

Appendices

Appendix A: Design Code Assessment Matrix

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Appendix A

Design Code Assessment Matrix

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DRAFT Matrix for the Assessment of Design Codes <small>11/11/08</small>					
1. STRUCTURE OF THE DOCUMENT	Question	Source	Objective	Comments	Evidence
	To what extent does the document state clearly its aim, scope and how it relates to other documents, especially the Design and Access Statement?	<i>Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 10</i>	Readers and users of Design Codes should clearly understand what's the aim of the code and where it fits in the development process.		
	To what extent is the design code based on a strategic framework and/or regulatory plan?	<i>Preparing Design Codes: A Practice Manual DCLG Pg 45</i>	The design code should refer to the strategic framework and to the plan and explicitly build on the information and setting they provide.		
	To what extent does the document explain the number of revisions?	<i>Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 10</i>			
	To what extent do the design codes relate to existing policy framework and related guidance?	<i>Preparing Design Codes: A Practice Manual DCLG Pg 58</i>	As a guidance document, the design codes should build on existing policy and promote its application.		
	To what extent does the document have a clear structure?	<i>Preparing Design Codes: A Practice Manual DCLG</i>	A design code contains a lot of information regarding a variety of aspects relative to the overall masterplan and possibly areas within it. It is therefore important that the reader finds it very clear to read and easy to retrieve information.		
	To what extent have good illustrations been provided to explain the masterplan and its principles?	<i>Preparing Design Codes: A Practice Manual DCLG</i>			
	To what extent is there consistency in page layouts, attention to document structure, and clear numbering of pages and sections?	<i>Design coding in practice. An Evaluation. Department for Communities and Local Government, June 2006 pg 134</i>			
2. APPRECIATING THE CONTEXT	Question	Source	Objective	Comments	Evidence
	To what extent has an analysis of the site and its context informed the production of the design codes?	<i>Preparing Design Codes: A Practice Manual DCLG Pg 59</i>	A development site has inherent features which are usually the study subject of other documents. It is important to provide a brief overview or summary of those features in the design code and to take them into consideration when coding.		
2.1 Physical	Land Use and local facilities	<i>PPS1</i>			
	Settlement pattern, urban structure and form	<i>PPS1, PPS3, PPG15, Preparing Design Codes: A Practice Manual DCLG Pg 60</i>	The existing patterns of development and built form will inform the design code's section on the built form, urban blocks and townscape.		
	Buildings, streets and spaces	<i>PPS1, PPS3, PPG13 & Manual for Streets, Preparing Design Codes: A Practice Manual DCLG Pg 60</i>			
	Landscape	<i>PPS1, PPS3 & PPS9</i>			
2.2 Movement routes/network	Wider and immediate network (including road network, pedestrian and cycle links)	<i>PPS1, PPG13, Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 26</i>	Mapping out the existing movement networks in order to build upon them and promote good flows of circulation.		
	Public transport/bus/rail	<i>PPS1, PPS3, PPG13, Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 27</i>			
2.3 Site analysis	Site edges and immediate surroundings	<i>PPS1, PPS3, PPG15</i>	Highlighting the characteristics of the site's edge so that the process of development takes them into account.		
2.4 Site constraints and opportunities	Topography	<i>PPS1, PPS3, PPS9, PPS23, PPG15, Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 32 & pg 33</i>	Highlighting the most salient constraints and opportunity should inform the code and developers to better understand the underlying reasons behind some of the guidance provided within the document. Highlighting future constraints will also provide an opportunity for the actors involved in the development of the site to make provisions for the long-term.		
	Landscape	<i>PPS1, PPS9</i>			
	Visual	<i>PPS1, PPS3, PPG15</i>			
	Access	<i>PPS1, PPS3, PPG13</i>			
2.5 Planning Background	To what extent have future constraints and opportunities been taken into account in the production of the design code?	<i>PPS1, Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 34</i>			
	To what extent have relevant policies been taken into account in the production of the design code?	<i>PPS1, PPG15, Planning & Compulsory Purchase Act 2004, Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 14</i>	The design code should complement and not contradict the various policies whether at the national, regional and local level so as to ensure the best quality of design development.		
	National guidance	<i>PPS1, Planning & Compulsory Purchase Act 2004</i>			
	Regional Guidance	<i>PPS1, Planning & Compulsory Purchase Act 2004</i>			
	Local Plan Policies	<i>PPS1, Planning & Compulsory Purchase Act 2004</i>			
	Development Briefs for the site	<i>PPS1, Planning & Compulsory Purchase Act 2004</i>	Similarly, it should be consistent with development briefs done as part of the masterplanning process.		

The Assessment Matrix has been developed by WNDP and Alan Baxter & Associates LLP as a transparent tool to assess Design Codes. This provides a standard framework for assessment and also allows for the facilitating of a swift and iterative assessment process.

2.6 Consultation	To what extent do the design codes take into account the local community?				
	To what extent does the design code indicate whether the local communities have been consulted and if advice has been sought from the earliest possible stage of the scheme's development?	<i>PPS1, Preparing Design Codes: A Practice Manual, DCLG. Design and Access Statements: How to write, read and use them. CABE 2007, pg 22</i>		Assessing whether the intended users were involved in the design and development processes, what were their aspirations and needs and if those were taken into consideration in the decisionmaking process.	
	To what extent does the design code indicate how the findings of any consultation have been taken into account for the proposed development and how this has affected the proposal?	<i>PPS1, Preparing Design Codes: A Practice Manual, DCLG Circular 01/2006, Department for Communities and Local Government, pg 16</i>			
	To what extent do the design codes provide an timeline of the consultation?	<i>Preparing Design Codes: A Practice Manual, DCLG, Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 62</i>			
2.7 Level of control	To what extent is the design code flexible or prescriptive? To what extent does it allow for amendments and rectifications so as to ensure the adaptability of places over time?	<i>Design and Access Statements: How to write, read and use them. CABE 2007,pg12</i>		A design code that is too prescriptive will stifle the research for innovative solutions. If too flexible, it will not promote the design vision and objectives. A balance needs to be achieved in its level of control and should be in keeping with its overall implementation and maintenance strategy.	
3. DESIGN VISION					
	Question	Source	Objective	Comments	Evidence
	To what extent do the design codes build on the strategic framework?	<i>Preparing Design Codes: A Practice Manual, DCLG.</i>	The design vision will lead the development of a site and therefore should be clearly outline, leaving little or no room for interpretation		
	To what extent does the vision tie in with proposals for surrounding development, if any?	<i>As above</i>	The new development must be integrated other parts of the site - older or to be developed - so as to create a space that is functional and attractive to users.		
	To what extent has the vision been developed through a good understanding of the characteristics of the site, its context, its history and geography, to suggest how a sense of place can be created?	<i>Creating successful masterplans. A Guide for Clients CABE 2004, pg 84</i>	Ensuring that the design of the prospective development is sensitive to the context, natural and built, as well as the nearby planned development.		
	To what extent do the vision and design principles for the site relate to the context and what's already there?	<i>Creating successful masterplans. A Guide for Clients CABE 2004, pg 84</i>	The vision must be reflected throughout the objectives and chapter contents of the document.		
	To what extent has the vision been a critical contextual factor in informing the preparation of the code?	<i>Preparing design codes- A Practice Manual. Communities and Local government 2006, pg 61</i>	The contents of the design codes are the subject of a consultation process and should be tested before being adopted.		
	Has the coding been based on a preprepared, tested and fully agreed design vision or a design and development framework?	<i>Preparing design codes- A Practice Manual. Communities and Local government 2006, pg 62</i>	Ensuring each of the principles is in line with the vision.		
	To what extent do the codes help to further the vision by establishing principles concerning form and character of various types of buildings, streets, blocks and open spaces?	<i>Preparing design codes- A Practice Manual. Communities and Local government 2006, pg 61</i>	Promote the sustainability of the development.		
	To what extent do the design codes aim to achieve and deliver high design quality and create a coherent sense of place?	<i>Delivering Quality Spaces. Urban Design Compendium 2. English Partnerships and Housing Corporation, pg 127</i>			
4. USES					
	Question	Source	Objective	Comments	Evidence
	Do the design codes provide a clear illustration/mapping of the types of uses/facilities that will be imparted on the development?	<i>PPS1, Design and Access Statements: How to write, read and use them. CABE 2007</i>	Avoiding confusion regarding the spatial allocation of the various uses and facilities within the development.		
	To what extent does guidance aim to enhance the range and quality of facilities already available in the area?	<i>PPS1, By Design: Better Places to Live. A companion guide to PPG3 CABE 2001,pg36</i>	Promoting coherent development in line with the existing conditions and in response to the needs and aspiration of the community.		
	To what extent do the design codes specify how the various uses/facilities were allocated and if they reflect community aspirations?	<i>PPS1, By Design: Better Places to Live. A companion guide to PPG3 CABE 200, pg36</i>			
	To what extent do design codes promote the creation of a mixed neighbourhood, attracting a range of people of all ages and economic status, creating a balanced community?	<i>PPS1, PPS3, PPS6, PPG4, By Design: Better Places to Live. A companion guide to PPG3 CABE 200, pg34</i>	Avoiding the creation of single tenure and single use areas.		
	To what extent are the various housing tenures and densities mapped out clearly?	<i>PPS1, PPS3, Better Places to Live. A companion guide to PPG3 CABE 2001, pg 34</i>			
	To what extent do they advocate mixing housing types and uses and creating diversity of scale and built form?	<i>PPS1, PPS3, Better Places to Live. A companion guide to PPG3 CABE 2001, pg 34</i>			

5. CHARACTER					
	Question	Source	Objective	Comments	Evidence
	To what extent do the design codes create areas of a special character which either serve to reinforce local identity or help to raise the profile of a particular place?	PPS1, PPS3, PPS6, PPG15, Urban Design Compendium, English Partnerships and Housing Corporation, pg 40	Capitalise on the existing identity of a place or build on its distinctive features to raise its profile.		
	Do the character areas tie in with the overall layout and density?	PPS1, PPS3.	Ensure that densities are compatible and promote the sustainability and quality of the development.		
	To what extent do the design codes promote the compatibility of character areas and uses with each other?	PPS1, PPS3, PPS6, Urban Design Compendium, English Partnerships and Housing Corporation, pg 41	Avoid competition between character areas. Promote their functions individually and as a whole.		
	To what extent do the design codes promote the careful design of transition zones between character areas?	PPS1, Urban Design Compendium, English Partnerships and Housing Corporation, pg 45	Although the various character areas have distinct features, it is important that transition zones are carefully thought out so as to create an integrated urban design.		
	To what extent do the various character areas relate to the context?	PPS1, PPG15, Urban Design Compendium, Better Places to Live. A companion guide to PPS3 CABE 2001. By Design: Urban Design in the Planning System CABE, DTLR 2000.	Any new development should be thought of in relation with its context and not impact it negatively.		
6. URBAN BLOCKS, LAYOUT & USES					
	Question	Source	Objective	Comments	Evidence
	To what extent do the design codes promote the definition of a coherent urban structure?	PPS1, PPS3, PPS6, PPG13, Manual for Streets, By Design: Better Places to Live. A companion Guide to PPG3, pg 40	The urban structure will define the basis of the spatial layout, of the framework of interconnected routes which define building blocks, open spaces and other uses.		
6.1 Urban block principles	To what extent do the design codes provide a clear illustration of the spatial arrangement of streets?	PPS1, PPS3, PPS6, Urban Design Compendium, English Partnerships and Housing Corporation	The spatial arrangement of streets sets the shape and size of urban blocks. It also defines the degree of ease of movement within a development.		
	To what extent does guidance on continuity and spacing fit in with block sizes and uses?	PPS1, PPS3, Manual for Streets, By Design: Better Places to Live. A companion Guide to PPG3, By Design: Urban Design in the Planning System. CABE, DETR, 2000	Ensure the quality of both the public realm with such things as natural surveillance and active frontages as well as the quality of buildings and the wellbeing of those who use them.		
	To what extent do design codes provide guidance on the orientation of development?	PPS1, PPS3, PPS6, Urban Design Compendium, English Partnerships and Housing Corporation			
6.2 Uses	To what extent does guidance provide information on the distribution of uses?	As above	Ensure that all intended uses fit into the development and that their distribution promotes the quality of the places. To some degree mono-use areas should be avoided.		
	To what extent does the distribution take into account the existing context, including the surrounding neighbourhoods, the existing amenities and their location?	As above	The development should build on and enhance the existing amenities rather than compete with in. This will contribute to a better integration between old and new development.		
6.3 Density	To what extent is density guidance provided?	PPS1, PPS3, By Design: Better Places to Live. A companion Guide to PPG3, By Design: Urban Design in the Planning System. CABE, DETR, 2000	Too much or too little density can greatly impact the success of the future development as it will make a place overly or under used and will affect the wellbeing of users.		
	To what extent are the various densities appropriate with the type of development and spatial location of uses?	As above			
7. TOWNSCAPE					
	Question	Source	Objective	Comments	Evidence
7.1 Massing & Height	To what extent is guidance provided on massing and height of the different blocks and buildings?	Urban Design Compendium, English Partnerships and Housing Corporation. By Design: Urban Design in the Planning System. CABE, DETR, 2000	The scale (massing and height) of a development should be in keeping with the local scale of an area. Scale provisions should be more specific in sensitive areas.		
	To what extent do massing and height provisions relate to the existing built environment?	As above			

7.2 Landmarks	To what extent is the role and location of urban design elements such as gateways or landmarks specified?	As above	Landmarks contribute to wayfinding within the development and to shape the identity of places.		
	To what extent are landmarks and key groups of buildings positioned in appropriate locations?	As above	Landmarks should be strategically positioned to help people find their way easily.		
7.3 Legibility	To what extent does it stress the importance of layout legibility?	Urban Design Compendium, English Partnerships and Housing Corporation	Enabling users to navigate in space and to find their way easily through landmarks, views and vistas, and focal points.		
	To what extent do the design codes provide satisfactory explanation for the purpose of the different parts of the layout and the placement of different buildings and spaces?	PPS1, Urban Design Compendium, English Partnerships and Housing Corporation	The spatial allocation of different areas, buildings and spaces within a masterplan should be coordinated in order to create sustainable neighbourhoods.		
8. MOVEMENT - STREET HIERARCHY & TYPOLOGY					
8.1 Making the connections	Question	Source	Objective	Comments	Evidence
	To what extent do the design codes promote a movement framework which is in line with related uses and densities?	PPS1, PPS3, PPS6, Safer Places - the Planning System and Crime Prevention (ODPM/Home Office 2004), Urban Design Compendium (English Partnerships and Housing Corporation, pg34)	The street hierarchy should be thought out so as to ensure the easy flow of circulation and reduce congestion where there is concentration of uses and densities.		
	To what extent is the movement framework based on a movement assessment undertaken for existing areas?	Urban Design Compendium, English Partnerships and Housing Corporation, pg 35	The movement framework should seek to enhance or build on the movement conditions in existing areas.		
	To what extent do the design codes promote the creation of walkable neighbourhoods?	Urban Design Compendium, English Partnerships and Housing Corporation, pg 35	Minimising the unnecessary use of the motor vehicle and thereby reducing the carbon emissions of the future development.		
	To what extent does guidance promote integration between vehicular, pedestrian and cyclists?	PPS1, PPG13, By Design, Better Places to Live. A companion Guide to PPG3, pg 27	Integrating through design the various modes of transport on various street so as to promote the safety of all users from the onset.		
	To what extent has a clear street hierarchy been provided in the design codes?	PPS1, PPG13, By Design, Better Places to Live. A companion Guide to PPG3, pg 27	The street hierarchy will inform the types of developments, building uses and traffic management that will take place on each street.		
	To what extent is the street hierarchy in line with the street typology?	Manual for Streets, By Design, Better Places to Live. A companion Guide to PPG3, pg 26			
	To what extent has relevant information been provided to illustrate the proposed street types?	PPS1, Car Parking: What works where, English Partnerships pg 05	Inform the layout of the street hierarchy and its coherence.		
	To what extent does the proposed street design present a holistic approach whereby the built form, public realm and highway requirements are coordinated and integrated with each other?	PPS1, PPG13, PPS3, PPS6, By Design, Better Places to Live. A companion Guide to PPG3, pg 25, Urban Design Compendium, English Partnerships and Housing Corporation, pg 36	Avoiding congestion and offering a variety in circulation.		
	To what extent do major roads take into account desire lines?	PPS1, PPS3, PPS6, PPG13, Urban Design Compendium, English Partnerships and Housing Corporation, pg 36	Major roads should constitute straightforward route through the development site.		
	To what extent is the street layout permeable and enabling movement and circulation?	PPS1, Urban Design Compendium, English Partnerships and Housing Corporation, pg 80	Whatever their size, streets should promote movement rather than inhibit it. Therefore cul-de-sacs should be avoided.		
8.2 Parking	To what extent has a clear parking strategy been provided?	Car Parking: What works where, English Partnerships pg 19,20, Manual for Streets, DCLG, DfT 2007	The movement framework should seek to enhance or build on the movement conditions in existing areas.		
	To what extent does guidance promote the good integration of parking so that it does not dominate the street and building frontage?	PPS1, PPS3, By Design, Better Places to Live. A companion Guide to PPG3, pg 55	Parking provision should be a subsidiary function of the street rather than the dominating one.		
	Does guidance promote the overlooking of parking and their location at reasonable distances from the housing units?	PPS1, PPS3, PPS6, PPG13, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004), By Design, Better Places to Live. A companion Guide to PPG3, pg 55	Locating parking a short distance away from residential units to promote the safety of car users, especially at night.		
	To what extent do the design code encourage a variety of parking typology?	Car Parking: What works where, English Partnerships pg 19,20	Varying parking typologies is meant to promote their appropriate integration into the streetscape.		
	To what extent does guidance on parking courts promote a feeling of ownership?	PPS1, Car Parking: What works where, English Partnerships pg 128	Avoiding the public use of private and semi-private areas through design, parking strategy and the use of materials.		
	To what extent has the landscaping been integrated with the parking provision?	Car Parking: What works where, English Partnerships pg 19,20, Manual for Streets, DCLG, DfT 2007	Landscaping can soften the impact of parking onto the street.		
	To what extent does guidance coordinate between the layout and proposed density on one hand and the provision and use of public transport on the other?	PPS1, PPS3, PPS6, PPG13, By Design, Better Places to Live. A companion Guide to PPG3, pg 27	Avoiding overcrowding and congestion or alternatively an unviable provision of public transport due to the scarcity of users.		
8.3 Traffic management and traffic calming	To what extent do the design codes specify what methods to use for the management of traffic? Examples are:	PPS1, PPS3, PPG13, By Design, Better Places to Live. A companion Guide to PPG3, pg 29	Promoting the easy flow of traffic whilst enhancing the quality of streets and safety of pedestrians.		
	- Length of streets and spacing of junctions?	Same as the above			
	- Management of traffic flows?	Same as the above			
	- Methods of traffic calming?	Same as the above			

9. BUILDING FORMS & BOUNDARY TREATMENTS					
	Question	Source	Objective	Comments	Evidence
9.1 Building forms	To what extent do the built form principles tie in with the design vision and the future prospects for the development?	PPS1, PPS3, PPS6, PPG15, Urban Design Compendium, English Partnerships and Housing Corporation	Ensuring that the built form principles contribute to the delivery of the overall vision as well as the character areas as individually defined.		
	To what extent do the built form principles fit in with the character areas?	PPS1, Urban Design Compendium, English Partnerships and Housing Corporation			
	To what extent are the built form principles in keeping with the context?	PPS1, PPS3, PPS6, PPG15, Urban Design Compendium, English Partnerships and Housing Corporation	These principles should acknowledge and take into account the context at large - topographic, natural, architectural, etc.		
	To what extent do the built form principles promote the creation of active frontages and tie in with the overall streetscape?	PPS1, PPS3, PPS6, Urban Design Compendium, English Partnerships and Housing Corporation pg 89	Active frontages will promote street usage and activity and thereby the security of all users.		
	To what extent have details been provided for individual buildings and streetscape in terms of the following:	PPS1, PPS3, PPS6, PPG15, Urban Design Compendium, English Partnerships and Housing Corporation, By Design, Better Places to Live. A companion Guide to PPG3, pg 52			
	Architectural style	As Above	This section should be more or less prescriptive and specific depending on the local context. Whilst it aims to promote coherence, its purpose is not to discourage innovation and creativity.		
	Architectural Features	As Above			
	Proportions	As Above			
	Rhythms / Street Elevation Consistency	As Above			
	Window wall ratio	As Above			
	Materials	As Above			
	Colours	As Above			
	Balconies	As Above			
	Fenestration	As Above			
Signage	As Above & Manual for Streets.				
To what extent do design codes illustrate how the Code for Sustainable Homes is reflected in the built form?	PPS1 & Planning and Climate Change Supplement	Promote the sustainability and quality of housing.			
To what extent do the built form principles provide details on how the construction will help reduce energy usage?	PPS1 & Planning and Climate Change Supplement				
To what extent do codes provide information on building types and density? and are they located to a particular regulatory plan?	Preparing design codes- A Practice Manual. Communities and Local government 2006, pg 70	Ensure that the specified densities are appropriate to each type of building and vice-versa.			
Have particular architectural styles been prescribed? If yes, are these fully substantiated by robust analysis and understanding of the local character and context?	PPS1, PPS3, PPS6, PPG15, Preparing design codes- A Practice Manual, Communities and Local government 2006, pg 69, By Design, Better Places to Live. A companion Guide to PPG3, pg 52	Particular architectural styles are usually prescribed in sensitive areas and should be justified by an in-depth knowledge of the character of the area.			
To what extent does guidance promote an overall layout that is responsive to solar orientation?	By Design, Better Places to Live. A companion Guide to PPG3, pg 51	Promote optimum orientation for buildings, i.e. to be southwards with streets arranged in an east-west pattern.			
9.2 Boundaries	To what extent do the design codes promote the clear delineation of the public, private and communal spaces within the layout?	Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004, By Design, Better Places to Live. A companion Guide to PPG3, pg 52	Whilst it is important to design a permeable development, it is equally important to distinguish through the built environment and textures between the public and private or semi-private realm.		
	To what extent do they emphasise the clear definition of boundaries?	By Design, Better Places to Live. A companion Guide to PPG3, pg 53			
10. LANDSCAPE					
	Question	Source	Objective	Comments	Evidence
	To what extent does the design code guidance respond to the natural landform and topography of the site?	PPS1, PPS9, By Design, Better Places to Live. A companion Guide to PPG3, pg 76	Responding to the natural landform and topography of the site promotes the development's sustainability and enhances the identity of a place.		
	To what extent does the design codes promote the 9 principles on green infrastructure?	Green Infrastructure: Making the Connection. River Nene Regional Park - Northamptonshire County Council	Promote local policies and guidance on biodiversity and green infrastructure.		
	To what extent do the design codes promote the development of a clear landscape strategy within the masterplan?	PPS1, PPS9, Urban Design Compendium, English Partnerships and Housing Corporation, pg 53	A clear set of objectives and principles that lead to their fulfillment should be included.		
	To what extent has the existing provision of open space in the wider context been taken into consideration in the guidance on open space hierarchy for the development?	PPS1, PPS9, PPG17, Urban Design Compendium, English Partnerships and Housing Corporation, pg 54	Promote biodiversity throughout the masterplan.		
	To what extent does guidance encourage the creation of areas for local wildlife/biodiversity and the maintenance/extension of green infrastructure?	PPS1, PPS9, Urban Design Compendium, English Partnerships and Housing Corporation, pg 57	Promote the good integration of the development in its natural setting and enhance green infrastructure.		
	To what extent does guidance on green infrastructure tie in with the green networks in the local context such as linear parks/water bodies/tree cover/woodland/allotments?	PPS1, PPS9, Urban Design Compendium, English Partnerships and Housing Corporation, pg 57	Meet the targets for habitat maintenance, restoration and creation as set out in the Northamptonshire Biodiversity Action Plan.		

	To what extent does guidance relating to landscape make links with guidance for the public realm?	PPS1, PPS9, Urban Design Compendium, English Partnerships and Housing Corporation, pg 53	Ensure that the green links proposed in the masterplan reflect the existing ecology of the development site, ecological character of the area and relate to features in the wider landscape.		
	Has a list of preferred tree and plant species to be used been provided?	PPS1, PPS9.	If applicable, ensure an appropriate management/maintenance strategy for the landscape and ecology areas is being provided.		
	To what extent does guidance on landscape design promote the retention and use of native species?	Historic Landscape Character Strategy and Guidelines and Current Landscape Character Strategy and Guidelines. River Nene Regional Park - Northamptonshire County Council	Retaining native species is fundamental to promoting biodiversity and to the sustainable credentials of the development.		
	Does the code specify what species to use in the various public realm spaces?	Current Landscape Character Strategy and Guidelines. River Nene Regional Park - Northamptonshire County Council	Avoid that undesirable or harmful species be introduced in the environment.		
	Is there guidance for soft landscaping such as shrubs, hedges, planting beds and planters?	PPS1, PPS9.	Ensure the masterplan adapts to climate change through the provision of green infrastructure.		
	Is there guidance to establish a maintenance scheme for landscape provisions?	PPS1, PPS9, By Design, Better Places to Live. A companion Guide to PPG3, pg 76-	Encourage the growth of native/wildlife attractive plant species through landscape principles.		
	Does landscape guidance consider sustainable options such as:	PPS1 and Planning for Climate Change Supplement, PPS9, Urban Design Compendium, English Partnerships and Housing Corporation, pg 52	Ensure the landscape principles fit in with the strategic landscape (especially in Daventry and Towcester).		
	- Such as reed bed filtration systems which treat grey water run off	As above			
	- SUDS- sustainable urban drainage	As above			
	To what extent does guidance fit within the strategic landscape (especially in Daventry and Towcester)?	As above	Landscape guidance should comply with the strategy set.		
	To what extent is the information on landscape coordinated with the public realm strategy?	PPS1, PPG15, Urban Design Compendium, Better Places to Live. A companion guide to PPG3 CABE 2001, By Design: Urban Design in the Planning System CABE, DTLR 2000.	Coordinated landscape principles and public realm ones will promote the good urban design of places.		
11. PUBLIC REALM	Question	Source	Objective	Comments	Evidence
	Is there a good level of detail provided about the structure of the space and the elements that it contains?	PPS1, PPS3, PPG17, Urban Design Compendium, English Partnerships and Housing Corporation, pg 99	Avoid misinterpretations of the structure of public spaces.		
	To what extent do the design codes provide a comprehensive and co-ordinated strategy of elements for each space, which respond to context, landscape and buildings?	PPS1, PPS3, PPS6, PPS9, PPG15, Urban Design Compendium, English Partnerships and Housing Corporation, pg 102	Ensure that the design of spaces constituting the public realm		
	To what extent does the public realm provide variety with changing character areas?	PPS1, PPS3, PPS6, PPG15	The public realm should contribute to shaping the identity of each character area rather than replicate the same designs everywhere.		
	To what extent has signage been considered as part of the public realm and does it help to improve the overall legibility?	PPS1, PPG19, Urban Design Compendium, English Partnerships and Housing Corporation, pg 104	Promote better legibility through the careful positioning of signage.		
	To what extent do the public spaces help to strengthen the local identity?	PPS1, PPG17, Urban Design Compendium, English Partnerships and Housing Corporation, pg 101	If considered individually and contextually, public spaces will contribute to the identity of a place.		
	To what extent does the street furniture integrate well with the entire streetscape?	PPS1, Urban Design Compendium, English Partnerships and Housing Corporation, pg 102	Make sure that street furniture are carefully positioned in public spaces so as to enhance them and promote their uses without cluttering them.		
	To what extent has the lighting been provided as an integral part of the street layout?	PPS1, PPS23, Manual for Streets, Department for Transport, Communities and Local Government. 2007. Pg 122	Ensure that lighting is efficient and non-intrusive.		
	To what extent do bins form part of the street furniture?	PPS1	Ensure that bins are well-positioned and visible but without being intrusive.		
	To what extent has public art been considered as part of the public realm?	PPS1, Urban Design Compendium, English Partnerships and Housing Corporation, pg 103	Public art should be well integrated within the public realm strategy.		
	To what extent has a management strategy been suggested for the maintenance of streets and the public realm?	PPS1, Manual for Streets, Department for Transport, Communities and Local Government. 2007. Pg 132	Quality of design cannot be maintained and sustainable without the appropriate maintenance scheme.		

12. MATERIALS & DETAILS					
	Question	Source	Objective	Comments	Evidence
	Is there a suggested palette of materials?	PPS1, PPS3, PPS6 PPG15, Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 127	Avoid the use of inappropriate materials within the development.		
	Do the materials specified fit in within the surrounding context?	PPS1, PPS3, PPS6, PPG15.	Promote the visual quality of the place and its townscape.		
	Are the materials of the palette durable, easy to maintain, and safe for the purpose?	PPS1, Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 127	Promote the sustainability of the development and the safety of its users.		
	Has correct labelling been provided that relates to the different materials with different parts of the layout?	PPS1	Avoid confusion between materials, colours and textures.		
	Do the design codes encourage the use of local materials and local knowledge in construction?	PPS1 & Planning for Climate Change Supplement, PPS15, Delivering Quality Spaces. Urban Design Compendium 2. English Partnerships and Housing Corporation, pg 33	Reduce the carbon emission of the development and promote the identity of the place and locality.		
	Is the material palette for buildings in line with that for the streetscape?	PPS1, Preparing Design Codes: A Practice Manual DCLG.	Promote the visual quality of the place and its townscape.		
12.1 Streetscape materials	To what extent does the use of various materials promote the legibility of the place?	Urban Design Compendium, English Partnerships and Housing Corporation. By Design: Urban Design in the Planning System. CABE, DETR, 2000	Change in material use should be used judiciously and meaningfully.		
	To what extent is the variety of materials promoted to distinguish between the public and private or semi-private realm?	As above	Using different materials may avoid the use of walls and fences and constitute a softer type of boundary between the public and private realms.		
	To what extent is the variety of textures promoted to help disabled people use the public realm more easily?	As above	Ensure that the public realm is inclusive and accessible to all.		
12.2 Building materials	Does the design code mention the need for a management strategy for maintenance and repair of material?	PPS, Preparing Design Codes: A Practice Manual DCLG.	Ensure the long-term viability of the design promoted.		
	To what extent does guidance promote the use of a palette of materials for the various features of buildings (walls, roofs, windows, balconies, cladding, texture, etc.)?	Urban Design Compendium, English Partnerships and Housing Corporation. By Design: Urban Design in the Planning System. CABE, DETR, 2000	Promote unified streetscape and quality standards.		
	To what extent is guidance prescriptive in sensitive settings?	As above	Avoid the use of harmful material in sensitive neighbourhoods.		
	To what extent are sustainable methods of construction promoted?	PPS1 & Planning for Climate Change Supplement, PPG15, Delivering Quality Spaces. Urban Design Compendium 2. English Partnerships and Housing Corporation, pg 33	Reduce the carbon emission of the development.		
13. SERVICES					
	Question	Source	Objective	Comments	Evidence
	To what extent do the design codes include guidance for the provision for right of access for utility vehicles such as refuse vehicles, emergency vehicles etc.?	PPS1, PPG13, Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 132	Promote good urban design by ensuring that this is thought of from the onset rather than retrofit later.		
	To what extent do the design codes provide information on turning circles for utility vehicles?	Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 132			
	To what extent do the codes provide information on the maintenance strategy for adopted and private spaces?	Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 33			
	To what extent does the layout take into consideration utility runs and a corresponding reduction on inception chambers?	Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 132			
	To what extent do the codes provide information on the areas that will be adopted and the ones that will remain private?	Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 132			
	To what extent has information been provided on foul water drainage from buildings?	PPS23, Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 130			
	To what extent has information been provided on surface water drainage?	PPS23, PPS25, Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 130	Promote the resource efficiency of the development.		
	If relevant, to what extent are flood prevention measures adopted?	PPS25, Manual for Streets. Department for Transport, Communities and Local Government. 2007. Pg 131	Promote the sustainability and quality of the development as well as the wellbeing of users.		

14. SUSTAINABILITY					
Question	Source	Objective	Comments	Evidence	
To what extent has sustainability been treated as an integral overarching theme running through the design coding process?	PPS1 & Planning for Climate Change Supplement, Preparing design codes- A Practice Manual, Communities and Local Government 2006, pg 66	Promote sustainability through all aspects of the development.			
To what extent has climate change been taken into consideration?	PPS1 & Planning & Climate Change Supplement, Manual for Streets Department for Transport, Communities and Local Government, 2007, Pg 131	Reduce the carbon footprint of the development.			
Is there a broad agenda given for sustainable design?	PPS1 & Planning for Climate Change Supplement, Preparing design codes- A Practice Manual, Communities and Local Government 2006, pg 66	Integrate sustainability over the long-term development of the site.			
To what extent have low-carbon technologies been incorporated to the code?	PPS1 & Planning for Climate Change Supplement, PPS22, Preparing design codes- A Practice Manual, Communities and Local Government 2006, pg 68				
To what extent do the design codes reflect the government's expectations on climate change as set out in PPS1 and the Planning for Climate Change Supplement?	PPS1 & Planning for Climate Change Supplement, Preparing design codes- A Practice Manual, Communities and Local Government 2006, pg 69	Comply with existing policy statements.			
To what extent is waste recycling encouraged?	PPS1 & Planning for Climate Change Supplement, PPS10.	Reduce the carbon footprint of the development.			
To what extent is the Code for Sustainable Homes been integrated within the built form?	PPS1 & Planning for Climate Change Supplement, Delivering Quality Spaces, Urban Design Compendium 2, English Partnerships and Housing Corporation, pg 34	Reduce the carbon footprint of the development and promote the wellbeing of residents.			
To what extent is the use of sustainable transport encouraged?	PPS1 & Planning for Climate Change Supplement, Delivering Quality Spaces, Urban Design Compendium 2, English Partnerships and Housing Corporation, pg 33	Reduce the carbon footprint of the development.			
To what extent are carbon reductions from on-site renewables being promoted?	PPS1 & Planning for Climate Change Supplement, Delivering Quality Spaces, Urban Design Compendium 2, English Partnerships and Housing Corporation, pg 33	Reduce the carbon footprint of the development.			
Is sustainable urban drainage (SUD) promoted where practical and technically applicable?	PPS1 & Planning for Climate Change Supplement, PPS9, Manual for Streets Department for Transport, Communities and Local Government, 2007, Pg 131	Promote the energy and resource efficiency of the development and prevent flooding.			
15. SAFETY					
Question	Source	Objective	Comments	Evidence	
Does the design code stress the importance of natural surveillance?	PPS1, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004, By Design; Creating better places to live - A companion Guide to PPG3, pg 54,	Promoting natural surveillance which is an efficient way to deter anti-social and criminal behaviours. It is enhanced through active street and façade frontages as well as through continuous activity.			
Does it promote active street and building frontages?	PPS1, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004) By Design; Creating better places to live - A companion Guide to PPG3, By Design; Urban Design in the Planning System (CABE and DETR, 2000)				
Does it promote activities throughout the day and night through mixed-use developments?	PPS1, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004) By Design; Creating better places to live - A companion Guide to PPG3, By Design; Urban Design in the Planning System (CABE and DETR, 2000)				
To what extent does guidance promote urban design measures that address safety and crime prevention?	PPS1, By Design; DCLG Circular 01/2006, Department for Communities and Local Government pg 15, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004), Design and Access Statements: How to write, read and use them, CABE 2007, Pg 25	Ensuring that the spatial design solutions promoted maximise the safety of people at all times of the day or week.			
Do these measures tie in with guidance on movement?	PPS1, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004)	Promote coherent urban design and increased safety.			
Is there guidance regarding solving the potential conflict of uses over space?	PPS1, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004)	Promote clear management rules from the onset.			
Has there been an attempt to limit the number of blank facades?	PPS1, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004) By Design; Creating better places to live - A companion Guide to PPG3, By Design; Urban Design in the Planning System (CABE and DETR, 2000)	Blank facades minimise the opportunities for movement and circulation and therefore can maximise anti-social and criminal behaviour.			
Does the design code promote a clear distinction of public, communal and semi-private spaces?	PPS1, Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2004) By Design; Creating better places to live - A companion Guide to PPG3, By Design; Urban Design in the Planning System (CABE and DETR, 2000)	Promote safety through the shared quality of the public realm as well as the provision of privacy through adequate features such as boundary treatments.			

16. IMPLEMENTATION	Question	Source	Objective	Comments	Evidence
	Does the design code provide information on the phases of development?	<i>Preparing Design Codes: A Practice Manual DCLG. Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 12</i>			
	Does it provide detailed information on how the project is anticipated to be implemented?	<i>Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 138</i>			
	Does it provide information on the implementation of the Design Codes?	<i>Preparing Design Codes: A Practice Manual DCLG.</i>			
	Does it outline the details of management and maintenance, the requirements for reserved matters, and the determination criteria?	<i>Preparing Design Codes: A Practice Manual DCLG. Northfield, Filton Aerodrome, Bristol, Site Wide Design and Access Statement, Dec 2007, pg 138</i>			

Appendix B

Consultation Report

West Northamptonshire Development Corporation Consultation Summary

Savills April 2009 Consultation Report

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1 Background

2 Approach to Engagement

3 The Design Workshops

4 Manual for design Codes - Overview

5 Design Code and Design & Access Assessment Matrices - Overview

6 Outputs

1.0 Background

1.1 West Northamptonshire Development Corporation (WNDC) have commissioned Alan Baxter & Associates and Savills to prepare a Manual for Design Codes, the purpose of which is to ensure high quality development throughout West Northamptonshire and to provide speed, clarity and transparency in the decision making process, particularly in the quality of Design Codes submitted in support of major planning applications.

1.2 As part of this process it is essential that appropriate consultation is undertaken with stakeholders to give the Manual weight in the decision making process and to add to the legitimacy of the Manual. Community engagement is an integral part of the project and has informed and shaped the eventual form and content of the Design Codes Manual to which developers and WNDC will have regard when formulating or assessing major development proposals.

1.3 In addition to the Design Codes Manual, WNDC took the opportunity of consulting on a proposed matrix for the assessment of Design and Access Statements. For the sake of completeness, comments raised in respect of the proposed matrix are recorded and summarised in this report.

2.0 Approach to Engagement

2.1 As advised in the DCLG document 'Design Codes – A Practice Manual', community engagement should be focussed on those stakeholders who are appropriate to the process. Consequently, stakeholder consultation has been undertaken in two forms;

- Electronic Consultation with Stakeholders requesting written comments;
- A press release outlining the project and welcoming participation;
- A series of Workshops held at WNDC Offices for key stakeholders on 24th April 2008, 27th June 2008 and 28th January 2009 with the opportunity of further comments being made following each event.
- All key documents were published on the Corporation's website allowing access to information and again inviting comments – these comprised the 'Stage One' Report together with a summary of consultation responses along with the draft Section 3 – Submission requirements for design Codes and draft Section 4 Guidance: Movement Principles and Sustainability. (As a result of comments received these Sections have now been merged into one Section).

In considering who to consult, it was decided that those most likely to be involved in the preparation and/or assessment of Design Codes in partnership with the Corporation to be the most relevant together with those organisations who would have a significant input to the eventual content and form of the Manual.

3.0 The Design Workshops

3.1 All three workshops were well attended by a broad spectrum from both the public, private and voluntary sectors. The workshops were held at WNDC's offices and were intended as an interactive process to enable participants to openly comment on the draft documents and to help inform the structure and content of the finished Manual. In addition, a context appraisal of West Northamptonshire was presented and an opportunity for comments was given.

3.2 Whilst comments received during the workshops and from subsequent written responses are inevitably varied, an overall consensus can be identified from attendees. Concerns were generally targeted towards the level of prescription that may arise, the need for clear yet concise guidance and specifically concerns over how the Manual would be used by different Councils or Planning Officers.

4.0 Manual for Design Codes

4.1 Design Codes were regarded by most participants as one of the many tools available to help create high quality sustainable environments which are clearly endorsed by Central Government. However, Design Codes are no guarantee against mediocrity and some house builders will consider a Design Code to be the lowest common denominator. Furthermore, Planners must be aware of the fact that Design Codes do not ensure quality in themselves and there is a concern that the exercise will simply become a further 'tick box' exercise.

4.2 The Manual should not be too prescriptive and should not stifle creativity. Design Codes should state the key fixes and can highlight opportunities to 'knit' places together and examples of successful schemes/best practice was considered essential.

4.3 With regard to the context appraisal of West Northamptonshire, comments received confirmed that this was an extremely useful exercise although again, it is essential that creativity was not stifled through unnecessary intervention. Furthermore, meeting the needs of the Code for Sustainable Homes (CSH) together with aspirations for producing contemporary designs reflecting the architecture of the 21st Century should not be precluded.

4.4 Issues of accessibility and connectivity were raised which cause particular difficulties in Towcester owing to the dominance of traffic and the lack of permeability. In addition, concerns over identifying the character of Daventry were discussed having regard to the lack of a coherent design and the large amount of 'overspill' housing erected in the 1960's and 1970's.

4.5 The problem of tackling climate change was highlighted together with the need for meeting the requirements of the Code for Sustainable Homes (CSH). Meeting the increasing levels of the CSH did not mean sacrificing good design rather a better understanding would be required of the key requirements for energy efficiency together with a move towards more sustainable forms of energy production.

5.0 Design Code and Design & Access Assessment Matrices

Overview

5.1 The majority of comments received during the first workshop related to the proposed Design and Access Statement assessment matrix. Whilst in general terms the Matrix was seen as a positive thing, almost without exception concerns were expressed over the level of detail/level of prescription, excessive nature of the questions, potential duplication and complexity. Although well meaning, there was perceived to be a danger that they would become another level of bureaucracy and attempt to introduce a higher level of control than house builders consider necessary or appropriate. It must not be forgotten that the emphasis should also be on providing homes on the ground and therefore a difficult balance needed to strike. There was thought to be considerable scope for simplification which would result in more manageable and meaningful tools. E.g. there is no differentiation between outline and full applications.

5.2 Emphasis should be upon the outcome rather than the process and therefore the structure of the document was not considered to be overly important. In addition, there were concerns that duplication would occur with information being produced in Section 106 Agreements, Daventry Design Codes or other documents.



5.3 Questions within the matrices were generally too vague and perhaps needed to be prefixed with "To what extent" rather than encouraging a simple yes or no answer.

5.4 Scoring and weighting of the sections within the matrices were seen to be unnecessary and caution was urged to this approach. Rightly or wrongly, the impression was that WNDP are driven to score, calibrate and quantify everything to try and bring objectivity to everything. Serious reservations were raised over this and testing of this approach would be welcomed. There was a view that that different scoring/weighting to various factors would arise to the detriment of consistency and creativity.

5.5 The timing and potential delays to current applications was also raised which was of concern to some respondents.

6.0 Outputs

6.1 Event attendance was higher than expected at all workshops, with a diverse mix of private, public and voluntary sector participants. The first workshop enabled the project to be explained and an overview of Design Codes was explained along with a synopsis

of current guidance and best practice examples. As explained above, the opportunity was given for feedback to be relayed both during and after the workshops. Furthermore, information was provided on the WNDP website throughout the duration of the project.

6.2 As a result of each stage of consultation the Design Code Manual has evolved and changed in response to the comments received. This is evidenced by the following:

- A rationalisation of Information resulting in a more streamlined document through the merger of draft Sections 3 & 4.
- Any easier to navigate document by the introduction of colour coded sections and summary boxes which are easier and simpler to understand;
- A greater emphasis on flexibility and enabling creativity by avoiding prescriptive and overly detailed requirements whilst retaining the overall objective of ensuring design codes are sufficiently comprehensive and robust and that as a result, well designed and sustainable developments are achieved;
- The potential repetition between a design code and a design and access statement has been carefully considered and the Design Code Manual edited accordingly;

- The section on sustainability is more graphic and easier to understand through the use of diagrams rather than simply text;
- Reference to biodiversity has been strengthened although the potential overlap with design and access statements has been considered.

6.3 Overall the consultation exercise has been focussed and well attended. Participants were able to make constructive and well informed comments which have been carefully assessed and where possible incorporated into the final documents. There was widespread support for the Manual for Design Codes despite initial concerns of a too prescriptive and complex document. The resulting Manual is more streamlined and flexible resulting in a robust document. In addition, the revised Manual allows for creativity and innovation without detracting from the original intention of ensuring high quality development which responds appropriately to the local distinctiveness of West Northamptonshire and providing greater speed, clarity and transparency of decision making.



West Northamptonshire Development Corporation

Draft Manual for Design Guides Workshop 1

Location West Northamptonshire Development Corporation
Offices

Time 9.30am to 5pm

Date 24 April 2008

Organisers and Presenters

Eric Owens, WNDC

Bernadette Owens, WNDC

Deborah Evans, WNDC

Vivek Nanda, Alan Baxter and Associates LLP

Adina Bisek, Alan Baxter and Associates LLP

Karl Craddick, Savills

David Jobbins, Savills

Workshop 1 Agenda

No	Item	Led By	Time	Duration
1	Meet at room for workshop; Registration & refreshments	All	9.30	30 mins
2	Introductions and purpose of Workshop	ABA/Savills	10.00	15 mins
3	Master Plans and Design Codes ~ why a Manual for Design Codes	ABA	10.15	1 hour
4	Comments/Discussion	ABA/Savills	11:15	15 mins
	Tea/Coffee Break	All	11.30	15 mins
5	The history, evolution and characterisation of Daventry, Towcester & Northampton	ABA/Savills	11.45	15 mins
6	Recent Examples of Design Codes inc Upton	ABA	12:00	15 mins
7	Design Code Assessment Matrix	ABA	12:15	30 mins
	Lunch	All	12:45	1 hour
8	Focus Groups: Daventry Towcester Northampton	ABA/Savills	13:45	30 mins
9	Discussion of Issues: Appreciation of Context & Biodiversity Poor Design? Traditional Vs Contemporary? Highways – Manual for Streets Energy Efficiency – CFSH/ BREEAM Other?	ABA/Savills	14:15	45 mins
	Tea/Coffee Break	All	15:00	15 mins
10	The Next Steps.....	ABA/Savills	15:15	15 mins
11	Questions & Conclusion	All	15:30	30 mins

West Northamptonshire Development Corporation

Summary of Consultation Responses

Savills May 2008

Client West Northamptonshire Development Corporation

Project Manual for Design Codes & Assessment Matrices

Title Summary of Consultation Responses

Job Number WIPL 153154

Prepared by David Jobbins

Date 27/05/2008

Organisation	Summary of Comments	Response
Daventry District Council	The D & A Matrix is incredibly detailed and is believed to be too comprehensive. Further consideration is required to ensure that where issues can be simplified, refined and combined, that they are, as the current level of detail is not necessary and will be time consuming and over-onerous to developer or assessor	The matrix has been simplified with 5 – 7 questions per section. Duplication of questions has been removed and questions have been combined. A certain level of complexity will remain, as the schemes being assessed are complex
Northamptonshire Fire & Rescue Service	Require adequate fire hydrant provision in any new residential development	A detailed point which will be considered through building regulations
	Ensure access routes within any new development provide adequate emergency appliance access	For consideration by the Highways Authority and designer having regard to Manual for Streets. However, consideration of emergency services and access is an important point
	Ensure that in terms of designing parking provision for new development, safe and sensible access is achievable for fire appliances	See above
	To promote safety and to reduce the opportunity for arson consider the incorporation of the following into any new residential development: <ul style="list-style-type: none"> · smoke extraction systems · installation of fire detection systems · installation of residential sprinkler systems · open space barriers · installation of security, lighting and surveillance systems · adequate waste management systems 	Detailed points the majority of which will be considered by Building Regulations. A waste management strategy is an important element of both sustainability and good planning practice
The Wildlife Trust for Bedfordshire, Cambridgeshire, Northamptonshire & Peterborough	Movement routes and networks must be considered in terms of biodiversity and living landscapes in relation to the principles of Green Infrastructure	Accepted
	An additional suite of questions should be included to reflect the need to adapt to climate change through the provision of Green Infrastructure in new developments	Reference to sustainable development and biodiversity are important considerations which warrant proper consideration and are to be referred to within the matrices and proposed manual for design codes
	Ecology of Brownfield sites must be considered	Agreed – see above
	New development should contribute to the targets for habitat maintenance, restoration and creation as set out in the Northamptonshire Biodiversity Action Plan	Agreed although the degree to which development contributes will vary depending on the impact of the development concerned

Organisation	Summary of Comments	Response
	In terms of landscaping for new developments it is important not to introduce non-native or invasive species into either terrestrial or aquatic environments	Will be considered as part of the landscape Strategy
Northamptonshire County Council	Design Codes should be outcome rather than process driven	Agreed but the process can be made more transparent and effective through the use of matrices and the proposed manual which will improve outcomes
	Account should be taken on how new development relates to existing communities	Agreed
	Walking and cycling isochrones need to be based on actual distance/time to walk/cycle rather than "as the crow flies"	Agreed
Northamptonshire Police	There should be an appropriate reference to Safer Places (ODPM 2004) which is the companion guide to PPS1	Agreed
	Secured by Design and Safer Parking Award should be shown as exemplars	Agreed
	The Code for Sustainable Homes with an indication of a minimum level 3 standard should include security elements	Crime and security are important considerations which will be balanced against other matters such as permeability of design, passive surveillance and appropriate landscaping
Prologis Development Ltd	Amount of detail referred to in respect of the Design Codes is not considered necessary for the majority of applications	Design Code matrix will be simplified
	List of questions is excessive and even for large scale developments, would benefit from being simplified	The D & A (now masterplan) matrix has been simplified with 4 – 7 questions per section. Some questions have been combined
	There is a large degree of overlap between the material contained in the Design Codes and the Design and Access Statements and the other material required to support large scale applications	The D & A matrix has evolved to become the masterplan assessment matrix. Overlap and duplication between the two will be removed
	There is a sense that what is being scored is the quality of the document rather than the quality or design of the development	The D & A matrix has evolved to become the masterplan assessment matrix. It assesses the masterplan rather than the document(s)

Organisation	Summary of Comments	Response
Croudace Strategic Ltd	There is a considerable scope for simplification which would result in much more manageable and useful tools.	The matrix has been simplified with 4 – 7 questions per section. Duplication of questions has been removed and some questions have been combined
	Level of prescription is daunting and there is no distinction between the different levels of assessment required in respect of detailed and outline proposals	The questions serve as a guide to the assessor and a level of flexibility will be allowed in accordance with the demands of each site/scheme.
	Essential that flexibility is applied in accordance with the demands of each individual case	Agreed
Kember London Williams Ltd	Concerns over the complexity of the matrices and in particular the level of detail. The level of detail and scope of questions is excessive and there appears to be duplication across the two matrices	The D & A (now masterplan) matrix has been simplified with 4 – 7 questions per section. Duplication of questions has been removed and some questions have been combined
	For the process of both scoring and the weighting of these scores there must be consistent assessment	The weighting will be on the comments received on each section rather than the scoring
Danetree Village Consortium	The matrices are too long and are too detailed	The D & A (now masterplan) matrix has been simplified with 4 – 7 questions per section. The Design Code matrix will also be simplified
	The level of information required is not necessary to make a decision on a planning application	The matrices and proposed manual are intended to improve both the decision making process and the quality of the resulting development
	The matrices should not become, by default duplicate application compliance documents	Agreed
	The identification of specific materials is unnecessary and should be expected only as part of a fully detailed scheme	An indication of the type and colour of materials should be included as part of any submission. It is agreed that in the case of outline applications there will not be a requirement to specify actual brick, roofing tile or surfacing samples but an indication of the type of external materials is not onerous or unreasonable
	The Design Code matrix is very similar in structure and content to the Design and Access Statement matrix which is an error. Design & Access Statements and Design Codes are two very different documents	The D & A matrix has evolved to become the Masterplan Assessment Matrix. Overlap and duplication between the two matrices will be removed

Organisation	Summary of Comments	Response
	A Design Code should not be required as part of an outline planning application or to sit alongside a Design & Access Statement but should follow it as an approved document	Agreed in the majority of cases
	Design & Access Statements cannot always identify S106 obligations and how they can be delivered. This can be done elsewhere	Agreed
	Different levels and details of information will be required for both outline and reserved matters applications	Agreed
English Heritage – Ann Plackett	Characterisation is an important tool in defining the historic character/local distinctiveness of the place. This does not mean that new development should be a pastiche of the old, but contemporary design/layout can be locally distinctive by reflecting elements of local character	Agreed
David Wilson Homes	Excessive detail in both matrices, an over complicated process	Both matrices will be simplified though some degree of complexity will remain due to the very nature of some proposals
	The approach will not help to speed matters up. There must be clear guidance as to what is required for different forms and scales of development	There is adequate guidance on the preparation of Design & Access Statements to which designers should be aware
	The Design Code should not be a stand alone document but should be prepared and assessed against the wide range of supporting documentation that would have already been submitted	Agreed
	Complicated and repetitive suite of questions that will cause confusion rather than provide clarity	The D & A (now masterplan) matrix has been simplified with 4 – 7 questions per section. Duplication of questions has been removed and some questions have been combined
Gardner Stewart Architects	Design Codes do not ensure that quality is produced	Agreed but they can help to produce good design and quality of development
	The need for flexibility needs to be ensured	Agreed
	The matrix reinforces the “tick box” process and planning by numbers	The weighting will be on the comments received on each section rather than the scoring. The scoring will only highlight areas that need improvement or revision

Organisation	Summary of Comments	Response
	The assessment process has not been thought through – what total score is deemed as 'passable'?	As above
	Different weighting of certain issues are project and site dependent	Agreed – the weighting will change according to the project and site
	Over complex for a process that is intended to deliver Design Codes and assessment quickly	The matrices will help to bring about a level of consistency in assessment and will be a tool for discussions and negotiations
	So many consultant reports are required for Planning Applications it should suffice to cross reference documents and information	Agreed provided that the documents are cross-referenced
Environment Agency	Every opportunity should be taken to build water efficiency into new developments and innovative approaches should be encouraged	Agreed

West Northamptonshire Development Corporation

Draft Manual for Design Guides Workshop 2

Location West Northamptonshire Development Corporation
Offices

Time 10.00am to 5pm

Date 27 June 2008

Organisers and Presenters

Eric Owens, WNDC

Bernadette Owens, WNDC

Adina Bisek, Alan Baxter and Associates LLP

Angus Laurie, Alan Baxter and Associates LLP

Karl Cradick, Savills

David Jobbins, Savills

Workshop 2 Agenda

No	Item	Led By	Time	Duration
1	Meet at room for workshop; Registration & refreshments	All	10.00	30 mins
2	Introductions and purpose of second workshop	ABA/Savills	10.30	15 mins
3	The Characterisation of Northampton, Daventry & Towcester	ABA	10.45	45 mins
4	Questions	ABA/Savills	11:30	15 mins
	Tea/Coffee Break	All	11.45	15 mins
5	The 'Pattern Book' for Northampton, Daventry & Towcester	ABA	12.00	30 mins
6	Sustainability & Design	Savills	12:30	15 mins
7	Questions	ABA/Savills	12:45	15 mins
	Lunch	All	13.00	45 mins
8	Discussion Groups	ABA/Savills	13:45	30 mins
9	Issues arising from Discussion Groups	ABA/Savills	14:15	15 mins
10	Way forward & Conclusion	All	14.30	30 mins

West Northamptonshire Development Corporation

Draft Manual for Design Guides Workshop 3

Location West Northamptonshire Development Corporation
Offices

Time 2.30pm to 5pm

Date 28 January 2009

Organisers and Presenters

Eric Owens, WNDC

Bernadette Owens, WNDC

Adina Bisek, Alan Baxter and Associates LLP

Lea Ayoub, Alan Baxter and Associates LLP

David Jobbins, Savills

Workshop 3 Agenda

No	Item	Time
1	Introductions/Welcome	2:30pm
2	Recap/briefing from previous workshop	2:40pm
3	Presentation 1 – Delivering a level of quality and certainty through design codes Presentation 2 – Submission requirements for design codes	2:45pm
4	Questions and Answers	3:30pm
	Break for Tea & Coffee	3:50pm
5	Discussion	4:00pm
6	Issues arising from discussion	4:30pm
7	Recap of workshop	4:50pm
8	End	5:00pm

West Northamptonshire Development Corporation

Summary of Workshop Feedback

Savills January 2009

West Northamptonshire Design Workshop 28/01/2009 – Feedback from Focus Groups

Group 1

There was generally a good discussion of Section 3 of the Manual for Design Codes. Participants related it to their field of expertise.

Usability and legibility of the Manual

- Comments about the size of the Manual were made and how practical it would be to use. Those comments were addressed by putting forward the flexibility of the Manual's structure whereby only the sections needed could be extracted and used. For example, those interested in Northampton only could extract the characterisation for the town rather than the information in respect of Daventry or Towcester.
- The legibility of Section 3 also generated some discussion. Participants saw the benefits of separating the different elements (rationale and requirements) for greater clarity.

Management & Maintenance

- Discussion then focused on the budget constraints for the management and maintenance of any development.
- There was some concern over the palette of materials suggested as well as the appropriateness of the landscape strategy and plant species suggested/required by a design code. Participant suggested that the palette of materials and planting species should be limited and consulted upon in order to meet

maintenance needs – especially in regards of the difficult relation with management companies. In this regard, a document on landscape (lessons learned, what is more appropriate locally) is currently being produced by the South Northamptonshire District Council Planning Policy Unit.

Prioritising the requirements

- Given the current economic crisis, participants put emphasis on the need to prioritise the various requirements of WNDC and possibly to adapt the Manual accordingly. Elements that may be affected or reduced include the quality of materials as well as public art.

Question of enforcement

- The question of enforcement of the Manual of Design Codes was discussed. Given WNDC's special status and lack of enforcement capabilities, participants stressed the benefits of all four local authorities of West Northamptonshire adopting the Manual for Design Codes, once the Board of WNDC approves it.

Other minor comments

- Home zones are existing streets. Review the use of the terms "Home Zones". "Home zones principles" should be used in some places.
- Review the standard submission requirement tables

# 3	1:200 of 1:500
# 8	1:200 of 1:500
Check items 4 to 7 & item 9	1:500
	1:200
	1:100
	1:50

Group 2

Level of Control

- A fair amount of discussion at the workshop was given to the applied level of control. Concern was expressed that Design Codes will become heavy and demanding documents and will formulate another layer of tick box requirements.
- It was considered that materials and the public realm are the two issues where it is most difficult to define the level of prescription.

If the level of control is too strict, it can be restrictive. There needs to be a balance in the level of control which does not stifle creativity and yet guarantees quality.

- It was suggested that a level of control could be applied within materials, in terms of the building materials that are used on buildings that belong to key groups or play an important role within the development such as landmarks.
- To ensure this balance in the level of control, the production of a design code document must be a *collaborative process*.
- It is considered that is a considerable level of detail information is provided within a design code; it should simplify and expedite subsequent reserved matters applications. In this regard the design code can work as a mode of reference both for the applicant and for the assessor (WNDC or a local authority) and thereby help to reduce time and effort, at later stages. But for this to be successful, it is important that design codes are realistic, written with care and consideration for the eventual mode of delivery and implementation of the development, and not just as an aspirational document which presents a series of objectives that are not achievable.

Detail Comments on the Manual

- It was suggested that 'Character Areas' should be brought down in the hierarchy/ structure of the design code document while the movement framework should be moved up.
- It was also suggested that a repetition of information between a design code document and a design and access statement should be avoided and these documents could be cross referenced.
- WNDC would require developments that have a minimum of 500 units to have a design code.
- It was suggested that the section on a sustainability framework in the manual should be more visual and referenced to information that would already be provided within the Design and Access Statement.
- Cycleway should be changed to cycle lane or route or track or network with 'route' being more preferable as it is more encompassing.
- The code document should have consistency in the usage of 'footpath'.

- On page 24, the reference to cycle lanes should be replaced by the provision of a cycle network.
- If possible and where appropriate, reference to the provision of a cycle parking area (particularly for visitors) in front of properties should be made.
- In terms of biodiversity, it is considered that the information regarding biodiversity and ecology would be front loaded and provided within the Design and Access Statement. But appropriate reference would need to be made within the Design Code document.
- In terms of reference to guidance, add Cycling England

Comments received following the workshop

Two responses have been received following the workshop held on 28/01/2009 and are summarised below.

Northampton Borough Council – Tomomi Negoro on behalf of the LDF Team:

“Concerns expressed over the lack of specific detail for West Northamptonshire and the expectation that the Manual will be exclusive to West Northants rather than repeating publications already available. These comments were made without the benefit of attending previous workshops in which the characterisation of West Northants was discussed in some detail and which will form part of the Manual.”

West Northamptonshire Development Corporation

Summary of Consultation Responses

WNDC October 2009

A further targeted consultation took place from 5th June 2009 for a period of six weeks with comments being sought no later than 17th July 2009. A press notice was also prepared and released to the local press.

The consultation targeted Local Authorities and Town/Parish Councils within West Northamptonshire. All Consultees received a letter notification of the consultation event setting out where the consultation information could be viewed, the dates of the consultation and how to make comments. A presentation to Town/Parish Councils took place at the WNDC offices on the 17th June 2009 and was attended by representatives from Daventry Town Council, Weedon Bec Parish Council, Welton Parish Council, and Brixworth Parish Council.

Formal responses were subsequently received from Weedon Bec Parish Council, The Towcester Partnership and Cllr Diana Dallyn (District Councillor for Towcester). Comments were also received from Creative Consultancy (consultant on behalf of North Northants Development Company) and the Homes and Communities Agency

Further presentations also took place in August and September at each of the the Local Authority offices (NBC; SNC; DDC).

Following the presentations, a formal response was received from NBC. No other responses were received.

Section 1		
Page	Comment	Response
Section 2		
Page	Comment	Response
24	There is no mention of A14/M6 & A43 as East/West connector roads. The Grand Union Canal is not mentioned but could be and was once a mode of transport. (WBPC)	Insert
29	(second paragraph) Leicester is not located within the Northamptonshire Vales. This should this be replaced by Towcester or Wellingbrough. (HCA)	This has already been changed.
32	A statement could be included here that indicates that the county is dissected by the West Coast mainline but that this doesn't really offer the county anything as the service stops are in Rugby and Milton Keynes (outside the county boundary). Service through to Northampton/Long Buckby is slow and not adequate enough. (WBPC)	This has been covered in some detail. It is not the purpose of the document to cover this type of issue in any great detail.
33	(third paragraph – ref to distribution sector) This sector may have grown in the county but with detriment to the residents as there are now many more HGV's on unsuitable A roads e.g. A361 and generally more heavy traffic around the county. This makes travel within or out with the county difficult for residents who often need to travel to and from work. (WBPC) The document could benefit from further anthropological, social and user movement research in order to place the villages, towns and region in terms of current demographics, cultural habits and predominant industry within a national context. (NBC)	It is not the purpose of the document to cover this type of issue in any great detail. There is little ability to influence this through this document.
Northampton		
40	Figure 24 - the south of the town (Wootton village/Wootton Fields/Grange Park) there are incorrect representations of green open space. Also village centres have been omitted such as the village centre of Wootton and the more recent development of Wootton Fields and its neighbourhood centre. (NBC)	Revise
41 - 43	Figures 25 – 33 – inaccuracies between maps. (NBC)	These are indicative only and considered to be accurate.
44	This is particularly useful in understanding the urban grain of the differing character areas of Northampton to enable developers to understand the exemplar considerations in the density and structure of blocks and plot sizes. (NBC)	
45	(Recent Development/Upton) Residents parking at Upton is not at all brilliant now it has been put 'into practise' and people are living there, therefore it may not be the best design i.e. unload cars at front of house as that is where the kitchen is and cars stay on the road. (WBPC)	HCA car parking guidance to be considered.
47	Weaknesses: Should include 'Badly designed infill properties detract from street scene and townscape and should be more in keeping with street scene' (WBPC) Figure 39 – annotation incorrect. (NBC)	Insert and carry through from Page 46 also. Revise

59	Assets: Should include 'Cul-de-sacs and non-straight roads means less speeding traffic' and 'Design allows for cars to be parked off road and safely' (WBPC)	This may be a valid point, further consideration required; review Design Compendium/Manual for Streets
65	(Suburban: Upton) Comments should reflect that 'the parking and how this is used (although perhaps designed well) is not used properly on this site. It should be noted best practise design is not necessarily practical when actually seen in action. (WBPC) Some of the photos may not be of Upton – top photo under heading Frontage Detail; Bus stop photo; bottom left titled landscape edges. (HCA)	HCA car parking guidance to be considered. A range of measures should be utilised dependant on development type; review NCC Guidance. ABA to check and confirm.
Daventry		
70	Overlook mention of some close by strategic roads in the area which are: A361, A425 and A5. These should be included in this document. (WBPC)	Consider inserting.
71	(third paragraph) Is the statement relating to the capacity of the town's infrastructure really true? There is no mention within the <i>Historic Development of Daventry</i> of the neighbouring (and hugely important) Ordnance Depot at Weedon. (WBPC)	The wording could be changed to <i>generally</i> able. The focus here is on the town rather than the surrounding area.
72	References to Upper Weedon and Road Weedon should also be included here. (WBPC)	This is a direct quote.
76	(final paragraph) Farthingstone Hill and across the valley to Depot are not mentioned but Dodford is. (WBPC)	Those villages which are mentioned form a ring around Daventry.
77	(One: Strategic Location - Figure 87) The A14; A5; and M45 are not referenced. (WBPC)	Insert
87	Assets: should include 'Cul-de-Sacs reduce rat runs of traffic in areas where there are likely to be more children' (WBPC)	This may be a valid point, further consideration required; review Design Compendium/Manual for Streets
89	Assets: should include 'Green space and actual space around the house gives a good sense of openness' (WBPC)	This may not apply in all instances.
90	Could pocket Parks also be mentioned here as a means of introducing public space? (WBPC)	This is not relevant to this part of the document but could be referred to within the Landscaping section.
Towcester		
General Comments	Many of the comments concerning Towcester are similar to those for Northampton, and relate to an urban environment. Towcester is a market town and needs to reflect the more rural nature of its surroundings. References to 'sense of enclosure' are not relevant to Towcester. A sense of space and connectivity to the countryside are required. Whilst development close to the town centre would be right to exhibit such a sense of enclosure, the Manual will principally be required for the rural fringe. Wide	Towcester is the most rural town within the UDA. A sense of enclosure may not necessarily always be required but street hierarchy and location would dictate this. A balance needs to be achieved through a number of measures including adequate green space throughout development with green links to the countryside.

	<p>streets, wide pavements and tree-lined streets are more appropriate for development to the south and west. Houses facing the countryside across a road would not allow the opportunity to admire the countryside views and would be less permeable. Play space needs to be considered. (TP)</p> <p>Overall the comments relate to an urban environment. Although Towcester is a town, it is a market town and is in close proximity to the countryside. The comments made about "enclosure" are not valid in a market town. People like to live in a place such as Towcester because they are close to shops, doctors etc, but at the same time feel they are living in a rural environment. (DD)</p> <p>Towcester should have a spacious feel to it rather than enclosed. It is fine for the commercial centre of the town to be enclosed, but unless it is Moat Lane or development on sites such as Sponne School, enclosure is not appropriate. I do not want to see new houses on the southern edge of Towcester built as long lines of houses without gaps and close to the road with hardly any front garden. (DD)</p> <p>The document states that it is a weakness to have wide streets, wide pavements and tree lined. It even implies that this is not pedestrian friendly. Given the choice I would much rather walk along Highfields, Brackley Road or Bickerstaffes Road than Pomfret Road, or worse still Queens Road. (DD)</p> <p>The document also implies that it is bad for houses to face away from the open countryside. If I am going to enjoy a rural view I do not want to do so in the front garden, but the back. What seems to be wanted by those who wrote the document is a road all round the edge of Towcester. We do not want to be put in a pen like sheep. (DD)</p> <p>Towcester at present is also criticised for "infill green spaces". These spaces were provided as community spaces where the people who lived around them could use them. It could be children and young mums; elderly people; dog walkers; teenagers or any other people who perhaps just wanted to be in a larger space in the area where they lived. (DD)</p>	<p>Wide streets are promoted within the document (pg 178). However, a street hierarchy needs to be achieved and a balanced approach taken. Neighbourhoods that reflect the rural character of the town will be promoted.</p> <p>The document seeks to promote optimum scenarios for active frontages; natural surveillance and safety for pedestrians and would ultimately look for integration with the countryside through a varied approach to building orientation.</p> <p>This generally relates to suburban development. This point should be considered further.</p> <p>This is to be considered within Section 3 of the document.</p>
	<p>I realise that there is pressure being exerted for higher density building, but that can cause social problems. With safe open space, for example houses with their back gardens enclosing a communal green, children can play together away from cars but with parents able to watch them. This allows release of tensions and increase in confidence for both children and parents. (DD)</p> <p>Whilst I have strong reservations about cul de sacs they do, however, form loose communities. This is something which needs to be provided in new development. (DD)</p> <p>It is also stated that there is little "permeability" in the 1970s estates. I would dispute this. There is no problem getting around the estates either by car or on foot, though by cycle is more difficult since at present there are no dedicated cycleway. Pedestrian "permeability" is in fact extremely good. With the number of alley ways throughout the estate it can be quicker to walk that drive, since cul de sacs are connected by them. There is, however, a problem in several estate roads because there are no pavements added to which the roads are narrow. A cycleway is due to be provided along the Silverstone Brook shortly, but that will be the only cycleway. (DD)</p>	<p>Cul de sacs are allowed for where appropriately designed.</p> <p>This will be considered further. Footpath plans to be reviewed along with the Contours and Gradients work.</p>

	<p>The only problem with navigating around the estate is the lack of land marks. It is implied in the document that this is something which will be remedied in future – which would be good. (DD)</p> <p>The document states there is a lack of recreational open space. This is not the case, there are many green open spaces, and with the acquisition of the Water Meadows there is even more. What is greatly lacking is formal sports pitches for football, cricket, hockey etc. (DD)</p> <p>Natural surveillance does not only come from “enclosure”. (DD)</p> <p>Layers of moss on roofs may look attractive, but it is not good for the roof. (DD)</p> <p>The document seems to be very anti car. Whilst I accept the aim of modal shift, this will not be achieved by manipulation. Building houses with insufficient car parking space will not stop people in a rural area from using cars. All it will do is cause on-street parking, which is dangerous, frustrating when it blocks the road and unsightly. (DD)</p> <p>Most of the garages in the 1970s houses are not wide enough to take a car, hence people park on the drive. If there are 3 people in a house who are working in different places they are likely to need a car each. Having to get to work an hour early because there is no bus at the right time does not encourage modal shift. (DD)</p> <p>The document holds Wood Burcote up as a good example of a village. However, people avoid the village. This is what the residents like because it retains their seclusion, but if all villages were like that with narrow twisty access roads, they would soon become unsustainable. (DD)</p>	<p>There is currently no significant play provision; consider this further on pg 96. Also look at Entec Report.</p> <p>The design and function of ‘green roofs’ is set out within Section 3 on pg 197. The Manual promotes a balanced and integrated approach based on street type and context.</p> <p>Minimum garage sizes are referenced within Section 3.</p> <p>Further work may be undertaken on West Northamptonshire Villages – dependant on budget.</p>
93	<p>(third paragraph) ...Railway was opened in 1873 1866... (TP) (last paragraph) Towcester grew southwards and eastwards westwards. (TP)(DD)</p>	<p>Revise.</p> <p>Revise.</p>
94	<p>(third paragraph) Bus services are described as ‘regular’, but this does not encompass several areas of the town. Buses do not run in the evening. (TP)</p>	<p>This should be re-phrased.</p>
95	<p>(summary box – fifth bullet point) Land constraints to the northwest northeast of Towcester resulted in asymmetrical geographical growth to the southeast southwest. (TP)(DD)</p>	<p>Revise.</p>
96	<p>(last paragraph) ...another located northwest northeast of the High Street. This north-western north-eastern linear green space...(TP)(DD) (Principle Public Open Space Types within Towcester) The racecourse is also privately owned. (TP)(DD) There is also a green corridor to the northwest which begins on the A5 (nr Tesco) and carries west round the back of Belle Baulk. (DD)</p>	<p>Revise.</p> <p>Revise and ensure this is consistently covered through the document.</p> <p>Consider further.</p>

97	(last paragraph) River Tove flows to the north and west-east ...Silverstone Brook cuts across the north <i>south</i> section of the Town(TP)(DD)	Revise.
98	(second paragraph) Pomfret Road, Queens Road and Richmond Road were all constructed in 1870 – 1900 together with some of Brackley Road and the north end of the high street. Pomfret and Queens Road were the result of a public health initiative, following the cholera epidemic of 1854, and owed nothing to the economic development of the town. (TP) (Land Uses – second paragraph) The Town Hall is not mentioned as a community facility. (TP)(DD)	Revise. This should be added.
99	(One: Strategic Location – Figure 139) The M1 is labelled A5 at the southern end. The A5 is not labelled at all and is shown truncated by the A45. The A43 is not shown at all. (TP)(DD) (Two: Movement Network – Figure 140) Labelling of the A5 and A43 would be helpful. (TP) (Three: Public Transport) Bus services are described as ‘regular’, but this does not encompass several areas of the town. Buses do not run in the evening. (TP)	Revise. This needs to be labelled consistently through the document. This should be re-phrased.
100	(Four: Pedestrian Movement – Figure 142) The map does not show the pedestrian movement network. (TP)	Add footpaths.
101	(Seven: History) ...large estate to the northeast of the town... (DD) (Nine: Character Areas – last bullet point) ...growth radiate towards the south and south east west...(TP)(DD)	Revise. Revise.
102	(Interwar and Post-war/Outer Fringe) The example given is Victorian – Pomfret Road and Queens Road. The street layout is productive of traffic problems, roads being too narrow for the traffic using them when combined with the unavoidable on-street parking. Continuity of frontage is occasioned here mostly by the terraced housing. As later developments which allow more space are said to produce a ‘poor sense of enclosure’ and ‘little sense of continuity’ the design manual would appear to be an invitation to produce a development of terraced houses. No Post-war development is shown. This should include Bickerstaffe Road and Willis Way (council estate) (TP)	Revise. This is not the case. A balanced and varied approach is sought. Revise.
103	(20 th Century Development/Suburban) 20 th Century development is of various types. Highfields is around 1970, followed by the Castles (Windsor/Balmoral) which is of a slightly different character, with less space for each house. Highfields is largely semi-detached. The Birds estate was 1980’s and has virtually no permeability with the rest of the town. The Poets was also 1980’s and Springfields around 1990 – both of which consist mostly of larger houses, as does Belle Baulk erected in the late 1990’s. The Shires is the latest development of mixed housing and is not typical of the rest of Towcester nor connected to it (poor example of development). There is no reference made to the many alleyways within these developments (the exception being the Shires) which increase permeability for pedestrians. (TP)	The footpath network should be referenced and linked to safety and security.

106	<p>(figure 156 and figure 157) The plans have been rotated so are not shown on the usual N-S axis. Figure 157 does not show buildings to the SE and the Green is shown too large. (TP) (Building Form - photographs) The Post Office is shown as mixed-use when it is commercial. The vicarage is not a semi-detached house. (TP) The photograph showing residential blocks is in fact the Mill which houses SNC offices. (DD) (Building Frontages – photographs) The lack of labelling to these photographs is confusing. (TP)</p>	<p>The drawing is inaccurate. Review and revise.</p> <p>Consider all photos</p> <p>This is a point to raise throughout the document.</p>
108	<p>(Interwar and Post-war) The example is of the Victorian part of the town. Most of the houses in the Pomfret Road are terraced and not semi-detached. Interwar and Post-war are therefore missing from the design considerations. (TP)</p>	<p>As previously.</p>
109	<p>(Interwar and Post-war/Outer Fringe - photographs) The examples are of the Victorian area and should not be considered as a good example as the layout is productive of the worst traffic problems outside the High Street. (TP)</p>	<p>As previously.</p>
110	<p>(20th Century Development/Suburban) Many different types of housing have been erected, although the predominant type is now 4-bed detached. Roads are wide, narrow, through roads and cul-de-sacs. Some of the wider streets have on-street trees, although most lack them. The cul-de-sacs are linked by alleyways which improve permeability for pedestrians. A 'poor sense of enclosure' is the price paid for the sense of space (and sufficient parking) some of the developments have. Other developments have comparatively little public open space and insufficient car parking resulting in dominance of on street parking. One and a half car parking spaces per house is not sufficient and the rural allowance of 2 cars would be more appropriate. The 1970's development was built with wide grass verges exhibiting a sense of space that the Victorian developments lacked. The Victorian development was originally social housing for those being moved from the slums. (TP) Why is there a continued reference in the weaknesses list to 'enclosure and surveillance'? Surely by having houses set back or laid out in the way they are in 20th century design, it has offered 'space' to each house and this NOT living on top of your neighbour? Design should encourage good neighbourly opportunities and sense of community in order to assist in Crime prevention? (WBPC)</p>	
111	<p>(photograph – top right hand side) The photo is of Hicks Road (in the south)(TP) (photograph - bottom left hand side) The photo is of Hesketh Crescent the only street in Towcester to have this type of house construction – not typical. (TP) (Suburban) Parking to rear of houses is marked here as giving little natural surveillance. On other pages, street parking is said to detract from the quality of the streetscape and in others, that garages dominate streetscapes. It is difficult to see what the preferred</p>	<p>Revise.</p> <p>Revise.</p> <p>The various references need to be considered further and referred to clearly in Section 3.</p>

	option is, although Section Three appears to suggest on street-parking which detracts from the street scene and can obstruct visibility. (TP)	
113	(third bullet point) Towards the south east west, there is...(TP)	Revise.
West Northamptonshire Villages		
119	(photograph – bottom left hand side) There is no church in Althorp. The nearest is Great Brington. (TP) Towcester villages are barely mentioned (all being Daventry villages). This does not instil confidence that our context is being sufficiently considered. Settlement pattern in this area is not only dependant on topography but to economic and strategic considerations. Villages were the centre of the open field system and villages in this area are not generally found on the Main Road, partly due to safety. Watling Street was the Danelaw boundary and not a safe place to build a village. (TP)	ABA to confirm. Further work may be undertaken on West Northamptonshire Villages – dependant on budget. Consider further.
127	Weaknesses: The statement reference to dormitory settlements is not clear. (WBPC)	Elaborate further.
Topography and the Built Form		
Employment Areas		
148	DIRFT vehicles should use the M1 given its close proximity but they don't. How do you design this type of vehicle usage/navigation into a site as it is important? This must be done to ensure that only the main arterial roads are utilised and not the smaller A roads that cannot withstand traffic i.e. travelling South from DIRFT the HGV driver will use the quickest and most direct route which is A5/A43/M40 and not M1/A43/M40 as driving time is time on their tachographs. Widening M1 / M6 / A14 would certainly help in DIRFT terms. (WBPC)	This is not an issue for the Manual to address. A Design Code would generally follow an Outline Consent when these types of issues have already been dealt with.
151	Question: why isn't car parking designed into these types of sites in a multi storey fashion? The industrial buildings themselves are of a height that would easily allow two storey car parking? For example the Leighton Buzzard railway station extension is the installation of an upper floor on stilts. Isn't this cost effective and ground space saving? (WBPC)	Not adverse to the suggestion; flexibility could be allowed for through the document.
153	(Modern Form Employment Areas) The Plessey site in Towcester is surrounded by housing, not segregated. It has proved difficult to let. (TP) Question: why should West Northants be seen as a 'storage and distribution' area only. How does this statement encourage other business to the area? (WBPC)	This may be an issue of location or design. B1 office should not normally be an issue. All types of development are considered and the Manual stipulates for all. It does not specify a type but responds to what is proposed.

153	(Modern Form Employment Areas) The Plessey site in Towcester is surrounded by housing, not segregated. It has proved difficult to let. (TP) Question: why should West Northants be seen as a 'storage and distribution' area only. How does this statement encourage other business to the area? (WBPC)	This may be an issue of location or design. B1 office should not normally be an issue. All types of development are considered and the Manual stipulates for all. It does not specify a type but responds to what is proposed.
Section 3		
Page	Comment	Response
159	(Approval and Implementation of Design Codes - third paragraph) There is a contradiction in this statement - that a Code must be submitted as a component of a formal application, either as part of an outline application or a full detailed application. But it states in other areas of the Manual that for an outline application the Code has to be produced after outline approval, but before Reserved Matter applications. (HCA) (minimum submission requirements) Item 8 - is this supposed to be a 3-d image/drawing/model representation? It is important that such a representation is included in the application to understand how the 'design' would fit into the space and surroundings with the various heights detailed along with neighbouring property or landmarks. Heights of buildings etc is quite often misunderstood when viewing plans (especially from a public/non professional perspective). (WBPC)	Review and Clarify. This is not a reasonable requirement. Design and Access Statements should cover this issue to some extent. Cross-sections and streetscenes are considered to be adequate.
166	The definition of Must Do's, Should Do's and Could Do's I.e. the architectural details in the Could Do's should be seen as very important in the design such that the properties 'fit in' and have longevity. Badly designed/styled windows and doors are not an enhancement to a new build. (WBPC)	This is covered through the different levels of flexibility and prescription allowed for. However, architectural type will not be prescribed, high quality development is more desirable than a specific type.
198	(Figure 50) Prevailing wind in Towcester is from the West from Silverstone across the town, even in the winter. (TP)	North points would be useful on diagrams.
	Trees close to houses can be detractors for insurance companies; ruin the lawn being productive of moss instead of grass. (TP)	Drawings are illustrative only.
199	(fourth paragraph) Evergreen trees are recommended to be planted 6m from exposed buildings. This is too close for insurance companies who require larger distance from trees. Evergreen trees are particularly dense. One building's trees to the north will be someone else's trees to the south, blocking out much needed light. Care needs to be taken. (TP) (fourth paragraph) Shouldn't this be a requirement before ANY building starts? I.e. green infrastructure, wherever possible, should be in place prior to building begins or large species of trees, hedges need to get to a reasonable density and height before dwellings are inhabited? (WBPC)	Refer to Landscaping issues. Review this point. This would depend on the scale and type of development. Strategic Landscaping would always be encouraged at an early stage of the development.

<p>201</p>	<p>(Communal Courtyards) The Manual states that these "are not green spaces" - could this be amended to "are not generally green spaces". It is possible and desirable in some circumstances to incorporate small areas of green landscape with communal seating, dependant on the size of courtyard. (HCA)</p> <p>It is good to see that inclusion for the provision of a management strategy. This is so often overlooked in new developments that the areas soon look scruffy and unkempt and just become dumping grounds. Are there any financial penalties that can be imposed if these provisions are not adhered to? (WBPC)</p>	<p>Revise.</p> <p>A robust strategy secured through S106 allows enforcement action/injunction through S106.</p>
<p>202</p>	<p>(Street Furniture) Street Lighting should be solar powered regardless of cost with electric supply as back. (WBPC)</p>	<p>This initiative is welcomed but not an issue to be covered by the Manual.</p>
<p>205</p>	<p>Question: Why do the developments seem to be driven by the urge to UNIFORMITY and REGIMENTAION? There appears to be little flow and curve encouraged into the design of the buildings or streets. Do we really need or want to have another Milton Keynes style in the county where it is predominantly characterless architecture with no 'real feel' to it? (WBPC)</p>	<p>The Manual sets a benchmark for quality. Flexibility and creativity are encouraged. The Manual is not architecturally specific.</p>
<p>General Comments/Observations</p>		<p>Response</p>
<p>Overall, this is an excellent set of documents that clearly frames a set of conceptual and practical agendas for the delivery of a high quality design across West Northants. It also helpfully frame's the work to establish a strategic approach to the public realm in North Northants. (CC)</p> <p>There could be more of an emphasis on experimentation and risk. Great public spaces are often those where an element of risk is involved - such as where different materials are used, where challenging public art is commissioned etc. In West Northants there has been a tradition of risk-averse planning and we consequently have quite banal approaches to design and public space. If the area is to attract different communities and become a place for knowledge businesses, then we should encourage certain projects to experiment with materials, commission different types of public art, and engage communities to see public space differently. The town centres in particular provide a platform for innovation. However, we should not limit a commitment to championing new approaches to these areas: it is perhaps the residential areas that require the greatest focus if they are to stand out for their distinctiveness and excellence on a national level. (CC)</p> <p>There is a need to encourage more spaces to become places where people stick and gather rather than pass through. This means we should also be focusing on designing-in performance and flexible market space that is linked to cultural programming/capacity. We should also champion digital infrastructure such as ensuring public spaces are wi-fi enabled (i.e. for free); and considering different surfaces as platforms to project media and cultural content - e.g. through screens, touch-pad / interactive technology etc. An approach that championed a set of digital design codes would genuinely reposition the area as a place of openness, modernity, innovation etc. (CC)</p> <p>The Homes and Communities Agency support the preparation and eventual formalisation of your Manual for Design Codes as set out in Draft format on your web site. As a very detailed, weighty document - It is very useful being able to download sections or refer to sections direct on the web pages. (HCA)</p> <p>Some people referring to the document will print off sections for ease of reference - the Section 3 reference boxes on the left side of pages do not have enough contrast with the box background colour and is very difficult to read. (HCA)</p>		<p>Public Art is covered within the document.</p> <p>The document does not preclude/specify what is required and seeks to deal with each scheme on its merits.</p> <p>The Manual covers new development only, not existing.</p> <p>Consider adding within the Public Art section.</p> <p>The comment is welcomed but the focus on the Manual is on the flexibility of civic spaces within urban extensions. The issue of offering up to date technology within these spaces could be included within the services section. This is noted and will be explored.</p>

<p>Reference is made throughout the document to the New Towns Commission this should be amended to the Commission for New Towns (CNT). (HCA)</p> <p>In the Credits and Acknowledgements section the Upton Design Code is credited to Alan Baxter's. The Upton Design Code is an English Partnerships, now Homes and Communities Agency Document prepared by EDAW and Alan Baxter Associates. This needs to be amended as such.</p> <p>The cover for the Towcester section was the last page of the previous section and the last page of the Towcester section was the cover for Northamptonshire Villages. (DD)</p> <p>Several words have no gaps between them. (DD)</p> <p>There is no North direction indicated on any of the maps. (DD)</p> <p>The locations of the aerial photos are extremely difficult to work out and colours used on the maps are not very easy to differentiate. (DD)</p> <p>The inaccuracies instil mistrust in the actual views expressed in the document; since they imply that whoever wrote the document does not know (or care?) about Towcester. (DD)</p> <p>Please can the phrase "good example of" be used instead of "exemplar" (DD)</p> <p>Section Two of the Manual provides an excellent baseline understanding of existing built form and character areas in West Northamptonshire, and that Section Three presents an appropriate guide to understanding urban design principles and design code development in general terms. However the link between Sections Two and Three is somewhat disjointed due to the specific focus of the three towns in Section Two and the generic nature of Section Three. The Manual's purpose is to inform the design of urban extensions in West Northamptonshire therefore, it would be beneficial if the emerging strategy for urban extensions such as those set out in the <i>Emergent West Northamptonshire Joint Core Strategy</i> and the key development sites set out in the <i>Central Area Action Plan - Emerging Strategy Document</i> were incorporated into the manual in Section Three. (NBC)</p> <p>The title of the document underplays the amount of useful analysis it contains that could assist in creating better developments outside urban extensions. The document has the potential to be used as an aid for applicants and planning officers in understanding the characteristics of the urban area and villages and has a greater potential applicability when determining planning applications throughout Northampton. It might be useful for the document to be able to be designed so that it can be split the document to allow it to become a more of a manageable document that can be pulled off the shelf and used every day by planning officers.</p> <p>The Manual does not address temporary installations within the urban landscape such a signage. (NBC)</p>	<p>This is noted and will be revised.</p> <p>Revise.</p> <p>This is noted – presentation/navigation of document electronically to be re-considered/explored.</p> <p>Editing issue to be reviewed.</p> <p>North points to be included.</p> <p>Review and revise if required.</p> <p>It is recognised that there are some inaccuracies within the document. The purpose of consultation at the local level was to obtain further local knowledge of a number of the issues covered. There may be further review of the Towcester section dependant on budget.</p> <p>This is a wording preference. We consider 'exemplar' to be appropriate.</p> <p>The Manual is not able to predetermine the location of development which may also be subject to change.</p> <p>Additional wording has been added to the document to give it a slightly more universal status. However, it is for the Local Authorities to adopt the document or part of it for their use should they so wish.</p> <p>Section 3 does give guidance on public realm. However, the Manual is essentially aimed at large scale development and urban extensions rather than town centre and regeneration.</p>
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TP – The Towcester Partnership
 CC – Creative Consultancy (consultant for NNDC)
 HCA – Homes and Communities Agency
 WBPC – Weedon Bec Parish Council
 DD – District Councillor for Towcester
 NBC – Northampton Borough Council

Appendix C

List of Figures, Credits & Acknowledgments

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- 1 Milton Keynes and South Midlands Sub-Regional Strategy
- 2 Alan Baxter & Associates LLP
- 3 Northamptonshire Political Boundaries – Northamptonshire County Council, 2003

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- 3 Regional Spatial Strategy for the East Midlands – Government for the East Midlands, 2005
- 4 County Structure Plan 1996-2016 – Northamptonshire County Council, 2002
- 7-10 Northamptonshire Current Landscape Character Assessment – Northamptonshire County Council, 2003
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Section 3

- 1-3 Alan Baxter & Associates LLP
- 4 Upton Design Code – English Partnerships (now HCA), prepared by EDAW with Alan Baxter & Associates LLP and Lambert Smith Hampton
- 5 TRIP Design Code and Public Realm Strategy – Alan Baxter & Associates LLP
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- 60 Upton Design Code – English Partnerships (now HCA), prepared by EDAW with Alan Baxter & Associates LLP and Lambert Smith Hampton
- 61 Northampton Surface Materials Guide – Northampton County Council
- 62 Cotswold Design Code – Cotswold District Council
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- 64 Upton Design Code – English Partnerships (now HCA), prepared by EDAW with Alan Baxter & Associates LLP and Lambert Smith Hampton
- 65 Grange Park Design Code – Gardner Stewart Architects

Acknowledgements

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