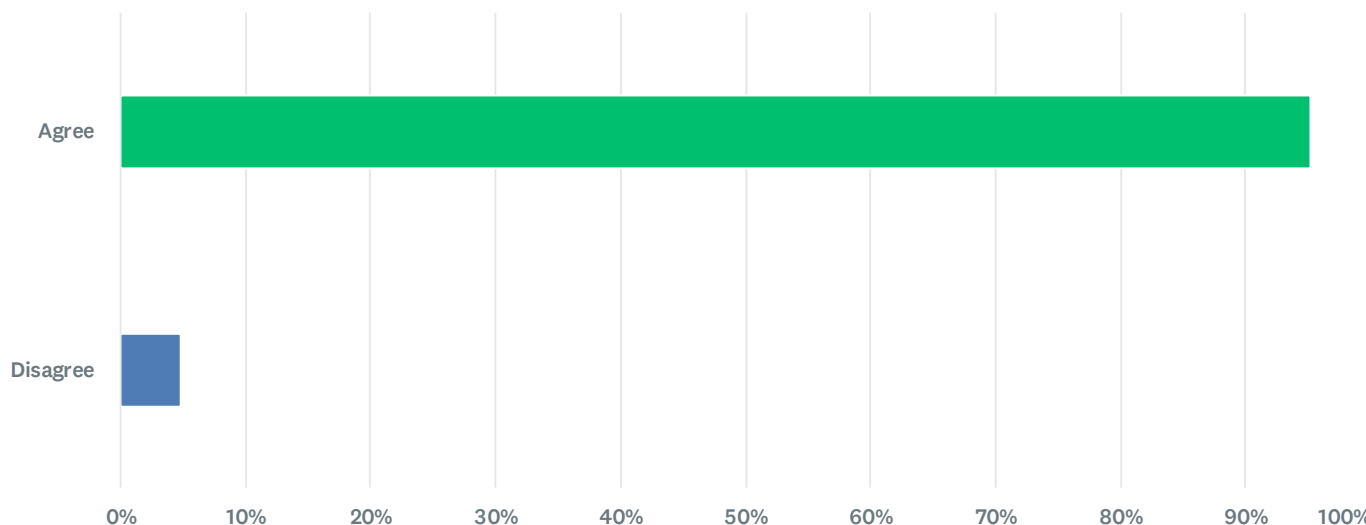
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coming from outside Bedfordshire who want to live in what they think is the country.

9	Important to maintain the mixture of housing types and also ensure the pace of growth isn't too fast i.e. allow time for newcomers to be "absorbed" into village life	6/7/2026 12:23 PM
10	This will only contribute if developments are appropriate and controlled to favour maintenance of a distinct village	6/7/2026 12:16 PM
11	I feel that Toddington has reached capacity and that further development will be detrimental	6/7/2026 12:01 PM
12	Sensitive and measured housing developments are necessary to sustain community spirit	6/7/2026 11:58 AM
13	Developers only interested in 4/5 bedroom house	6/7/2026 11:50 AM
14	To some new housing but not much more. These should be one and two bed properties to help local people onto housing ladder.	6/6/2026 6:03 PM
15	It is important that approval for all development respects the green belt and that adequate infrastructure is in place to support it..	6/6/2026 5:25 PM
16	Development is ok if it is genuinely sustainable necessary and just a target driven by Govt	6/6/2026 4:42 PM
17	New housing development will likely log jam the doctors, hospitals, dentists, schooling	6/6/2026 4:25 PM
18	Hoping we don't get joined up with Luton	6/6/2026 4:22 PM
19	We keep edging towards Luton; I'm glad there is a big road in the way!	6/6/2026 4:18 PM
20	Concerned that the village will spread to such an extent that it is no longer walking distance to the centre and/or housing density too high.	6/6/2026 3:00 PM
21	I agree in principal, but feel from the content at the public meeting the theme of affordable and social housing is far too prominent. A mixture of tenure is important to the development of the village and an over biased preference on affordable and social housing would be detrimental.	6/6/2026 1:18 PM
22	We can not allow the village to sprawl and blend with other settlements. Toddington is unique with green space around it and situated on a hill. This we must fight regarding any plans to build.	6/6/2026 12:36 PM
23	I agree with the statement but I do not not agree that the village needs any more housing. If some development is needed it must be severely limited and COMPACT to prevent Toddington becoming a sprawling town.	6/4/2026 1:25 PM
24	Excellent choice of word 'compact'. Would hate to see our village sprawl. Affordability is key.	6/4/2026 11:59 AM
25	A laudable aim but the reality is that all the new builds in the village hardly seem affordable!	6/4/2026 11:03 AM
26	Houses being added are out of most people's prices ranges. They are built to attract commuters etc not for locals.	6/1/2026 8:47 PM
27	Plenty of properties already on the market and new houses will only force current residents to consider options creating more houses than required	5/31/2026 9:25 AM
28	it's ruining the village	5/29/2026 6:55 PM
29	Should have less cheaply made housing estates	5/29/2026 5:50 PM
30	Toddington has grown enough without further investment in public facilities	5/27/2026 7:40 PM
31	Housing should not be on environmentally sensitive areas to South East and South West of village	5/27/2026 8:28 AM

Q6 103 responses

AIM - All roads in Toddington will be safe, accessible and inclusive for all road users. Improvements to the road network to increase safety, including parking, and appropriate measures to manage traffic speeds, will be required alongside new development. Development will support walking, cycling and other sustainable modes of travel, and improve connections to key services, facilities and the wider footpath and cycle network. The draft aim reflects the findings of the Business Survey and comments from residents and businesses. Do you agree or disagree with this aim?



	Agree	Disagree	Total
(no label)	95.15% 98	4.85% 5	103
			103

#	COMMENTS:	DATE
1	Roads are not maintained now - they are full of potholes.	6/24/2026 9:07 PM
2	20mph speed limit on High Street past shops	6/24/2026 5:21 PM
3	This is vital. We live near one of the new housing estates and I'm surprised that that there hasn't been an accident yet. Cars travel too fast with no consideration for other road users.	6/23/2026 6:58 PM
4	A more regular bus service to the station and surrounding towns would be nice.	6/23/2026 11:53 AM
5	Speed cameras especially needed on Leighton Road in view of the need to keep children safe - NB passing by school.	6/22/2026 2:55 PM

TODDINGTON NEIGHBOURHOOD PLAN – COMMUNITY SURVEY

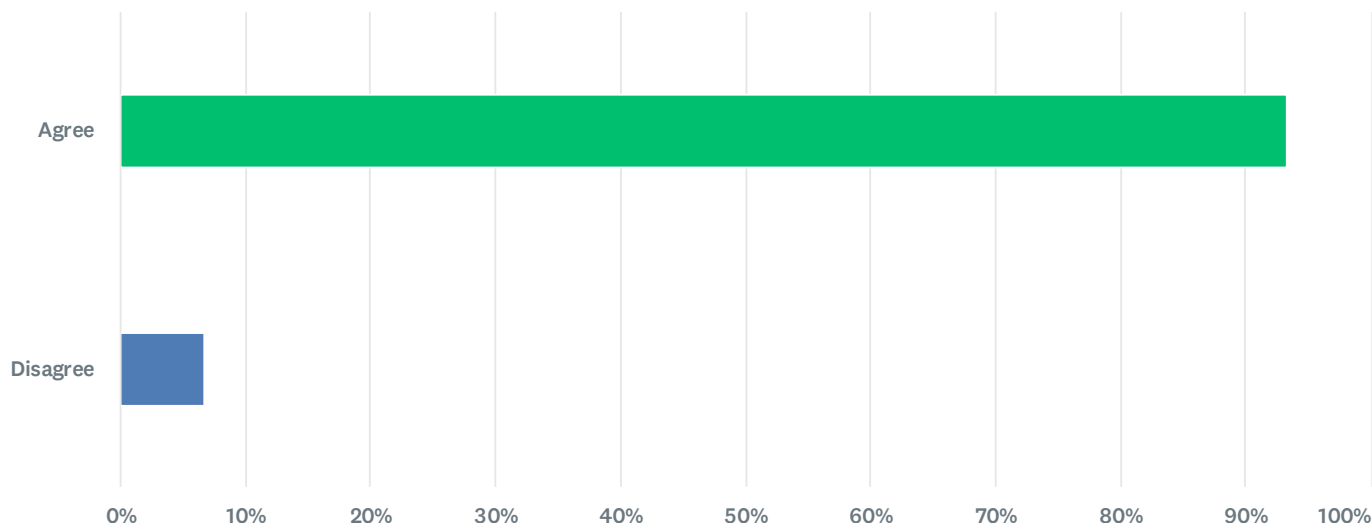
6	A 20mph limit throughout the village will help to achieve this, together with active policing. Good luck with the parking!	6/22/2026 2:41 PM
7	The 20 mile an hour limit should be extended to where the out of the limit signs are now on Leighton Road going away from the village	6/21/2026 3:03 PM
8	More disabled parking required	6/20/2026 5:21 PM
9	Especially about the cycling/pedestrian network (don't forget joggers!)	6/20/2026 2:39 PM
10	The whole of Toddington should be a 20mph zone. Why is it that Alma Farm Road development has this? No through traffic ! The High Street, Station Road, Leighton Road are 30mph where there is a greater speed and more likely more accidents. A 20mph zone through the whole village, with calming measures in and out of all roads in/out of the village. Also speed cameras please.	6/12/2026 4:25 PM
11	This is the biggest load of rubbish CBC have allowed the roads to get so bad they are literally falling apart. They might just patch but that only lasts weeks before they fall apart again. We have the only crossing in Leighton road that is too dangerous to use it is totally unsafe for elderly, disabled and parents with prams but CBC refuse to do anything about it they reckon it is safe. In their dreams they must be totally able bodied and don't care about elderly or disabled people.	6/11/2026 11:07 PM
12	Housing developments are now increasing traffic in the village especially challenging at school times where it is unsafe for children and for drivers eg blocked roads and driveways etc... parking is insufficient in the village and problems are increasing daily. Speeding remains a problem too.	6/8/2026 7:55 PM
13	Currently no safe cycle routes. Speed limit on High St should be 20mph	6/8/2026 4:50 PM
14	Need safer paths from Poplars to Harlington Station and surrounding areas. Also potholes are disgraceful.	6/7/2026 9:21 PM
15	Parking restrictions should be enforced; currently these are often ignored	6/7/2026 12:23 PM
16	Footpaths are not in a fir state for prams and invalid chairs. Car parking on pavements should be banned	6/7/2026 12:01 PM
17	Extra traffic calming measures are needed particularly speed cameras on the High Street and Leighton Road	6/7/2026 11:58 AM
18	Footpath/cycle path to station well overdue	6/7/2026 11:50 AM
19	Any new developments or housing need parking spaces as older properties dont all have them.	6/6/2026 6:03 PM
20	Strongly agree, particularly in relation to road safety, management of traffic speed and parking provision.	6/6/2026 5:25 PM
21	Traffic parking/congestion/speeding are all issues. To grow the village needs an integrated approach	6/6/2026 4:42 PM
22	Many of the existing footpaths are currently in a poor condition and require maintenance. We want to look up at our surroundings rather than down at the pavement watching our footing.	6/6/2026 4:25 PM
23	Speeding in the village is a real concern. Potholes are dangerous	6/6/2026 4:22 PM
24	The potholes are becoming a real problem, also cars often speed in the High Street	6/6/2026 4:18 PM
25	Pavements becoming difficult to walk along with overgrown hedges from both public and private spaces, eg Leighton Road Village Hall overgrown and pedestrians need to step into road to pass.	6/6/2026 3:00 PM
26	The issue without any further development is the main road through Toddington. Parking both sides creates a number of pinch points with insufficient space for traffic to flow in both directions. All budget should be directed in improving this (better parking options / road widening) alongside traffic calming measures. All other roads in Toddington are fine and adequate.	6/6/2026 1:18 PM
27	I do wonder where we are to obtain the parking required as it is a big issue already. To reduce car usage however would also require good networks for cycling, walking and buses around and in or out of the village.	6/6/2026 12:36 PM

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28	Speed bumps on the high street and along Luton Road.	6/6/2026 12:20 PM
29	Speed restrictions on the high street and Leighton road need to be addressed	6/6/2026 10:52 AM
30	The pot holes need fixing first!! A full cycle way / footpath should be established to Harlington station so that commuters do not necessarily need to park their cars at the very limited and expensive station car park. Several footpaths in the locality of Toddington should supplemented/extended to create more circular walks around the village.	6/4/2026 1:25 PM
31	One of the great assets of living in Toddington is the ability to go places by walking there and back. To increase cycling or other means of access is a great aim but the roads are already busy and more houses are going to exacerbate that. We need to make space for all these extra cars at home and in the village, with appropriate safety measures.	6/4/2026 11:59 AM
32	Again a worthwhile aim, but unless any measures (like parking restrictions) are strictly enforced, they become meaningless.	6/4/2026 11:03 AM
33	School zones should be introduced to assist the residents that live in these areas the daily grind of people blocking there drives and roads for access.	5/31/2026 9:25 AM
34	too much traffic and noise and pollution	5/29/2026 6:55 PM
35	Quality of the roads through Toddington is very poor and there are no buses direct into Milton Keynes	5/29/2026 5:50 PM
36	Let's concentrate on the repair of existing bomb craters we have on our poorly maintained roads , paths crossings etc before we start on more rds , and please dont go the way if speed tables or ramps !	5/29/2026 4:25 PM

Q7 104 responses

AIM - New development will take place sensitively ensuring the preservation of important views in to and out of the village to the surrounding countryside while maintaining important countryside gaps between settlements. This draft aim brings together the findings from the Green Infrastructure Workshop (see the Toddington Neighbourhood Plan website). Do you agree or disagree with this aim?



	 Agree	 Disagree	Total
(no label)	93.27% 97	6.73% 7	104
			104

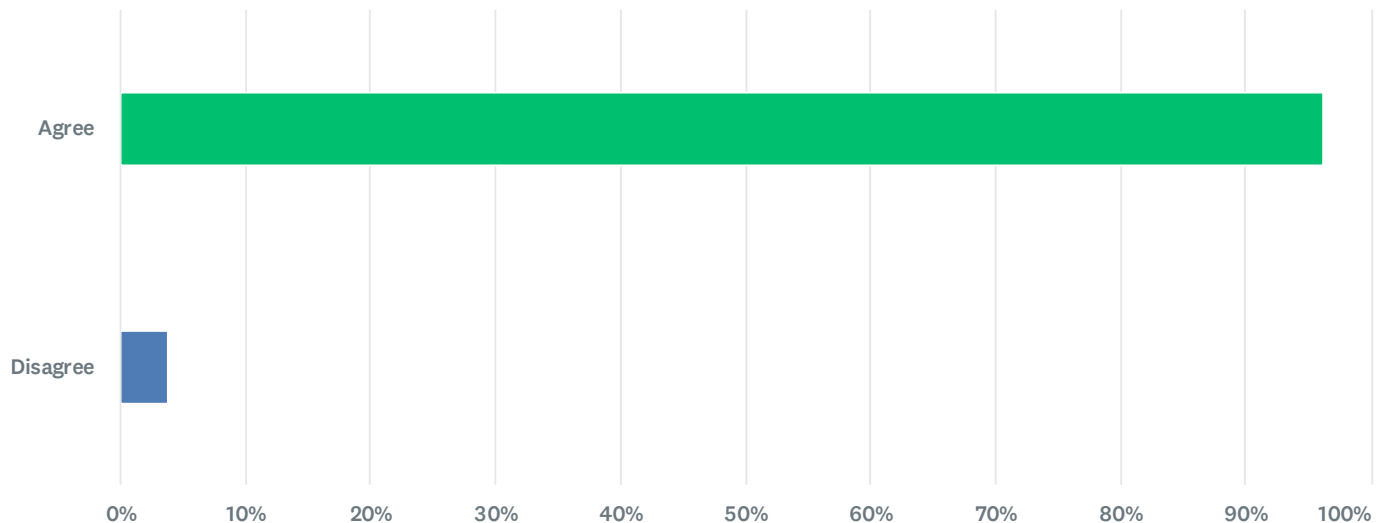
#	COMMENTS:	DATE
1	I am against housing growth.	6/24/2026 9:07 PM
2	Agreed. The countryside is already being diminished by solar farms etc	6/22/2026 2:41 PM
3	Sunsets across the Alma farm fields and rural landscape views must be prioritised	6/21/2026 3:03 PM
4	Feel that if developments continue views are invariable lost. As an example we used to have extensive views of the downs from our house - now we have a view of a new house .	6/20/2026 9:16 PM
5	As I say, it would be better to add no further building, but if we have to, for Gods sake let's not choke the life out of the landscape to do it.	6/20/2026 2:39 PM
6	Continue with green belt	6/20/2026 1:44 PM
7	We know this will never happen CBC have their own agenda on this there's is build build build everywhere no matter what.	6/11/2026 11:07 PM
8	Hopefully the views can include planting new tress	6/7/2026 12:23 PM

TODDINGTON NEIGHBOURHOOD PLAN – COMMUNITY SURVEY

9	Defend the Green Belt as much as possible	6/7/2026 11:58 AM
10	There should be big gaps between settlements.	6/6/2026 6:03 PM
11	I strongly agree that countryside gaps between settlements must be maintained and which large scale developments around Toddington are putting at risk.	6/6/2026 5:25 PM
12	Key is preserving our character. Views/ access to green spaces, countryside etc is what makes the village	6/6/2026 4:42 PM
13	No developments with apartments above 2 storey height and keeping a low density theme in any development plans are essential along with the incorporation of suitable landscaping to maintain the village characteristics.	6/6/2026 1:18 PM
14	This is extremely important to maintain the village feel of Toddington and the connection with the country side. Open views of the fields and across the fields around Toddington is very important for the identity and well being of the people living in a village community. With all the development going on in Houghton Regis and Harlington there is a real danger that Toddington will be swallowed up in their urban sprawl.	6/4/2026 1:25 PM
15	Very important. It would be a very sad thing to remove every glimpse of our surrounding countryside from within the edges of the village. We would lose our 'green' feel.	6/4/2026 11:59 AM
16	I think Toddington has enough new development. We are only a field or so away from the huge new estate at Thorn turn. New development should also take into consideration what new infrastructure (doctors, schools etc) is needed.	6/4/2026 11:03 AM
17	Stop any further development, we do not have the infrastructure	6/1/2026 8:47 PM
18	no it won't	5/29/2026 6:55 PM
19	Again less housing developments	5/29/2026 5:50 PM
20	Important to avoid sensitive areas to SE NE and north of ridge	5/27/2026 8:28 AM

Q8 104 responses

AIM - Toddington's Green Infrastructure Network will be developed to provide a range of multi-functional green spaces, access routes and green corridors serving the needs of the whole community. The diversity of wildlife and habitats will be protected and enhanced, and new planting will be of appropriate native species. This draft aim is consistent with the findings from the Green Infrastructure Workshop (see the Toddington Neighbourhood website) and comments expressed by residents. Do you agree or disagree with this aim?



	● Agree	● Disagree	Total
(no label)	96.15% 100	3.85% 4	104
			104

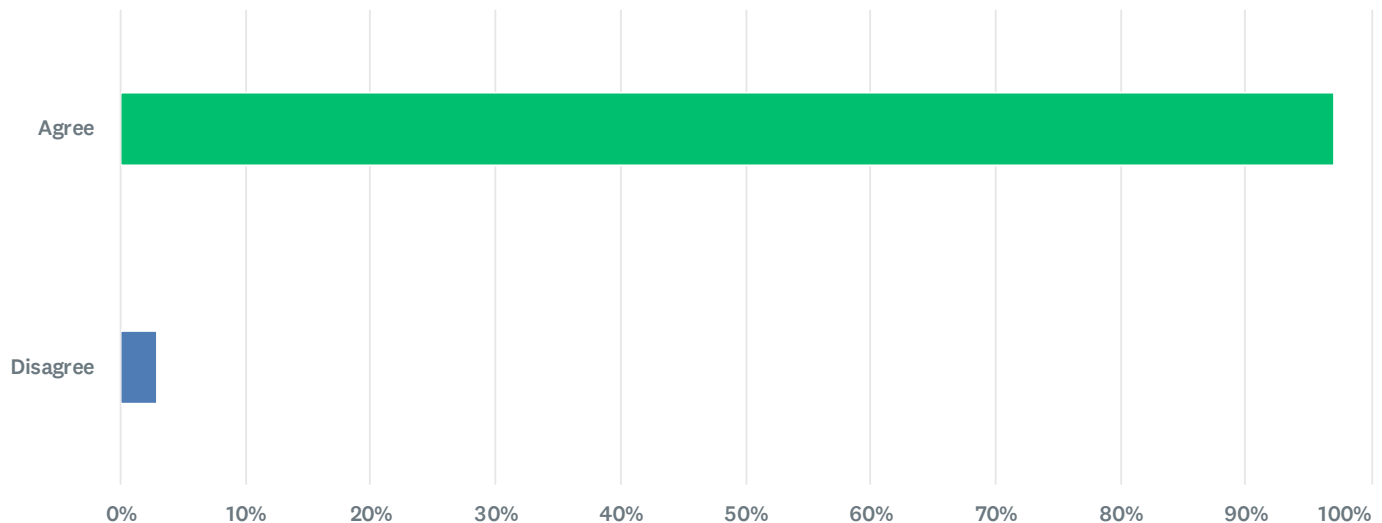
#	COMMENTS:	DATE
1	We need not too lose the little we have, but also enhance it	6/22/2026 2:41 PM
2	But these areas should be new ones rather than existing spaces	6/21/2026 3:03 PM
3	No more building on green belt	6/12/2026 4:25 PM
4	This will not have we have lost so much wildlife from the village. No swifts, swallows, House Martin's and hedgehogs. But we have a big problem with rats and mice since the building of the new houses on the fields. They are infesting the rest of the village. Any new buildings should have hedgehog highways to protect their habitat there should also be plenty of hedges for them and areas made and maintained for hedgehogs to live in. Bird boxes should be put up. Houses should have swift, swallow and House Martin nests put into houses and they should not be allowed to remove or block them.	6/11/2026 11:07 PM

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5	Green spaces cannot be preserved when allowing green field development	6/8/2026 4:50 PM
6	We have displaced so much wildlife, we need to protect their habitats.	6/7/2026 9:21 PM
7	This is crucial to preserve the rural environment	6/7/2026 11:58 AM
8	Developments have already encroached on a lot of wildlifes habitats. More incidents of deer causing accidents as theyve lost their spaces.	6/6/2026 6:03 PM
9	The village Green is overcrowded with benches, detracting from its attractiveness. The pine tree planted in the last couple of years opposite Toddy's barbershop is out of scale and inappropriate, alongside the existing deciduous trees. Will this be reviewed as part of this aim?	6/6/2026 5:26 PM
10	Green spaces are important for all to access and enjoy and any enhancements or additional spaces would be welcome.	6/6/2026 5:25 PM
11	As development takes place we must keep the diversity and use/access to space and countryside	6/6/2026 4:42 PM
12	Have enjoyed volunteering with the Wildlife Trust in the past to plant nature corridors, hope that the local community can be involved in enhancing their local environment (including both adults and young people).	6/6/2026 3:00 PM
13	Hedgerows to be protected	6/6/2026 1:18 PM
14	We need to keep the village and rural features it is why we live in Toddington.	6/6/2026 12:36 PM
15	Toddington is special because of its green spaces - not least the Green itself, the pond and the recreation ground. More green space should be designated, developed as community spaces and protected	6/4/2026 1:25 PM
16	Totally agree with this. We maintain one of the few green native woodland/ meadow spaces in Toddington and the diversity of habitat and wildlife after 25 years is incredible. Imagine if that could be increased with the all important appropriate management.	6/4/2026 11:59 AM
17	we have green spaces now - we won't do if they are developed	5/29/2026 6:55 PM
18	If houses is to continue in the way it has been, in 10 years there will be no green areas, no farms, no food	5/27/2026 5:49 PM

Q9 102 responses

AIM - Formal and informal amenity spaces will be protected and enhanced and Local Green Space designated to protect those spaces of particular community value. Note: "Formal" spaces are tennis courts, football pitches and play areas, etc whereas "informal" are less structured areas like the Green, pond, etc. This draft aim consolidates feedback from the Green Infrastructure Workshop and report, local groups and the young people's survey (see the Toddington Neighbourhood Plan website). Do you agree or disagree with this aim?



	● Agree	● Disagree	Total
(no label)	97.06% 99	2.94% 3	102
			102

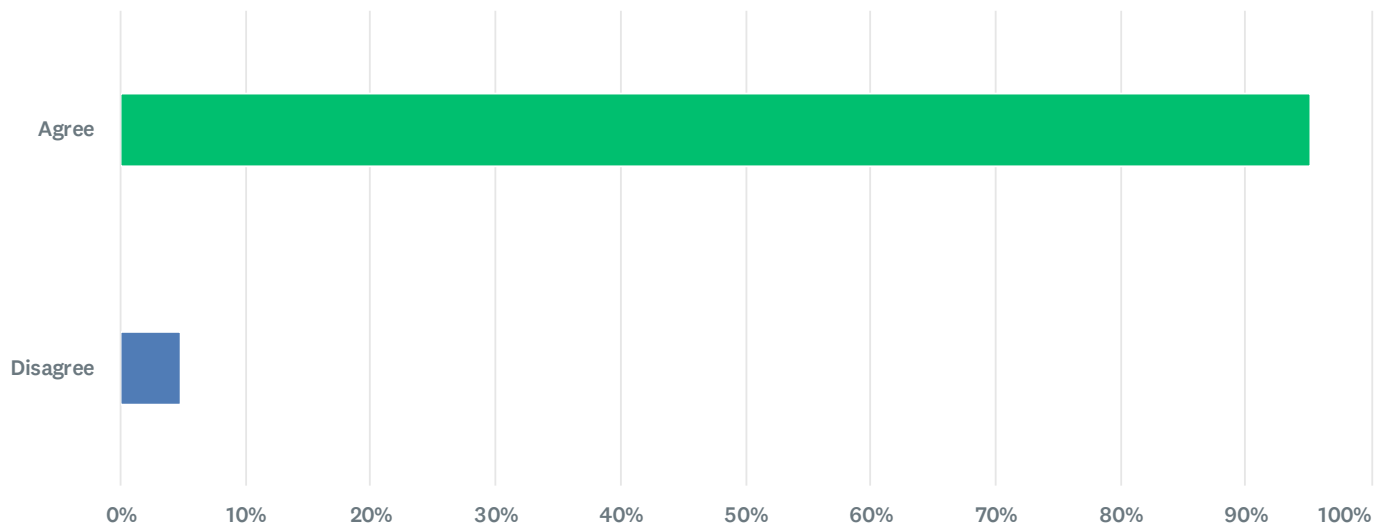
#	COMMENTS:	DATE
1	See earlier comment about protecting land using voluntary village green registration. Ensure sufficient evidence is provided in order to satisfy the local green space criteria	6/21/2026 3:03 PM
2	Strongly agree. See above.	6/20/2026 2:39 PM
3	No more building on green belt	6/12/2026 4:25 PM
4	CBC have their own agenda on this and will do what they want they just over rule the parish council.	6/11/2026 11:07 PM
5	Key focus should be protection and enhancement of the village green and pond to make sure villagers remain proud of our village	6/10/2026 3:05 PM
6	Importance to ensure informal places are no less valuable	6/7/2026 12:23 PM

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7	Greater spending is required to enhance sports/leisure facilities and to encourage young people to live in Toddington	6/7/2026 11:58 AM
8	But see comment above about the messy green.	6/6/2026 5:26 PM
9	All ages need consideration and access should be for all ages	6/6/2026 4:42 PM
10	All formal spaces are outdoors; indoor opportunities would be good	6/6/2026 4:22 PM
11	We have no formal inside spaces	6/6/2026 4:18 PM
12	The nature of this village is based on its historical aspects and we must retain spaces for community use and features that enhance the lives of its residents.	6/6/2026 12:36 PM
13	Wholly agree with this. The pond is in particular need of attention and money should be found to enhance it. It needs dredging.	6/4/2026 1:25 PM
14	The more 'Green' we have the better especially with its ability to soak up environmental nasties and excessive rainfall.	6/4/2026 11:59 AM
15	Will current protected spaces remain protected	5/31/2026 9:25 AM
16	how?	5/29/2026 6:55 PM

Q10 104 responses

AIM - The footpaths, cycle routes and bridleways network will be improved to be safe and accessible with additional links put in place between local surrounding facilities and the provision of circular routes (the Green Wheel). A footpath and cycle route will be built between Toddington and Harlington Station as well as the schools. Note: The Green Wheel is a long-term initiative to create circular and accessible foot and cycle pathways around towns and villages. This draft aim reflects feedback from Green Infrastructure Workshop and report, local groups, young people and comment from residents. Do you agree or disagree with this aim?



	 Agree	 Disagree	Total
(no label)	95.19% 99	4.81% 5	104
			104

#	COMMENTS:	DATE
1	The footpath and cycle route between Toddington and Harlington Station would encourage our children and young people to walk from Harlington station at night - I would consider this a risk to their safety.	6/24/2026 9:07 PM
2	Footpath needed from Harlington Station to 5120 / Poplars etc. Better bus connection to station(shuttle fromTebworth, Wingfield, Toddington)	6/24/2026 5:21 PM
3	Cycling in Toddington does not feel save. The roads are narrow and there are a lot of potholes. I would appreciate an improvement.	6/23/2026 11:53 AM
4	The footpath/cycleway to Harlington has been proposed many times, but never seems to get	6/22/2026 2:41 PM

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	built. See comments at Aim 6 to support safety	
5	Brilliant. This is absolutely key. I suggested Toddington-Harlington cycle/foot path at the first consultation. Glad to see it's been taken up - this is absolutely vital if we are to have any pretence at a more sustainable environment-friendly future.	6/20/2026 2:39 PM
6	Also, if all roads are 20mph this would be a safer accessibility way for this to happen	6/12/2026 4:25 PM
7	It won't happen pie in the sky CBC won't do this they just waste money on stupid things money just vanishes	6/11/2026 11:07 PM
8	Better access to walk and cycle to Harlington is essential	6/10/2026 3:05 PM
9	Essential	6/7/2026 12:01 PM
10	As previously mentioned, this is long overdue and will promote cleaner commuting and less traffic to the station	6/7/2026 11:50 AM
11	To be useful and contribute effectively more integration of footpath/cycle ways/ bridleways are key	6/6/2026 4:42 PM
12	A footpath between Toddington and Harlington would be excellent	6/6/2026 4:22 PM
13	A footpath from Toddington to Harlington station would be excellent	6/6/2026 4:18 PM
14	I agree with all the green aims and strongly support better footpath and cycling integration with working with neighbouring villages.	6/6/2026 3:06 PM
15	I have covered this in more detail in some of my comments above. Briefly we need a footpath / cycle way to Harlington station. More of the footpaths around Toddington need joining up to form circular walks.	6/4/2026 1:25 PM
16	A fine ambition, saving stress over limited parking at the station, costs of parking, taking cars off the rush hour roads etc	6/4/2026 11:59 AM
17	no they will just be in between houses	5/29/2026 6:55 PM

Q11 Please add below any further comments you have regarding this survey. We value your opinions. Comments:

Answered: 34 Skipped: 70

#	RESPONSES	DATE
1	All the Aims are of good intent but there is a feeling that these are of little effect at Parish level, direction is driven by central Beds and Government	6/26/2026 10:24 AM
2	I disagree with more housing developments within Toddington. The most basic of public services cannot be provided to residents now.	6/24/2026 9:07 PM
3	Want to keep Toddington as a village and not a town.	6/24/2026 4:52 PM
4	I am fully behind all of the above initiatives	6/23/2026 7:52 PM
5	Toddington is a great village with shops ,library ,pubs.... It would be sad to loose the feel and character due to overdevelopment . Some surveces might be stretched to its limits such as Doctors and schools.	6/23/2026 11:53 AM
6	Concerned about the number of lorries cutting through the village.	6/22/2026 4:31 PM
7	I agree with all the specific individual comments made by inhabitants and which have been listed by the Parish Council	6/22/2026 2:55 PM
8	Well done. A lot of effort has been put into this . All power to your collective elbow!	6/22/2026 2:41 PM
9	I have read all the aims of the TNP Community Survey. I agree with all of them and think they have been very well thought through and are highly commendable. However, I do question whether they will ever be put into action by the Council. I think they go their own sweet way regardless, but I commend you for trying. I hope I will be proved wrong. More power to your elbow!	6/22/2026 2:26 PM
10	Facilities need to be ensured to be developed to be able to make sure they are accessible and easily used by all. This includes schools, drs dentists and other key facilities.	6/21/2026 7:28 PM
11	The Neighbourhood Plan will be a helpful tool when future proposals for Toddington are considered. But it is essential that there continues to be engagement with the draft local plan in particular in relation to the call for sites	6/21/2026 3:03 PM
12	If we have to have development, then we have to do everything possible to mitigate its dire ecological effects. The only reason people want to live here in the first place is that it is a 'green and pleasant' village. My biggest fear is that we throw all that away, and end up with yet another car-choked suburb, on a hill with a church on top.	6/20/2026 2:39 PM
13	Well done for the work to date	6/20/2026 1:44 PM
14	My primary concern is urban sprawl and the impact that housing growth has on the distinctive nature of the village and the surrounding countryside. Once out countryside is lost, it is lost forever. I would therefore like to see development that is compact, high quality with traditional style housing that will look beautiful for years to come, with lots of trees and green spaces. I would also like to see investment in the high street with trees and planting.	6/12/2026 8:55 PM
15	We agree with all of the proposals suggested. We worry about the speed of vehicles in and out of Toddington. We regularly have cars go past our house in excess of 60 mph in a 30 mph road, there was a schoolchild run over this week, unfortunately drivers use our village as a race track. 20 mph should be recommended for ALL of Toddington. Please no more developments on green belt. Please can help to buy homes be offered to existing Toddington family members before anyone else.	6/12/2026 4:25 PM
16	Save the wildlife saver the hedgehogs we desperately need hedgehog highways. Every house needs two gaps in the garden boundaries which home owners need to maintain as part of the home purchase. Bird boxes built into properties which the home owner must not block as part	6/11/2026 11:07 PM

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of the purchase. Get out wildlife back. There's also a big safety problem in the roads close to the schools chapel Close, manor road, Leighton road, and others. 20mph limit is not adhered to the worst are people using these roads as a rat run to cut through the back roads to get to work. The school runs and youngsters using the roads as a race track how fast they can go on the shortest bit of road. The whole village should be made 20mph. CBC needs to invest in the roads. CBC must not over rule the parish council.

17	I am increasingly concerned about the lack of investment in the infrastructure to support housing developments. Houses are built first and the infrastructure later which does not meet needs and impacts hugely on the toddington community.	6/8/2026 7:55 PM
18	Farm land needs to be preserved and helped in order to ensure food supply	6/7/2026 12:07 PM
19	Improve public transport and infrastructure i.e. doctors etc	6/7/2026 12:03 PM
20	Trying to legally ensure infrastructure and services are put in place BEFORE development can take place.	6/7/2026 9:22 AM
21	The areas selected for building developments are prime pasture land. Adding new housing developments to the village will further detract from the small village feel. These developments will have significant impact on the local schools and road network. The proposals are not suitable, nor sustainable.	6/6/2026 8:15 PM
22	Other infrastructure needs planning and building now before anymore developments. These include reservoirs for water consumption, sewage and drainage as more and more concrete will increase flooding. Plus current drainage needs updating in village as some of it very old and wont cope with more properties using it. Also need to look at traffic coming through village. Accidents on M1 between junctions 12-11 mean extra traffic through village often causing gridlock. Junction 11A has not alleviated traffic problems. More police presence needed too. A village policeman or something similar, such as part time or visible policing.	6/6/2026 6:03 PM
23	It's hard to disagree with any of the aims listed above. My worry (fear?) is that we will just end up with more sprawling housing estates which, I suspect, will not enhance the village. As things stand, Toddington looks pretty tired and rather dishevelled with tatty shop fascias and flags still flying from celebrations that are long since over.	6/6/2026 5:30 PM
24	We need to control the driving speed in our village by introducing 20m/h limit. Additional car park is needed for local businesses to thrive.	6/6/2026 4:47 PM
25	I accept development is necessary and will happen. The style, density and sustainability aspects are critical to retain a viable village that can preserve characteristics	6/6/2026 4:42 PM
26	Thank you for all your hard work in thinking about the village and its residents.	6/6/2026 4:14 PM
27	We have noticed increasing numbers of cars parking along main routes into the village - eg Leighton Road - which can restrict access but at least it slows down traffic passing through!	6/6/2026 3:00 PM
28	As stated earlier careful consideration needs to be applied for the correct tenure split in future development. All development to date has been explicitly to the Leighton Road area of Toddington, with the addition of circa 250 properties once Alma Farm is completed. Further development should be directed to the Chalgrave side of Toddington to ensure the village boundaries are developed equally.	6/6/2026 1:18 PM
29	You have done a fabulous job gathering all the information for these aims. I have no questions or comments but support what you are trying to achieve	6/6/2026 1:05 PM
30	As a group of volunteers and a committee you are all doing a fantastic job for the village. I'm sure all your efforts will make a difference and help protect this special place. Thank you so much.	6/4/2026 1:25 PM
31	Traffic Cöngestion is of concern, particularly when the M1 has been diverted. Toddington villageshould be a 20 mile an hour zone area to ensure safety for all residence.	6/2/2026 4:50 PM
32	stop building in small villages and ruining the village economy and wildlife	5/29/2026 6:55 PM
33	Make sure the developers put in proper facilities to a good standard . Unlike the Glebe rope walks ? What a farce and will in time become a eye sore , never finished properly running end of ropes should have been spliced or a fixing to stop rope becoming unravelled. Also litter signs encouraging parents to pick up their children's mess after football as this has become my job it seems !!!	5/29/2026 4:25 PM

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34	We need to stop the building of houses or the village as we know it will become a suburb of Luton as Dunstable and Houghton Regis has already become	5/27/2026 5:49 PM
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