



# HAYFIELD

CENTRAL BEDFORDSHIRE

## WELCOME

Thank you for coming to our consultation event to find out more about our emerging proposals for Hayfield Park, a residential development jointly promoted by the Hayfield Consortium: Martin Grant Homes, Harcourt Developments, Taylor Wimpey and Miller Homes.

### WHO WE ARE

The Hayfield Consortium is made up of companies with reputations for delivering high quality homes in prime locations.

Whether it's a first apartment or a family home, we carefully plan and build each property, combining thoughtful design with classic touches, to ensure the creation of a perfect home.

The proposals we've developed for Hayfield Park draw on our collective breadth of experience as developers who understand the importance of sustainable communities, maintaining the vitality of the local economy and delivering much-needed homes.

### COMMITTED TO WORKING TOGETHER WITH LOCAL COMMUNITIES

Before we finalise our planning application for the site we are committed to working with the local community.

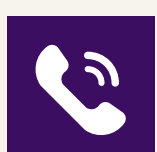
This is vital in developing the best possible scheme to complement the local area.

We value your views and will consider all the comments we receive during this consultation to help shape and refine our proposals.



## HAVE YOUR SAY

We want to hear your views and thoughts on our proposals for Hayfield Park. There are lots of ways to contact us and find out more:



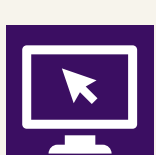
**PHONE:**  
0800 988 9141



**EMAIL:**  
[info@hayfield-park.co.uk](mailto:info@hayfield-park.co.uk)



**POST:**  
Hayfield Park Team,  
Camargue, Eagle Tower, Cheltenham, GL50 1TA



**WEB:**  
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## NEW HOMES FOR CENTRAL BEDFORDSHIRE

We are preparing an outline planning application to create a high quality residential development at Hayfield.

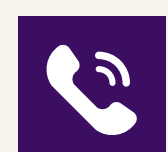


Hayfield Park lies north of the established communities of Aspley Guise and Woburn Sands within Central Bedfordshire, around six miles from the centre of Milton Keynes.

The site is bordered to the north by the A421 and the west by Cranfield Road. As part of a wider vision for the area, the Bedford – Milton Keynes Waterway would run along its southern edge. The site would deliver around 700 much-needed new homes for Central Bedfordshire.

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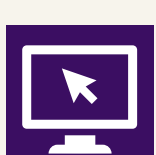
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## THE HAYFIELD PARK SITE

Hayfield Park forms part of an area known locally as the Aspley Guise Triangle. It has long been considered the most sustainable location in the area for new homes.



**It has commuter links into Milton Keynes and will connect directly into, and will assist in delivering, the newly dualled A421.**

**We are bringing forward an application for Hayfield Park now because the Government is encouraging more house-building, the Local Plan has been delayed and the area has therefore not identified enough land to meet its emerging housing needs.**

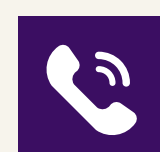
Our Hayfield Park proposal is for a standalone community meeting its own needs but linked to nearby infrastructure. The Hayfield Consortium is also promoting further land within the Aspley Guise Triangle through the Central Bedfordshire Local Plan.

It could link with potential future expansion in the area while retaining clear boundaries to protect the identity of existing villages in the area.

After we have considered all the feedback submitted to this consultation, together with the findings from our own surveys and work, we will submit our outline planning application to Central Bedfordshire Council. We anticipate submitting an outline application in the summer.

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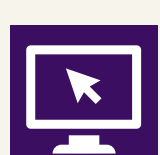
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# HAYFIELD

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## OUR PROPOSALS

Our vision for Hayfield Park is to create a high quality, sustainable development which reflects the identity and character of the nearby villages in Central Bedfordshire.



### Our Masterplan



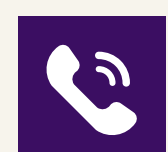
- 1 Local Centre: including local shops, community and healthcare facilities
- 2 Lower/Primary school
- 3 Village green
- 4 Children's play
- 5 Natural open space including drainage ponds
- 6 Natural open space including bund
- 7 Formal sports pitches
- 8 Sports pavilion
- 9 Park and Stride

The scheme will be well designed and landscaped to respect its surroundings while promoting community integration and creating strong links to the wider area.

- The creation of around 700 new homes, creating a new Central Bedfordshire village designed to reflect the characteristics of the local area
- A mix of house types and sizes with an emphasis on family housing - including 35% affordable homes - to meet local needs
- Creation of new access to the site via a roundabout from the A421
- No access for vehicles from the village onto the existing local road network
- Creation of safe and sustainable connections between existing and proposed local facilities
- Retention of the green buffer between the development and the existing villages to the south
- Children's play areas, natural open space and formal sports pitches
- Adequate parking throughout the development in line with local authority parking standards
- New and enhanced connections to existing and proposed Cycle Network
- Improvements to public transport network and services
- Land suitable for a two-form entry lower/primary school
- A local centre near to the lower/primary school and village green, providing local shops, community and healthcare facilities
- Retention of important trees and hedgerows, with substantial new tree and hedgerow planting
- Landscaping will contribute to the local environment, reduce noise effects from the A421 and M1 and enable British Standards noise level requirements to be achieved
- Sustainable drainage features contributing to habitat diversity

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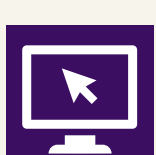
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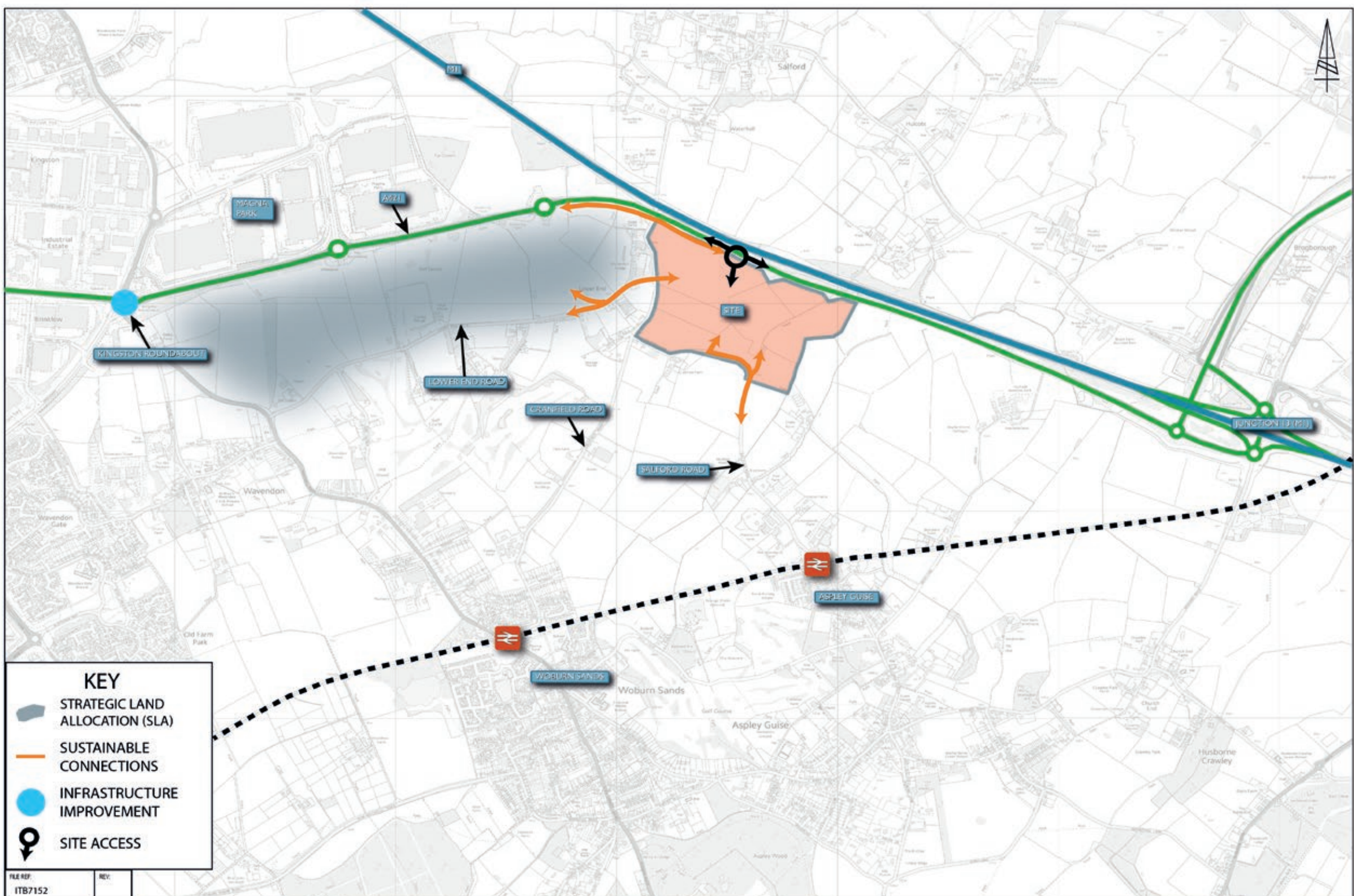


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## ACCESS AND TRANSPORT

Improving travel and transport options for the area is a key consideration for our development. Our site will help unlock investment in transport schemes to benefit local towns and villages and the wider region.



### Transport infrastructure & Services


- Provide direct access to A421 connecting to the national road network via J13 of the M1
- Provide improved connections for cyclists including links to Aspley Guise Station
- Expand and enhance the bus network improving accessibility
- Provide local connections between the site and surrounding villages including Park and Stride facilities for local centre and school
- Support the dualling of the A421 – it runs adjacent to the site
- Help meet aspirations for the Bedford – Milton Keynes Waterway
- Help address existing local transport issues including improvements to the Kingston Roundabout
- Deliver development where it can best benefit from Strategic and Local infrastructure
- Retain and Improve Public rights of way

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## EDUCATION AND HEALTH

We recognise that families moving into our homes will require services including new schools and health facilities.



### School places

**We have carried out analysis of capacity in surrounding schools to consider the need for educational facilities generated by our site.**

While there is sufficient capacity in surrounding schools to accommodate all the education requirements from the development, we recognise that a lower school can form a key local facility and heart to an emerging community. Consequently, our site includes provision for a new two-form entry lower

school with capacity for 300 pupils. Our studies show this would provide enough places to deal with the demand created by the new homes we intend to build on the site, with some additional capacity. The site provided also has further space for future expansion.

We are also proposing to make financial contributions to new places at secondary/upper schools in the area and will work with the Local Education Authority to ensure the increased demand can be accommodated.



- Local Centre: including local shops, community and healthcare facilities
- Lower/Primary School

### Healthcare facilities

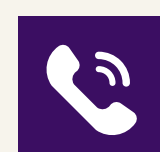
**We know the provision of healthcare facilities is an important issue for local people.**

The development falls within the area covered by Asplands Medical Centre, which offers a good service and is accepting new patients. Our studies show that the needs of those living in the new village will create the requirement for one extra GP in the area, which could be met by the capacity at this surgery and others in the area.

However, Asplands is currently above the capacity advised by central government. We are therefore considering provision of local healthcare facilities within a local centre that could also provide local shops and a community building. The location of any additional capacity will be at the discretion of the local health services and GP practices.

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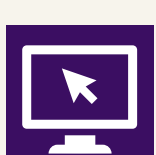
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## LEISURE AND COMMUNITY SERVICES

New developments bring the need for extra leisure and community services and we are committed to doing this as part of our commitment to creating communities.



Our proposals include new public greenspaces, play areas, sports pitches and a pavilion.



**We will be proposing 25ha of open space, this is significantly more than required by Central Bedfordshire Council for a development of this size and will include a combination of:**

- Sports pitches with an associated pavilion
- Children's play areas
- Two village greens
- Natural areas to the east of the site, providing ecological habitats together with pedestrian access for walks and running routes, also including storm water storage
- Natural areas to the north of the site incorporating access for cyclists, walkers and joggers, in association with open space, and a landscaped bund that protects the site from traffic noise
- A landscaped green corridor that will be used for walking and cycling trails, and could accommodate the Bedford – Milton Keynes Waterway in the future

These will all be accessible to the new and existing local communities.

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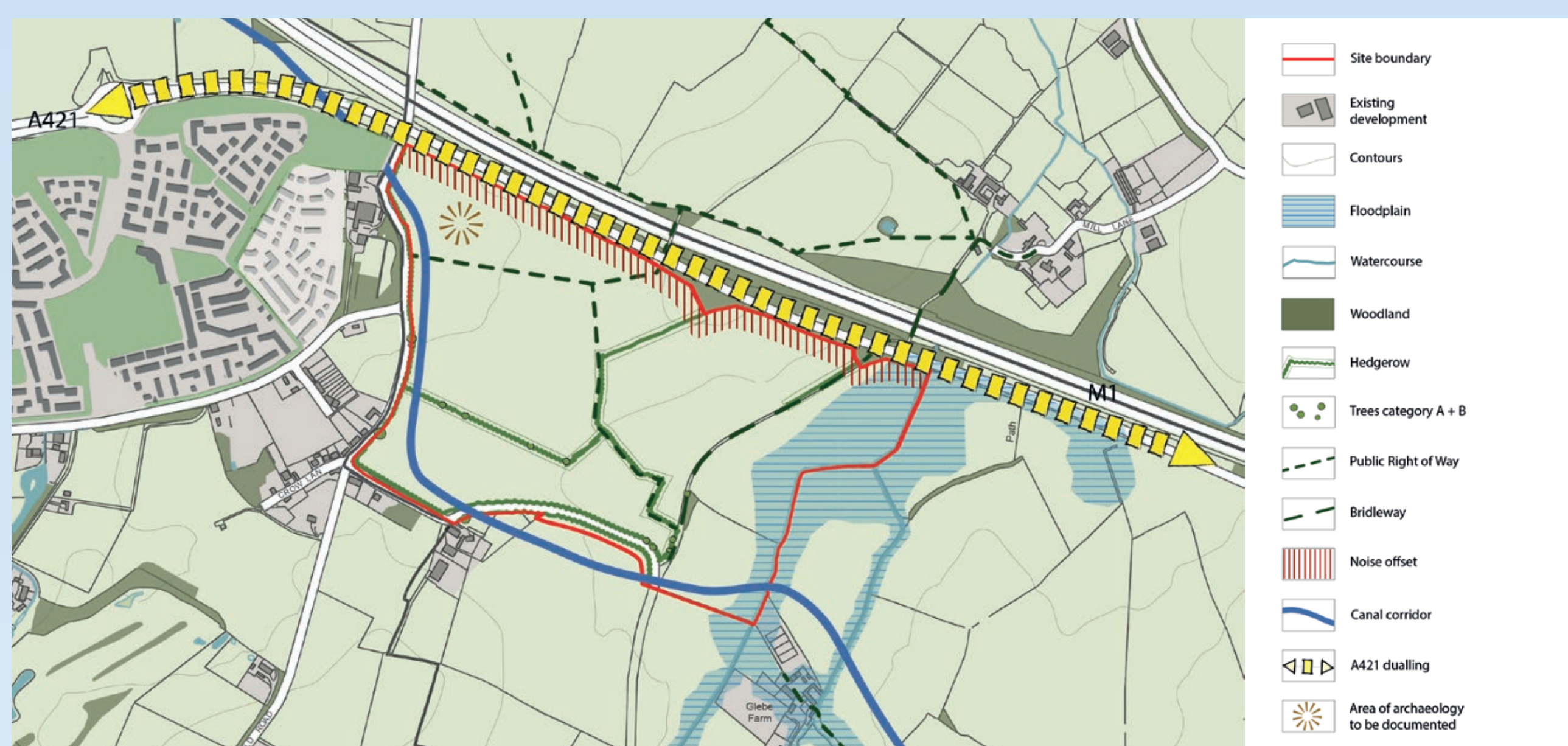
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## TECHNICAL CONSIDERATIONS

We have undertaken rigorous studies to ensure we have considered the various technical considerations around the site.



This includes utilities, drainage, archaeology and ecology, air quality, as well as the potential for acoustic screening from the nearby M1 and A421.



### Utilities

We have assessed the existing utilities in the area of the site and identified that some will need to be upgraded to provide sufficient capacity to serve the development. Some services will also be diverted where they cross the site. We are working with the various utility providers to ensure sufficient capacity is provided.

### Drainage

We are currently developing our site wide drainage strategy, which will incorporate a range of sustainable drainage features including swales and permeable paving in a number of locations on the site.

These features will contribute to the landscape, openness and habitat diversity on the site as well as attenuate drainage from the proposed development. This will ensure the risk of flooding both on the site and downstream does not increase. This helps facilitate the effective management of drainage and the function of the Internal Drainage Board, the public body in charge of works to reduce flood risk to people and property, and manage water levels for agricultural and environmental needs.

### Archaeology

We have carried out analysis and surveys to identify the archaeological 'interest' of the site and the value of any remains present, in terms of non-designated archaeology. While the work completed to date has identified the presence of Roman period remains, these are restricted to the north-west corner. Through consultation with the Council's archaeological advisor it has been established that they do not form a constraint to development.

### Noise and Air quality

Noise from the A421 and M1 will be addressed through the inclusion, within the landscape proposals, of a bund and acoustic barrier which enables noise levels across the site to be compliant with the required British Standards.

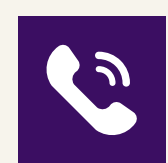
Our proposed acoustic bund and barrier will be incorporated into the landscaping proposals for the site. As well as providing an amenity and nature conservation, it will have benefits for existing and new communities by providing a physical separation between the development and local sources of noise and emissions from vehicles on the M1 and A421.

### Ecology

We have carried out extensive analysis and environmental surveys to identify the ecological value of the site. The work completed to date has not identified any constraints to the principle of development on ecological grounds. The development of the site is not directly constrained by any statutory or non-statutory ecological designations. Wherever possible, hedgerows and trees will be retained, existing habitats will be enhanced with new planting, and new habitats will be created across the site with the potential for new areas of woodland, and habitats associated with the bund and flood storage areas to the north and east of the site.

## HAVE YOUR SAY

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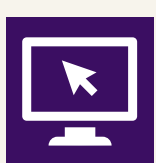
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## YOUR FEEDBACK AND NEXT STEPS

Please make sure you provide us with your feedback no later than **9 June 2017** to ensure your views are considered.



### WE WOULD WELCOME YOUR VIEWS AND COMMENTS ON:

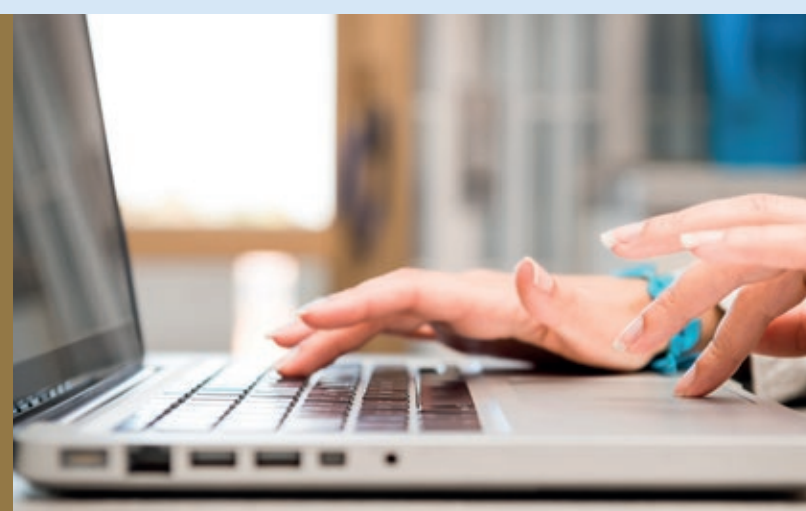
- The overall scheme
- The type and mix of housing we're proposing
- Road improvements and additional transport provision
- Provision for open space and play areas
- Any community requirements you believe should be included
- Any further opportunities that we should consider
- Any additional considerations you would like to make us aware of

### You can submit your comments in writing or online...

#### TO SUBMIT COMMENTS IN WRITING



#### TO SUBMIT COMMENTS ONLINE



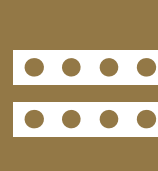
Collect a feedback form from this consultation event



Go to our website:  
**[www.hayfield-park.co.uk](http://www.hayfield-park.co.uk)**



Provide your comments about our proposals



Fill in your details and provide your comments about our proposals



Hand your feedback form in at this event or post back to us



Submit this online



Any letters or emails we receive will also be considered as feedback



You can make further submissions up until the consultation deadline

#### WHAT NEXT:

**After the consultation finishes we will consider all the feedback we receive as we shape our final proposals. We will then submit our planning application to Central Bedfordshire Council in late spring/summer 2017.**

A statement of community involvement will be included with our application. This will provide a summary of the responses submitted to the consultation and explain how we've considered feedback in developing our final application. When our outline application for Hayfield Park is registered, there will be a formal consultation process overseen by the council.

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