



# HAYFIELD

CENTRAL BEDFORDSHIRE

MAY - JUNE 2017



## A NEW VILLAGE FOR CENTRAL BEDFORDSHIRE

The Hayfield Consortium is preparing a planning application to create a new village of around 700 high quality much needed homes for Central Bedfordshire.

Hayfield Park lies within Central Bedfordshire, north of the established communities of Aspley Guise and Woburn Sands, 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

Hayfield Park forms part of an area known locally as the Aspley Guise Triangle, which has long been considered the most sustainable location in the area for new homes, with good commuter links into Milton Keynes.

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

Our Hayfield Park proposal is for a standalone community of 43ha meeting its own needs but linked to nearby infrastructure.





# 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.

The scheme will be well designed and landscaped to respect its surroundings

while promoting community integration and creating strong links to the wider area.



## ACCESS & TRANSPORT

- **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** which 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.



## 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

## EDUCATION AND HEALTH

- **Provision for a new two-form entry lower school** with capacity for 300 pupils and space for future expansion.
- **Financial contributions to new places** at secondary/upper schools in the area.
- **Work with the Local Education Authority** to ensure the increased demand can be accommodated.
- **Provision of accommodation for local healthcare** facilities as required by local health authorities.



## LEISURE & COMMUNITY SERVICES

- **25ha of open space** - significantly more than required by Central Bedfordshire Council.
- **Sports pitches** with an associated pavilion.
- **Children's play areas** and 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.







## HAVE YOUR SAY

Public consultation and community engagement play an important role in the planning and development process. We believe it is integral to our developing the best possible scheme for Hayfield Park.

### SUBMIT COMMENTS IN WRITING



### 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

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

## NEXT STEPS

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.



THERE ARE LOTS OF WAYS YOU CAN CONTACT US AND FIND OUT MORE ABOUT OUR PROPOSALS:



CALL US ON:  
**0800 988 9141 (9am-5pm, Mon-Fri)**



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



WRITE TO US AT:  
**Hayfield Park team, Camargue, Eagle Tower, Cheltenham, GL50 1TA**



VISIT OUR WEBSITE:  
**[www.hayfield-park.co.uk](http://www.hayfield-park.co.uk)**