



## Archaeologists' historical findings at Hanwood Park

Archaeological investigations were undertaken by Oxford Archaeology East in 2016 before the construction of a balancing pond to the north-east of Hayfield Cross Primary School (shown as A on the map in this newsletter).

There have been some interesting finds including Roman activity, the remains of a World War II aircraft, an Iron Age settlement and a Middle Iron Age Shrine.

The area pond was stripped and revealed extensive Roman activity. The excavators identified large amounts of cultural material and also evidence of industrial activity. A drone was used to provide overhead shots of the site to help the excavators interpret the site.

During the initial site strip, the archaeologists also identified plane debris likely to have come from a military aircraft. In these cases the MoD needs to be notified before any investigation works take place due to the potential sensitivity of such sites.

Oxford Archaeology East removed the remaining elements of the World War 2 aircraft debris discovered during the archaeological excavation in line with MoD instructions.

The archaeologists are currently conducting a post excavation assessment which will recommend any further archaeological investigation to Northamptonshire County Council Archaeology. This will lead to the result being published to the public.



The remains of the Middle Iron Age Shrine in foreground



An aerial view of the site looking south towards Hayfield Cross Primary School



WWII Plane debris

### Keep up to date with what's happening

There are a number of other ways you can stay informed. If you use social media you will find regular updates via the Council's Twitter feed: [@KetteringBC](https://twitter.com/KetteringBC)

The next meeting of the East Kettering Liaison Forum will take place on 7th September 2017 at Kettering Borough Council and members of the public are welcome to attend.

A comprehensive range of information including news and plans are also available on the Council's website: [www.kettering.gov.uk/HanwoodPark](http://www.kettering.gov.uk/HanwoodPark)

Alternatively, you can speak to a member of the East Kettering Planning Team on **01536 534 316** or via email at [eastkettering@kettering.gov.uk](mailto:eastkettering@kettering.gov.uk)



# Hanwood Park Explained

Your guide to the East Kettering development

### Welcome!

Welcome to the latest edition of Hanwood Park Explained, a newsletter that aims to give you more information about the development at East Kettering.

The previous edition provided an update on Hayfield Cross Primary School as well as more information about the planned junction improvements, drainage and the first houses to be built.

You can view all previous newsletters online at [www.kettering.gov.uk/HanwoodPark](http://www.kettering.gov.uk/HanwoodPark)

### What's in this newsletter?

Inside this newsletter you will find out more about:

- The first houses to be built
- Road access to Hanwood Park
- Drainage plans
- Archaeological findings
- How you can get involved and stay informed

### Hanwood Park... the story so far

Hanwood Park is the name of the new housing development in East Kettering which was granted outline planning permission in 2010. The consent is for 5,500 homes, four primary schools, a secondary school, shops, community buildings, employment centres, leisure facilities and parks, and will be built in stages over the next 20 years.

Recent visible progress on site started with the opening of Hayfield Cross Primary School in September 2015. Pupil numbers have grown rapidly since, with 180 students allocated across 7 classes for the September 2017 intake.

This year, the first access point (D) to the development has been built with a new roundabout at the junction of Warkton Lane and Deeble Road which has allowed the first new homes to be built.







## Hanwood Park's New Homes

When completed, Hanwood Park will provide 5,500 homes as well as businesses, schools and community buildings. In order for a development of this size to be delivered, Hanwood Park has been divided into smaller, more manageable areas often referred to as development parcels.

Below, we provide an update on the progress of the first developments to be delivered.

### David Wilson / Barratt Homes development

As of the end of June, 27 homes are occupied on the areas shown as **R7, R9 and R10**, with the first official move-in taking place in March. Both David Wilson and Barratt Homes currently have show homes available to look around to give you a chance to see how the development is progressing.



New builds from David Wilson/Barratt Homes

### Taylor Wimpey development

The planning application from Taylor Wimpey for 167 dwellings, landscaping, roads and drainage was approved by Committee in March 2015 with a legal agreement to provide funding towards local infrastructure.

This development will be located behind Barton Road and Warkton Lane (**R19**), with access to the development coming from a new junction at Barton Road / Warkton Lane (**Access E**). Development on site will start once the access is constructed.

### Persimmon Homes development

Planning permission for 332 dwellings, landscaping, open spaces, roads and drainage on parcels R23 and R26 was approved by Committee in December 2015 subject to the signing of a legal agreement for funding towards local infrastructure. This will be accessed from Barton Road / Junction 10 (**Access F**) with a road which will run through the Persimmon site and link up to Cranford Road.

### Access D (Deeble Road / Warkton Lane)

The access to Hanwood Park at the junction of Deeble Road and Warkton Lane (**Access D**) has been completed. This new roundabout provides access to the David Wilson Homes and Barratt Homes developments.

### Traffic Calming

Traffic calming measures are to be installed within Cranford village and along Warkton Lane. Northamptonshire County Council Highways are currently working on the design for these and should have them completed this summer. Kettering Borough Council will work with NCC Highways to identify when these can take place and it is hoped they will be completed this year.

You can find more about the sizes and locations of the other planned parcels of houses by viewing the Strategic Master Plan at [www.kettering.gov.uk/HanwoodPark](http://www.kettering.gov.uk/HanwoodPark)

### Key

<b>PS</b>	The first two Primary Schools		Proposed Junction 10a
<b>X</b>	Access point		Existing roads
	Designated green space		Proposed roads
<b>R</b>	Development parcels		New named roads
			Commercial/business park site



This map is for illustration purposes only, and is subject to change.

### Junction 'c' (Deeble Road / Windmill Avenue)

As part of the Hanwood Park development, a number of junctions were identified as needing improvement works to cope with more traffic. The roundabout at the junction of Windmill Avenue and Deeble Road (**Junction 'c'**) will be the first to be redesigned and the plans are being finalised by the County Council. Work is due to take place this summer, during the school holidays.

### Woodland Ave / Barton Road

Redrow Homes are required to complete works at the Woodland Avenue / Barton Road junction as part of their development on Polwell Lane. As of April 2017 works to deliver a signalised junction, including pedestrian crossing facility, were underway.

### New Business Park

Although this isn't part of Hanwood Park, planning permission has been granted to commercial property developers Roxhill to create a new Business Park to the south of the A14 near to Junction 10. Development has started on this site and works to realign the A6 at Junction 10 is complete. Whitworths, a local company established in 1886, have chosen to relocate to this site and now have a detailed approval for a bespoke fruit packaging facility. This development will be the first on this important commercial site and signals the start of delivery.

### Drainage

Anglian Water is expecting to complete the larger sewers and the main water connection work this summer. The connections direct to houses will be provided during the construction of housing parcels.

The main surface water attenuation pond within the site is expected to start this summer. The surface water attenuation pond is designed to take the water which would otherwise run off from new hard surfaces (roofs of buildings, roads, parking areas) and contain it within the new pond. The water is then slowly released from the pond and enters into local watercourses at a similar rate to how it would from the fields. The attenuation pond's main purpose is prevent flooding but also provides a new wildlife habitat as it is designed to permanently retain water.

