

February 2021: Issue 1

HANWOOD PARK UPDATE

East Kettering's new neighbourhood

Welcome

Welcome to your new Hanwood Park Update, which provides the latest information about your flourishing new neighbourhood at East Kettering. Inside this issue you will find more about:

- The new outline planning application
- Development progress so far
- The new linear park
- How you can get involved and stay informed

You can view all previous newsletters online at hanwoodpark.co.uk/document-library/



Illustrative view of Hanwood Park along East Wood Avenue

New outline planning application

Outline planning permission for the Hanwood Park development was granted back in April 2010. The permission is for up to 5,500 homes, schools, district and local centres, community buildings, shops and space for new businesses and healthcare.

When outline permission for a new neighbourhood like Hanwood Park is granted, detailed matters are reserved for later consideration and must be agreed before building can start. These 'reserved matters' include the access, appearance, landscaping, layout, and scale of each development parcel. A series of 'reserved matters' planning applications have been prepared, submitted and agreed and the Hanwood Park development is well underway.

The outline permission allows a fixed period of 10 years for the submission of detailed proposals, which ends this year. Hanwood Park LLP will be submitting a new outline application soon, with some minor amendments. The main purpose of the new submission is to secure more time for the submission of future detailed proposals, to continue and complete the originally approved development, with some small changes to reflect new requirements and circumstances (see Page 3).

About Hanwood Park LLP

Hanwood Park LLP is the master developer, providing roads, services, drainage and major areas of public open space. The LLP is a joint venture between two experienced developers:

- North Northamptonshire Investments Limited
- Buccleuch Property

All of the infrastructure required to support the first phase of development is fully funded, with support from Homes England.



HANWOOD PARK



Homes
England

Meet the team

If you would like to meet the team and hear more about the new outline planning application, we will be holding a series of online Hanwood Hangouts during the week beginning 15th February. Turn to page 3 for more information.

DAVID WILSON HOMES

Around 330 properties have already been completed at Hanwood Park by Barratt and David Wilson Homes and Bertone Gardens - a new phase of 80 homes - has recently been launched.



TAYLOR WIMPEY

The sales centre at Taylor Wimpey's Seagrave Park development opened in August 2020, with the show homes following shortly afterwards in September. There are 167 new homes in this land parcel and the first residents moved in at the beginning of December.



HAYFIELD CROSS CHURCH OF ENGLAND SCHOOL

Hayfield Cross School is situated in the centre of the first phase of the development and is the designated catchment primary school for all children on Hanwood Park. As the children grow through the school they are nurtured to build their confidence, knowledge and skills and celebrate their many accomplishments together. If you are interested in finding out more about the school please visit www.hayfieldcross.org.uk




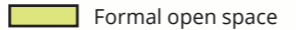



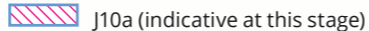
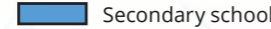
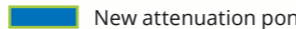

PERSIMMON HOMES

Persimmon Homes Midlands are progressing well with their Cranford Chase development and currently have 156 homes occupied.

Persimmon's Community Champions have also been busy supporting the local community by providing funds for equipment and facilities. Groups benefiting from this support include TCA Cheer and Tumble, Hayfield Cross School, Barton Seagrave Cricket Club and Cranford CofE Primary.



MAP KEY

 Residential area	 Formal open space
 Mixed use area	 Informal open space
 Employment area	 J10a (indicative at this stage)
 Secondary school	 New attenuation pond and wildlife feature (see back back page)
 Primary school	

This masterplan is illustrative, for more information or a more detailed plan please visit our website or get in touch.

Hangout with the Hanwood Park team

If you have any questions or would like further information about the new outline planning application, we've arranged a series of "Hanwood Hangouts" where members of the project team will be available to meet you online and answer your questions. Let us know if you would like to take part by registering through the Hanwood Park website, or getting in touch using the details on the back page. **Which date works for you?**

Tuesday 16th February (between 09:30 and 12:00)

Wednesday 17th February (between 13:00 and 16:00)

Thursday 18th February (between 18:30 - 20:00)

Can't make any of these dates? Get in touch to arrange an alternative. We hope you understand that we are currently unable to arrange face-to-face meetings, but please let us know if you are not able to access the information online. Contact information is provided on the back page of this newsletter.

Illustrative masterplan

What changes are proposed in the new outline application?

The original masterplan for Hanwood Park was submitted in August 2007. Since then, the development has progressed, and some minor adjustments have been made. Full details will be provided in the outline planning submission, but the proposed minor amendments can be summarised as follows:

- Adjustments to the development area to exclude some land parcels which are owned by others, or have already been developed (including the Hayfield Cross Primary School site).
- Updates to development parcels close to the new junction 10a to reflect current thinking around its possible location/alignment.
- A review of the development parcels within Phase 1 to deliver suitable, viable and attractive services and facilities within the District Centre and also allow scope for other complementary uses.
- Adjustment of the secondary school parcel to account for the location of the primary electrical substation.
- Indicative secondary routes to show how development parcels will be connected in the future.
- Identification of locations for additional sustainable drainage ponds, within the open spaces, to ensure the development continues to be designed for climate change.

Other developers currently working with Hanwood Park LLP include:

Avant Homes - permission for 71 homes secured in September 2020

Bellway Homes - permission for 167 homes secured in October 2020

Orbit Homes - seeking permission for 117 homes



HANWOOD PARK



Hanwood Park Residents' Association

Hanwood Park Residents Association (HPRA) was formed in 2018, and since

then we've been working very hard to build an active community across the occupied plots.

We want to ensure that Hanwood Park is home to a thriving community, bringing people together for events and competitions, to share helpful information, create support groups, and much more. Sadly, the pandemic made this a challenge in 2020, but we're looking forward to a brighter 2021.

Hanwood Park Residents' Association represents all residents who live on the estate. If you'd like to get involved or keep up to date with the latest news, please do get in touch.

Warm wishes,

Fiona Banks
Chair

 @hanwoodparkresidents



Illustrative aerial along East Wood Avenue

Linear Park takes shape

A new Linear Park will run alongside East Wood Avenue, the main access into the development from Barton Road, and lead to the central open space. The Linear Park will help draw people into the new neighbourhood and create a sense of arrival. The design of the Linear Park is inspired by the traditional parkland of nearby Boughton House, featuring avenues of trees, relaxation spaces and a play area. The Linear Park is currently being laid out and planted.





HANWOOD PARK


ASK A QUESTION OR REGISTER FOR UPDATES

We have recently launched the Hanwood Park website www.hanwoodpark.co.uk, where we will be posting all the latest project news.

There's a section on the website, where you can register for news updates or ask us questions. There are also a variety of other ways you can contact the Hanwood Park team as follows:

 info@hanwoodpark.co.uk

 0203 997 6752

 Freepost HANWOOD PARK

(Please write out Freepost HANWOOD PARK exactly as it's shown here. There's no need for you to add a stamp or an address because Royal Mail know where to find us)

This document can be made available in an alternative format on request.



New wildlife feature

The attenuation pond within the open space area has now been installed. The pond is a key element of the drainage infrastructure, attracting surface water run-off from the new development, but it will also be an attractive feature for people and wildlife.