



THE PROPOSAL

Introducing Boyd Park



Boyd Park is a proposal for a new, landscape-led neighbourhood on land at the edge of the village.

It would provide around 500 homes alongside a new primary school, local facilities and generous areas of publicly accessible open space.

Homes would be connected to green spaces, walking and cycling routes, play areas and community facilities, helping more everyday journeys to be made without a car.

This consultation is an opportunity to look at the emerging proposals and help shape the plans before a planning application is submitted.

The emerging plans include:

- around 500 new homes
- a mix of market and affordable housing
- a new primary school and small local centre
- parks, play areas and natural green space
- new and improved walking and cycling routes

All figures shown are indicative and may change as the proposals develop.

500

around 500 homes in this consultation phase

LANDSCAPE AND CHARACTER

A place shaped by its surroundings

The character of Boyd Park would begin with its landscape.

The brook, existing hedgerows, mature trees and other natural features would help determine where homes, streets and open spaces are located.

New parkland would provide a green setting for the development and help connect different parts of Boyd Park. Homes would face onto streets and open spaces, supporting natural surveillance and welcoming routes.

The layout would consider views into and out of Boyd Park, neighbouring communities and the transition between development and countryside.

Careful design at the site edges would help the neighbourhood settle into its setting as planting matures.

The emerging plans include:

- landscape establishes the structure of the neighbourhood
- six related character areas
- varied building types, materials, planting and street design



6

distinct but connected character areas



HOMES

Creating homes for different needs

Boyd Park would provide a choice of homes for people at different stages of life.

The emerging proposals include apartments, terraces, townhouses and detached homes. The mix is intended to meet needs ranging from first-time buyers and young families to larger households and downsizers.

Up to 40% of the homes are proposed as affordable housing, subject to the planning process and further viability work. This could include affordable rent and shared ownership.

Affordable homes would be distributed across the neighbourhood and designed to the same standards as market homes.

The precise housing mix, appearance and materials will continue to develop as the project progresses.

The emerging plans include:

- a range of sizes and tenures
- homes overlooking green spaces
- family homes close to play areas
- more compact homes near the school and local centre



40%

up to 40% affordable housing proposed



GREEN SPACE, ECOLOGY AND WATER

A greener, healthier neighbourhood

Around 12 hectares are proposed as public open space, play space and natural landscape.

The brook, existing hedgerows and new parkland would form a connected green network with play and recreation alongside quieter wildlife areas, informal paths, seating and allotments.

New planting would strengthen existing habitats and create opportunities for birds, insects and other wildlife. The illustrative ambition is at least 20% biodiversity net gain.

Rain gardens, swales and ponds would collect and slow rainwater while creating attractive green features and additional habitats.

The strategy will be refined through ecological, drainage and arboricultural work, alongside community feedback.

The emerging plans include:

- connected parks, play spaces and natural landscape
- visible sustainable drainage features
- green routes as part of everyday life



12 ha

public open space, play and natural landscape



MOVEMENT

Making it easier to walk, cycle and connect



Boyd Park is being planned around short, safe everyday journeys.

Connected streets and paths would make it easier to walk or cycle between homes, the primary school, local centre, play areas and open spaces.

The primary school would be within walking distance of most homes, with safe routes and cycle parking. Streets would encourage lower vehicle speeds while retaining practical access.

New routes would connect Boyd Park with the existing village, surrounding communities and the wider walking and cycling network.

The layout would allow convenient access to bus services. Parking and electric vehicle charging would be integrated without dominating streets.

The emerging plans include:

- safe routes to school and community facilities
- connections beyond the site
- transport work to identify supporting improvements



3 km

new or improved walking and cycling routes



SCHOOL AND LOCAL FACILITIES

Supporting everyday community life

Successful neighbourhoods need more than homes.

Boyd Park School is proposed at the heart of the community, within easy walking distance of most homes. It could include rooms for community activities outside school hours.

A modest local centre is proposed around a green space. Depending on demand, it could include a convenience shop, café, flexible workspace or other small-scale services.

Play areas would be distributed across Boyd Park for different ages and activities. Allotments, benches, paths and informal green spaces would create more opportunities to meet and spend time outdoors.

The precise mix is not yet fixed. Consultation feedback will help identify which uses local people consider most useful.

The emerging plans include:

- a new primary school
- shared rooms for community activities
- a small, accessible neighbourhood centre
- play and informal meeting spaces



Local

everyday facilities close to home



WHAT HAPPENS NEXT

From proposal to planning application

The plans displayed today are still being developed.

Technical studies covering transport, drainage, ecology, landscape, utilities and local infrastructure will inform the next stage of design, together with consultation feedback.

A planning application will include detailed plans and supporting documents. The local planning authority will then carry out its own statutory consultation before deciding the application.

If permission is granted, further approvals may be needed before construction can begin. Development of this scale would take place in phases rather than all at once.

Following the consultation, the project team will:

- 01 Review and analyse feedback
- 02 Identify recurring concerns and suggestions
- 03 Refine the proposals
- 04 Complete supporting technical work
- 05 Prepare and submit a planning application



Next

feedback and evidence inform the next design stage



HAVE YOUR SAY

Help shape the plans

We would like to know what you think about the emerging proposals for Boyd Park.

All responses will be reviewed by the project team, grouped into themes and considered alongside technical evidence and planning policy.

A consultation report will accompany the planning application. It will summarise the issues raised and explain how the project team responded.

Taking part now does not affect your right to comment separately during the local planning authority’s statutory consultation.

The emerging plans include:

- the mix and type of homes
- the school and local facilities
- parks, play and natural green space
- walking, cycling and public transport
- the character and appearance of the neighbourhood



SCAN TO TAKE PART

Visit boyd-park.consultonline.uk to review the proposals and share your views.