

# voice

[www.kingswoodparks.co.uk](http://www.kingswoodparks.co.uk)

...still the best place to live in Hull



Our **dream** home  
in Kingswood Parks...

**Going underground**

**The floods** - dispelling the myths  
How Kingswood Parks drains

**A word from your MP**

**A great place to live, work & play**

**Future developments** - what next for  
Kingswood Parks?

**It's a house hunters' paradise**



# A hive of activity

- The Kingswood Parks development sits on approximately 400 acres of land including the leisure, retail and business park, along with planned housing
- It is estimated that more than 2,000 people currently live in Kingswood Parks
- The first foundations were laid on the development in 1995
- There are currently 814 homes in the first two phases of Kingswood Parks, with an estimated further 2,000 to be built over the next decade or so

welcome to the first edition of the Kingswood Parks Voice, a newsletter designed to keep you up to speed with the latest news and main issues affecting you and your area. The main objective of this is to ensure residents continue to enjoy living in a safe and friendly community.

In this issue, there is a focus on flood-related matters, as it's important that together we set the record straight about how our area was no more affected by the floods than other parts of Hull and that it is in fact, still "the best place to live in Hull".

This newsletter is distributed by The Kingswood Parks Development Company Ltd (KPDC), which is the primary developer of Kingswood Parks, an area which only forms a small part of the Kingswood district of north Hull. KPDC was responsible for providing all of the leisure and shopping facilities in the area, which are shared by the surrounding community. The company also incurred significant additional costs to ensure the development's sewers had more than sufficient storage space. A high level of careful and professional thought was invested into the design of Kingswood Parks - you can read more about the comprehensive drainage system, which was designed to replace the old field drains, in this newsletter.

KPDC also planted around 30,000 trees since work on the development began, as well as heavily investing in the wildlife areas to replace habitat as it's lost through normal development.

## Get Online

You can access the internet for free in the Learning Centre, at Kingswood College of Arts, in Wawne Road, from Monday to Friday, between 9am and 3pm. Visitors must take their passport or driving license as proof of ID and to register on the first visit. For more information, call the centre on (01482) 625733

Kingswood Parks Voice welcomes the contributions and opinions of readers, so we look forward to hearing from you if you have a story to tell for future editions. We would also be grateful of your feedback, what would you like to see in the next issue? Fill in the feedback form on our website: [www.kingswoodparks.co.uk](http://www.kingswoodparks.co.uk)

*Best Wishes Kelly* (on behalf of KPDC)

## The boundary of Kingswood Parks



# “Everything we need on our doorstep”

Finding the perfect home, in the right location, is a challenge that many of us find tricky to overcome. It wasn't a problem for George and Eileen Taylor though, who have just moved into a new Barratt home at its Kings Park development in Kingswood Parks.

The couple are absolutely delighted with their new three bedroom Palmerston detached home which, they say, is situated in the perfect location for their needs.

“We have everything we need on our doorstep with the nearby shopping areas being especially good,” says Eileen. “But despite being close to these great facilities, we still have the luxury of being in a quiet location and don't suffer any problems with noise. This makes our garden a very peaceful and relaxing place. We can fully understand why Kingswood Parks was recently named the best place to live in Hull.”

In common with most of Phase 2 of the Kingswood Parks development, the houses in Kings Park were largely unaffected by the flooding. Mr and Mrs Taylor's home wasn't affected and they have every confidence that their future risk is as low as anywhere else in the region.

Before moving to Kingswood Parks, the retired couple owned a Barratt apartment on Beverley's Beckside. The quality of service provided by Barratt when they purchased that home made it a certainty that they would be buying from them again this time round.



Eileen added: “Barratt have been fantastic. The help they've provided throughout the buying process was first class, as is everything about our new home. Being able to choose a wide range of extras from Barratt's Choices Centre made it easy for us to create the home we wanted from the outset.”

Kings Park pioneered Barratt's Choices Centre concept which provides homebuyers with a convenient one-stop-shop where they can choose a wide selection of items for their new homes. Providing an ideal opportunity for buyers to personalise their new home before they move in, the centre has been a real hit with house buyers.

Mr and Mrs Taylor completed their new Barratt home with a variety of additional extras. This included downlighting for the kitchen and dining room, carpets throughout their home plus floor covering for the kitchen, fitted bedroom wardrobes and a fully tiled bathroom.

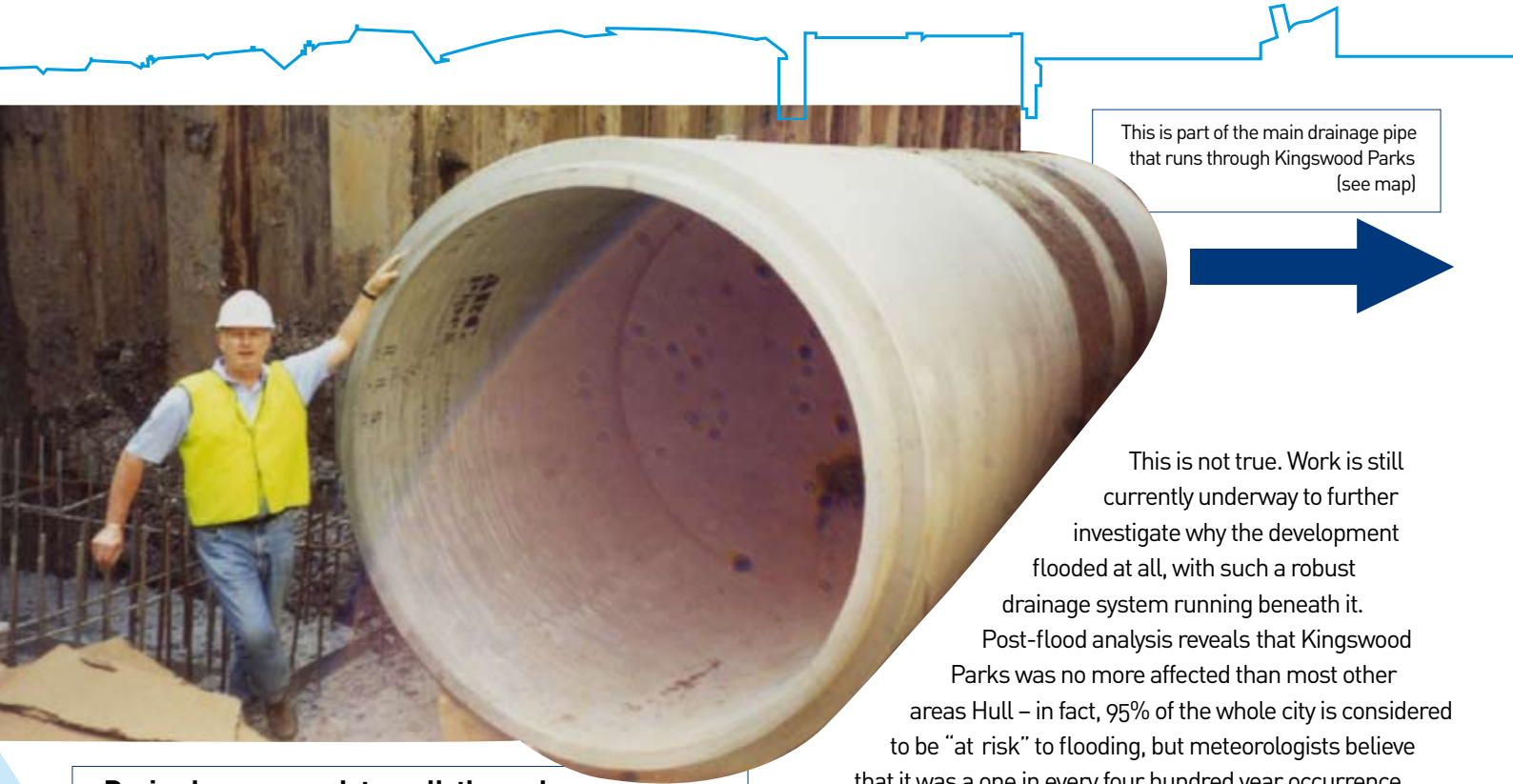
In addition to the Palmerston, Kings Park offers a number of three and four bedroom property styles designed to suit all tastes starting at £153,495.

To find out more about why Kingswood Parks provides the ideal place to live, telephone (01482) 830122 or visit [www.barratthomes.co.uk/kingspark](http://www.barratthomes.co.uk/kingspark).

Why not tell us why you moved to Kingswood Parks? Send us your feedback via the website:

[www.kingswoodparks.co.uk](http://www.kingswoodparks.co.uk)

# Going underground...taking a look at your drainage system



This is part of the main drainage pipe that runs through Kingswood Parks (see map)

This is not true. Work is still currently underway to further investigate why the development flooded at all, with such a robust drainage system running beneath it.

Post-flood analysis reveals that Kingswood Parks was no more affected than most other areas Hull – in fact, 95% of the whole city is considered to be “at risk” to flooding, but meteorologists believe that it was a one in every four hundred year occurrence.

## Drains large enough to walk through

Robust drains like this one were designed to replace the obsolete field drains

It's impossible to see from road level but laying seven metres underground and at a sturdy diameter of 2.1m, the main drainage pipe which runs through Kingswood Parks would be large enough for a grown man to walk through.

When the north of England experienced freak weather in June, it is estimated that 200,000 cubic metres of rain fell over the space of 21 hours in the Kingswood Parks area.

Many properties in Phase 1 of the development (Bushey and Chevening Park) were badly affected by the flood waters and residents were forced to leave their homes. In fact significant repair work is still being carried out in Chevening Park.

All of these residents will be interested to read below about the work being undertaken by Yorkshire Water, which is planning significant investment into improved pumping facilities.

Meanwhile, in Phase 2 (beyond Ings roundabout), where all current house building is underway at a higher level, some roads were underwater for a period of time, but the houses were hardly affected at all.

## All current house building underway at a higher level

Despite the fact that Kingswood Parks has a very sophisticated drainage network and sits at a higher level than many other residential areas in Hull, it would appear that many people now believe Kingswood Parks is more susceptible to flooding than other areas.

Although Kingswood Parks' drains, which can hold 48,000 cubic metres of water, are designed to keep the whole area clear of water, the fact that Yorkshire Water's pumps are believed to have failed completely over a significant period of time contributed to the extent and duration of the flooding.

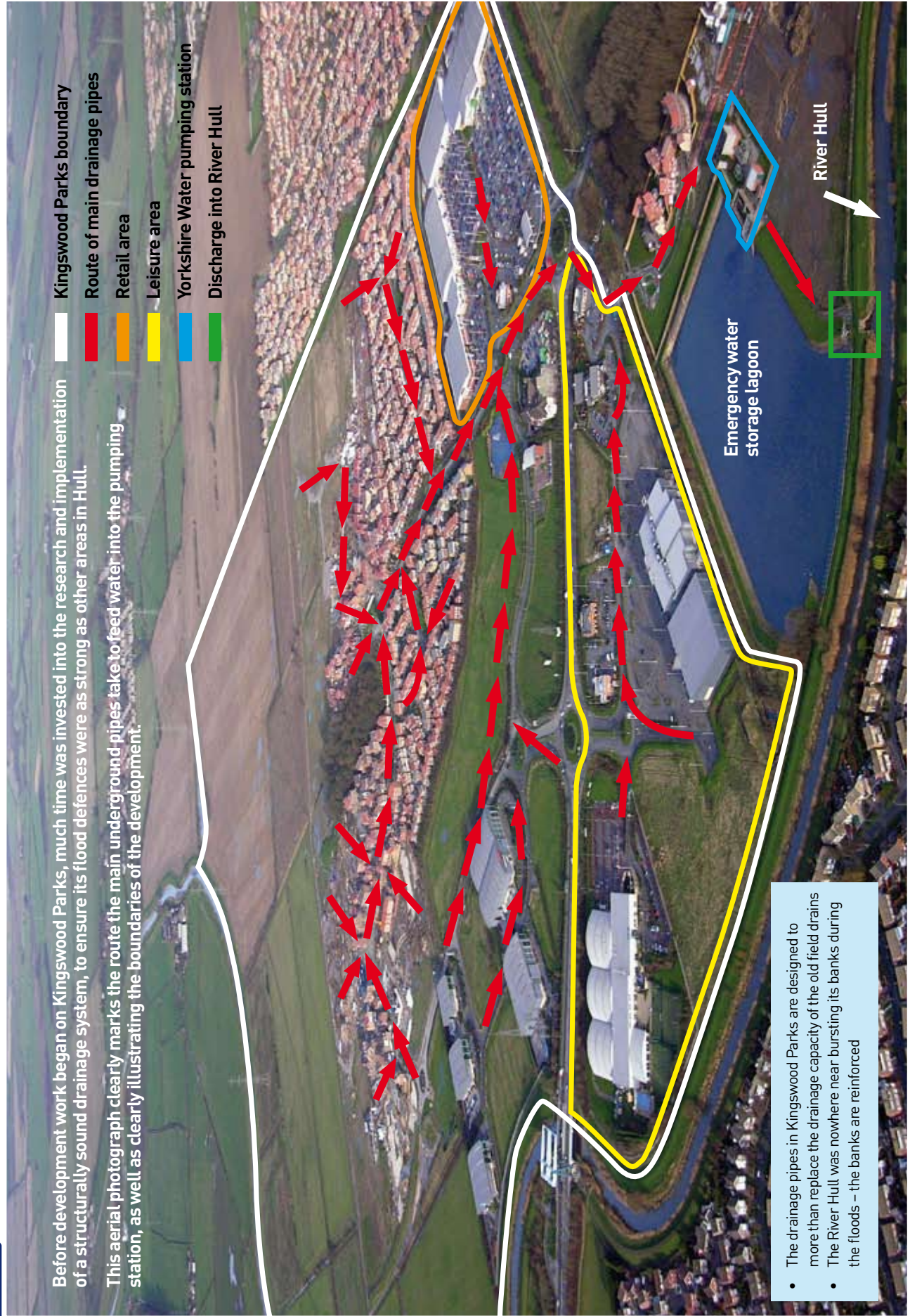
However, Yorkshire Water is doing its utmost to review its pumping station's capacity and efficiency. Following recent meetings, The Kingswood Parks Development Company Ltd is confident that Yorkshire Water is committed to ensuring sufficient facilities and contingency plans are in place should such a rare level of rain fall in the future.

An independent review body set up to investigate the flooding in Hull delivered its interim findings in late August. The six-strong review body was initially set up by Hull City Council in the aftermath of June's floods.

Since then, its members have carried out extensive research looking at what happened on June 25. The review body questioned officials from Hull City Council, Yorkshire Water, Humberside Fire and Rescue Service and the Environment Agency to compile a 36-page report.

The report criticised emergency response to flooding, particularly in east Hull. It said: “We feel that it is unacceptable that there were no contingency plans for the failure of Bransholme Pumping Station, nor protection from flood water, at this key piece of infrastructure.”

# How Kingswood Parks drains



# The floods...never again

## A word from Diana Johnson MP

\*This article was submitted by Diana Johnson's office

Since the flooding of June 25, I have spoken to many local residents from Kingswood. I have visited people at their homes and seen others at special advice surgeries during July and August.

These residents have had much to put up with. Even those who are able to live in their homes have had great disruption and inconvenience as they contend with insurers, loss adjusters, bureaucracy and much else.

As if the flood was not bad enough, I shared the dismay of Kingswood residents when it emerged that during the prolonged torrential rain, pumps at Bransholme Pumping Station broke down. I have already met with Yorkshire Water and seen the problems for myself at the site, which is over 50-years-old.

This failure meant that the flooding was made worse and more prolonged for many local people in Kingswood. This flooding had nothing to do with the River Hull bursting its banks - which it did not - nor the flood plain issue that we hear much about.

The problem was that the pumping part of the local drainage system simply failed to cope well enough with extreme wet weather and surface water.



Diana Johnson MP for Hull North

I therefore want Yorkshire Water to maintain the temporary pumping capacity that was moved into our area after June 25 for our protection in the event of a future flooding incident – however rare it might be. In the longer term, I want Yorkshire Water to include the upgrade or rebuilding of our local pumping station in their investment plans.

To this end, I have launched a petition calling for the pumping station serving Kingswood to be upgraded. For more information about this petition, and how to add your name to it, call my office on (01482) 319135 or visit [www.dianajohnson.co.uk](http://www.dianajohnson.co.uk)

## Commentary from one of the region's insurance experts

**John Gray, Chairman of Kennett Insurance Brokers**



"I firmly believe that those who were affected by the floods will be offered renewal terms by their existing insurers, but at this early stage it is difficult to predict the impact.

As insurance brokers, we have successfully placed new policies

with many of the major UK insurers in areas that were affected by the flooding, such as Kingswood Parks, and we continue to do this at normal market rates.

Inevitably there will be changes within the insurance market but initial signs are positive. For properties which did not suffer from flood damage, cover is readily available at reasonable prices, at the moment.

This could change over time as insurers obtain clearer information as to the extent of their losses, causes of their losses and what is being done to prevent and minimize future, similar occurrences.

Where properties have suffered flood damage, the policyholders should be offered terms by their existing insurers, but this will vary from insurer to insurer. There may be an increase in the level of excess or, more likely, an increase in premium.

The floods will have an effect on insurance, one way or another, but my reading of future insurer reaction is that providing central government, local government and other agencies such as utility companies, stay true to the agreements they are talking about, then insurance will be available at competitive rates.

If residents in Kingswood Parks need any advice on insurance, they can contact us on (01482) 579500."

[www.kennettinsurance.net](http://www.kennettinsurance.net)

# A high school to be proud of...latest news

When Kingswood College of Arts officially became a specialist secondary school in January 2005, Kingswood Parks Development Company was the major sponsor of its bid to achieve specialist status in the creative and performing arts.

The £50,000 sponsorship and additional government funding have significantly enhanced provision at the college. The college has since invested in new theatre seating and completed the refurbishment by installing state-of-the-art audio-visual and lighting facilities, as well as a new stage and curtains.

A new access route to the theatre was created, with new doors and signage, as well as refurbishment of the foyer, toilets and changing rooms. In addition to this, the dance studio was redesigned and new flooring was installed. The money also enabled the school to install flat screen televisions in its reception area and update signage around the college, to reflect the change of name and specialist status.



## NEWS *in* BRIEF

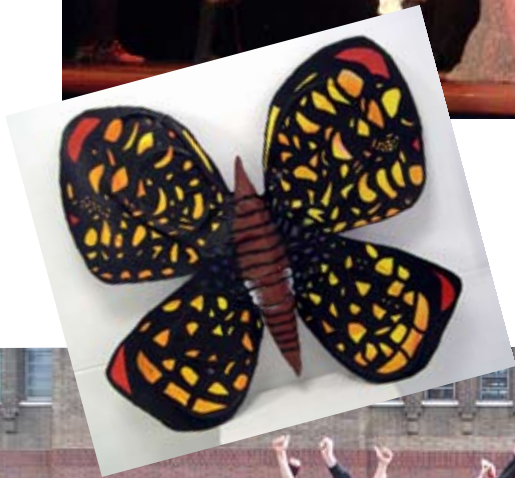
### Parent Services

Kingswood College of Arts acknowledges that it can sometimes be difficult for parents to find out who the relevant person they need to speak to is. With this in mind, the school has launched Parent Services to provide a single point of contact for information, advice, guidance and support.

Parent Services is based in the school's Learning Centre, where there will always be a friendly face to give parents the time they need. The service is available from 8am to 4pm every school day, but opening hours will be extended, including holiday periods, if there is sufficient demand. For more information, call (01482) 625723 or e-mail [parentservices@kingswoodhigh.com](mailto:parentservices@kingswoodhigh.com)

### Adult Learning

Since opening last year, the school's Learning Centre has proved to be a great success. Last year, it hosted a wide range of courses and activities and there has been a fantastic response to its 2007-2008 programme. For more information about adult learning opportunities at Kingswood College of Arts, contact Chris or Jill on (01482) 625733. Alternatively, visit [www.kingswoodhigh.com](http://www.kingswoodhigh.com)



# The perfect home



**PERSIMMON**  
Together, we make a home

**Which developer?** David Wilson Homes  
**Developments** The Spinney, The Pines and Regent's Green  
**Properties** A range of terrace townhouses, semi-detached, detached and executive detached homes

**Bedrooms** Anywhere between three and five  
**Special features** Some properties boast a study and either two or three en-suite bathrooms while other larger homes have a dressing room within the master bedroom. Executive properties also feature electronic gates

**Perfect for** The Pines is perfect for families and executives looking for premium specification homes, meanwhile Regent's Green and The Spinney are perfect for first time buyers, young professionals and those looking to buy their second or third home

**Budget** Prices range from £174,999 to £449,999

**Call the sales office**  
The Spinney – (01482) 8366  
The Pines – (01482) 820732  
or Regent's Green – (01482) 820947  
**Website** [www.dwh.co.uk](http://www.dwh.co.uk)



## Which developer?

George Wimpey West Yorkshire

**Developments** 20Twenty

**Properties** Stylish three and four bedroom, three-storey townhouses and four and five bedroom detached homes

**Bedrooms** Anywhere between three and five

**Special features** The Ilkley three bedroom, three-storey townhouse, features a spacious dining kitchen on the ground floor, which also serves as a family room. The property also benefits from a master bedroom on the top floor with a dressing area, an en-suite shower room and velux windows

**Perfect for** Everyone from first time buyers, young professionals to growing families

**Budget** Prices range from £142,950 to £190,000

**Call the sales office** on (01482) 830060

**Website** [www.georgewimpey.co.uk](http://www.georgewimpey.co.uk)



**George Wimpey**



# from leading house builders

Taking you on a sneak preview of the latest developments in Kingswood Parks...

**BEAL HOMES**  
a total lifestyle concept

## Which developer?

Persimmon Homes

**Developments** Persimmon Gardens

**Properties** One bedroom homes, apartments, two storey semi-detached and detached homes and three storey townhouses

**Bedrooms** Anywhere between one and four

**Special features** Some of the larger properties feature a dressing room within the master bedroom, as well as an en-suite

**Perfect for** Everyone from first time buyers and investors through to families

**Budget** Prices range from £124,999 to £226,999

**Call the sales office** on (01482) 822111

**Website** [www.persimmonhomes.com](http://www.persimmonhomes.com)

**Which developer?** Beal Homes

**Developments** Oakwood

**Properties** From one and two bedroom apartments, to two and three bedroom townhouses, both two and three storey, as well as up to three and four bedroom detached family and executive homes

**Bedrooms** Anywhere between one and four

**Special features** Three storey family homes with a private mastersuite on the top floor. Executive homes with galleried landing, study, master bedroom with ensuite and walk-in close

**Perfect for** Something for everyone – from first time buyers to young families and investors through to detached executive homes

**Budget** Prices range from £125,000 to £294,995

## Call the sales office

(01482) 830046 or  
freephone 0800 612126

## Website

[www.beal-homes.co.uk](http://www.beal-homes.co.uk)

**Which developer?** Barratt Homes

**Developments** Kings Park

**Properties** Three storey townhouses and two storey family homes

**Bedrooms** Anywhere between three and four

**Special features** Some of the three storey properties have a master suite on the top floor, with a shower room and dressing room

**Perfect for** Kings Park is perfect for everyone from young couples to families and people looking to downsize

**Budget** Prices range from £152,995 to £218,495

**Call the sales office**  
Kings Park – (01482) 830122

**Website** [www.barratt.co.uk](http://www.barratt.co.uk)

**BARRATT**  
Britain's Premier House Builder



# What next for Kingswood Parks?

## Looking to the future

Kingswood Parks is already a hive of activity, but there is plenty for residents to look forward to as well.

£7m is currently being invested into road infrastructure to open up new phases of Kingswood Parks, which incorporates separate access for construction traffic to direct it away from existing residential areas.

The new infrastructure is intended to open up the Kingswood Parks village centre, which is in the pipeline for 2009 and beyond. It is also being proposed that bus services to and from the area should increase.

It is hoped that the village centre will eventually include a new primary school with playing fields, a doctors' surgery and a pharmacy, a nursing home and a village green with a variety of shops, cafes and perhaps restaurants.

In addition to this, Kingswoodland is being cleared out to provide open space and walking areas, whilst children's play areas are being planned in other areas.

Why not tell us what you would like to see in Kingswood Parks?

Send us your ideas via our website:  
[www.kingswoodparks.co.uk](http://www.kingswoodparks.co.uk)

For the latest news, as it happens,  
visit [www.kingswoodparks.co.uk](http://www.kingswoodparks.co.uk) – watch this space  
for the release of the village centre concept plans





## Top things to do in Kingswood Parks

**Bowling** at Hollywood Bowl, which also offers a games area, pool tables and bar

**Shopping** at high street stores such as Next, Boots and Matalan

**Catch** your favourite film at the Cine World cinema

**Play** tennis, squash and badminton or enjoy a workout in the gym or swimming at David Lloyd

**Eating out** at a range of restaurants and pubs including the Oyster Catcher pub, Frankie and Benny's, Pizza Hut, KFC, McDonald's and the recently-opened Chiquito Mexican restaurant

**Shopping** at the Asda superstore, which dedicates a floor to its George clothing range, as well as providing an on-site pharmacy

**Visitors** to the area can enjoy overnight stay at the Premier Travel Inn, next to The Kingswood Brewers Fayre pub

For quick links to these facilities, go to [www.kingswoodparks.co.uk](http://www.kingswoodparks.co.uk)  
If you want to publicise Kingswood Parks community news, send us the details via our website feedback form



# Kidz corner competitions



Cut out along here!

**WIN!**

a treat for you and your family - free cinema tickets, followed by a meal at the new Chiquito Mexican restaurant.

How to win: Simply spot the 6 differences between the two pictures (A and B) of Kingsley Bear on his bike and circle them.

You also need to complete the word search puzzle and find the 10 words, which relate to places in Kingswood Parks. In addition to this, please describe (in no more than 10 words) why you love Kingswood Parks - the best answer, together with the correctly completed puzzles, will win.

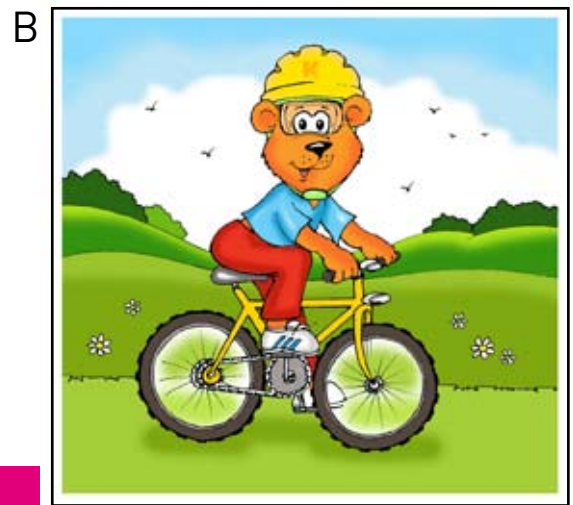
Fill in the form, cut it out and return it to the address at the bottom of this page, by November 30, 2007.

## WORD SEARCH

D H Y J S S K Q L I N V A V E Z  
 F O X V T W K G F H E W K G F H  
 J N Q L S X C A V E X E Z L P F  
 N Q L S C H I Q U I T O Y E J N  
 A V E Z L P N X C R E M L P Q O  
 V A O Y S T E R C A T C H E R B  
 S X V T W K W Q L S X V T W K O  
 H O L L Y W O O D B O W L E J O  
 P F K G F H R H P I Z Z A H U T  
 E J N Q L S L V A J N Q L S X S  
 O X V T M C D O N A L D S J N Q  
 V A V E Z L P F O S V E Z L P A  
 D A V I D L L O Y D I V T W K I  
 V E Z L P F O Y E A V A V E O X

- CHIQUITO
- CINEWORLD
- HOLLYWOOD BOWL
- NEXT
- OYSTER CATCHER
- ASDA
- DAVID LLOYD
- BOOTS
- MCDONALDS
- PIZZA HUT

## SPOT THE DIFFERENCES



Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_ Postcode \_\_\_\_\_

Tel No: \_\_\_\_\_

I love Kingswood Parks because (in less than 10 words)...

\_\_\_\_\_  
 \_\_\_\_\_

Please complete both competitions, and fill in your address details in the box above, then simply cut along the dotted line and return to the address below!

Can you spot the 6 differences between these two pictures?

Return to: TAS Communications, 44 Eastgate, Beverley, East Riding of Yorkshire, HU17 0DT

The winner will be selected based on the most creative answer to the "I love Kingswood Parks because..." competition, together with the correctly completed puzzles, and the Editor's decision is final. There is no cash alternative for the prize. Please see [www.kingswoodparks.co.uk](http://www.kingswoodparks.co.uk) for the full Terms and Conditions