Toddington
Green Infrastructure Plan

environmental partnership in action
The Greensand Trust

Produced by the Greensand Trust on behalf of the Toddington Neighbourhood Plan Steering Group and Toddington Parish Council

Contents

1. Introduction:

The Green Infrastructure Plan for Toddington has been produced as part of the Toddington Neighbourhood Plan process. It has been produced by the Greensand Trust, a local environmental charity that works with local communities and landowners to conserve and enhance the landscape, wildlife and history of the area. At the heart of the Trust's work is the belief that the best results are achieved by empowering local communities, giving them a say in issues that affect them. The Greensand Trust has a wealth of experience in facilitating community consultation and significant knowledge of the local area.

1.1 Toddington Parish

Toddington parish is located within Central Bedfordshire, approximately 5 miles north-west of Luton and 4 miles north of Dunstable (see **Figure 1**). It includes the hamlet of Fancott. The population of Toddington village was 4,506 in 2021 (Office for National Statistics, 2021 Census). The village sits on top of a plateau, surrounded by lower lying clay vales and the valley of the River Flit in the east of the parish (the Flit rises just to the south of the parish boundary) while the Clipstone Brook drains the area to the west.

The M1 motorway cuts through the eastern side of the parish, 0.5 miles from the village, and the Midland Mainline railway just touches the eastern edge of the parish. The A5120 runs through the centre of the village.

2. Green Infrastructure

2.1 Definition of Green Infrastructure

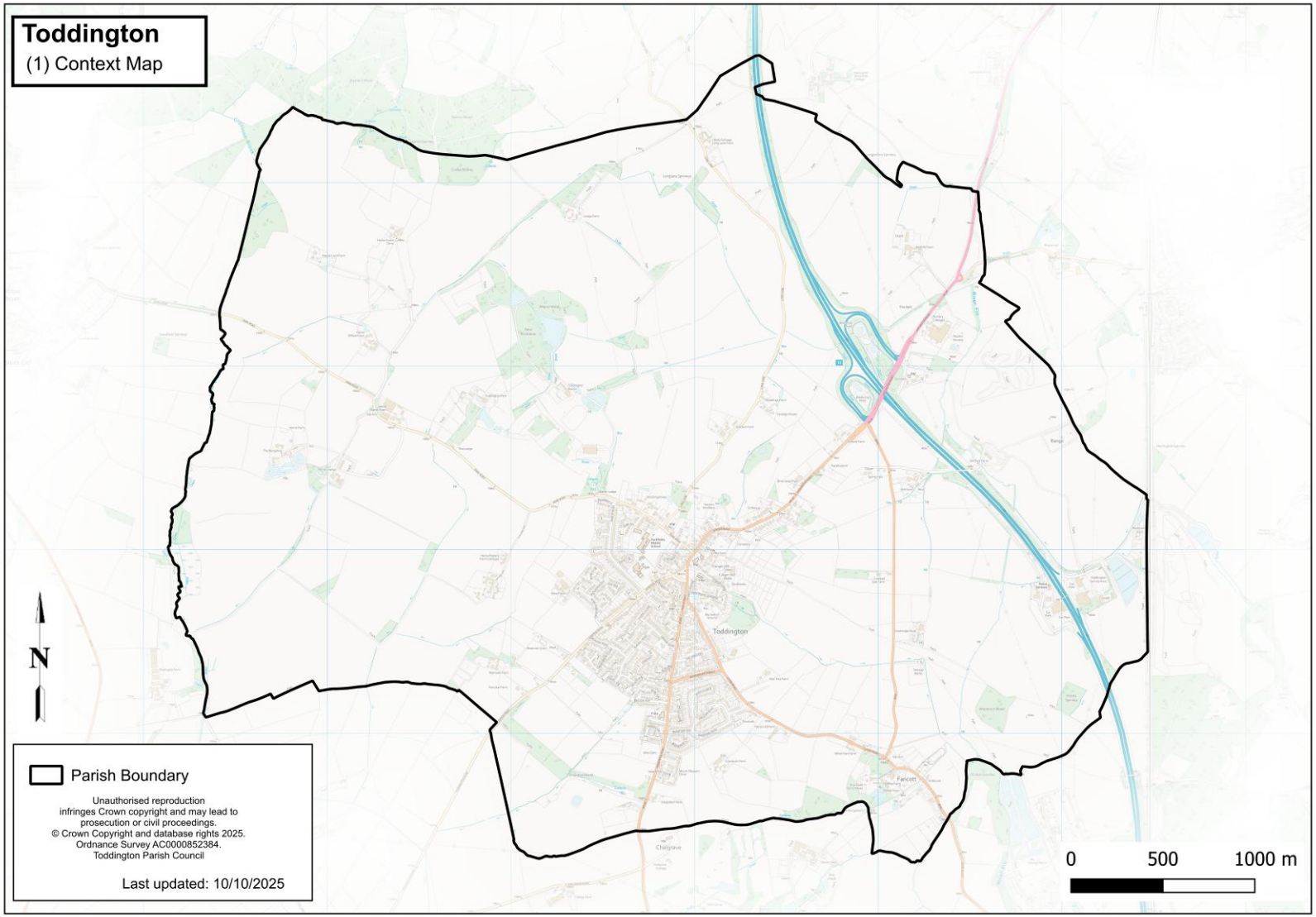
The Bedfordshire Local Nature Partnership (formerly the Bedfordshire and Luton Green Infrastructure Consortium) has defined Green Infrastructure as **"**the network of green spaces, access routes, wildlife habitats, landscapes and historic features which provide:

- a healthy and diverse environment
- attractive places to live and visit
- a good quality of life
- a sustainable future"

Green infrastructure assets include:

- Accessible Greenspace
- Country Parks
- Green corridors
- Urban parks and gardens
- Habitats for wildlife including nature reserves, Sites of Special Scientific Interest and County Wildlife Sites.
- Historic parks and gardens and historic landscapes
- Scheduled Ancient Monuments
- Waterways and water bodies, including flooded quarries
- Public rights of way and cycleways
- Allotments
- Children's play space
- Formal sports facilities
- Cemeteries

Figure 1 – Toddington Parish



2.2 Green Infrastructure Planning

It is important to plan the green infrastructure network in the same way that we plan other networks and facilities, so that we can safeguard and enhance the environment and meet the needs of a wide range of people, both now and in the future. Green infrastructure also provides social and economic benefits, including:

- Places that can be used as a focus for community activity and events
- Opportunities to keep fit and healthy
- Helps support the local economy, including village shops, pubs and B&Bs
- Links between town and country helping people in rural areas access facilities
- Helps reduce the use of cars

In Bedfordshire, Green Infrastructure planning has taken place at three different levels within an established hierarchy:

- The 'Strategic': The Bedfordshire and Luton Strategic GI Plan (2007);
- The 'District': e.g. The Central Bedfordshire Green & Blue Infrastructure Strategy (2022); and
- The 'Local' – Parish GI Plans

Natural England also published their 'GI Framework' in 2023, a new tool to help towns and cities turn greener. Aimed at planners and developers, the Framework aims to help increase the amount of green cover to 40% in urban residential areas. The GI Framework outlines the following benefits of GI:

1. **Nature-rich, beautiful places** – GI supports nature to recover and thrive.
2. **Active and healthy places** - GI supports active lifestyles, community cohesion and nature connections that benefit physical health, mental health & wellbeing and quality of life.
3. **Thriving and prospering communities** - GI helps to create and support prospering communities that benefit everyone, adding value through quality environments that are attractive to businesses and investors and helps support the local economy and regeneration.
4. **Improved water management -** GI reduces flood risk, improves water quality and natural filtration.
5. **Resilient and climate positive places -** GI makes places more resilient and adaptive to climate change and helps to meet zero carbon and air quality targets.

The GI Framework reinforces the attributes highlighted above, in that good quality GI should be:

- **Multi-functional** – providing a range of benefits (especially in areas that are deprived of GI)
- **Varied** – a variety of types, sizes and functions
- **Connected** – functioning as a living network for people and nature at all scales
- **Accessible** – offering everyone good quality access
- **Character** – responding to an areas character (or enhancing it where it has been degraded)

2.3 What is a Parish GI Plan?

Aim of this Plan:

To identify the key existing natural, historic, cultural and landscape assets, accessible greenspace and rights of way and to plan a connected network of green infrastructure for the benefit of present and future generations.

Objectives:

To create a comprehensive document that will assist the local community to:

- Protect and where possible enhance the landscape, biodiversity and the historic environment
- Improve access and links for people and wildlife
- Provide a multi-functional green infrastructure network
- Provide a source of information and guidance for planners, landowners and developers in formulating land use plans, including policy recommendations and spatial information to inform the Neighbourhood Plan
- Promote community involvement/engagement

2.4 How does it achieve this?

The Parish Green Infrastructure Plan provides a baseline of existing information under four themes:

- Landscape
- Biodiversity
- Historic Environment
- Access and Open Space

It goes on to capture aspirations and proposals to enhance the local green infrastructure 'network', developed from analysis of the baseline information alongside input by the local community.

The plan as a whole is based on a robust approach to making and implementing a high quality green infrastructure network for the existing and future residents of Toddington. It should be acknowledged that not all of the aspirational network identified will be delivered, because there are many other influencing factors, such as the views of landowners, existing planning permissions and allocations, potential future land use allocations and the costs of enhancements. However, it does illustrate where it is considered best and most effective to invest in the local environment. The value of the plan lies in the fact that it has been produced with local residents for their own community.

2.5 How the Parish GI Plan fits with the Neighbourhood Plan

The Localism Act (2011) introduced new rights and powers to allow local communities to shape new development by coming together to prepare Neighbourhood Plans. Neighbourhood planning provides a powerful set of tools for local people to ensure they get the right types of development for their community. Using these new tools, communities are able to:

- choose where they want new homes, shops and offices to be built
- have their say on what those new buildings should look like
- grant planning permission for the new buildings they want to see go ahead

The Neighbourhood Plan will need to demonstrate that it is in conformity with the plans set out by the Local Planning Authority (The Central Bedfordshire Local Plan 2015-2035) and the National Planning Policy Framework (last updated February 2025).

This Green Infrastructure Plan is available as a 'stand alone' document, but also informs the Toddington Neighbourhood Plan through policy recommendations, identifying opportunities and providing spatial information. Neighbourhood Plans can identify the type and location of development the parish would consider acceptable. The Neighbourhood Plan has to be independently assessed for conformity by an

examiner, and then go through a public referendum – if it passes both it can be adopted through a Neighbourhood Development Order that gives it statutory basis within the local development plan documents.

The evidence base for Neighbourhood Plans needs to be robust, and must include GI in terms of existing assets and aspirations for the future. There is a risk that if a Neighbourhood Plan is not robust enough then poor quality/badly located development will happen. Parish GI Plans would neatly provide useful evidence of local aspirations in a spatial context at a scale that is meaningful.

Unlike other GI Plans produced to support a Neighbourhood Plan, this GI Plan does not include an analysis of sites for consideration for 'Local Green Space' designation. This is due to a parallel exercise being run by Central Bedfordshire Council, into which proposed LGS within Toddington Parish have been submitted. The results of this exercise will not be known before publication of this GI Plan.

Additionally, the Environment Act (2021) strengthened the 'Biodiversity Duty' on all public authorities (including parish and town councils). By adopting a GI Plan, a parish or town council can demonstrate its commitment towards biodiversity. If a Neighbourhood Plan includes policies around protecting and enhancing biodiversity, then this demonstrates an even stronger commitment.

This GI Plan is developed from previous versions, which started development in 2012 alongside previous Neighbourhood Plan work, and resulted in a draft GI Plan being produced in 2018/19.

2.6 How the Parish Green Infrastructure plan fits with Strategic GI Plans

The Parish GI Plan complements the Bedfordshire GI Strategy and the Central Bedfordshire Green & Blue Infrastructure Plan. It provides a community-level, 'bottom-up' focus, reflecting the aspirations of the local community.

2.7 How the Parish GI Plan fits with other Parish GI Plans

The spatial scope of the Green Vision for Toddington covers the administrative area of Toddington Parish. However, the way in which the local environment is used is not bounded by these administrative delineations, and in some cases, important aspirations and assets will be identified by communities outside their own administrative boundary. These aspirations may or may not be shared by communities from the adjacent town or parish. In parishes without a Parish GI Plan or Neighbourhood Plan, assets may have been identified by an adjacent parish. These cannot be considered comprehensive, and have not necessarily been endorsed or agreed. Neither can a lack of assets or aspirations identified through an adjoining plan be implied to suggest that there are no important assets or aspirations to improve the local area.

2.8 How the Parish GI Plan can be used....

…..by the community
The GI Plan identifies what is important to the community, and what they would like to see improved to enhance the green infrastructure network. It is a tool better inform decision making and help secure resources, and is not intended to stop development. The plan can be used to support funding bids, to help communities make improvements to their local environment. They can also provide a snapshot of the local environment at the time of producing the plan.

….by the Local Planning Authority
The GI Plan can be used to inform planning decisions, as a stand-alone plan and also via the Neighbourhood Plan. The information can be used in pre-application discussions with developers, and to help evaluate submitted planning applications. The plan can also identify where financial benefits from development could be

directed towards GI opportunities. The suite of existing Parish GI Plans in Central Bedfordshire are considered to be 'Technical Documents' supporting the Central Bedfordshire Local Plan 2015-35) and as such are material considerations in planning decisions.

The GI Plan can also provide information to inform the Local Planning process. At the time of producing this GI Plan Central Bedfordshire Council is part-way through the process of reviewing its Local Plan, with a view to publishing the updated Local Plan in late 2028, and it is likely that the Local Plan will identify Parish GI Plans as important sources of evidence.

….by developers
Developers can use the information contained within the GI Plan to identify important assets and aspirations for improvement, and consider how these could be integrated with, and delivered through, development proposals.

3. Methodology & Community Consultation:

A methodology for the production of Parish Green Infrastructure Plans was originally developed in 2007/08 by the Parish Green Infrastructure Plan Working Group and endorsed by the Bedfordshire & Luton Green Infrastructure Consortium (now the Bedfordshire Local Nature Partnership). Subsequently this methodology has been updated to fit with the Neighbourhood Planning process, but the essential principles remain the same:

- Analysis of baseline information (Maps and associated information)
- Co-development with the local community, including local residents, parish / town councils.

Normally a Parish GI Plan would involve two full rounds of community consultation. However, this specific GI Plan is a review of a previous version of the GI Plan produced in 2018, as part of a Neighbourhood Plan process, which had been subject to community engagement and consultation through this process. The Neighbourhood Plan process then paused, and did not re-start until 2025. This version of the GI Plan has been informed by a further community engagement exercise (a GI 'drop-in' workshop held in November 2025, open to the whole community), adding an up-to-date view to the previous exercises. A full summary of the GI Workshop is contained in **Appendix 1**. Additionally, a presentation was given at Neighbourhood Plan Steering Group in March 2026.

For the purpose of community – level GI planning, Green Infrastructure has been divided into four themes as noted above:

- Landscape
- Biodiversity
- Historic Environment
- Access, open space and recreation.

This approach allows the different elements of green infrastructure to be considered individually in detail as well as part of the integrated GI 'network'. Each element is described individually below, and alongside an assessment of existing assets there is an 'opportunity map' identifying where improvements would be best targeted or are most needed. These opportunity maps are then combined to identify the areas where multiple GI opportunities exist/needs could be met – these form the basis of the 'GI Network' (alongside the existing GI assets), directing where the greatest opportunities for enhancing the network are.

4. Landscape

4.1 Landscape description and Landscape Character:

The Landscape Map (**Figure 2a**) shows contour lines to illustrate the relief of the land, highlighting the village's position on top of a plateau. It also shows the floodplain, highlighting in blue the areas at risk from a 1% chance of flooding which only affects the eastern area of the parish. Contours and flood zones can be useful when creating green infrastructure corridors.

The Central Bedfordshire Landscape Character Assessment (Land Use Consultants, 2024) describes the area according to Landscape Character Areas; areas that share similar landscape characteristics. Toddington parish includes four Landscape Character Areas (LCAs), illustrated in **Figure 2b** and described below:

The majority of the parish sits within the **Toddington-Hockliffe Clay Hills (LCA 8A)**, an area of subtly connected open hills running from Leighton Buzzard in the west to Toddington in the east. These hills form a transition between the dramatically different **Woburn Greensand Ridge (LCA 6A)** to the north (which extends into the parish) and the low-lying, flat and open **Barton-le-Clay Clay Vale (LCA 5B)** in the east of the parish, and the Eaton Bray Clay Vale to the south of the parish (not illustrated in Figure 2). The Clay Vale contains the M1 motorway, and separates the Clay Hills and Greensand Ridge from the **Harlington-Pulloxhill Clay Hills (LCA 8C)** which extends a short distance into the parish from the east.

The Clay Hills provide the defining character for the parish, and are characterised by undulating hills, with settlements (such as Toddington village) on hill tops, dominated by arable crop with occasional pasture land. Hedgerows form strong field boundaries and churches are prominent in the landscape on hill tops.

Modern human influence on the landscape is visible in the main settlement of Toddington and the major transport corridors of the motorway (M1) in the east of the parish with the mainline railway just to the east of the parish boundary. The Central Bedfordshire LCA notes how 20th Century housing development has created a "rough edge" to the south of the village. Historic influence is also strong, particularly through historic landscape design at Toddington Manor and, to a lesser extent, in features such as ridge and furrow patterns, which still exist in the parish.

Typical view from Toddington – elevation with view across farmland to the North Chilterns
Note infrastructure associated with the M1 in the middle-ground

The LCA also identifies the key positive features and sensitivities (strategic and visual) within each LCA, landscape condition, strength of landscape character and an overall strategy. These are summarised for the three main LCAs in the parish in **Table 1** below:

Figure 2a – Landscape Map

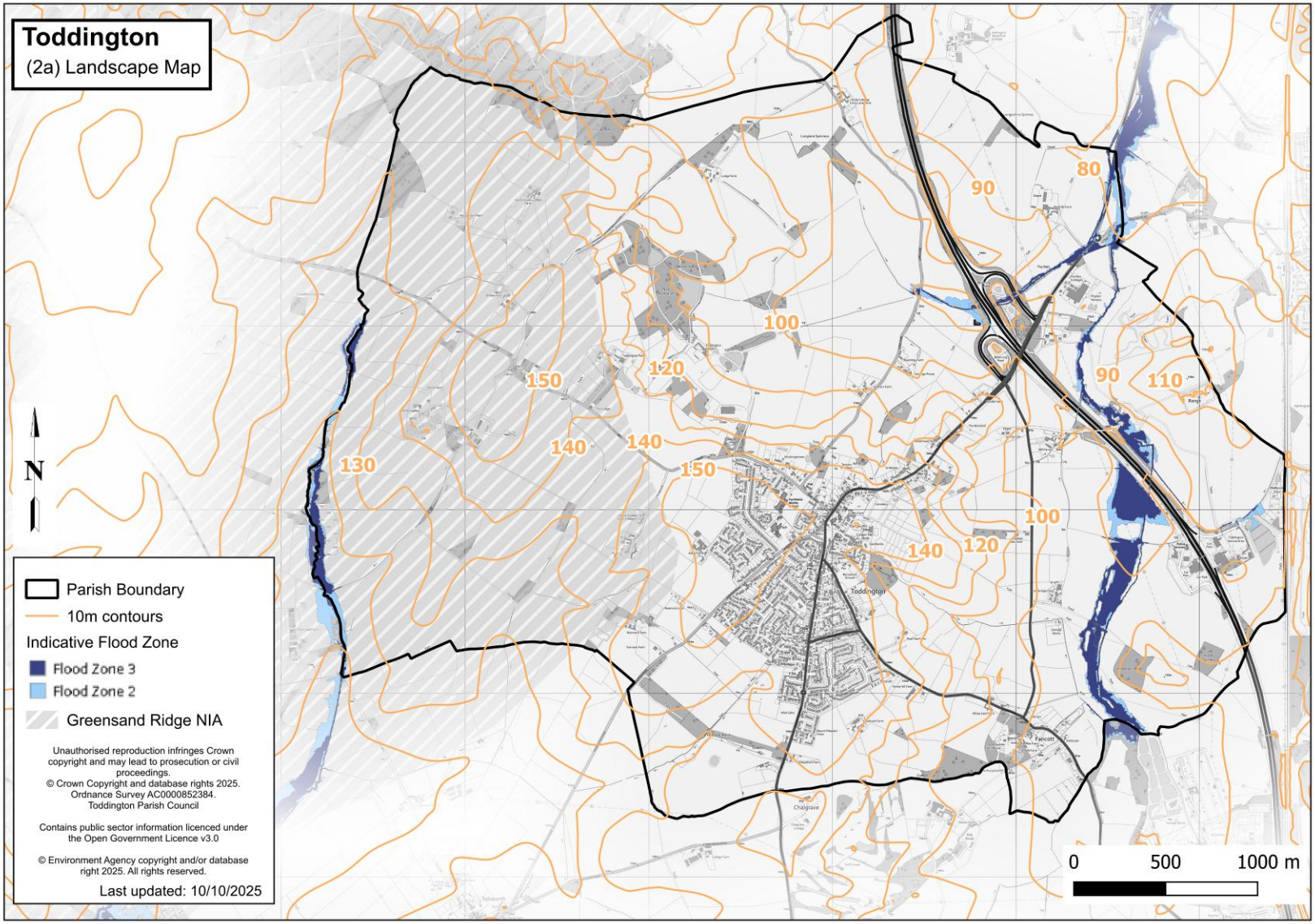


Figure 2b – Landscape Character Areas

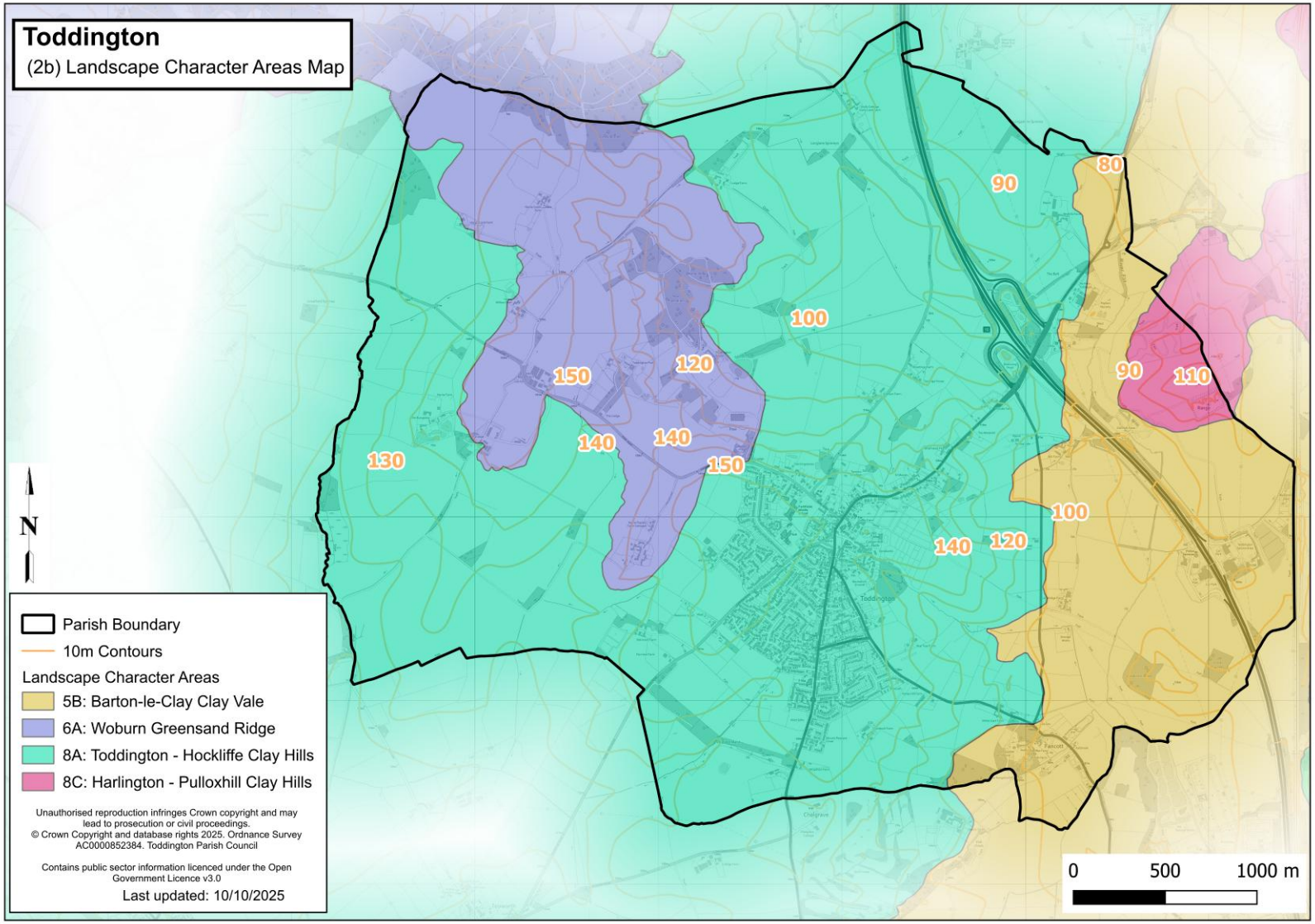


Table 1: Landscape Character Assessment Summary

LCA	Key Features	Strategic / Visual Sensitivities	Landscape Condition	Strength of Landscape Character	Overall Strategy
5B Barton-le-Clay Clay Vale	• Flat or gently rolling open landscape with expansive views to the Chilterns and Greensand Ridge. • Primarily arable agriculture, some pasture. • Large fields, gappy hedgerows with occasional hedgerow trees – sometimes only thing left of original hedge. • M1 corridor cuts through	• Open, expansive views, particularly where meets the Toddington-Hockliffe Clay Hills.	Moderate	Moderate	**Enhance/Renew** Restore/repair lost or degraded elements such as the hedgerow network, to strengthen character. Scope for new elements (e.g. woodland planting) to screen urban elements.
6A Woburn Greensand Ridge	• Large-scale, elevated landscape providing extensive views • Narrow prominent wooded ridge forming strong horizon • Woodland also creates a sense of enclosure • Number of historic houses, parks and gardens • Nationally important habitats including woodland.	• Role as a backdrop – wooded ridge is elevated and highly visible - views to and from surrounding flat landscapes. Subject to adverse change, including development or unsympathetic tree felling.	Moderate	Strong	**Conserve & Enhance** Conserve ancient woodland, estate parkland and pasture. Opportunities to enhance include acid grassland and heathland restoration.
8A Toddington-Hockliffe Clay Hills	• Series of connected, subtle hills • Agricultural, arable & pasture, medium scale fields • Strong pattern of fields divided by hedgerows, with mature trees • Surviving ridge & furrow, overlain by Enclosure boundaries • Major transport routes & infrastructure • Distinct sense of elevation • Small woodland copses • Settlement of Toddington on hilltop • Villages with historic plan forms, set around village greens	• Hedgerows & hedgerow patterns • Areas of ecological value – isolated and vulnerable • Strong rural feel • Surviving parkland • Ridge & furrow fields • Enclosure fields • Distinct historic settlements • Earthworks (castle & moat sites)	Moderate	Moderate	**Enhance** Conserve, restore & improve positive features to strengthen landscape pattern and visual integrity.
8C Harlington-Pulloxhill Clay Hills	• Narrow sinuous line of connected hills forming a subtle ridge - strong sense of elevation with extensive views • Predominantly open, some small areas of woodland	• Long-ranging views to Chilterns and Greensand Ridge • Areas of undeveloped skyline and slopes of hills which form a backdrop – particularly sensitive to tall structures.	Moderate	Moderate	**Enhance** Enhance the rural character by conserving and improving hedgerows, trees, woodland and unimproved grassland to strengthen sense of place and visual integrity.

4.2 Key Views

Overall, the village and its parish is set in an attractive and varied rural landscape, with elevation providing some very attractive and panoramic views. It has a strong sense of identity which should be protected and strengthened where possible. Throughout various consultations relating to GI Planning since 2013 it has always been challenging to identify specific 'key views' local people value the most, with no true consensus and 'votes' being spread across a number of views/areas. The approach here has therefore taken into account those views identified by participants at community consultation events (most notably the recent November 2025 workshop) alongside field survey carried out between November 2025 and March 2026. The resulting Key Views identified are illustrated in **Figure 2c** and summarised in **Table 2** below:

Table 2 – Key Views

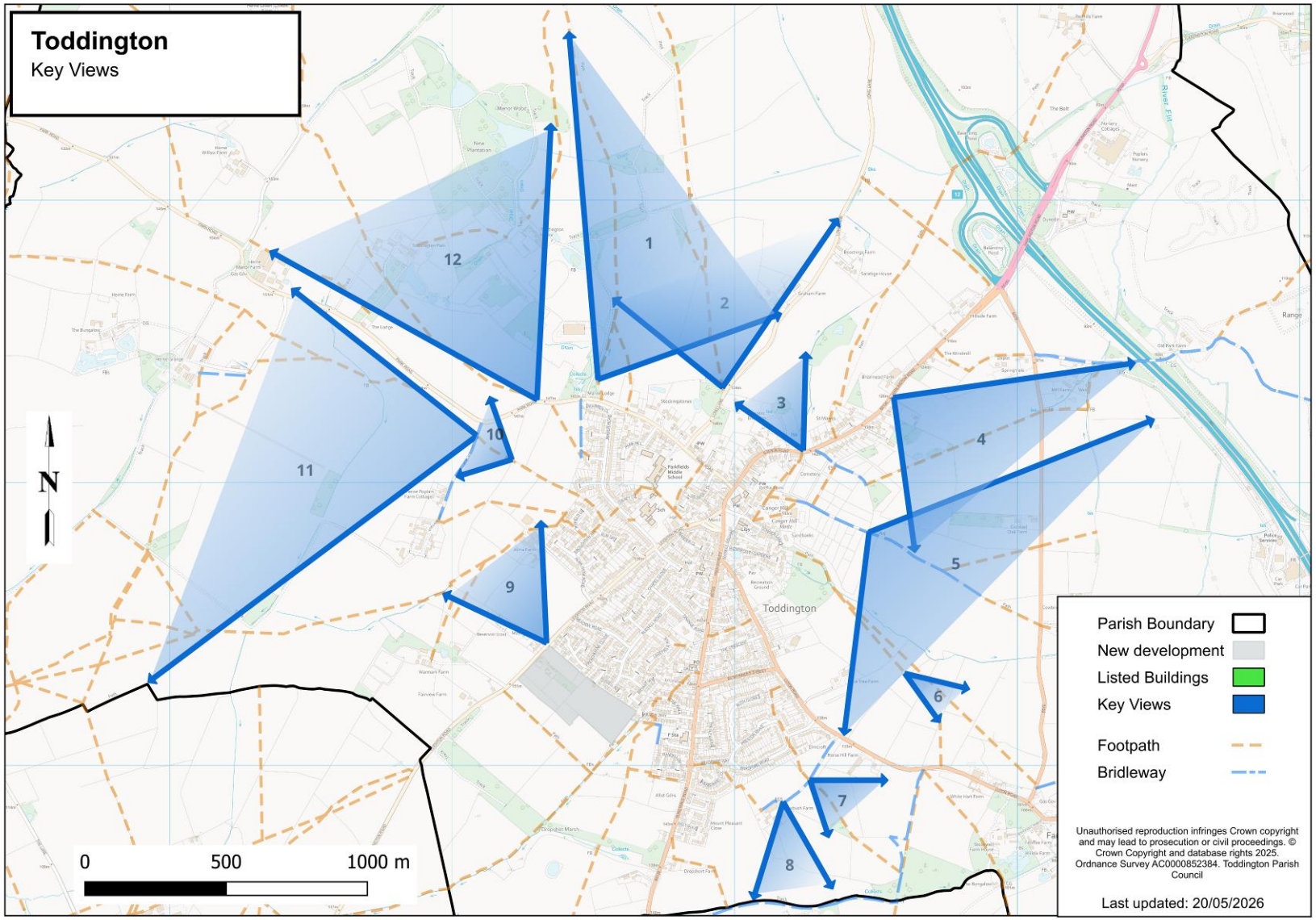
View	Photo	Where viewed from	Key features
i		Park Road Warren Close Amenity Space Footpath 21	• Rolling fields framed by woodlands/trees falling away towards bottom of valley. • Parkland to east. • Greensand Ridge in background
ii	 	Long Lane Footpath 24	• Rolling fields framed by woodland • Parkland to west. • Greensand Ridge in background
iii		A5120 looking N-W	• Veteran trees in rolling setting • Views to Greensand Ridge beyond • Snowdrops in spring

iv		A5120 looking S-E	• Hedgerows and copses • Open fields dipping down to M1 • Chilterns escarpment in background
v		Bridleway 43 (off Conger Lane)	• Panoramic views of the Chilterns escarpment • M1 in distance • Edge of Toddington village • Woodland, hedgerows & copses • Vineyard Track dipping away.
vi		Footpaths 52 & 53	• Small-scale pastures framed by hedgerows • Ridge & furrow field patterns
vii		Footpath 60	• Open fields • Hedgerows and copse • 'Green' edge to village – very little built form visible

viii		Crowbush Rec Bridleway 58 & Footpath 60	• Open fields • Hedgerows, trees and copses • Chilterns escarpment in background • Sharpenhoe Clappers to east
ix		Leighton Road	• Open field • Hedgerows and trees • Distant clay hills in background
x		Footpaths 8 & A4	• Open fields • Distinctive avenue of Scots Pine leading to Herne Poplar Farm

xi		Poplar End / Bridleway 9	• Gentle farmed valley • Streamline with hedgerow • Trees along horizon
xii		Footpath 28	• Extensive views of rolling agricultural landscape • Toddington Manor and trees/parkland • Greensand Ridge in distance

Figure 2c – Key Views



4.3 Landscape Policy Recommendations:

The following recommendations are made for inclusion in policies relating to landscape within the Neighbourhood Plan:

i. ***The special landscape value and settlement identity should be recognised, protecting the integrity/character of the village including the urban-rural interface, particularly to the south and north, limiting expansion of the settlement down slopes.***
ii. ***Protect the Village Green as the nucleus of the village and as an open area, ensuring any trees lost are replaced***
iii. ***Protect areas of permanent pasture from development, particularly where they contain features such as ridge and furrow field patterns or have been identified as part of key views.***
iv. ***Protect key views, ensuring that where development does take place, the core components are protected.***
v. ***Create opportunities for views to be appreciated***
vi. ***Solar farms will be supported where they do not detract from the visual integrity of the village and do not impact key views, increase biodiversity value and provide opportunities to improve access networks.***
vii. ***Support enhancement of historic parkland and wood pasture character where it also protects and strengthens biodiversity value***

5. Biodiversity

5.1: Existing Biodiversity

Figure 3a shows the location of designated sites, important habitats and opportunities to enhance wildlife in Toddington parish. Within the parish are eight designated County Wildlife Sites (CWS) two of which are also Sites of Special Scientific Interest (SSSI):

- Dropshort Marsh SSSI
- Hipsey Spinney CWS
- Poplars Nursery CWS
- River Flit CWS
- Tebworth Marsh SSSI
- Toddington Manor Lakes CWS
- Washer's and Daintry Woods CWS
- Woodcock Wood CWS

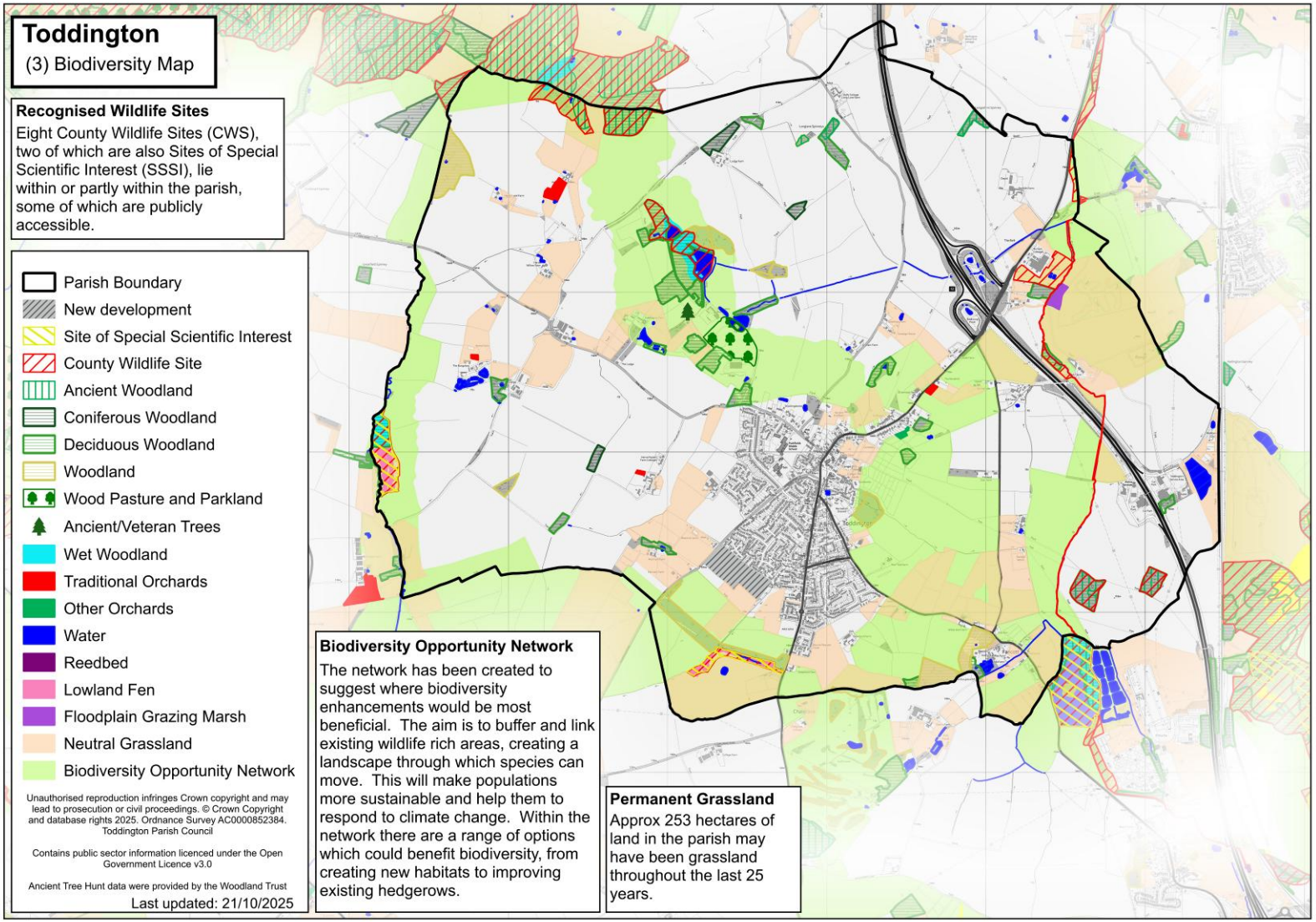
Immediately adjacent to the parish is another CWS and SSSI; Fancott Woods and Meadows SSSI, and the larger portion of Washer's and Daintry Woods CWS also exists outside the parish boundary.

County Wildlife Sites are recognized as important for wildlife when assessed against a set of criteria, which considers site size, diversity, rarity, fragility, typicalness and recorded history. The designation does not confer protection on the site, or right of access. However, for any significant land use change the planning authorities will expect the wildlife interest to be taken into account alongside other standard planning considerations. Sites of Special Scientific Interest are the country's best wildlife and geological sites and are legally protected. Natural England must be consulted if anyone wishes to carry out work that may damage a SSSI. This requirement applies to operations within a SSSI, and to operations outside the SSSI that may affect the features of interest.

Dropshort Marsh SSSI (2.73ha) is just to the south of the settlement of Toddington. The wetland habitat once common in South Bedfordshire where a series of springs issue at the junction of glacial gravels with the underlying impervious Oxford clay. The Marsh has a mosaic of vegetation associations merging into neutral grassland and the flora is rich with both marsh and meadow species. An unusual feature of the marsh is a small area of 'quaking bog'. The type of habitat, although widely distributed in lowland Britain has been greatly reduced both in extent and quality as a result of drainage and changes in agricultural practice. Many of the characteristic species are also therefore now uncommon.

Dropshort Marsh SSSI

Figure 3a – Biodiversity

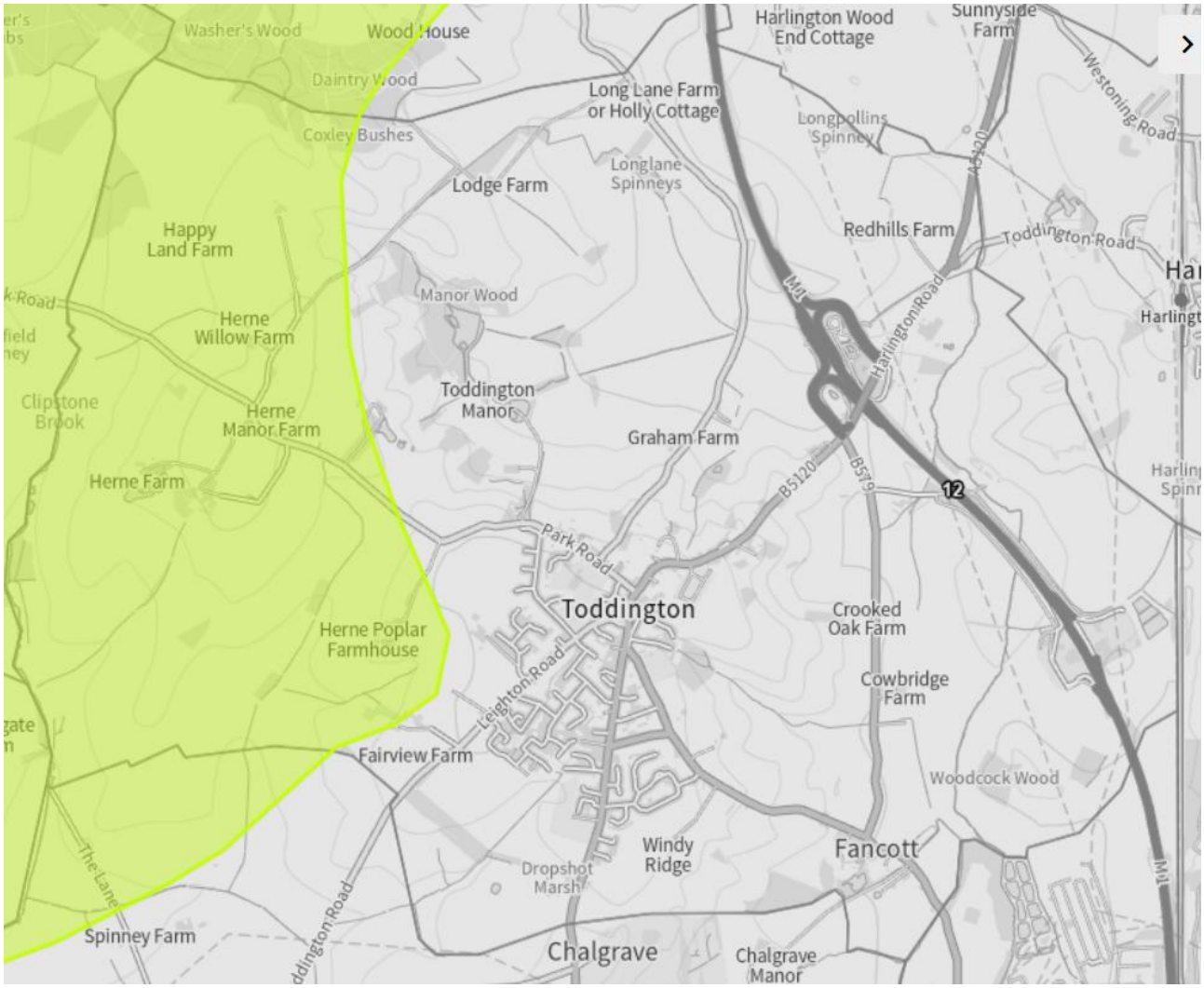


Tebworth Marsh SSSI is one of the largest base-rich marshes in Bedfordshire with a diverse plant community. There are a variety of habitat types including spring-fed marsh, reedswamp, carr woodland and neutral grassland. It is bounded on one side by the Clipstone Brook.

The other six County Wildlife Sites have been recognized for a range of habitats and contain semi-natural ancient woodland, lowland meadow, marsh, lakes and a river. The River Flit has also been recognized within the Bedfordshire Local Nature Recovery Strategy (LNRS, see below) as a chalk stream, a rare habitat of international importance.

Within Central Bedfordshire (and beyond), the importance of the Greensand Ridge for its habitats, their highly fragmented nature and pressures upon them, have been recognised. The Greensand Ridge Nature Improvement Area (NIA) is recognised by the Bedfordshire Local Nature Partnership. The NIA is not technically a designation, but is illustrated in **Figure 3b** below (and 2a above), demonstrating that a significant part of the west of the parish is within it. The Central Bedfordshire Local Plan (2015-2035) has reinforced this recognition with a specific policy (EE8), noting that there is an opportunity to create a "better, stronger and more robust natural environment".

Figure 3b – The Greensand Ridge NIA in Toddington Parish



Extracted from the Bedfordshire Local Nature Recovery Strategy Local Habitat Map (2025)

The parish also contains significant areas of what is considered to be 'permanent pasture' (which has been in existence for at least 30 years). These parcels of land (illustrated in Figure 3a) are inter-linked with hedgerows and copses, and whilst not recognized with a particular status, this network is of significant biodiversity value and should be protected and enhanced, particularly where this has historic (e.g. ridge and furrow – evidence that it has not been ploughed for hundreds of years) or landscape value.

5.2: Biodiversity Opportunities:

Historically (including the 2018 draft GI Plan) the biodiversity opportunities within a GI Plan have been derived from the 'Biodiversity Opportunity Areas' identified within "Rebuilding Bedfordshire's Biodiversity" (2007), which has helped inform Biodiversity Action Plans. These are illustrated in Figure 3a above. More recently, the Environment Act (2021) introduced the requirement for Local Nature Recovery Strategies, and the Bedfordshire Local Nature Recovery Strategy (LNRS) was published in December 2025. The LNRSs seek to set out a spatial vision (alongside a written strategy) for how nature can be recovered, and include 'Priorities' for doing this, with 'Measures' aimed to deliver on the ground. These follow the principles set out in the Lawton Report (2010), which identified the following as critical components for nature recovery:

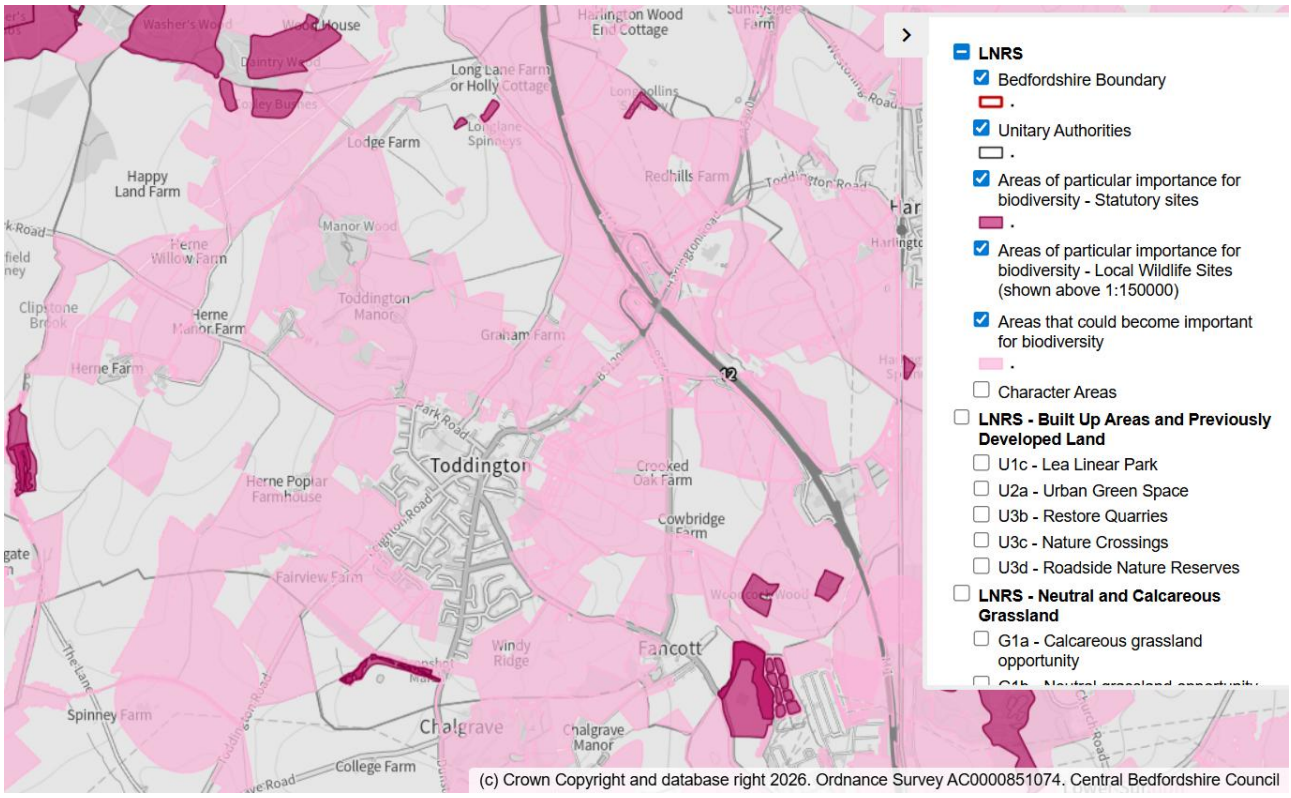
- Core areas
- Buffer areas – adjacent to these core areas
- 'Stepping stones' – areas of habitat created in the wider countryside
- Linkages – joining up areas of habitat, helping species to move around more easily.

LNRS's stem from the previous Government's concept of a national 'Nature Recovery Network' (NRN), described as "a national network of wildlife-rich places to increase and restore nature" and will complement and connect our best wildlife sites.

Mapping for the Beds LNRS was based on the same baseline information as the mapping within this chapter, and while it is in need of updating, it does at least ensure a degree of consistency between the different plans and strategies. The spatial element of the Bedfordshire LNRS, the 'Local Habitat Map', is an interactive mapping tool based on a GIS mapping platform. A snapshot is illustrated below in **Figure** 3c, showing the key priority areas identified for creating/enhancing habitats to support nature recovery as one shade (pink – 'Areas that could become important for biodiversity) regardless of habitat type. For further detail on priorities according to habitat type, the Local Habitat Map can be explored via the LNRS website, which also includes the written 'Strategy' and guidance documents – see:
https://bedslocalnaturerecoverystrategy.commonplace.is/

While designated sites are limited to the periphery of the parish, the Local Habitat Map clearly demonstrates the potential for creating areas for wildlife across the area, including right up to the built area. Indeed, it is only due to the scale of the LNRS (county-level) that the mapping does not identify areas within the village, and such opportunities should not be overlooked.

Figure 3c – Bedfordshire LNRS Local Habitat Map – zoomed into Toddington Parish



5.3 Biodiversity Policy Recommendations:

The following recommendations are made for inclusion in policies relating to biodiversity within the Neighbourhood Plan:

i. ***All development must take account of existing and potential biodiversity value, seek to protect, buffer and enhance existing biodiversity assets, and link areas of biodiversity value to create more robust ecological networks and to encourage nature recovery, in line with the Greensand Ridge Nature Improvement Area and the Bedfordshire Local Nature Recovery Strategy.***
ii. ***Tree, woodland and hedgerow planting should be encouraged where it creates habitat connectivity and buffers existing woodlands, but must be in keeping with the wider landscape.***
iii. ***Support the protection and enhancement of historic parkland***
iv. ***Support wet woodland and wetland creation, natural flood management, where this delivers both biodiversity value (particularly buffering and enhancing existing wetland sites such as Dropshort Marsh, Tebworth Marsh and Fancott Meadows SSSIs) and improved flood risk/amelioration of water pollution.***
v. ***Support enhancement of the River Flit and its corridor, recognising its value as a chalk stream***
vi. ***Improve wildlife value of verges, recreational spaces etc – LNRS urban priorities – lack of detail in LNRS due to scale***

6. Historic Environment

6.1. Historic Environment background

Toddington is a parish rich in history. Archaeological features and finds include those from the Neolithic period onwards, with finds from the Neolithic, Paleolithic, Anglo Saxon, Roman, medieval and post-medieval periods. Both Toddington and Fancott were settlements in medieval times with Toddington's Conservation Area being based around its medieval core. **Figure 4** clearly illustrates the richness of this history, including the contribution the estate of Toddington Manor (Archaeological Notification Area 97) makes, particularly to the local landscape (the key to Map 4 is contained in **Appendix 3**), and corresponds with records held in the Bedfordshire Historic Environment Record (HER).

'Ridge and furrow' field patterns are an invaluable link to Toddington's medieval history. Individual strips were ploughed year-on-year in the same pattern, within an open field system where land was held in common. It was often the case that an individual strip was managed by one family. The system was in operation across the country (and in Europe) from the immediate post-Roman time up until the 17th Century, when the Enclosure Act completely changed the nature of land ownership and resulted in the pattern of smaller fields enclosed by hedgerows. Surviving ridge and furrow is therefore an important archaeological feature – it indicates that land has not been deep-ploughed since these times. It offers a window to our past, and is distinctive in its 'corrugated' patterns. Toddington is fortunate to have significant areas of ridge and furrow in the parish, where sympathetic land management (pastoral farming) has preserved these attractive field patterns, for example to the east of the village. These fields can be easily viewed via public rights of way running through the area.

Example of surviving 'Ridge & Furrow' field patterns

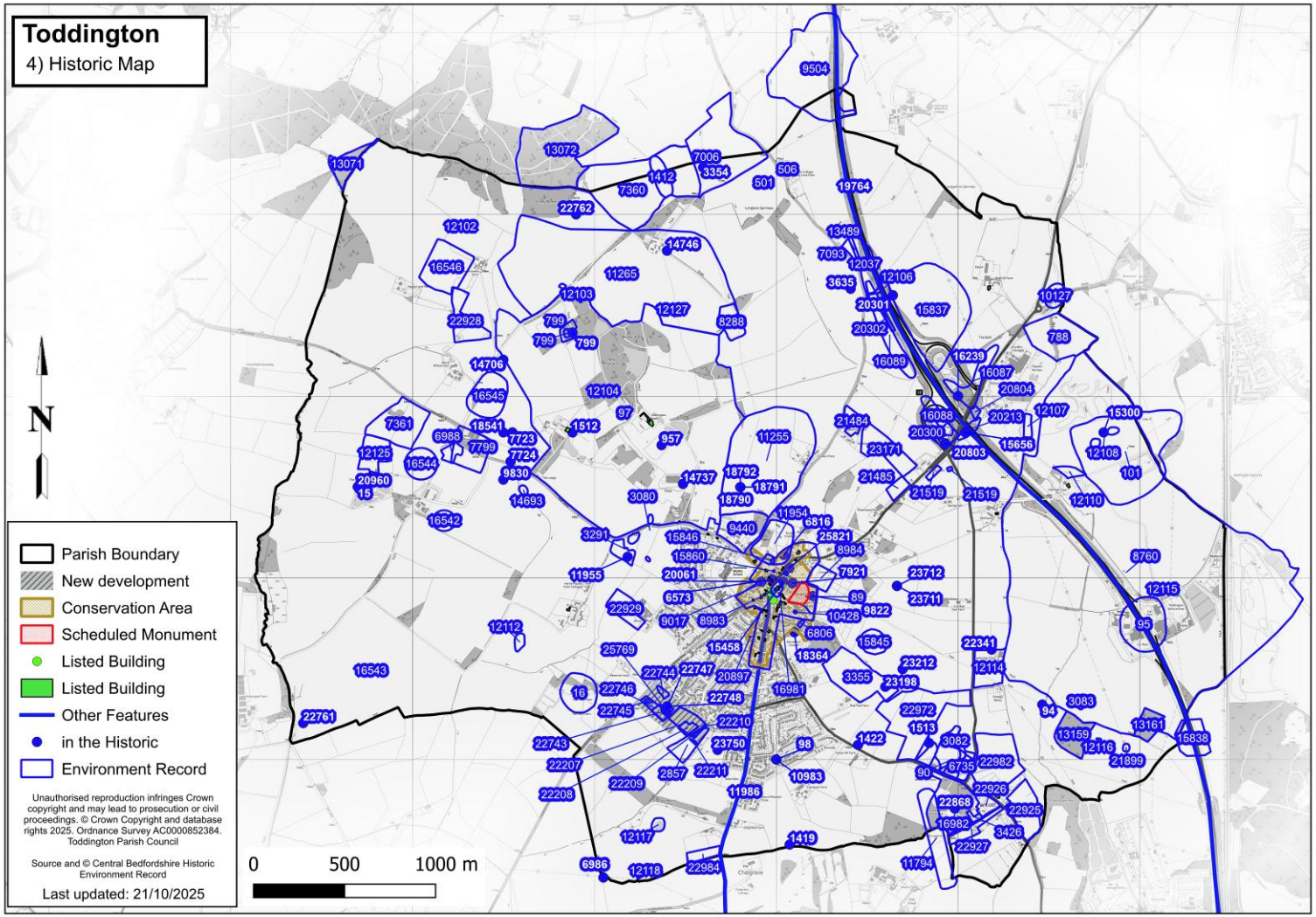
The Conger Hill 'Motte' is another example of an 'easy to access' part of the village's history. A motte and bailey castle was a form of fortification introduced by the Normans, and they were located in strategic positions commanding over the wider area. Conger Hill Motte (or Toddington Castle) was the stronghold of Sir Paulinus Pegure in the 13th century, and is now a Scheduled Monument. While the motte and surviving bailey are protected from access, it is easy to get close to this feature via public footpaths.

Toddington has its own piece of folklore in a local Shrove Tuesday custom focused on Conger Hill, when the ringing of a bell would signal all the village children to run to the mound, lay down and put their ears to the ground to hear the sizzle of a witch cooking her pancakes inside it!

Conger Hill Motte

When planning green infrastructure networks, taking account of historic environment assets helps to protect features such as earthworks and other archaeological features, hedgerows and access routes, and can help shape the character of green infrastructure and reinforce/enhance local sense of place – such features make for interesting elements of local walks or rides, especially if there is an element of interpretation helping people understand their historic role or function. While features such as Conger Hill are well-protected, others such as ridge and furrow fields, are not, and are dependent upon sympathetic land management. Incorporating them into green infrastructure networks, protecting their setting and contenxt, and providing information about why they are important is therefore critical to their survival, especially as development focuses on village edge locations.

Figure 4 – Historic Environment Features



6.2 Historic Environment Policy recommendations:

The following recommendations are made for inclusion in policies relating to the historic environment within the Neighbourhood Plan:

i. ***Protect features of historic value within their context, and raise awareness of the value of the historic environment***
ii. ***Protect historic character of village, including its settlement integrity and local distinctiveness***
iii. ***Protect the Village Green, ensuring it remains a focal feature of the village centre. Replace any trees that are lost with suitable alternatives.***
iv. ***Protect Ridge & Furrow field patterns by supporting farmers & landowners***
v. ***Enhance hedgerow connectivity where this reinforces historic field patterns***
vi. ***Encourage planting of woodland copses in line with historic patterns and supporting LNRS priorities around woodlands***
vii. ***Support the protection and enhancement of wood pasture and parkland***

7. Open Space, Access and Recreation

7.1 Open Space, Access & Recreation Background

Figure 5 shows the location of all 'green infrastructure' within the parish, while **Figure 5a** highlights those that are considered accessible to the public (alongside formal recreation areas, some of which are not). Although not all sites are freely accessible to the public (i.e. without charge or restriction, for example a golf course) but they all contribute to the wider recreational opportunities and green infrastructure in general. **Table 2** lists the sites and describes their status in terms of accessibility to the general public. To be considered publicly accessible, people must have access across the whole (or majority) of a site (and not be restricted to footpaths) and entry to the site must be free (although car parking can be charged for).

Within the parish most open spaces are distributed around the village periphery. There is virtually no accessible greenspace within the bulk of the built-up area, other than the Village Green.

All consultations, whether for the 2018 plan or more recently, showed that many people use and value the greenspaces and access routes within the village and the parish.

7.2 Quantity of Greenspace:

As **Figure 5a** below shows, Toddington has a reasonable number of accessible greenspaces of different types (though it should be noted that school playing fields, mapped as 'Formal Recreational Areas', are not open to the wider public).

The Central Bedfordshire Leisure Strategy (updated December 2025) provides an overview of greenspace provision across a range of typologies, and therefore looks at this in more depth. The most recent 'Parish Schedule' available is older than this, dating back to 2021, identifying deficits and needs in terms of provision for residents. It suggests there is a small surplus of 'Large Formal Recreation Areas' (e.g. sports fields) in Toddington (compared to the target standards developed in the Leisure Strategy), but a **significant deficit** of 'Countryside Recreation Sites' and 'Large Informal Recreation Areas', and a deficit in Small Amenity Spaces (see **Table 3** below):

Table 3 – Surpluses and Deficits according to Typology of Greenspaces
Central Bedfordshire Leisure Strategy – Parish Schedule for Toddington (2021)

Type of site	Surplus (+) or Deficit (-) in hectares
Countryside Recreation Sites	-14.83
Urban Parks	-1.02
Large Formal Recreation Areas	+1.65
Large Informal Recreation Areas	-7.23
Small Amenity Spaces	+1.46

It should be noted that the Leisure Strategy makes it clear that it is not expected that Toddington would have any 'Countryside Recreation Sites', as this level of provision (e.g. Country Park) is not possible to provide everywhere, and Toddington is only considered to be a 'Minor Service Centre' in the hierarchy of settlement types. Toddington is considered to be provided for, being within a 20 minute drive of Sundon Hills Country Park. CBC have aspirations to enhance Sundon Hills, including the former Sundon Tip, would create a larger site on the edge of the parish – accessibility and quality will be important. Rushmere Country Park, with a much better range of facilities, is only 13km away (i.e. also within a 20 minute drive).

Similarly, the Leisure Strategy does not consider Toddington requires urban park provision, this being provided in 'major' settlements only. Large Informal Recreation Areas perform some of the functions that urban parks provide, such as play provision.

Play Area within Luton Road Recreation Ground

However, the Large Informal Recreation Areas are not only at a significant level of deficit, but they are also located on the edge of or outside of the built-up area, bringing potential accessibility implications which more centrally located green spaces would better address. The sparse distribution of 'Small Amenity Spaces' is also noted.

In addition to this, the Leisure Strategy also recognizes that even when there is an adequate level of provision, there can still be a need in the area. For example, where sensitive sites for nature are used for informal recreation, there will be negative impacts on flora and fauna from footfall, disturbance and nutrification from dog waste. For example, Dropshort Marsh SSSI is only a short walk from the southern edge of the village, and immediately adjacent to footpaths and areas used for recreation – current and future development nearby will increase recreational pressure on this sensitive wetland habitat. Other sites may be at capacity in terms of levels of usage per se, and cannot accommodate any more without expansion or enhancement.

The Leisure Strategy notes that "New development must be supported by the delivery of recreation and open space" and the preference is always for this to be provided within any development site. Where this is not feasible (e.g. the development is too small) provision can be made off-site.

The Leisure Strategy is therefore a key tool in ensuring development provides for new or enhanced greenspaces commensurate with its scale, helping to identify the contributions required. It would be possible to estimate 2026 provision/need based on existing information, to ensure this happens. **It is recommended that this additional piece of work is carried out if the timeline for an updated Parish Schedule is not satisfactory.**

Figure 5 – All Green Infrastructure

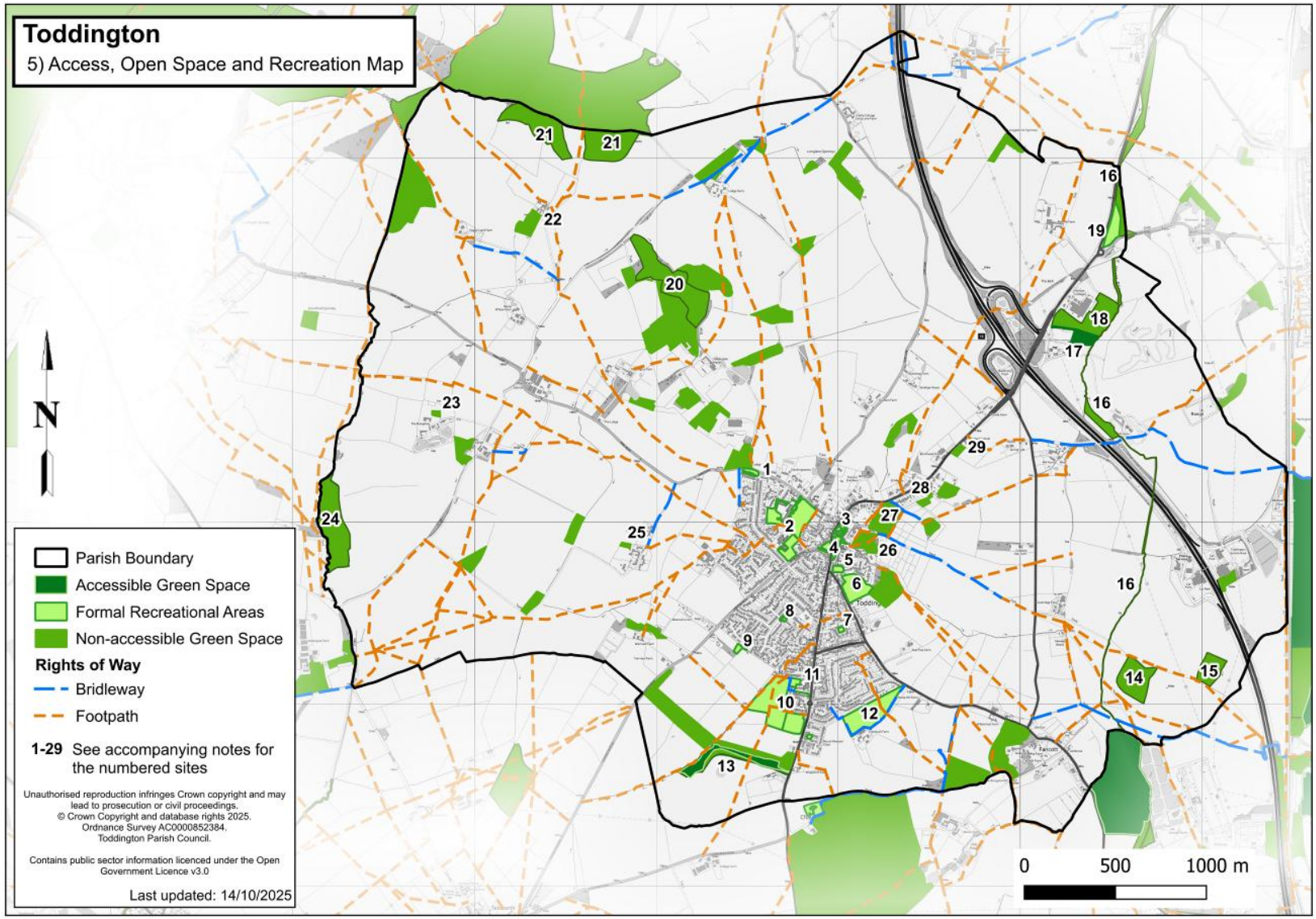


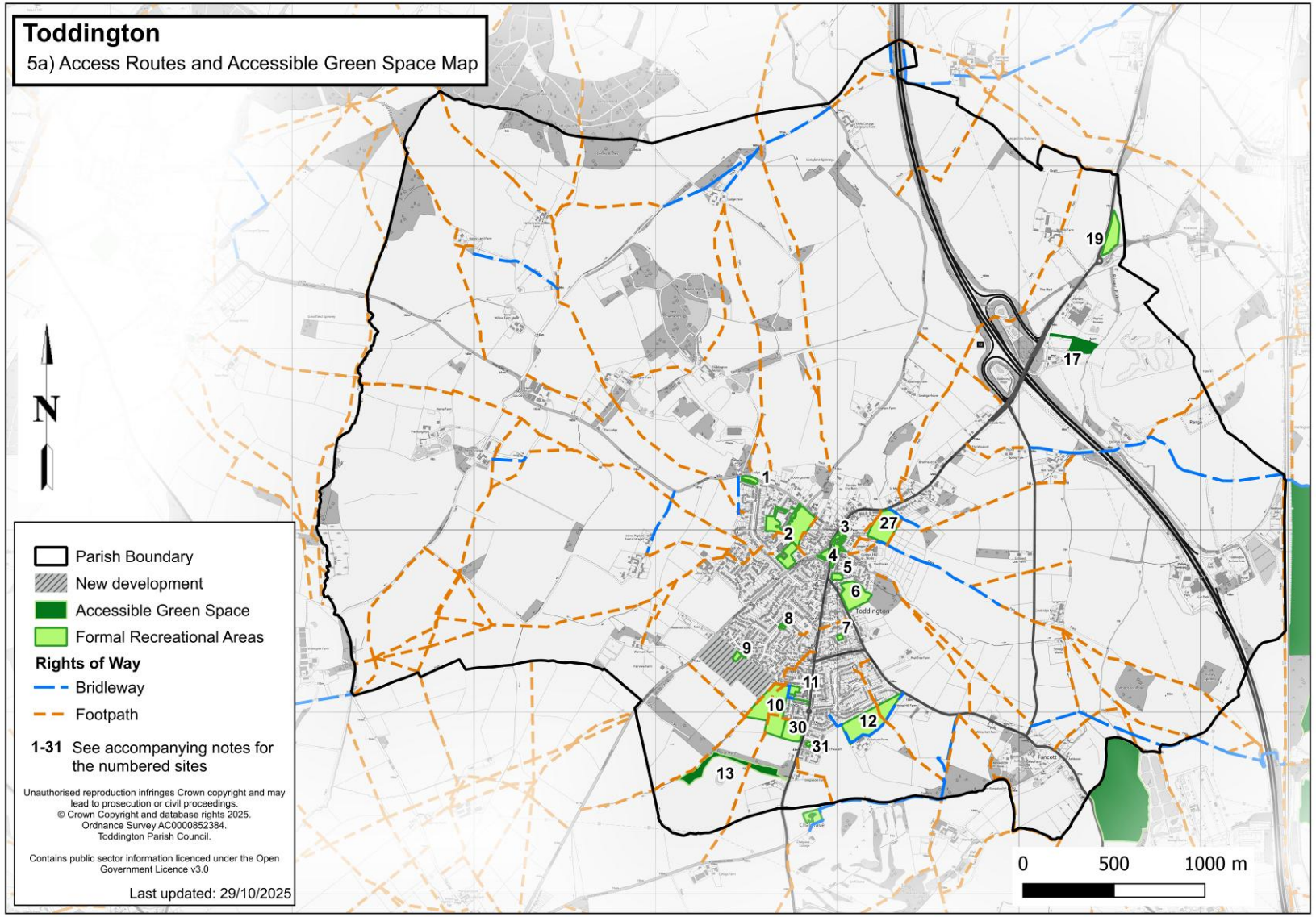
Table 2 – Open Spaces and Recreation Sites

Number	Name	Publicly accessible?	Area within parish (Hectares)
1	Warren Close Amenity Space	Yes	0.24
2	Parkfields Middle School Playing Fields	No	3.39
3	St George's Church Cemetery	Yes	0.29
4	Toddington Village Green	Yes	0.49
5	Toddington Memorial Garden	Yes	0.20
6	Luton Road Recreation Ground	Yes	1.69
7	The Crescent Amenity Space	Yes	0.08
8	Russell Road Amenity Space	Yes	0.07
9	Russell Road Play Area	Yes	0.15
10	Glebe Recreation Ground	Yes	3.82
11	Dunstable Road Amenity Space	Yes	0.23
12	Crowbush Recreation Ground	Yes	3.26
13	Dropshort Marsh SSSI	Yes	2.73
14	Woodcock Wood CWS	No	3.16
15	Hipsey Spinney CWS	No	1.78
16	River Flit CWS	No	3.20 (39.35 total area)
17	Toddington Borehole	Yes	1.04
18	Poplars Nursery CWS	Yes*	3.84

19	Poplars Playing Fields	Yes	1.11
20	Toddington Manor Lakes CWS	No	6.66
21	Washer's and Daintry Woods CWS	No	8.95 (55.45 total)
22	Orchard	No	1.09
23	Orchard	No	0.14
24	Tebworth Marsh SSSI	No	5.74
25	Orchard	No	0.13
26	Conger Hill Motte	No	1.19
27	Toddington Cemetery	Yes	2.04
28	Orchard	No	0.26
29	Orchard	No	0.24
30	Allotments	No	1.09
31	Shelton Avenue Amenity Space	Yes	0.06

***** This site is accessible free of charge via the Garden Centre with permission.

Figure 5a – Accessible Green Spaces



7.3 Accessibility of Greenspace:

Alongside provision of a suitable *quantity* of green spaces, it is important that everyone has *access to them* for a wide range of reasons relating to health and wellbeing. The simplest method of assessing accessibility to a site (i.e. how easy it is to get to, not how accessible is it for a user once there) is by drawing a catchment around it on a map to illustrate the area from which it can be reached within a specific travelling time. In the parish/village context, the most appropriate method of travel is walking (or cycling) as distances are relatively small and it is not desirable to promote access by car for congestion and pollution reasons.

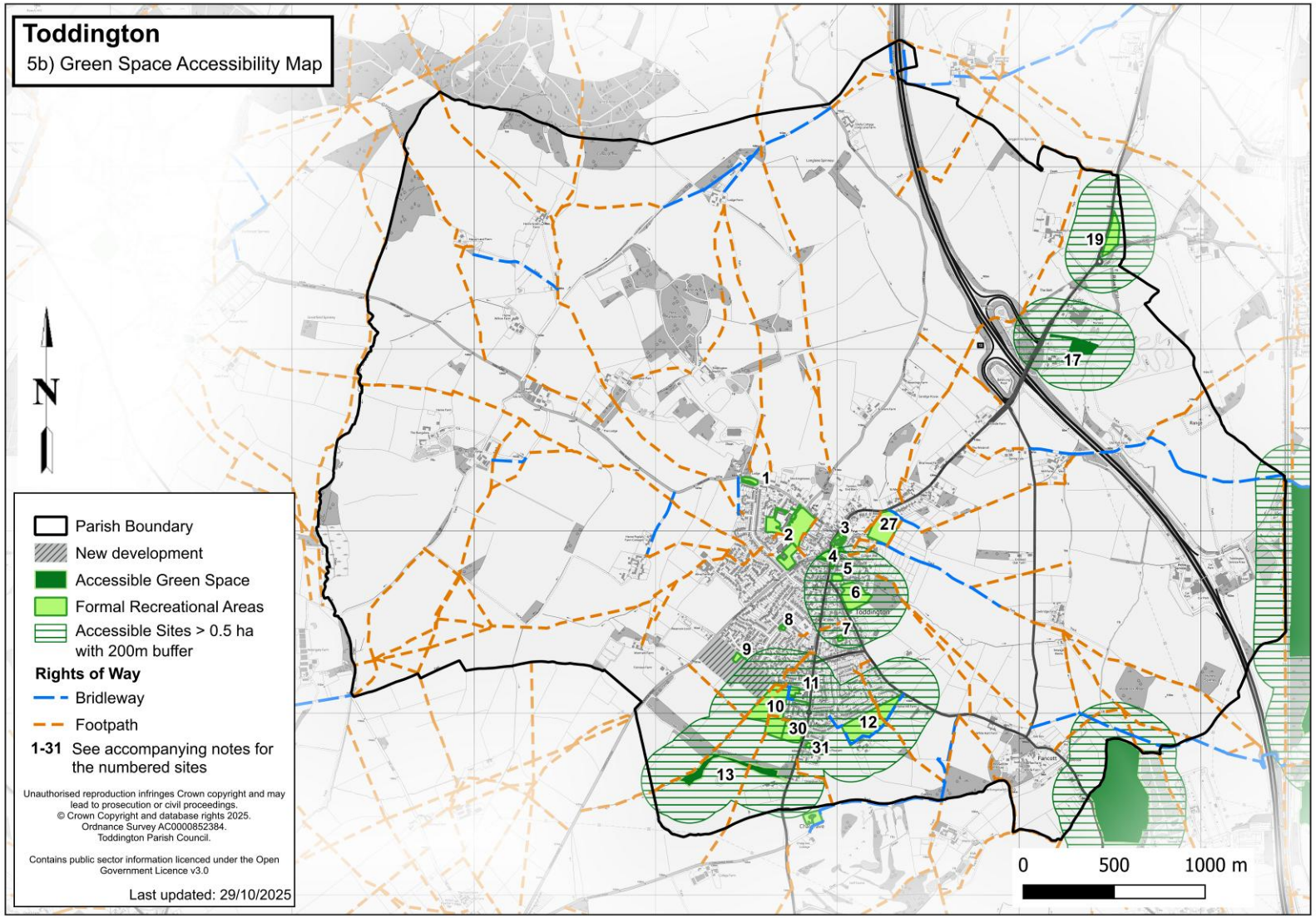
An exercise of this type has been carried out as part of this plan, designed to take a basic snapshot of physical access across the parish and identify those areas where there are gaps in basic provision. **Figure 5a** below takes the sites considered 'accessible' above (where they are of 0.5ha or more – below this size sites have limited value) and draws a 200m radius around it. These parameters have been selected as they equate to the 'Doorstep' provision standard within Natural England's Green Infrastructure Framework (2024), the lowest level of provision.

As **Figure 5b** illustrates, general accessibility to greenspace in the village of Toddington is **poor**, with the bulk of the centre, north and west of the village outside the 200m catchment of an accessible greenspace. While such issues can be partly offset in 'urban fringe' locations by access to the wider countryside, not all of these areas of 'deficit' have such routes nearby, and there are large parts of the centre of the village without adequate access to greenspace. While the Village Green is an attractive, centrally-located green space, it is also relatively small and constrained by the busy High Street running through it.

Toddington Village Green

It is noted that opportunities for creating greenspace within the village will be limited but should still be sought where possible. Alternatively, new green spaces located on the periphery, provided they have good connectivity for those walking or cycling, can make a significant difference.

Figure 5b


Toddington
5b) Green Space Accessibility Map
N
Parish Boundary
New development
Accessible Green Space
Formal Recreational Areas
Accessible Sites > 0.5 ha with 200m buffer
Rights of Way
Bridleway
Footpath
1-31 See accompanying notes for the numbered sites
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Ordnance Survey AC0000852384.
Toddington Parish Council.
Contains public sector information licenced under the Open Government Licence v3.0
Last updated: 29/10/2025
0
500
1000 m

7.4 Linear Access

In addition to accessible spaces, access routes connecting them to people, and with each other, are a critical element of the Green Infrastructure network, and can also form the basis of habitat or landscape corridors. Public Rights of Way (PRoW) are the most important element in providing access to open spaces, alongside permissive paths and other routes. Non-PRoW can be more temporary, and while agreements vary in length they can be withdrawn and that access lost. Therefore the focus here is on the PRoW.

The parish of Toddington is relatively well-served in terms of access routes, as identified in Figures 5 and 5a above, with the village being the focus of many of these. Previous and more recent consultation and engagement activities show that they form a major element of Toddington's wider recreational infrastructure, and these routes provide a way of 'getting out into the countryside'.

Toddington's Rights of Way Network supports access to the wider countryside

Note historic 'ridge & furrow' field pattern

While it was noted that Toddington's rights of way network is extensive, generally well signed and maintained and there are very few 'dead end' routes, connectivity is identified as an issue because the majority routes radiate out from the village with relatively poor connectivity between them. This limits the amount of opportunities for 'circular' routes, which are inherently more attractive to users than 'there and back' walks and rides. Although the M1 potentially creates a significant barrier to access and cuts across several PRoW, there are opportunities for crossing it via footbridges along its length (within the parish). This is important in providing access to sites such as Sundon Hills Country Park and the wider Chilterns countryside.

There are two long distance walking routes within walking distance of the village: the Icknield Way and the Greensand Ridge Walk, while the relatively recently created Greensand Ridge Cycle Route is also within cycling reach to the north of the parish. The Icknield Way and the Greensand Ridge Walk are linked by the Monmouth Way Footpath, a linear walk from Toddington to Eversholt (opened in May 1997, and named because of the Duke of Monmouth's association with Toddington -he and his wife Henrietta, born at Toddington, lived at Toddington Manor for a short period in the 17th century.

Footpath signage demonstrating Toddington's position within a wider recreational network!

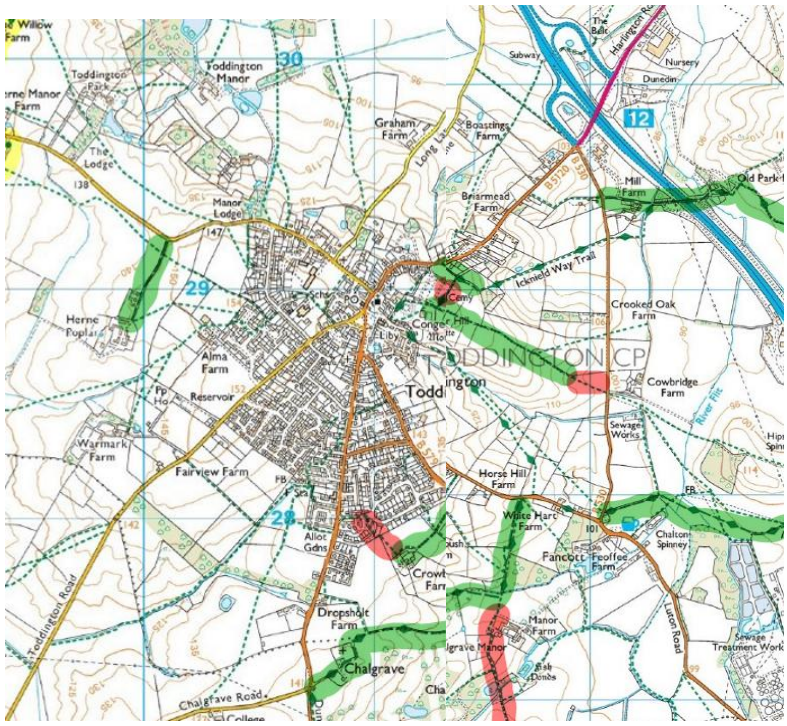
There is a lack of provision in terms of bridleways, facilitating both horse riding and cycle access. Those that do exist are isolated fragments, not capable of facilitating meaningful horse-riding or cycling routes. This creates critical issues in two ways:

1. It forces horse riders and cyclists to use the road network, which is not always safe and suitable, especially for the less experienced/less confident;
2. It reduces options for those wishing to travel by more sustainable means, reducing pollution and congestion.

This attractive section of Bridleway along a quiet drive leads to a road at one end, and a dead end at the other due to reduction to footpath status

The Toddington Multi-Access Forum is a local voluntary group that seeks to "work together to create a joined up and safe network of Rights of Way around the local parishes to enable non-motorised users to have safe, accessible circular routes on bridleways, byways and quiet roads" (see: https://toddington.info/information/prow-changes/toddington-multi-access-forum/). It has identified a range of aspirations as illustrated in **Figure 5c** below.

Figure 5c – Toddington Multi-User Forum Aspirations (Eastern and Western Maps combined)
Taken from Toddington Multi-User Forum website



The potential for a 'Green Wheel' for Toddington has been identified by Central Bedfordshire Council. A 'Green Wheel' is a circular, multi-user route around a village or town, with 'spokes' connecting the centre to the 'outer rim', providing for both leisure and utility use (e.g. accessing schools and shops). Green Wheels are more than just connected routes – they also connect people to green spaces, and where new routes are created these should be within 'green corridors', helping provide habitat connections for nature recovery as well.

The authority has supported the development of Green Wheels around towns and villages across its area, and has commissioned a series of 'Masterplans' in those areas which do not have them, and suffer from a lack of opportunity and route fragmentation. Toddington is one of these settlements, and a Masterplan is in its early stages of development. Any potential routes identified that do not exist will require engagement with and the agreement of the landowner. Because the work on the Toddington Green Wheel Masterplan has not reached the stage of engaging with landowners, it is not considered appropriate to identify these specifically, although 'areas of search' are included in access opportunity identification below.

It is recommended that the Green Wheel Masterplan is supported by Toddington Parish Council and others, helping to take forward the aspirations of this GI Plan.

7.5 Quality Assessment

Quantity, distribution and accessibility are important elements of any assessment of green spaces, the other key component is quality. Issues in a lack of greenspaces can, to an extent, be offset by improving the quality and functionality of existing greenspaces. This is particularly important within settlements where the opportunities to create new green spaces may be limited by the availability and cost of land.

The Central Bedfordshire Leisure Strategy Parish Schedule (2021) notes that the Large Formal Recreation Areas are "good quality sites…well maintained and offering basic recreational infrastructure", but that Small Amenity Spaces are "relatively functionless….tucked away in housing estates with few recreational amenities".

More limited fieldwork as part of the Local Greenspace Assessment (see below) confirmed the 'basic but well-maintained' summary, but also noted generally low levels of information about green spaces, including poor or absent signage. It also notes potential enhancements to the Crowbush Recreation Ground and the Willow Way footpath.

Crowbush Recreation Ground: Well-maintained but only basic facilities

The Leisure Strategy (2025) continues to identify capacity being reached, and impacts upon natural greenspaces being used for recreation, as detrimental to quality. It does identify the need for informal recreation areas to absorb additional footfall, but this must be balanced with impacts on habitats and wildlife.

The Recreation Survey (which informed the 2018 GI Plan) asked people to specifically identify the facilities they currently use and the improvements they felt were most needed. The survey was broad in scope, with 'recreation' covering a range of social activities (including shopping and other leisure activities) so it is especially significant that "parks, recs and play areas" accounted for over 60% of responses in terms of facilities used, and green spaces of the various types accounted for 6 of the top 10.

The survey also asked people to identify the improvements to recreational infrastructure they felt were most important, and unsurprisingly (given the importance of green spaces in terms of existing use) featured highly in terms of suggested improvements. "Parks and Greenspaces" were the most important type of improvement when the wide range of suggestions were grouped. But this should also be considered unsurprising in the context of the Leisure Strategy findings noted above.

More recently, the 2025 GI workshop asked residents to identify their 'Favourite Place' in the parish. While the Village Green was the 'winner', it was notable that the vast majority of votes were spread across 20 other sites, reflecting the range of greenspaces and the value local residents place on them.

It is recommended that the quality of greenspaces, and the proposed improvement projects, are reviewed when the Parish Schedule is next revised.

7.6 Local Green Space assessment

The National Planning Policy Framework introduced the Local Green Space (LGS) designation in 2011 as "a way to provide special protection against development for green areas of particular importance to local communities". Paragraph 77 of the NPPF sets out the criteria that green space must meet in order to be designated as 'Local Green Space'. Historically, the only mechanism for designating LGS in Central Bedfordshire has been through Neighbourhood Plans. However, CBC have recently taken the decision to allow for the designation of LGS through the next revision of the Central Bedfordshire Local Plan, due to be published at the end of 2028. Toddington PC took the decision to utilise this process, and therefore an LGS

assessment is not included within this GI Plan. At the time of finalising the GI Plan a number of sites within the parish had been assessed, though the outcome of the process will not be known for some time, and will be subject to consultation through the Local Plan production process.

7.7 Access, Recreation and Greenspace Opportunities

The opportunity areas identified for access include the deficit areas from the accessibility mapping, along with the linear access opportunities (Green Wheel and Multi-User Forum aspirations). Because the latter includes the Green Wheel aspirations these are not illustrated within this document, due to the sensitivities around timing noted above. They will be included in any consultation around a 'Green Wheel Masterplan'.

7.8 Access, Recreation and Greenspace Policy Recommendations:

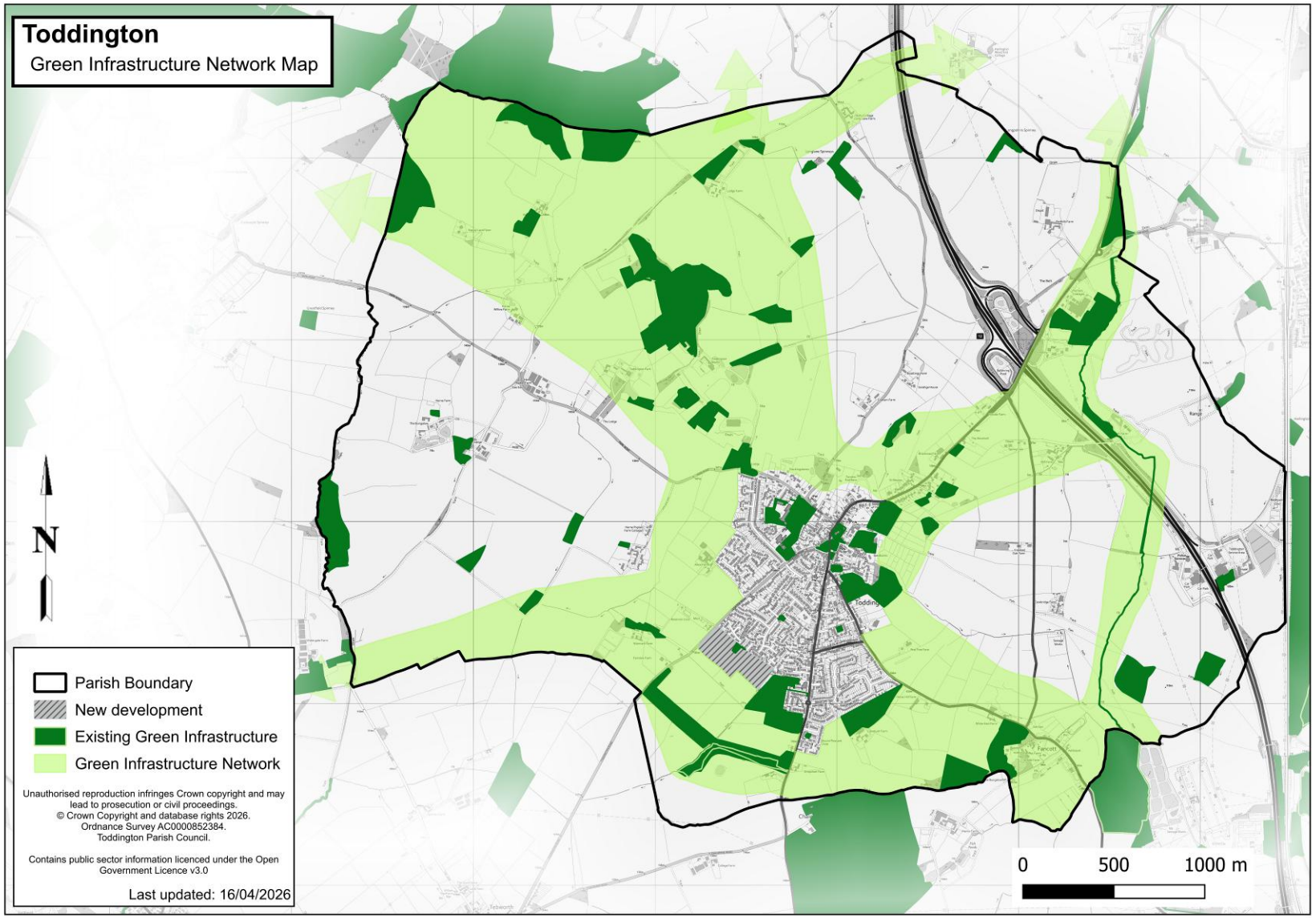
The following recommendations are made for inclusion in policies relating to access and greenspace within the Neighbourhood Plan:

- ***Create new green spaces to address access deficits, particularly for those in the west and north of the village, through development or other opportunities. This could include a phased approach for a large informal green space, to which development contributes to over time. It could also include creation of green spaces within the urban area, where any re-development opportunity arises.***
- ***Improve quality and functionality of existing greenspaces, including smaller ones, through provision of facilities or other enhancements to their landscape or biodiversity value.***
- ***Linking existing routes and creating circular routes for a range of users (including walkers, cyclists and horse riders) and support the development of the Toddington Green Wheel, particularly through upgrading routes and filling in gaps in the network***
- ***Ensure any development links effectively into the existing access network.***
- ***Improving links/access to Harlington and its Railway Station***
- ***Improving information about the location and function of green spaces***

8. The Toddington Green Infrastructure Network

The opportunity identification and policy recommendations above provide a clear vision for the future enhancement of Toddington's green infrastructure. This proposed network is illustrated in **Figure 6** below as the Toddington Green Infrastructure Network. It shows how existing GI assets could potentially be enhanced and better connected to create an attractive and varied network of places and links for the benefit of people and wildlife. It is based on a combination of the opportunities, needs and deficits identified in the thematic chapters above. It must be noted that the map is *indicative* with regard to aspirations, and does not prescribe exact locations.

Figure 6 – The Toddington GI Network



9. Acknowledgements

The Greensand Trust would like to thank the following for their assistance and support in the production of the Green Infrastructure Plan:

Toddington Parish Council, Toddington Neighbourhood Plan Steering Group, Toddington Multi-User Access Forum, and the community of Toddington.

Mapping support and production was provided by the Bedfordshire & Luton Biodiversity Recording & Monitoring Centre.

Appendices

Appendix 1: Workshop Summary

Separate document

Appendix 2: Historic Environment Features (Key to Figure 4)

4) Historic Map

A variety of historic sites are shown on this map. Integrating these sites into green infrastructure plans can help to preserve parish history. The numbers next to most of the site boundaries represent locations in the Historic Environment Record (HER), which is kept at Borough Hall in Bedford. The table below gives a brief summary of each numbered site; more details are available from the HER, along with historic maps of your parish. Due to the scale of this map only Listed Buildings are shown, however, there are many other historically important buildings recorded. For advice or further information about historic areas in your parish please contact the Historic Environment Information Officer at Central Bedfordshire Council (her@centralbedfordshire.gov.uk or use the online Heritage Gateway http://www.heritagegateway.org.uk).

Number	Feature
15	ANGLO-SAXON POTTERY, Herne Farm, Toddington
16	SKELETONS AND ROMAN & MEDIEVAL COINS, Warmark, Toddington
89	MOTTE & BAILEY CASTLE, Conger Hill
90	ROMAN FINDS, Fancott
94	BRONZE AGE FINDS
95	ROMAN POTTERY KILN, Foxburrow

Number	Feature
97	GARDEN EARTHWORKS, Toddington Manor
98	ANGLO-SAXON COIN
101	ROMAN VILLA, Roman and Anglo-Saxon cemeteries, Sheepwalk Hill
501	RECTANGULAR CROPMARK OF POSSIBLE MOAT, south west of Long Lane Farm
506	RABBIT BURY
788	WADLOWES MANOR (site of)

Number	Feature
799	COCK PIT, north west of Toddington Manor
957	TODDINGTON MANOR GATEWAY
1412	ROMAN BRONZE ELEPHANT, Lodge Farm
1419	ROMAN SIGNET RING, north-north-east of All Saints' Church
1422	BUILDING (site of) & SLAG
1512	BRONZE AGE SCRAP, south-east of Park House
1513	BRONZE AGE INGOT, Fancott
2857	ANGLO-SAXON CEMETERY, Frenchman's Highway
3080	GRAVEL PITS
3082	SAND & GRAVEL PITS, Fancott
3083	GRAVEL PIT
3291	NEOLITHIC & PALAEOLITHIC FINDS
3354	BUILDINGS (site of)
3355	RIDGE AND FURROW, North of Pear Tree Farm, Toddington (Former Toddington Parish Number)
3426	POSSIBLE MOAT, Feoffee Farm, Fancott
3635	EARTHWORK
6573	ROMAN COINS
6735	BRICKFIELD, KILN AND CLAY PIT, Fancott
6806	GASWORKS, Conger Lane
6816	ROMAN COIN, 'PUZZLE GARDEN'
6986	KIMBERWELL
6988	DOVEHOUSE CLOSE, Herne
7006	RABBIT BURIES
7093	RABBIT BURY
7360	BRICK KILN
7361	CLAY PIT
7723	FLINT

Number	Feature
13072	DAINTRY WOOD, Ancient Woodland
13159	WOODCOCK WOOD, Ancient Woodland
13161	HIPSEY SPINNEY, Ancient Woodland
13489	DITCH, east of Long Lane
14693	CROPMARKS, Toddington
14706	POSSIBLE FIELD SYSTEM, Toddington
14737	IRON AGE URN
14746	RECTANGULAR CROPMARKS north east of Lodge Farm
15300	FLINT FLAKES
15458	28 SKELETONS at The Griffin Public House, Station Road
15656	THREE PIER BRIDGE at Junction 12 of the M1
15837	RECTILINEAR CROPMARKS, IRON AGE ACTIVITY AND NEOLITHIC/BRONZE AGE FLINTS, west of Redhills Farm
15838	IRON AGE & ROMAN OCCUPATION, south of Toddington Services (M1)
15845	PREHISTORIC FLINTS, south east of Toddington
15846	MESOLITHIC FLINT BLADE AND NEOLITHIC TO BRONZE AGE FLINT FLAKES, Station Road Allotments
15860	MESOLITHIC FLINTS, 11 Station Road
16087	NEOLITHIC/BRONZE AGE FLINT SCATTER, Poplars Nursey
16088	NEOLITHIC/BRONZE AGE FLINT SCATTER, west of M1 Junction 12
16089	NEOLITHIC/BRONZE AGE FLINTS & MEDIEVAL POTTERY, Redhills Farm, west of M1
16239	MEDIEVAL POTTERY, south-east of balancing ponds
16542	CROPMARKS, east of Herne Grange
16543	CROPMARKS (possible ring ditch/windmill site), south of Froghole
16544	POSSIBLE CROPMARKS, north of Herne Grange
16545	CROPMARKS, south east of Herne Willow Farm

7724	POST-MEDIEVAL BUILDING DEBRIS
7799	BUILDING CLUSTERS, west and south west of Herne Manor Farm
7921	HOSPITAL OF ST JOHN THE BAPTIST (site of)
8288	RABBIT BURROWS & PITS
8760	DEER PARK
8983	ST GEORGE'S PARISH CHURCHYARD
8984	TODDINGTON CEMETERY
9017	BAPTIST CHURCHYARD
9440	TODDINGTON RECTORY GROUNDS
9504	DIXWELLS WOOD
9822	MEDIEVAL POTTERY
9830	POSSIBLE IRON AGE OCCUPATION, south of Herne Manor Farm
10127	SITE OF GALLOWS
10428	BURIAL, 16 Conger Lane
10983	ROMAN POTTERY AND SPEARHEADS, east of Toddington
11255	ROMAN OR SAXON CREMATIONS, Rectory Glebe
11265	TODDINGTON WARREN
11794	RIFLE RANGE & QUARRY PIT
11954	ANGLO-SAXON FINDS, "William Harbett's Estate"
11955	POSSIBLE ROMAN HYPOCAUST, Town Close
11986	ANCIENT ROAD, Markyate - Toddington
12037	GRAVEL PIT
12102	SAND PIT
12103	PONDS, north west of Toddington Manor
12104	BLACK POND
12106	NUPPINGS GREEN
12107	QUARRY
12108	SAND PITS
12110	QUARRY
12108	SAND PITS
12110	QUARRY
12112	GRAVEL PIT
12114	LINEAR EARTHWORKS, Cowbridge
12115	POSSIBLE QUARRY
12116	PIT & LINEAR FEATURE
12117	QUARRY
12118	QUARRY
12125	GRAVEL PIT
12127	SAND PIT
13071	HAPPYLAND FARM WOOD, Ancient Woodland

16546	CROPMARKS, west of Herne Green Farm
16981	TODDINGTON TOWN
16982	FANCOTT SETTLEMENT
18364	MEDIEVAL SEAL & LAMP
18541	LATE MEDIEVAL FINGER RING, Herne Manor Farm
18790	MEDIEVAL FINDSPOT, south east of Toddington Manor
18791	ROMAN COIN, south east of Toddington Manor
18792	POST MEDIEVAL STRAP FITTING, south east of Toddington Manor
19764	M1 Motorway
20061	POST MEDIEVAL FEATURES, land at the Sow and Pigs
20213	M1 Junction 12 Overbridge, Toddington
20300	LATE IRON AGE - ROMAN CREMATION CEMETERY AND ENCLOSURES, M1 Junction 12
20301	IRON AGE FUNERARY PYRE AND STONE CAIRN, M1 Junction 12
20302	ROMAN ENCLOSURES AND BOUNDARY DITCHES, M1 Junction 12
20803	UNDATED DITCH
20804	FORMER RIDGE AND FURROW, M1 Junction 12
20897	POST MEDIEVAL FEATURES, High Street, Toddington
20960	SAXON POTTERY, Herne Farm
21484	RIDGE & FURROW EARTHWORKS at Boastings Farm, Toddington
21485	LEVELLED RIDGE & FURROW, north-north-east of the B5120 (Harlington Rd), Toddington
21519	UNDATED DITCHES AND ENCLOSURE, south east of Hillside Farm
21899	QUARRY PIT south west of Hipsey Spinney
22207	ROMAN SETTLEMENT EVIDENCE, south of Russell Road
22208	INDUSTRIAL ACTIVITY, south of Russell Road
22209	CURVILINEAR DITCH, Fairview Farm
22208	INDUSTRIAL ACTIVITY, south of Russell Road
22209	CURVILINEAR DITCH, Fairview Farm
22210	INFILLED PITS, Fairview Farm
22211	POST MEDIEVAL QUARRYING, Fairview Farm
22341	MEDIEVAL BUCKLE, Cowbridge Farm
22743	POSSIBLE MID-LATE IRON AGE ENCLOSURE AND ASSOCIATED ACTIVITY, south-east of Fairview Farm
22744	POSSIBLE ARCHAEOLOGICAL FEATURES, south of 65, Frenchmans Close
22745	POSSIBLE ARCHAEOLOGICAL FEATURES, east of Fairview Farm

22746	FORMER RIDGE AND FURROW, south-east of Fairview Farm
22747	UNDATED BOUNDARY DITCH, east of Fairview Farm
22748	MODERN DITCH, south-west of 47, Frenchmans Close
22761	FLINT SCATTER, south east of Watergate Farm
22762	FLINT SCATTER, south of Daintry Wood
22868	SAND EXTRACTION PIT, Stockwell Farm Barns
22925	RIDGE AND FURROW, East of Luton Rd Fancott
22926	RIDGE AND FURROW, West Of Luton Rd Fancott
22927	RIDGE AND FURROW, South of Stockwell Farm
22928	RIDGE AND FURROW, North of Herne Willow Farm
22929	RIDGE AND FURROW, At Alma Farm Toddington
22972	RIDGE AND FURROW, North of Luton Rd, Fancot

22982	RIDGE AND FURROW, Fancott Village
22984	RIDGE AND FURROW, West of Dunstable Rd Toddington
23171	RIDGE & FURROW EARTHWORKS to the east and south-east of Boastings Farm, Toddington
23198	POST-MEDIEVAL JETTON, 520m north-west of White Hart Farm
23212	MEDIEVAL PENDANT, west of Cowbridge Farm
23711	PENNY OF HENRY I, west-north-west of Crooked Oak Farm
23712	PENNY OF ELIZABETH I, west-north-west of Crooked Oak Farm
23750	BRONZE AGE URNS, The Glebe, Toddington
25769	LATE IRON AGE - ROMAN ACTIVITY, east of Leighton Road
25821	SAXON GOLD PENDANT, adjacent to Nos. 5-8 Tanners Court