

*Beautiful Site Within The Heartland Of Bedfordshire*  
**TODDINGTON**  
LUTON/DUNSTABLE

A stylized graphic of several overlapping leaves in shades of blue and green, positioned to the right of the main text.



# Introduction & Background

## **INTRODUCTION :**

Toddington is a large village and civil parish situated only 5 miles NNW of Luton, and 35 miles NNW of London. In the county of Bedfordshire, it is only 0.5 miles from Junction 12 of the M1 motorway and lends its name to the nearby service station. It is situated near many larger towns and is built around a village green, on which sits the parish church.

Many of the population commute to London for work using First Capital Connect rail services from Harlington and Leagrave. Toddington has experienced a rise in house price due to its reputation as a quiet English village and the easy commute into London.

Fantastic local schools, community spirit and excellent geographic location have meant Toddington is fast becoming a very popular location for families to bring up their children.

Parts of the village date back to 1218, so it could be said that Toddington is a village with a proud history! Queen Elizabeth the 1st even visited Toddington back in 1563. The current population is just over 4,000

## **BACKGROUND :**

Toddington is a town with many historic buildings surrounding the green. Close by, the remains of a Medieval Castle rest on Conger Hill as well as a palatial Abbey that has seen many royal visitors including Elizabeth 1, Charles 1 and even Queen Victoria. For excitement and the wonders of the Animal Kingdom Woburn Safari Park won't fail to please.



# Site Information & Distances

## DISTANCES FROM :

- Marble Arch – 38.4 miles
- Knightsbridge – 40.3 miles
- Luton Airport – 10.9 miles
- Heathrow Airport – 40.4 miles
- Milton Keynes – 12.5 miles
- St Albans – 18.4 miles
- Nearest Train Station (Harlington) – 3 miles
- Woburn Safari Park – 7.5 miles

## SITE INFORMATION :

- Free hold title
- 14 acres
- 94 plots
- Plot Size 500 sq m
- Town: Toddington
- County: Bedfordshire
- Greenfield classification

## SITE DETAILS :

This 5.48 ha (13.54 acre) site is green field currently used for agriculture. It benefits from good road access from Dunstable Road, which provides a significant road frontage on the site's western boundary. Dunstable Road comprises a strategic road (A5120) that leads directly to J12 of the M1 motorway, just 1 mile (approx) to the north.

The site is located on the southern edge of the small town of Toddington and approximately 5 miles west of the built up area and sub regional centre of Luton. The conurbation of Dunstable and Houghton Regis are approximately 2.5 miles to the south.



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# Site Layout

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# Planning History & Strategy

## **PLANNING HISTORY :**

As part of the Government's commitment to localism, Ministers announced in May 2010, that the Regional Spatial Strategies (RSS) would be abolished with immediate effect. As a result, the East of England RSS (up to 2031) was cancelled. Prior to this, The East of England Plan RSS, identified the site as within the 'Luton/ Dunstable/ Houghton Regis Growth Area', within the wider 'Milton Keynes South Midlands Growth Area'. It was in an 'area of search' for potential Green Belt review in order to accommodate sustainable strategic urban extensions. Now this layer of policy has been cancelled, strategic growth areas will be dictated by the local authority within the LDFs (which have now replaced Local Plans).

Toddington is designated 'A rural settlement with the potential to accommodate some development'. Of most significance is the site's relative proximity to a potential Housing Growth Area, approximately 2.5 km to the south. The proposed Urban Extension to the 'North of Dunstable and Houghton Regis' is designated for 7000 dwellings between 2008- 2031 in the 2009 Core Strategy.

## **MILTON KEYNES SOUTH MIDLANDS SUB REGIONAL STRATEGY (MKSMSRS) :**

The Southern Bedfordshire area forms part of the Luton/ Dunstable/ Houghton Regis and Leighton-Linslade Growth Area, which is part of the Milton Keynes South Midlands Growth Area. As part of the Milton Keynes South Midlands Sub Regional Strategy (MKSMSRS), Luton and the South Area is expected to deliver 26,300 new homes and 12,600 new jobs over the period 2001 – 2021. It should also take account the prospect of a further 15,400 homes and 7,400 new jobs needing to be provided from 2021-2031.

The role of planning in the district, through the preparation of the LDF, is vital in ensuring that development is delivered in a suitable and sustainable manner whilst addressing the requirements of the growth as outlined in the MKSMSRS.

## **CORE STRATEGY :**

The Joint Core Strategy will provide the overall development framework for Luton and the South Area, setting out where development should go and what standards it should aim to achieve. It will co-ordinate growth, considering the roles and relationships between settlements, as well as the strategy for infrastructure provision.

The urban areas of Luton and South Bedfordshire are tightly bound by the green belt. The MKSMSRS recognises the significant capacity within the existing urban areas to provide some of the land that is required for new development, and encourages this to be maximised. However, it also states that in order to accommodate the scale of housing growth and associated development, a review of our green belt boundaries is required to allow sufficient 'headroom' for potential development needs in the form of sustainable mixed-use urban extensions to 2031 (MKSMSRS).

The 4,400 homes already built between 2001 and 2006 count towards meeting the MKSMSRS target of delivering 41,700 new homes by 2031. Also, investigations into the capacity within the existing urban areas (to be tested by the forthcoming Urban Capacity Study) show there is potential for between 13,000 and 19,000 homes to be built on sites within our towns, depending on the density that the homes are built at (i.e. how many dwellings are built within a set area).

Therefore, sufficient land needs to be found for urban extensions to accommodate the remaining 18,300 to 24,300 homes up to 2031 and associated development to go alongside them. Because of the number of homes that need to be built on Greenfield sites, outside of the existing urban areas, it is not possible to meet the Government target that at least 60% of new dwellings should be built on previously developed land.







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