As the new development starts to take shape, the need to develop a strong sense of place becomes more important. ‘East Kettering’ is not the most exciting name for a development of its size and importance. To date, it has been a useful name to refer to the development and one that most people will now be familiar with, but in reality its primary purpose was to refer to the new development from a planning perspective.

Accordingly, the developers have worked with marketing specialists to come up with a new name for the development. The resulting name is Hanwood Park. The name has historic significance as it recognises the now extinct manor of Barton Hanred, which neighboured Barton Seagrave. However, it also introduces the concepts of park and wood to reflect the extensive amount of open space that is designed into the new development.

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**East Kettering gets a new name**

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New Homes Update

When completed, East Kettering will provide 5,500 homes as well as businesses, schools and community buildings. In order for an expansion of this size to be delivered, East Kettering has been divided up into smaller, more manageable areas, often referred to as ‘development parcels’. These parcels will be built by housing developers in stages over the next 15 years.

Below we provide an update on the progress of the developments which will be amongst the first to be delivered.

David Wilson/Barratt Homes development

A planning application has been approved and a decision issued for 325 homes to be built on the areas shown on the map as R7, R9 and R10. This development will include an area of open space called ‘Warkton Gardens’ which will include green space, trees, shrubs and paths as well as a public art feature. Before development starts on site, a number of planning conditions must be met by the developers and approved by the Council. These homes will be accessed via a new roundabout to be built at Access D (Deeble Road/Warkton Lane). The design of the roundabout has been agreed by Northamptonshire Highways and work should begin on the ground soon. In time, this will link through to the other access points and roads across the area. A revised application is expected soon in order to make a few amendments to house types, increase some road widths and footpath widths, and will be determined at a future Planning Committee.

Taylor Wimpey development

A planning application from Taylor Wimpey for 167 dwellings, landscaping, roads and drainage (R19) was approved by Committee in March, subject to the signing of a legal agreement which will provide funding towards local infrastructure, such as the new Primary School and other key facilities. A new traffic light junction at Access E (Barton Road/Warkton Lane) will be provided to access these homes and is estimated to start in the autumn. The connecting route for Access E lies directly to the south of this development site and includes a linear park, an area of open space which includes a children’s play area.

Persimmon Homes development

A planning application for 332 dwellings, landscaping, roads and drainage (R23 and R26) was decided to be approved by Committee on 16th April 2015. This is subject to Persimmon Homes addressing concerns on sewers raised by Anglian Water and some changes to highways being implemented. A legal agreement will then be signed, providing funding towards local infrastructure, the new Primary School and other key facilities. Access F runs through this development site and it will also include an area of open space known as ‘Barton Square’.

Primary School Access

The new primary school will be reached by a new infill link road, off Cranford Road. In the long term this road will be a key link route between Access E and Access F in order to provide access to the more central areas of East Kettering. Until this link road is constructed to serve the school, the developer has submitted a planning application to upgrade and use the current construction access road and utilities for a temporary period (approximately 12 months).

Junction ‘c’ (Windmill Avenue / Deeble Road)

As part of the assessments of traffic and vehicle movement of East Kettering, a number of local junctions were found to need improvements in order to accommodate increased levels of traffic. One of the local junctions identified was the roundabout at Junction ‘c’. Over the summer Northamptonshire County Council will carry out works to enlarge and improve the existing roundabout between Windmill Avenue and Deeble Road.

Woodland Avenue / Barton Road

Traffic lights are to be installed at the junction of Barton Road and Woodland Avenue to improve traffic flow in the area. These works will be carried out by Northamptonshire County Council and are likely to start in autumn.

Access F (Barton Road / A14 Junction 10)

A roundabout will be added to Barton Road near to the A14 (Junction 10). It will include a spur road which will provide another access point to the whole development, keeping traffic away from the Warkton Lane area. The technical and legal highway agreements are currently being assessed by Northamptonshire Highways. Access F works are likely to take place in late summer 2015.

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