

NPSG – Minutes of Meeting 17 – 14th January 2026; Toddington Village Hall; 19.00hrs

1 - Present: Steve Killinger (SK), Lorraine Ward (LW), Neil Buthee (NB), Tony Williams (TW), Kate Russell (KR), Tony Collins (TCO),

Apologies – Tom Chevalier (TCh), David Stacey (DS)

Meeting was Quorate

2 - No changes to Declarations.

3 - Minutes of previous meeting: Approved

4 - Matters Arising: None

5 – Discussion re recent email exchanges with Mary Walsh CBC supported by document circulated with agenda concerning current thinking with Neighbourhood Plans, and proposed developments.

6 – Discussion re NPPF (National Planning Policy Framework), CBC and Local Plan supported by various documents and links circulated with agenda concerning current thinking with Neighbourhood Plans, and proposed developments. Various points were made:

- NP should influence and embrace development rather than act to oppose and is expected to be supportive. NP must be consistent with National and Local Plans
- Dilution of green belt -> grey belt
- Density increases approved near to railway stations and transport hubs
- Sustainable development (whatever that means in the context of the whole NPPF)
- Local Plan expected to be delivered 2028 although consultations on individual sections are likely to be issued for feedback beforehand
- CPRE broadly supportive of NP's
- Government funding withdrawn for NP support some time ago
- Local Authority restructuring
- Failure of Luton to meet its development targets
- Development Corporation if put in place would override National and Local Plans

In the light of the discussions and the changed and changing planning environment the NP Steering Group was asked to vote on whether to continue with developing a NP, pause, rescope or bring the project to an end.

All members of the NP Steering group present voted to continue. No directional feedback was received from members not present

It was agreed to increase pace, and to keep close to NPPF changes and Local Plan for any impact on this project.

- Confirm that NP TOR and approach remains consistent with NPPF – **action SK**
- Update Parish Council on discussions and obtain their agreement to proceed and continue agreed funding – **action SK**

7 – Discuss engagement of Chapman Planning supported by document circulated with agenda

All members of the NP Steering group present voted to appoint Chapman Planning subject to Parish Council agreement to proceed. **Action SK confirm with SC and PC and agree funding**

8 – PC Precept allocated to NP - £20k max for budget year 2026/2027

9a - Housing

- Focus of recent survey was to establish Housing Needs – it was not concerned with housing development but conclusions could feed into developments. Messaging back to Toddington Community must be clear on that point – **action KR**
- Draft Survey concluded that there is a need for affordable housing and some residents are on the council waiting list. **Action – ALL to review the draft report and feedback any comments to KR by 21.01.2026**
- HNS results and conclusion to be presented back to Steering Group at one of their meetings – **Action KR to arrange**

9b – Green Infrastructure – no update – it was noted that the survey results may be delayed due to the work being undertaken for CBC on specifying green spaces

9c – SEW

- Parkfields school survey will be presented to PC at PC mtg 10.02.2026 - **Action LW**
- No results provided to NPSteering group as yet but feedback given is that schools have been very responsive
- All clubs/societies feedback now on Sharepoint.
- No engagement from Medical Centre, agreed that we have tried and that a NP cannot influence Medical facilities

9d – Business and Economy

- Revised survey questions and approach have been circulated and ratified by Chapman Planning
- Andy Lewis keen to invite local business to a meeting to engage & discuss results
- Plan to have everything ready for the survey to be circulated, reviewed and confirmed by NPSTG mtg 28.01.2026 - **Action TW, setup business email address, purchase survey monkey licenses**
- Circulate to businesses by mid February with responses by end February – **action TW.**
- SK met with Brian Belgrave (Tod PC) re traffic in village in absence of NB – traffic related issues with the PC are consistent with NPSTG actions/feedback

10 – Meeting Blake Stephenson

- Village Hall 18.02.2026, 6.00pm - 7.00pm
- Attendees: TW, NB, LW invite all members of working groups including JR – **Action NB and workstream leads**
- **Send questions & answers to NPSTG – Action NB**
- Book meeting room – **Action SK**
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11 – Website and social media

- No update provided for website
- Post following items to facebook: NPPF consultation feedback letters, link to Fairview Farm planning proposal, email same links to NPSTG – **Action TCo**

12 – Project plan review

- Plan has been updated on Sharepoint, currently meeting dates as planned
- Review plan with Chapman Planning aiming to increase pace – **Action SK**

13 – Next meetings: 7pm Village Hall (dates amended post meeting)

28.01.2026 7pm, 11.02.2026 7pm (decide on 28th if needed), 18.02.2026 6pm Meet with Blake, 04.03.2026 7pm (decide if needed but probably a good idea to ensure we are properly prepared to meet with Sally Chapman on 11.03.2026. 11.03.2026 7pm, meet with Sally Chapman to agree approach to next steps, 25.03. 2026 7pm then fortnightly thereafter. **Action SK book rooms**

Meeting closed 8.50pm

Future meeting dates added post circulation of minutes – all to be held in Village Hall 7.00-9.00pm (booked) unless advised otherwise:

28.01.2026, 11.02.2026 (decide on 28th if needed), 18.02.2026 6pm Meet with Blake, 04.03.2026, 11.03.2026 Sally Chapman, 25.03.2026, 08.04.2026, 22.04.2026, 06.05.2026, 20.05.2026, 03.06.2026, 17.06.2026, 01.07.2026, 15.07.2026, 29.07.2026,

Village hall closed during August, 02.09.2026, 16.09.2026, 30.09.2026, 14.10.2026, 28.10.2026, 11.11.2026, 25.11.2026, 09.12.2026,