

HANWOOD PARK

Community Newsletter | February 2022



WELCOME

Welcome to the February Hanwood Park Update, which provides you with the latest information about your flourishing new community. Inside this issue, you will find more about:

- Progress and management of the development
- The new East Wood Park
- News from our development partners
- Fundraising for Cransley Hospice Trust
- How you can get involved and stay informed

FOOTPATH NOW OPEN!

Taylor Wimpey have recently opened the footpath which runs along the eastern edge of their development and connects Poplars Farm Road with East Wood Avenue. The path, which opens onto Poplars Farm Road near to its junction with Ridgway Road, provides a useful link through Hanwood Park, especially for those residents walking with children to Hayfield Cross School.

INTRODUCING GROUND SOLUTIONS

Ground Solutions is proud to be the Managing Agent for Hanwood Park Community Partnership Limited. Our company has been established for over 15 years, primarily managing development in the Midlands. Our proactive approach to management has seen us build long lasting relationships with housing developers and residents' management companies.

As Hanwood Park's Managing Agent, the services we offer include grounds maintenance, litter picking, liaising with external contractors, managing the accounts, and arranging insurances. These services are provided to residents as part of the annual estate service charge.

GROUND SOLUTIONS



Hanwood Park's managed areas will include parks and woodlands, play spaces and sports pitches, and these areas will be connected by a series of footpaths and cycleways.

We have highly skilled teams of grounds maintenance staff operating from a depot less than ten minutes from Hanwood Park and our regular maintenance visits recently started. As spring approaches, the

team will begin maintenance at the new East Wood Park. We are especially looking forward to maintaining the wildlife areas around the balancing pond, as we are passionate about biodiversity. Our aim is to work with local community groups to make Hanwood Park a beautiful and interesting place to live.

Ground Solutions are currently working with local arboricultural contractors on a project to improve an area of mature hedgerow at the far end of the East Wood Park. This work includes the removal of vegetation, pruning sections of hedge, and crown lifting and dead wood removal on three mature trees. These trees will become a focal point of the hedgerow, improving both its appearance and its ability to provide habitat for a range of species.

Some of the initial phases of development at Hanwood Park are currently managed by agents appointed by the housebuilders. Those of you who live within the area managed by Ground Solutions will hear from us in the coming weeks. Our dedicated Property Manager, Nick Sharpe, will answer queries relating to the managed areas, and conduct regular site inspections. We will be sharing further details about our services, including a full breakdown of what is included in your annual fee and how to get in touch with our team.



Hanwood Park's dedicated Property Manager, Nick Sharpe



The Ground Solutions team has extensive experience managing residential developments, apartment blocks and commercial developments.

TREECYCLING

The residents who kindly participated in the Christmas Tree Recycling initiative, making valuable contributions to Cransley Hospice Trust's fundraising efforts, have perhaps already met members of the Ground Solutions team? Hanwood Park and Ground Solutions decided to take some of the pressure off the #CransleyCrew tree elves who collected around 900 trees from addresses across North Northants.



Nick and his colleague from Ground Solutions were glad to collect more than 30 trees from Hanwood Park residents, which will be recycled so that the chippings can be reused locally. More importantly, they collected vital funds for Cransley Hospice Trust and other local charities. You can read more from Cransley Hospice Trust on page 11.

ENHANCEMENTS TO THE HANWOOD PARK LANDSCAPE

East Wood Park and Play Area

Landscaping and planting work to Hanwood Park's new East Wood Park is now complete. The Park runs alongside East Wood Avenue, the main access into the development from Barton Road, and forms part of the primary corridor through the site, leading to the development's Central Park.

At the heart of East Wood Park lies a newly completed play area that will serve as a fun, conveniently located space for children.

Although some of the paths and newly landscaped areas are already accessible, other areas are temporarily protected by fencing to give plants and turfed areas chance to establish. East Wood Park is due to open formally in Spring 2022 and forms just one of several open spaces and park areas proposed across Hanwood Park, which we hope residents will enjoy in the coming months.



About 36% of the overall Hanwood Park site will be devoted to open spaces.

There will be 79.86 hectares of informal open space – the size of 3,000 tennis courts!

Formal open space (e.g. sports pitches and recreation facilities) accounts for 21.12 hectares - equivalent to 800 tennis courts!

14.2 hectares of proposed woodland planting, equating to 10,000 trees – in an area that's almost the size of 20 professional football pitches!

Allotments and community orchards are proposed for those who enjoy horticulture and want to help improve the environment.

Transforming the verges

Hanwood Park's parkland characteristics are highly valued by the project team and, once new carriageways, footways and cycleways are put in place, our attention swiftly turns to the associated landscaping. Wide green verges are used to separate the carriageway from footpaths and cycleways, and street trees are planted at regular intervals alongside key routes.



Works to the Junction 10 A14/Barton Road roundabout junction (known as Access F) have been completed and landscaping to soften the area around this key junction includes 84 new trees – with more still to be planted.

Tree planting has also started along the stretch of Hanwood Park Avenue that runs to the north of Cranford Road and into Hayfield Crescent, where Hayfield Cross School is located. Landscaping works include 3,000 square metres of verges, which will be topsoiled and turfed, and 81 new trees have been planted to line the route.

Attenuation pond attracts visitors

The attenuation pond within Hanwood Park's central open space area was excavated more than a year ago and grassland areas surrounding the pond have begun to re-establish.

The pond will be an attractive feature for people to visit, but there is still much work to be done in the area surrounding it, including tree, woodland and wildflower meadow planting and the installation of footpaths, a boardwalk and a naturalistic play space. Public access to the area is not yet permitted, whilst we give the natural landscape sufficient opportunity to re-establish. In the meantime, the pond has already been attracting waterfowl – including ducks, geese and swans. Planting along the banks of the pond is designed to provide shelter and habitat for a variety of species so we're looking forward to welcoming an even wider variety of visitors to the area in the coming months.



Aerial view of the attenuation pond, taken in 2021, soon after installation



The landscaping surrounding the pond has started to re-establish and waterfowl are enjoying the environment



1 **DAVID WILSON HOMES**
WHERE QUALITY LIVES

2 **BARRATT
HOMES**

3 **Taylor
Wimpey**

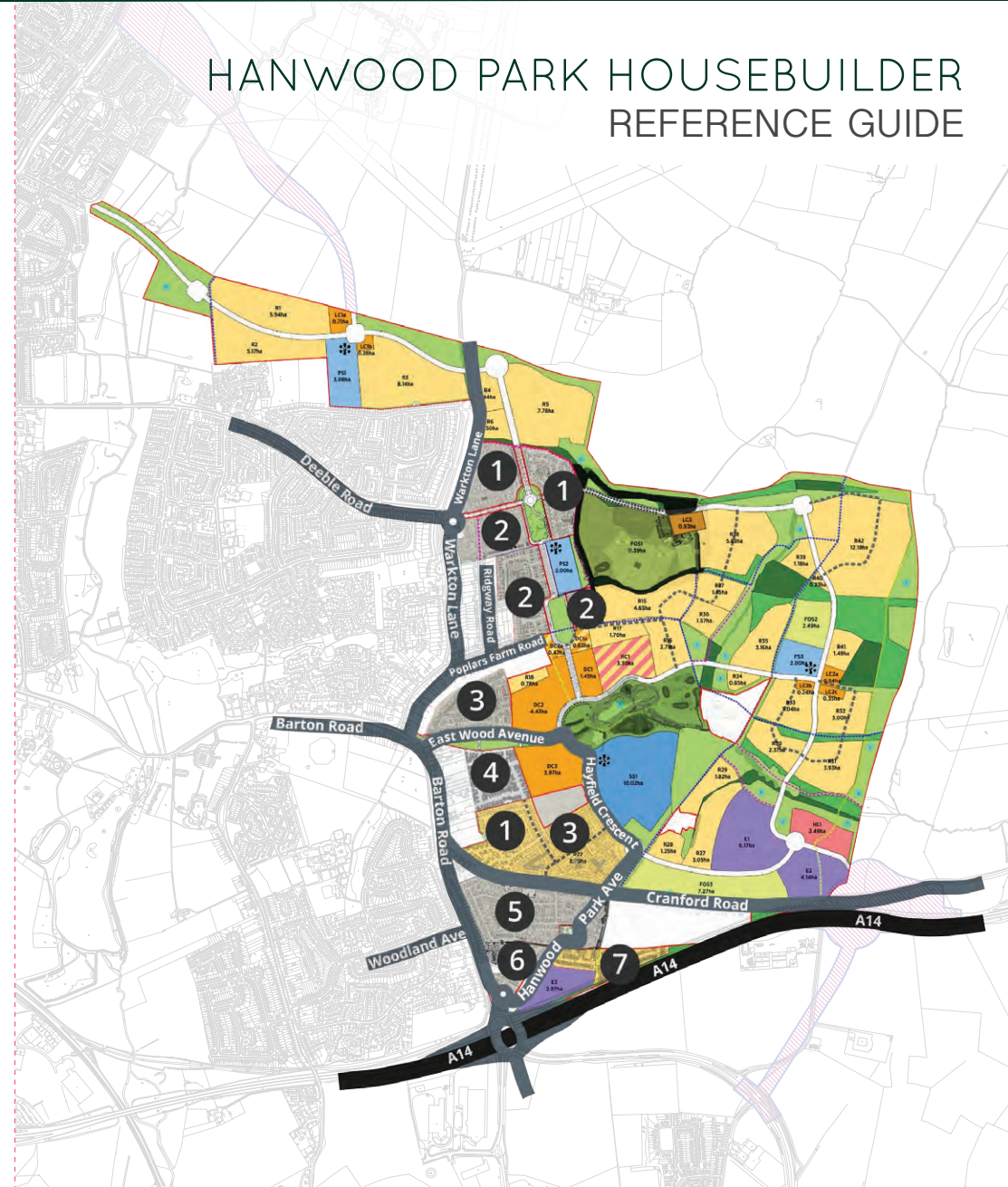
4 **Bellway**

5 **Persimmon**
Together, we make a home.

6 **AVANT
homes**

7 **orbit** Your place
to thrive

HANWOOD PARK HOUSEBUILDER REFERENCE GUIDE



DEVELOPER UPDATES

There are currently seven housebuilders working at Hanwood Park, with more expected to follow, as their detailed proposals progress through the planning process.

The latest information from our partner developers, including contact information, can be found through our website: www.hanwoodpark.co.uk/developers

Avant Homes

Work is well underway at Avant Homes' Barton Point at Hanwood Park and the housebuilder is gearing up for an exciting 2022.

The team has recently launched its brand-new sales area where prospective buyers can find out more about the range of homes available, reserve their preferred plot and choose the interior options for their home.

The 71-home development comprises a selection of seven of Avant Homes' newest three- and four-bedroom house designs.

Avant Homes Midlands sales and marketing director, Rob Slocombe, said: "We are really excited to see Barton Point taking shape and the feedback we've had from customers has been fantastic. We are really looking forward to seeing the first residents move into their homes in the spring."

For more information on Avant Homes' Barton Point at Hanwood Park development visit www.avanthomes.co.uk/BartonPoint

Bellway Homes

Bellway are currently offering a collection of three and four bedroom new homes at Hanwood Park.

Bellway have partnered with Hayfield Cross Church of England School, where they have significantly enhanced the children's outdoor playing area. Play areas created and donated by Bellway will improve the children's learning experience and can be used throughout the year. www.bellway.co.uk/new-homes/northern-home-counties/bellway-at-hanwood-park



Children admire their new fire pit area

Barratt Homes

Barratt Homes have launched 133 new homes on their current phase at Bertone Gardens, where the first residents moved in at the end of November. Visitors to the development can arrange to take a tour of Barratt's brand new detached 4-bedroom View Home. Viewings are available by appointment only.



If you have a property to sell, Barratt Homes could be your guaranteed buyer through their Part

Exchange scheme. With no estate agent fees and no chain, you could stay in your existing home until your new Barratt home is ready. The scheme applies to selected homes only, terms and conditions apply. www.barratthomes.co.uk/new-homes/dev-001006-bertone-gardens/

David Wilson Homes

David Wilson Homes are now well underway with their second phase, Bertone Gardens. This new phase consists of 170 new homes, 15 of which are already occupied with happy families. You can visit their brand-new Marketing Suite to take a look around the three impressive Show Homes.



As part of this new phase, David Wilson Homes are also delivering a Public Art Sculpture which is due to be installed Spring 2022. This will be placed on the roundabout outside their marketing suite and they have worked closely with Latimer Arts College students to design part of the sculpture. www.dwh.co.uk/new-homes/dev000834-bertone-gardens/

Orbit Homes

Orbit Homes will be opening at Hanwood Park in Spring 2022. For more information about their development, including homes available for shared ownership, visit www.orbithomes.org.uk/orbit-at-hanwood-park/

Once complete, Hanwood Park will provide up to 5,500 new homes.

Up to 1,100 of the new homes at Hanwood Park will be affordable, for rent and shared ownership.

1,460 of the new homes at Hanwood Park have detailed planning permission and 600 have already been completed.

Persimmon

Persimmon is offering a range of 3, 4, and 5 bedroom houses at Hanwood Park. For more information, visit www.persimmonhomes.com/new-homes/midlands/cranford-chase

Taylor Wimpey

Seagrave Park continues to grow and thrive. More than 40 homes are occupied, and Taylor Wimpey are working hard to deliver another 125 homes in the near future.



The team at Seagrave Park are dedicated to building high quality homes and, in recognition of this, Site Manager Karl Martyn has recently received a prestigious NHBC (National House-Building Council) Pride in the Job Quality award. Taylor Wimpey also maintains 100% customer care scores.

Looking ahead, the team will be launching a second phase at Seagrave Park in 2022. www.taylorwimpey.co.uk/new-homes/kettering/seagrave-park

OFF-SITE WORKS TO EASE CONGESTION

Hanwood Park have funded off-site highway improvements to help improve the capacity and efficiency of junctions at the intersections of London, Pytchley, and Barton Roads and at the junction of Barton Road and Windmill Avenue.

Hanwood Park have fully funded these works through what is known as a “Section 106 agreement”, an agreement between Hanwood Park and North Northamptonshire Council. Early payment of these contributions has allowed off-site road improvements to be progressed.

The project is due to be completed in April 2022 and will see extended left turn lanes on Windmill Avenue and Barton Road and a larger roundabout in place of the existing mini roundabout at London, Pytchley, and Barton Roads.

The works will provide tactile crossing points for the visually impaired, fencing works, drainage installation, and traffic islands. The road improvements will be complemented by the planting of 115 new trees.

Cllr Jason Smithers, Leader of North Northamptonshire Council, said: “Without the works the local road network and consequently the lives of local residents would be detrimentally affected.

“As a council we are determined to not only create growth but to make sure we get it right and I’m confident that these proposed measures are doing just that.”

MAJOR BOOST TO POWER SUPPLIES

A major initiative, to boost power supplies and support the development of new homes and businesses at Hanwood Park, was started in November 2021 by Western Power Distribution.

The first phase of this new initiative involves the installation of 6.5 kilometres of new underground cables between an existing substation at Rothwell Road in Kettering and a new substation at Hanwood Park.

This work will help to further safeguard supply reliability to more than 20,000 customers in the area while also supplying power to the Hanwood Park development. The new infrastructure is set to be in place from the Spring. In the meantime, traffic management measures will be implemented to keep disruption to an absolute minimum.

JUNCTION 10A

The Hanwood Park team has been fully involved supporting the preparation of a Strategic Outline Business Case for the proposed new Junction 10A on the A14, which was submitted by National Highways to the Department of Transport (DfT) in November 2021.

The aim of the submission is to ensure the new junction is included in Road Infrastructure Strategy 3 (RIS3) – so that it can be delivered as soon as possible.

During a House of Commons debate, Mr Philip Hollobone MP explained: “Hanwood Park is one of the country’s flagship housing extensions. My plea to the Roads Minister, on behalf of people in Kettering, is to recognise, please, the fundamental importance of the new junction to people in Kettering and to make a government commitment to fund it.”

HANWOOD PARK RESIDENTS’ ASSOCIATION



After another year of COVID restrictions, we finally managed to hold a proper Hanwood Park Residents’ Association event on 19th December at the green space at Bertone Manor. It was lovely to catch up with old friends and also meet people new to Hanwood Park.

The Residents’ Association is here for anyone who lives on Hanwood Park from Cranford Chase, Seagrave Park, Bertone Gardens and everywhere in between. For just £5 per household per year you can support our community events.

We are now getting ready for the summer with a big Jubilee Party, all being well. Please do follow our Facebook page for updates: www.facebook.com/hanwoodparkresidents/

SUPPORTING CRANSLEY HOSPICE TRUST



Cransley Hospice provide care for patients with a life-limiting illness who need the specialist help of hospice care – whether this is in the Cransley Hospice building or within patients’ own homes.

The Trust is dependent upon the generosity of the many supporters of Cransley Hospice and can only continue to support the care given because people carry on donating.

Hanwood Park was delighted to support Cransley Hospice Trust and recently assisted with the charity’s Christmas Tree Recycling initiative, which is featured on page 3.

Louise Gurney, Community Fundraising Manager says “The wonderful thing about the tree recycling is that you don’t need to have any of the hassle of disposing of your tree, we come to you. The support provided by Hanwood Park residents will make a huge difference, not just to end of life care in North Northamptonshire, but to other local charities too. We are so pleased to have found ways for the trees to be recycled and used locally! We’d like to sincerely thank all of our supporters and volunteers for their help and support in making the ‘Cransley Hospice Trust Christmas Tree collection’ happen!”

If you would like to make a donation, please go to www.cransleyhospice.org.uk/donate/ or scan the QR code to the right.



Make 2022 your year! Take on a bucket list challenge for Cransley Hospice Trust!

The Trust’s 2022 challenge programme is bursting with inspiration... whatever your motivations, the Cransley Hospice team will support you and help you achieve your goal.

All challenges for 2022 are on the website www.cransleyhospice.org.uk/events/

If you’d like more information and to speak to one of the FUNdraising team call **01536 452423** or email fundraising@cransleyhospice.org.uk



HANWOOD PARK

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; and**
- **Buccleuch Property.**

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



ASK A QUESTION OR REGISTER FOR UPDATES

We have recently relaunched our revamped Hanwood Park website, www.hanwoodpark.co.uk, where we are posting all the latest project news as well as information on the development and local activities to get involved in.

There is 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

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