

Land South of Toddington Road & Westoning Road, Harlington

Public Consultation.



Introduction

Willis Dawson, together with their planning consultants, Pegasus Group, are preparing an Outline planning application for a comprehensive residential development of up to 650 dwellings, assisted living/ elderly care housing, community facilities, small scale retail and employment uses, a mobility hub and additional parking for the rail station, on land south of Toddington Road and Westoning Road, Harlington. As part of this the views of local people are being sought on the proposals.

Proposed Site

The site lies to the west of the mainline railway at Harlington and contains two parcels of land, one to the south of Toddington Road and one to the south of Westoning Road.

What Happens Next

A public exhibition will be held on Friday 20th June 2025 in Harlington Parish Hall (Church Rd, Harlington, Dunstable LU5 6LE). The exhibition will run from 3.00pm-8.00pm.

You are invited to attend, and we look forward to seeing you there.

Even if you can't attend, your views are still important to us, and we would appreciate if you could take the time to complete a comments form and return using the Freepost tear off form to let us know what you think of the proposals by **Wednesday 2nd July 2025** or via the website page at:

www.toddingtonroadharlington.co.uk

Alternatively, you can email your comments to:
toddingtonroadharlington@pegasusgroup.co.uk

Following this pre-application consultation process, we will review all comments received from the local community and stakeholders to help guide the project and inform the final design and layout. Once the application has been submitted, the Council will carry out their own consultation process involving statutory consultees and stakeholders. At this point, members of the public will also have an opportunity to make their views known to the Council.

www.toddingtonroadharlington.co.uk



Context

The application site extends to 81.37ha and is sustainably located to the west of Harlington, between the railway line and the A5120. It is located to the south and west of a recently consented site on which outline planning permission was granted in December 2022 for up to 400 dwellings including land for a Primary School, open space and infrastructure (application reference: CB/21/05416/OUT).

The site has recently been submitted to Central Bedfordshire Council as part of a 'Call for Sites' process for a new Local Plan for the district, which is not proposed to be adopted until the end of 2028. This site is therefore ideally placed to help meet the immediate and future housing land requirements of Central Bedfordshire by providing a range of housing including affordable housing.

Supporting Documents

The application will be accompanied by a number of technical documents including: transport, landscape, flood risk, drainage, heritage and ecology.

Before the application is submitted to Central Bedfordshire Council, we are seeking the views of the local community on the draft proposals.

Willis Dawson

PEGASUS GROUP

Expertly Done.

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The concept masterplan for the proposed development shows an area to provide up to 650 dwellings together with assisted living/elderly care housing, a new local centre near the railway station comprising small scale retail and employment uses, land reserved for community use (which could include a new medical centre), a mobility hub and additional station parking.

The proposed development includes the construction of a new vehicular access from the A5120 to the west of the site and vehicular accesses from Toddington Road and Westoning Road. A new road is proposed to the south of Toddington Road, linking the railway station to the A5120, allowing the potential downgrading of the existing Toddington Road to a pedestrian/cycle route with vehicular access for private residents only. New pedestrian and cycle routes are proposed, providing direct connections to the railway station, a new local centre and a mobility hub offering the opportunity to integrate sustainable transport options, including rail, bus, and active travel, thereby reducing reliance on the private car.

Substantial areas of open space are proposed, including a “Green Wheel” that would encircle the western edge of the development and incorporate sustainable drainage features and a new network of footpaths, cycleways and bridleways, which will connect to the existing network to help improve active travel opportunities to the railway station from both Toddington and Westoning villages. To the north of the Green Wheel a sports hub is proposed including playing pitches together with a changing pavilion.



Your comments are important to us and form part of the public consultation process for the proposals

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Please send any comments by Wednesday 2nd July, 2025

By responding to this consultation by post or email, you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our Privacy Notice* and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application.

*please visit www.pegasusgroup.co.uk to access our Privacy Notice

Should you wish for your details to be deleted at any point please contact us via email.