



HANWOOD
PARK



WELCOME

WELCOME TO YOUR WINTER NEWSLETTER

As winter settles over Hanwood Park, we're excited to share updates on community developments, upcoming events, and progress across our growing neighbourhood. From festive celebrations and wildlife conservation to infrastructure updates and local partnerships, here's everything you need to know as we head into 2026.

RESIDENTS NEWS

#HomeIsHanwood HAVE YOUR SAY

Your voice matters
and you could win big!

Help shape Hanwood Park's future by completing our residents' survey. Tell us what matters most to you and your household - from essential services to community activities you'd love to see.

Your responses are completely anonymous and will directly influence future planning decisions.

**TAKES LESS THAN 10 MINUTES
AND COVERS:**



Transport
and
connectivity



Schools and
childcare



Health
services
and local
amenities



Community
events and
activities



Green
spaces and
recreation

WIN BIG!
amazon

FANTASTIC PRIZES TO BE WON!

- 3 x £100 vouchers
- 1 x £75 voucher
- 2 x £50 vouchers
- £25 bonus for the best idea submitted!



Complete now at:

<https://www.surveymonkey.com/r/HanwoodPark2025>

Your feedback shapes our future - don't miss out!

OUR RESIDENTS ASSOCIATION

The Hanwood Park Residents' Association is the beating heart of our community - Organising events, running fundraisers, and managing our vibrant Facebook group. We're here to support residents, bring neighbours together, and help shape Hanwood Park's future.

JOIN US FOR JUST £5 PER YEAR AND ENJOY:

- Community updates
- Exclusive events
- A voice in neighbourhood decisions

Contact: hanwoodpark@gmail.com



COMMUNITY MEETINGS - SAVE THE DATES

Join us at Hayfield Cross Church of England School at 6:30pm for regular community meetings. These are your chance to hear updates, ask questions, and connect with neighbours.

2026 MEETING DATES:



CHAIR OF RESIDENTS' ASSOCIATION

"Our residents' association is here for everyone. Please join, volunteer, or simply come along to find out more."

Fiona Banks is Chair of the Hanwood Park Residents' Association

ESTATE MANAGEMENT UPDATE

CENTRICK SIX MONTHS OF PROGRESS

Since taking over in May 2025, Centrick has been transforming our community spaces. Here's an update from the Centrick team...

Winter Works

(December 2025 - January 2026)

Essential tree surgery on Reservoir area and near the linear park will remove dead trees, helping healthy ones flourish. Wood chippings will be retained as sustainable mulch.

Going Green with Transport

Our new electric van arrives in the New Year - a dedicated Hanwood Park vehicle ensuring efficient, eco-friendly grounds maintenance.

Spring Spectacular Coming

Partnering with Bosworth's Garden Centre in Burton Latimer, we're planning vibrant spring planting across the development. Orders finalise by year-end, planting begins March.

Our First Six Months - What We've Achieved:

- Autumn planting completed development-wide
- New fruit orchard near HP office
- Healthier, greener lawns through treatment program
- Wildflower areas established
- 600+ bulbs planted in tree circles
- Regular resident drop-in sessions launched on Tuesdays



GET INVOLVED - WE'RE HERE TO HELP!

It is usually as simple as having an idea, checking in with us and running with it. Hanwood Park has seen the launch of Hanwood Park Rangers and Hanwood Park Runners which have been entirely community led as well as hosting the HomeStart fundays. We, together with Centrick, are here to help and work with you if you want support, space to grow and test your ideas or test a platform to push out communications.

Email: hanwoodpark@centrickproperty.co.uk or info@hanwoodpark.co.uk

We have had the metal detector out for a treasure hunt with Hayfield Cross CoE, visit to the newt reserve and bat walks.

We can offer:

- Event planning advice
- Management support
- Small budgets
- Loan of equipment (like the use of our cargo bike, litter picks, disco lights or smoke machine!)

SERVICE CHARGE 2026

The 2026 service charge was being finalised at publication. Check the Centrick portal under 'Your Account & Properties' for current information.

Your service charge covers:

- Gardening
- Grounds & Ecology maintenance
- Lawn treatments
- Refuse removal
- General repairs
- Playground surveys and repairs
- Weed treatments
- Reservoir Maintenance
- Insurance
- Service Charge Accounts
- Health & Safety Audit
- Tree Surgery

PARKING ENFORCEMENT

Following a review of the parking on the development, primarily around Hayfield Cross School and Hayfield Crescent we are implementing parking enforcement from January. There are dedicated parking areas near to the school, with no parking on double yellow lines, except in the 30-minute wait zone. This is to ensure safety of all residents, pupils and parents on Hanwood Park and ensure sufficient space for vehicles accessing the development.

NEW RESIDENTS' PORTAL YOUR DIGITAL HUB

Access everything in one place:

- Report issues quickly
- View news and events
- Find helpful advice and tips

Visit: <https://centrickproperty-secure.dwellant.com/Account/SignInOrRegister>

Support:

hanwoodpark@centrickproperty.co.uk



MEET HARRY YOUR PROPERTY MANAGER

Harry Stanbury, Senior Property Manager, holds regular drop-in sessions for all estate management queries.

Every Tuesday:

Morning: 10am-12pm

Afternoon: 3pm-5pm

Location: Hanwood Park offices

Can't make it? Email:

hanwoodpark@centrickproperty.co.uk

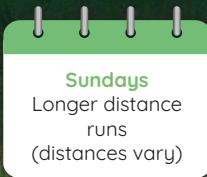
COMMUNITY NEWS

HANWOOD PARK RUNNERS

Every great community starts with a spark of inspiration. For Hanwood Park Runners, that spark came from local resident Scott Dinsdale, who had long championed the idea of creating a local running group. When fellow resident Barbi took the initiative to create a Facebook group, she expected just a handful of neighbours might be interested. What happened next exceeded all expectations—a wave of curiosity and community spirit swept through the area, laying the foundation for what would become one of Kettering's most supportive running communities.

Today, the club boasts 400+ members in their Facebook community, with around 10% regularly lacing up their trainers for group sessions. And here's the best part: it's completely **FREE** to join.

WHEN AND WHERE WE RUN



Whether you're taking your first tentative steps off the couch or you're a seasoned marathoner, there's something for everyone. The club offers Couch to 5K programmes, with beginner, intermediate, and advanced training groups. Weekday runs range from 2.5K to 8K, whilst Sunday long runs are tailored to different experience levels.

Ready to join? Find Hanwood Park Runners on Facebook to connect with fellow runners, share Parkrun photos, plan social runs, and swap training tips.

<https://www.facebook.com/groups/1768535280429051/>

JOIN US



KETTERING HALF MARATHON & 5K MARCH 2026

We are delighted to announce that Hanwood Park will be sponsoring the 2026 Kettering Half Marathon & 5k on Sunday, 8th March 2026.

Our manager Chris Langdon is again planning to run the half marathon and will be raising funds for The Johnny Reynolds Foundation – a charity that helps children and young adults achieve their sporting ambitions.

Find out more here:
<https://johnnyreynoldsfoundation.org/>

Participants in the half marathon will start at Wicksteed Park, heading into the town centre and then the grounds of Boughton House, before finishing back at Wicksteed

BRIGHTWAYZ UPDATE

Hayfield Cross School has achieved its first 'Modeshift STARS' official government-backed accreditation for the green school travel plan and actions with the support of our local social enterprise Brightwayz.

The activities directly benefit pupils as they improve their mental wellbeing, physical health and street sense, whilst helping reduce the number of cars on the roads for the school run and reducing pollution, congestion and carbon emissions.



DAD'S DODDLE NEW WALKING GROUP FOR DADS

Hanwood Park dad Sam Watts has launched a brilliant new group bringing local fathers together for fresh air, conversation and connection.

Dad's Doddle is a relaxed meet-up that takes place twice a month on Saturdays. Whether you're pushing a pram, chasing a toddler or just want a bit of dad time, everyone's welcome. The strolls take place in local parks and offer a no-pressure, no-judgement space to talk, share laughs (or sleep-deprived rants), and enjoy the great outdoors.

"I set this up because I know how valuable it is to have a space where dads can chat, unwind and support each other," says Sam. "Mum gets a break, and you get to hang out with other dads who just get it. Win-win."

Want to join in? Keep an eye on the Dad's Doddle Facebook page for the next walk. Everyone's welcome, whether you're from Hanwood Park or the surrounding area.

JOIN US



Photography By Sarah D

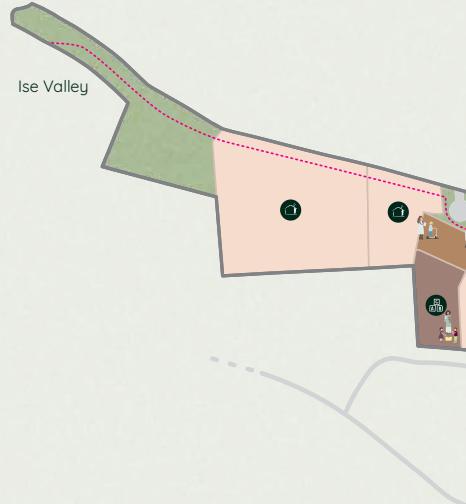


HANWOOD PARK

Development Masterplan

COLOUR KEY

- Residential Area
- Mixed Use (District & Local Centre)
- Employment & Leisure
- Employment and Hotel
- Employment Area
- Primary & Secondary Schools
- Formal Open Space
- Retained Woodland Planting
- Informal Open Space
- Proposed Woodland Planting
- Hedgerows & Planting
- Footpaths & Cycleways



Wicksteed Park

ICON KEY

- Residential Area
- Employment and Hotel
- Employment and Leisure
- Employment Area
- Primary School
- Secondary School
- Mixed Use (District & Local Centre)
- Formal Open Space
- Woodland Planting



HAYFIELD CROSS SCHOOL

AT THE HEART OF OUR COMMUNITY

A message from Richard Albert, Headteacher:

“

As one of Hanwood Park's founding institutions, we take immense pride in shaping our area's future. This autumn has been exceptional at Hayfield Cross.

Our September 2025 Early Years cohort has settled brilliantly, making remarkable fantastic academic and social progress. Families and staff alike are thrilled with their start. The older children have also enjoyed a wonderful beginning to the school year, and it has been a huge privilege to see wonderful teaching and learning happening across the school. Our 'Be Brave' vision challenges students to excel both inside and beyond the classroom.

THIS TERM'S HIGHLIGHTS INCLUDE:

- Living history workshops on the Great Fire of London and Stone Age Britain
- Black History Month celebrations including exploring the Windrush Generation's cultural impact on Britain
- School Council meeting MP Rosie Wrighting at the Houses of Parliament
- Students performing at Peterborough Cathedral
- Inter-school sports competitions

We focus on developing confident, compassionate and capable young people ready to contribute positively to our community. Our values of Joy, Integrity, and Fellowship - shared between school and home - make Hayfield Cross truly special.

“

Learn more: www.hayfieldcross.org.uk

- Richard Albert, Headteacher, 2025



PROTECTING OUR PRECIOUS WILDLIFE

Hanwood Park hosts wonderful wildlife. **Please help protect them:**

Essential reminders:

- Keep dogs on leads near the central open space and reservoir
- Even friendly dogs can cause fatal disturbance to wildlife
- Disturbance causes stress, nest damage, or abandonment

Report concerns:

- Police (non-emergency): 101 or www.northants.police.uk
- Site management: 0330 124 125

Your cooperation protects our natural heritage - thank you



LAUNCH
SPRING
2026

ALLOTMENTS: GROWING SOON!

Our allotments committee is established with 40 residents already on the waiting list for 30 plots.

Targeting April 2026 opening - register your interest now to secure your plot for growing produce, meeting neighbours, and enjoying gardening's therapeutic benefits.

They would need to register their interest with the new allotment committees email:

hanwoodparkallotments@gmail.com

DEVELOPER NEWS



Orbit Homes

Orbit Homes are excited to launch the next phase of Orbit at Hanwood Park, located on Pomona Road - offering stylish 2 and 3-bedroom homes, available exclusively through Shared Ownership. This flexible, affordable route onto the property ladder allows you to buy your dream home with a smaller deposit, making homeownership more achievable than ever.

Every home at Orbit at Hanwood Park is finished to Orbit's all-inclusive specification, meaning you'll enjoy integrated appliances, quality vinyl flooring, fitted carpets, and even a fully turfed rear garden – all as standard. There are no hidden extras, just a beautifully finished home ready to move into.

Whether you're a first-time buyer or looking to move into a more manageable space, Orbit at Hanwood Park offers an unbeatable combination of quality, location, and value.

Fill in a contact form on our website orbithomes.org.uk/orbit-at-hanwood-park/ or email us at hanwoodpark@orbit.org.uk to register your interest today

Grace Homes

We're celebrating a proud moment for Grace Homes, who earned national recognition at the recent NFB Construction Awards of Excellence.

The independent housebuilder was shortlisted in two prestigious national categories: Outstanding Housebuilder and Outstanding Residential Development. They were delighted to be named Highly Commended in the Outstanding Housebuilder category and reached the final two for Outstanding Residential Development. For a small, independent business competing alongside some of the construction industry's biggest names, this recognition speaks volumes about their dedication to quality craftsmanship and attention to detail.



ESTATE UPDATES



MESSAGE FROM CHRIS LANGDON

Project Director

I'm pleased to share that the past few months have seen some fantastic progress right across Hanwood Park and really pleased at the on-going work and contributions from our partners, stakeholders and residents across the board.

Following last December's unanimous resolution to grant planning approval for the remainder of the development, we are now very close to completing the necessary legal agreements to formally secure planning consent for the full Hanwood Park scheme. This marks a huge milestone and gives us the certainty we need to move forward with delivery.

Work is also progressing on the Link Road, which will connect Bertone Manor and Bertone Gardens to East Wood Avenue and Hayfield Crescent with new walking and cycling routes proposed. Detailed design has begun and we hope to set-up a local transport group early in the new year to work with us on improvements to the local movement and transport network.



CHRIS LANGDON

On education, we continue to work closely with the Department for Education and Orbis Education Trust on the planned Hanwood Park Secondary School. We've recently written to our Member of Parliament, Rosie Wrighting MP, to seek her support for the school ahead of the November Budget, emphasising the importance of timely government approval to meet the area's growing needs.

Meanwhile, the Council is pressing ahead with the next primary school using funds collected through the existing Section 106 Agreement, ensuring educational provision continues to keep pace with new homes. We hope to have further updates on this process soon. We've also asked Rosie Wrighting MP to encourage the NHS and Integrated Care Board to work more closely with Hanwood Park to accelerate proposals for a new health

THANK YOU

We're deeply grateful to our residents and supporters for continuing to show such enthusiasm and commitment to the growing community we are creating together. Our thanks also go to the officers and members at North Northamptonshire Council for their hard work and constructive partnership. With planning consent firmly in view, we've been finalising the first Area Design Code

covering the District Centre. This will guide how new shops, cafés, community buildings, and green spaces are designed and delivered. A big thank you to everyone who has taken the time to review and comment on the draft design code – your feedback has been invaluable and is being collated into the final submission pack, which will be issued as soon as the outline permission is formally sealed.

and wellbeing hub. We know how important this facility is for our residents and remain ready to play our part in bringing it forward as soon as possible.

There's more good news on amenities — planning consent has now been issued for the new David Lloyd Kettering Club. This high-quality health and fitness facility will be a major asset for Hanwood Park, and we expect construction to start fully during 2026. We will share further details as we have them.

On the transport front, we've achieved an initial approval for the A14 Junction 10A scheme, a vital step towards unlocking better regional connectivity. Preparations are already under way for a public exhibition in February 2026, where residents and stakeholders will be able to view the latest designs and learn more about next steps.

With so much progress on infrastructure, schools, health and leisure, Hanwood Park is rapidly becoming the vibrant and well-connected community we all envisioned.

Thank you once again to everyone who continues to get involved through the Hanwood Park Community Trust and consultation events. Your feedback and support make a real difference. We look forward to updating you again soon — and to seeing many of you at our next public meeting later this year.

...Oh yes we've just launched the Hanwood Park Residents' Survey — and we'd love to hear from you! It only takes 10 minutes and will help us shape future facilities, services and community priorities.

Take part today and help shape the future of Hanwood Park! <https://www.surveymonkey.com/r/HanwoodPark2025>

- Chris, 2025

David Lloyd

KETTERING

COMING
SOON

Exciting progress as groundworks begin on our world-class health and fitness club.

We're delighted to share that planning permission has now been formally approved by North Northamptonshire Council for the new David Lloyd Leisure Club at Hanwood Park. This marks a major milestone for the development, paving the way for construction to begin on what will be a flagship destination for health, fitness and wellbeing in the area.

Located on Hanwood Park Avenue, Barton Seagrave, the new club will offer a comprehensive range of facilities designed to support active, balanced and family-friendly lifestyles.

Plans include:

- Indoor and outdoor swimming pools
- State-of-the-art gym and spa facilities
- Indoor & outdoor tennis courts & padel courts
- A multi-use games area and 'battle box' outdoor training zone
- A two-court sports hall & fitness studios
- Family areas, children's activity spaces and a welcoming lounge with food & drink options

In addition to providing exceptional leisure and wellbeing facilities, the new David Lloyd Kettering will create a number of local employment opportunities during both the construction and operational phases, helping to boost the local economy. This exciting development follows extensive community consultation earlier in the year, which saw strong engagement and positive feedback from residents across Hanwood Park, Barton Seagrave, Burton Latimer and Kettering.

Groundworks are now underway, with further updates to follow as the build progresses.

Find out more and follow the development journey: www.davidlloyd.co.uk/clubs/kettering



FESTIVE EVENTS

Here's what's coming up in and around Hanwood Park:

RUNNING UNTIL CHRISTMAS EVE

CHRISTMAS AT WICKSTEED PARK

£18 per person

Experience Christmas magic at Wicksteed Park's winter wonderland! Meet Santa, enjoy decorated grounds, ride the vintage carousel, and create lasting memories.

Special festive opening hours throughout the season.

Book: <https://wicksteedpark.org/events-at-wicksteed-park/>

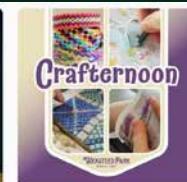
FRIDAY 12 DECEMBER 2025

CHRISTMAS PARTY NIGHTS AT THE PAVILION

£50 per person

Celebrate in style at Wicksteed Park's Grand Pavilion. Enjoy a festive buffet, dance with Big Bopper Entertainment, try the casino tables, and party into the early hours.

Book: <https://wicksteedpark.org/events-at-wicksteed-park/>



WICKSTEED PARK
SINCE 1921

UPCOMING EVENTS



KETTERING TOWN COUNCIL EVENTS

Find out more:
www.ketteringtowntouncil.gov.uk/whatson

CHRISTMAS TREE FESTIVAL

SATURDAY
13 DECEMBER
ST ANDREW'S CHURCH

TOWN CAROL SERVICE

THURSDAY
18 DECEMBER, ST PETER AND ST PAUL'S CHURCH

Exclusive offer for
Hanwood Park residents
only

"The idea of The Kettering Vets arose from a strong will to protect the "good stuff" about traditional veterinary practice whilst providing up-to-date care"

Your first consult free

www.theketteringvets.com

01536 722 555 | hello@theketteringvets.com



 Certificate-holding quality vets

 Friendly team that listen

 99% of procedures performed by our team

RECYCLE YOUR CHRISTMAS TREE

Turn your tree into vital hospice care

Don't let your real Christmas tree end up in landfill! Cransley Hospice's recycling scheme makes disposal easy while supporting local palliative care.

How it works:

1. Register online (mid-November to early January)
2. Remove all decorations and stands
3. Place tree outside for collection
4. Make a donation to support the hospice

Collections throughout early January 2026 across Hanwood Park and Kettering area.

Last year's scheme recycled thousands of trees while raising essential funds.

Register from mid-November:
www.cransleyhospicetrust.org.uk

Cransley  Hospice Trust





HANWOOD PARK

HAVE IDEAS? WANT TO GET INVOLVED?

Ask a question or register for updates, Keep an eye on our website www.hanwoodpark.co.uk for our latest project news, events and updates.

Sign up for our
e-newsletter



Hanwood Park LLP 01536 647000 info@hanwoodpark.co.uk hanwoodpark.co.uk/contact

Estate Management (Centrick) 03330 124 125 hanwoodpark@centrickproperty.co.uk

Residents' Association hanwoodpark@gmail.com