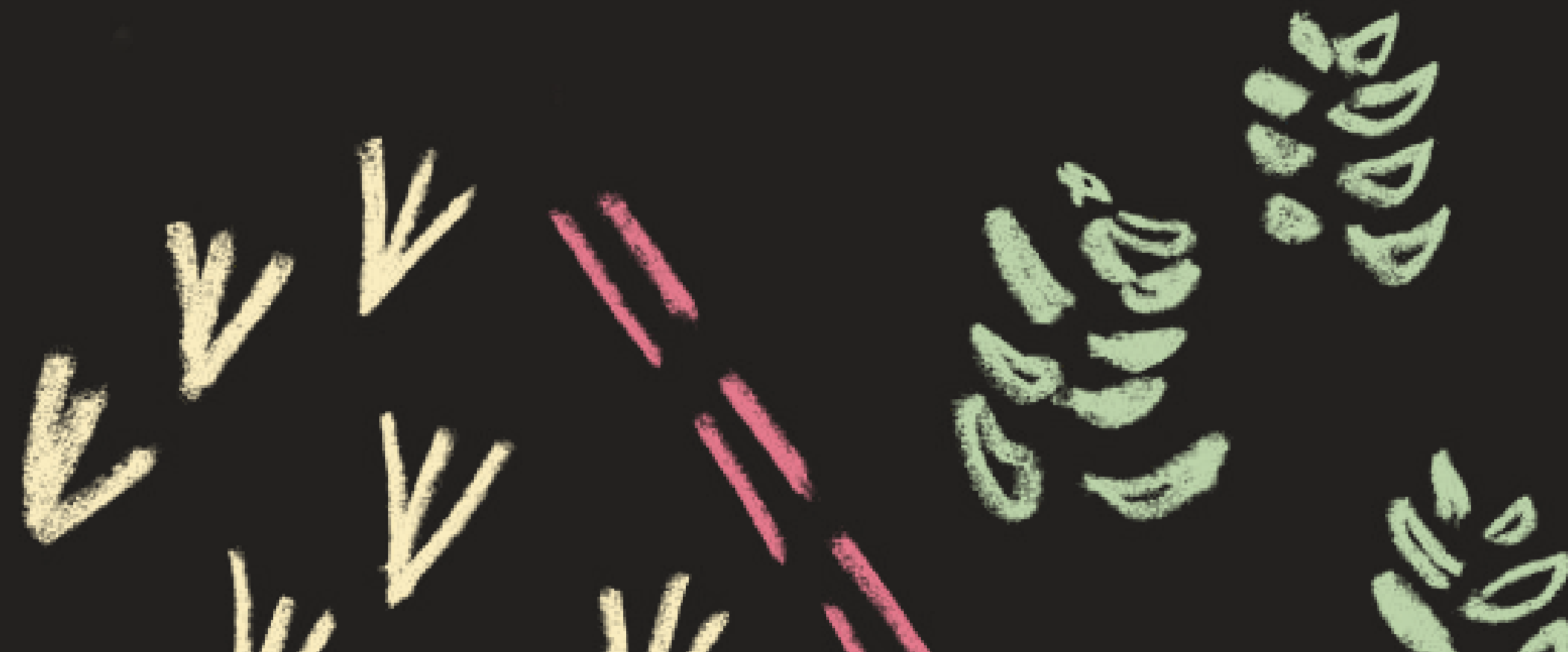


HANWOOD PARK

DESIGN CODE WORKSHOP 1

23 JULY 2025



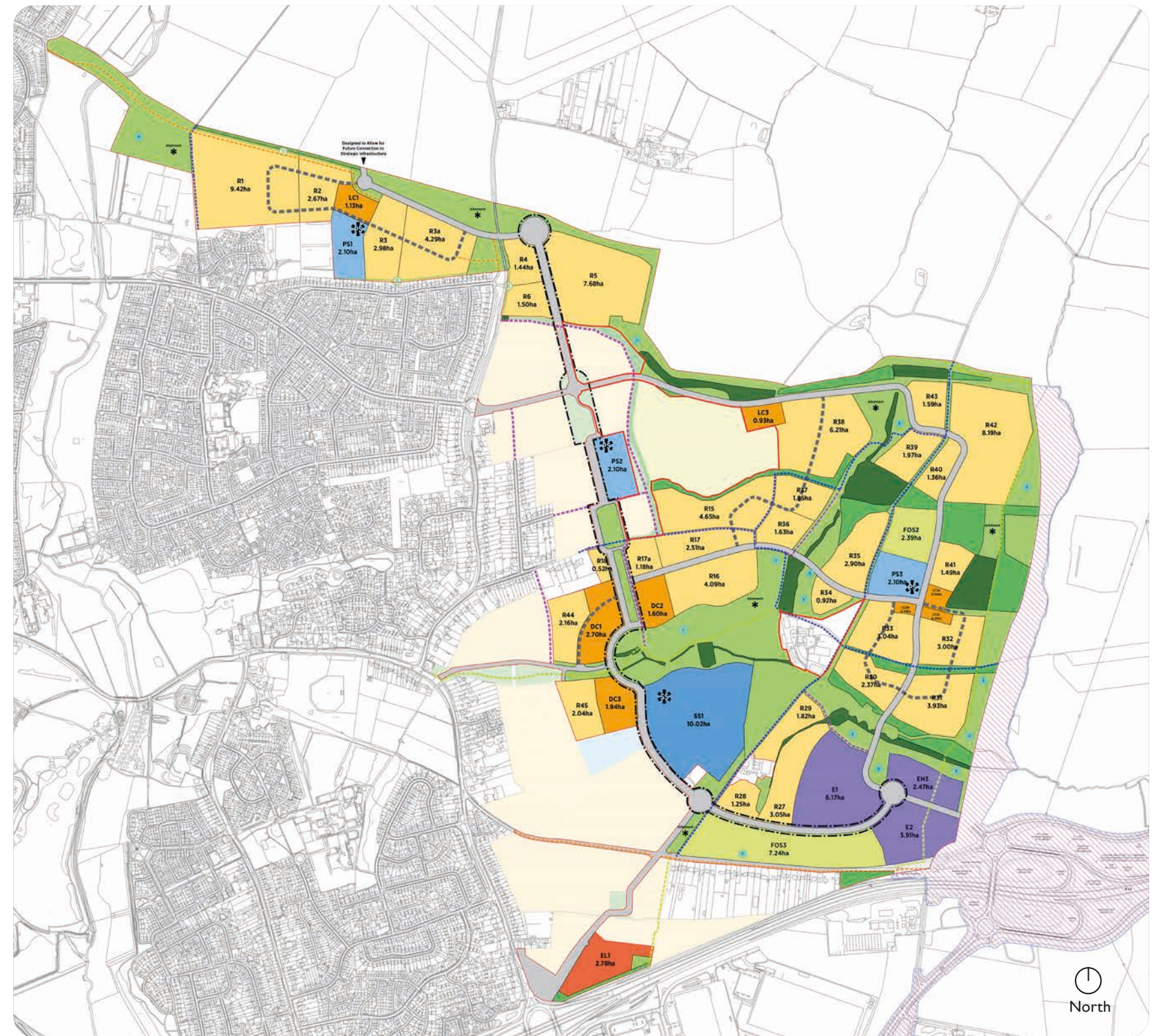
WORKSHOP 1 - AGENDA

WORKSHOP SESSION 1

- Hanwood Park Project Update
- Hanwood Park Design Code Team
- Workshop 1 Overview
- Engagement Process
- Introduction to Design Coding
- Problems, Dreams and Solutions (Post-it Workshop)
- Next Steps

HANWOOD PARK PROJECT UPDATE

- Unanimous approval from planning committee in May and December 2024
- S106 legal agreement expected to be finalised in the summer
- Hanwood Park has commenced pre-start planning conditions including options for next phase of infrastructure design
- Strong occupier interest for commercial space as well as residential parcels
- J10A progressing towards staged approval with National Highways
- Update awaited in respect of proposed Secondary School from the Department for Education
- North Northamptonshire Council progressing next Primary School
- David Lloyd Leisure planning approval awaited with desire to start works in Q4 2025
- Central Open Space opened and plans for first allotment progressing



HANWOOD PARK DESIGN CODE TEAM



WORKSHOP 1 OVERVIEW

PURPOSE

- Collaborative work with local stakeholders to identify key concerns & aspirations for Hanwood Park.
- Allow the design team, authorities and community to align ideas, identify common reference points or key sensitive features and quality design outcomes, to inform the emerging design codes where technically and feasibly achievable.
- Test emerging design strategies and ideas.
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate.
- Reach constructive outcomes to specific challenges of the scheme.
- Develop an understanding of:
 - i) how the controls in the Outline Planning (e.g. Parameter Plans) translate into the site;
 - ii) how the Design Coding informs future Reserved Matters Applications.

OBJECTIVE

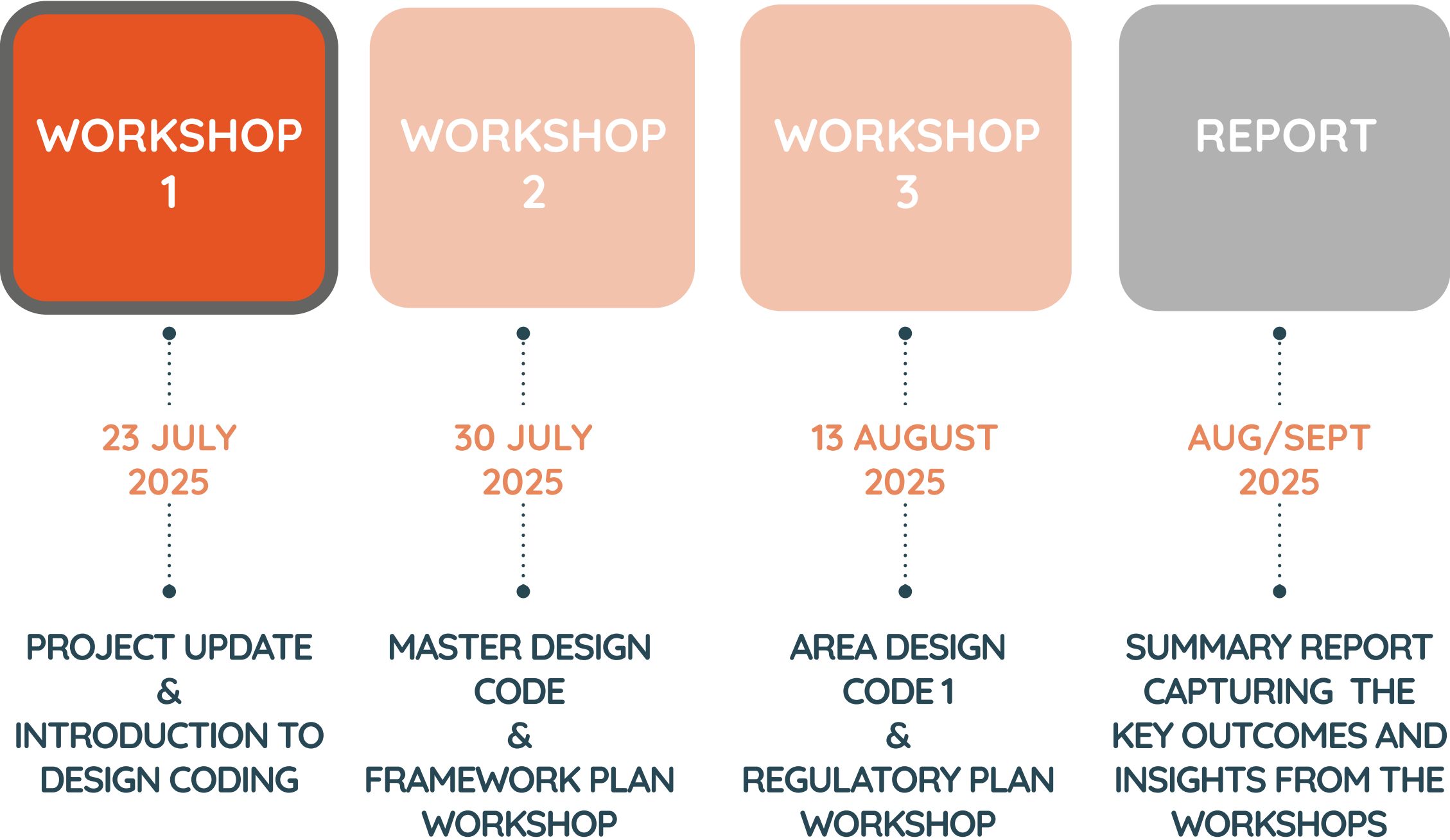
The objectives of the Design Codes are to:

- Develop and articulate the proposals into a clear and shared vision.
- Identify the character, purpose and use of each of the key areas of Hanwood Park.
- Provide a framework for the successful delivery of the site that encompasses development, access, amenity, SuDS drainage, sports and recreation, ecology and biodiversity, heritage assets and landscape integration, taking into account stewardship.

KEY OUTCOMES

- To introduce the engagement process and provide an overview of the upcoming sessions.
- To introduce the community to design coding principles, build understanding, and inspire creative participation.
- To gather feedback on the current challenges, understand community aspirations, and explore potential solutions.

ENGAGEMENT PROCESS



INTRODUCTION TO DESIGN CODING

WHAT IS A DESIGN CODE?

WHY ARE DESIGN CODES NEEDED?

OUR EXPERIENCE

NATIONAL DESIGN CODE
GUIDANCE

WHAT MAKE A SUCCESSFUL
DESIGN CODE?

STATUS & HIERARCHY OF THE
DOCUMENTATION

STRUCTURE & METHODOLOGY

PROBLEMS, DREAMS & SOLUTIONS

NEXT STEPS



INTRODUCTION TO DESIGN CODING

WHAT IS A DESIGN CODE?

Design Codes are:

- a useful tool for large, complex sites. They provide more certainty to all those involved and help to make high-quality places.
- applicable for all development types: residential, mixed use, commercial, employment, open space, landscape and public realm.

The level of prescription (what they fix and what they leave flexible) can change according to the site.

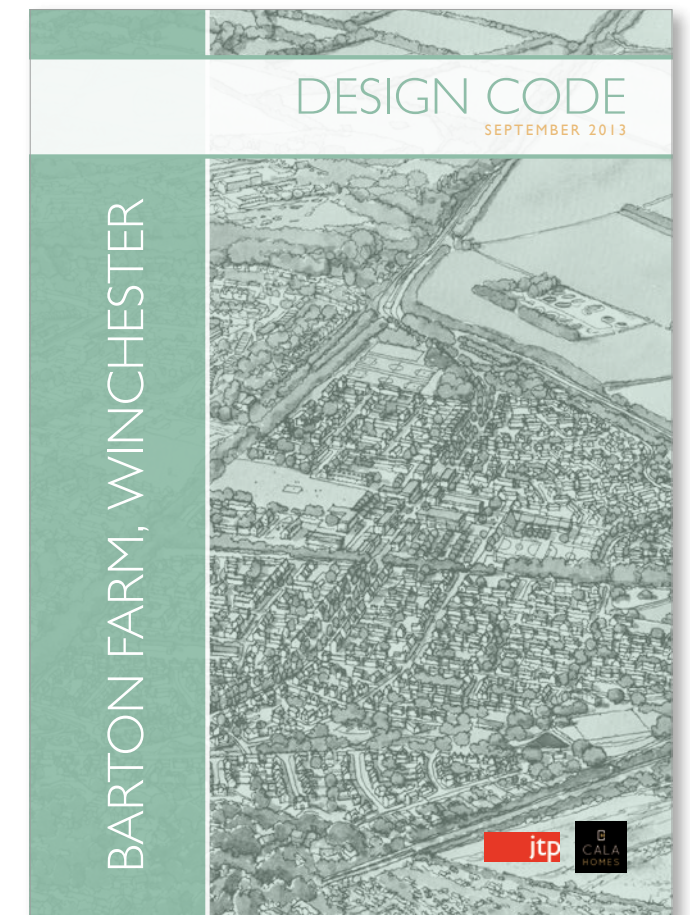
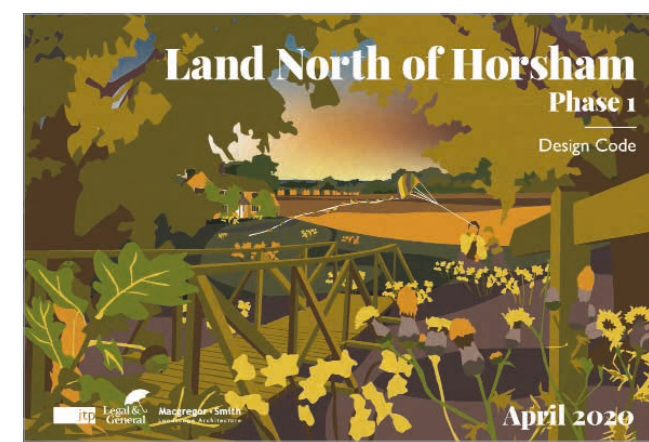
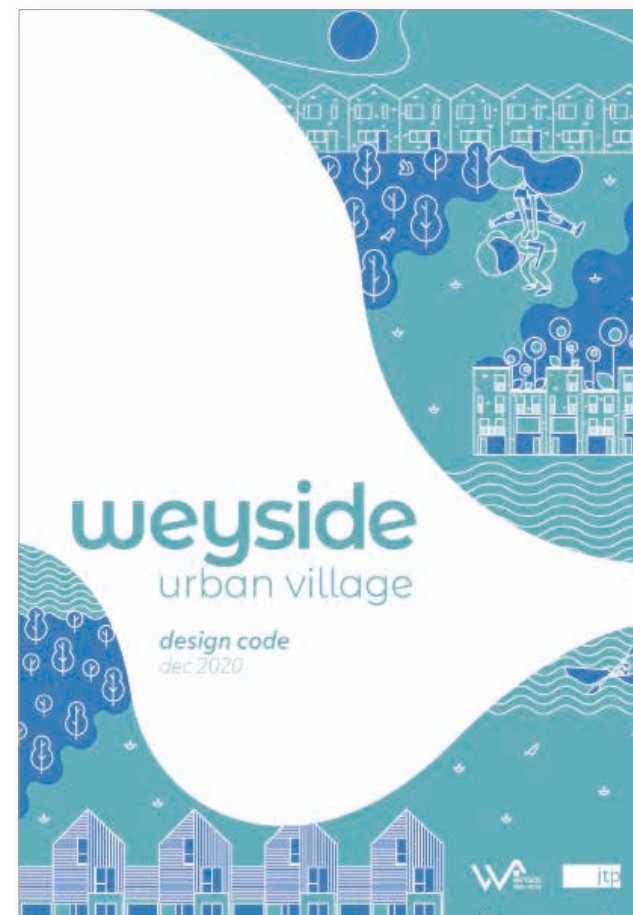
WHAT IS A DESIGN CODE?

- A Design Code is a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site.
- It is produced with the objective of ensuring quality.
- The graphic and written components of the Design Code are detailed and precise, and build upon a design vision.

WHY ARE DESIGN CODES NEEDED?

- Increased control
- The bridge from Outline Planning (establishes the parameters and principles of development) to Reserved Matters (full detail)
- Coherence and placemaking
- Quality of development
- Creating a legacy
- Long and short term value
- Creating a development with character
- Community reassurance (new and existing residents)

JTP DESIGN CODE EXPERIENCE

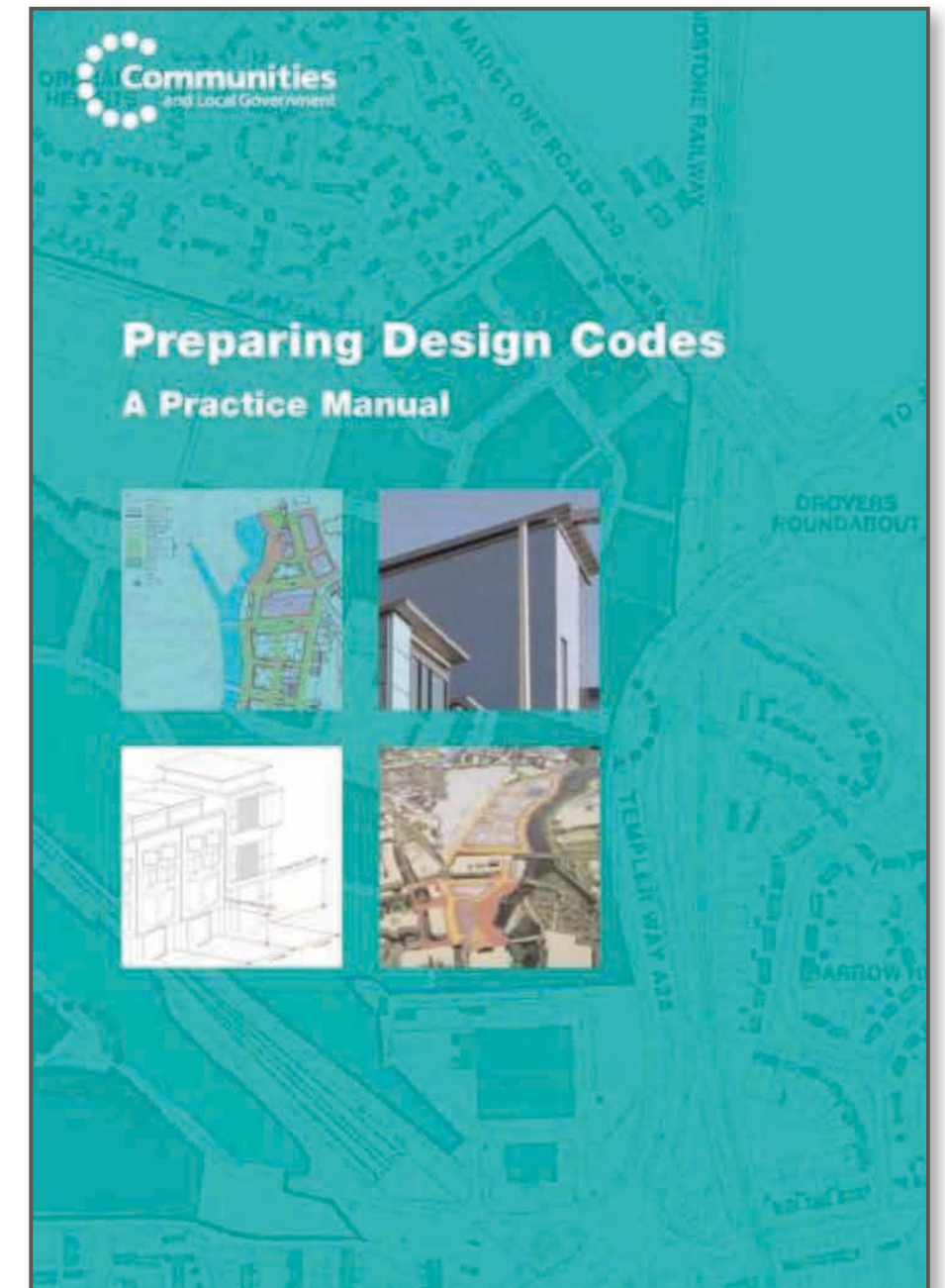
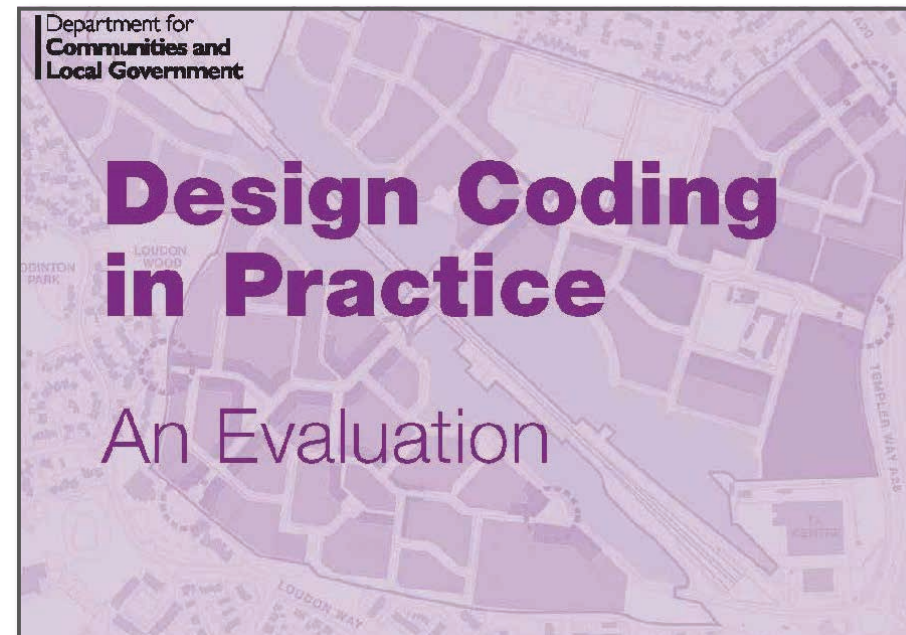


NATIONAL DESIGN CODE GUIDANCE

NATIONAL MODEL DESIGN CODE

The National Model Design Code provides detailed guidance on the production of Design Codes, guides and policies to promote successful design.

The National Model Design Code forms part of the government's planning practice guidance and expands on the ten characteristics of good design set out in the national design guide, which reflects the government's priorities and provides a common overarching framework for design.



WHAT MAKE A SUCCESSFUL DESIGN CODE?

A DESIGN CODE MUST BE...

- Approachable
- Understandable
- Easy to implement
- Adaptable
- Easy to navigate
- Easy to police
- Based on a single drawing that conveys as much information as possible (Framework/Regulatory Plan)
- Structured to create character, distinctiveness and environmental responsiveness
- Ability to adapt or revisit to allow for future change
- Elements of flexibility to allow proposals to come forward at RMA stage

DESIGN CODE PITFALLS:

DIFFICULT TO
NAVIGATE;

A LENGTHY
DOCUMENT WITH
NO OVERARCHING
DRAWING

DESIGN CODE STATUS & HIERARCHY

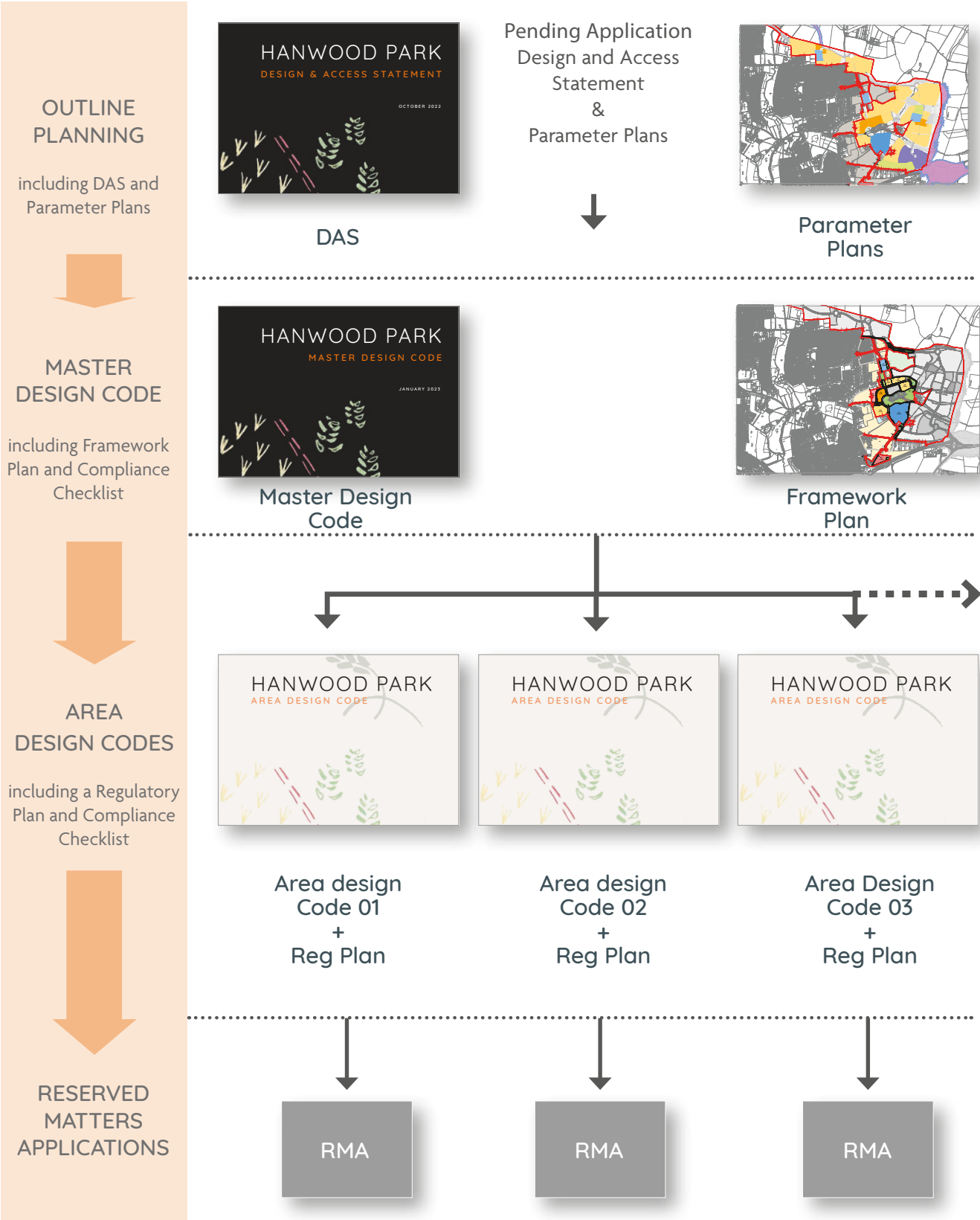
For Hanwood Park, the design coding structure is split into two parts: a Master Design Code (MDC) followed by subsequent Area Design Codes (ADCs).

THE MASTER DESIGN CODE

- The MDC will take the parameters established in the outline planning permission and develop them into an overall Framework Plan. The MDC also establishes a structure within which future ADC's can come forward.
- The MDC will function at a more strategic level and coordinate site-wide masterplanning elements to ensure that each phase comes together as a coherent whole.

AREA DESIGN CODES

- Subsequent ADCs will enable coding for phases with realistic timeframes within the duration of the project and will cover more detailed parcel and plot level design elements.
- Given the scale of Hanwood Park and its phased delivery programme, this approach allows flexibility for different areas of the site to be developed alongside ongoing on-site operations. It also ensures the development can adapt to emerging standards, new technologies, and market changes, while incorporating the views of both the existing and future community.



STRUCTURE & METHODOLOGY OF THE MASTER DESIGN CODE

Structure

The Master Design Code is accompanied by a 'Framework Plan' which graphically sets out all mandatory requirements for the site.

The structure of the MDC follows the same structure as the key on the Framework Plan. Requirements of the Framework Plan are set out in more detail within the MDC and therefore these documents must be read in conjunction.

The code is divided into four chapters:

Part A: Introduction

Part B: Vision, Background, Context

Part C: Strategic Spatial Elements

Appendices

Part D: Urban Design Principles

Appendices

Part A: Introduction

Sets out the purpose, status and planning hierarchy of the MDC. It clarifies elements of that are mandatory design fixes and those that are 'illustrative' offering design guidance. The chapter also introduces

the Framework Plan and explains how to read it alongside the MDC.

Part B: Vision, Background, Context

Summarises the relevant background information, including the vision, key design principles & concepts, site constraints.

Part C: Strategic Spatial Elements

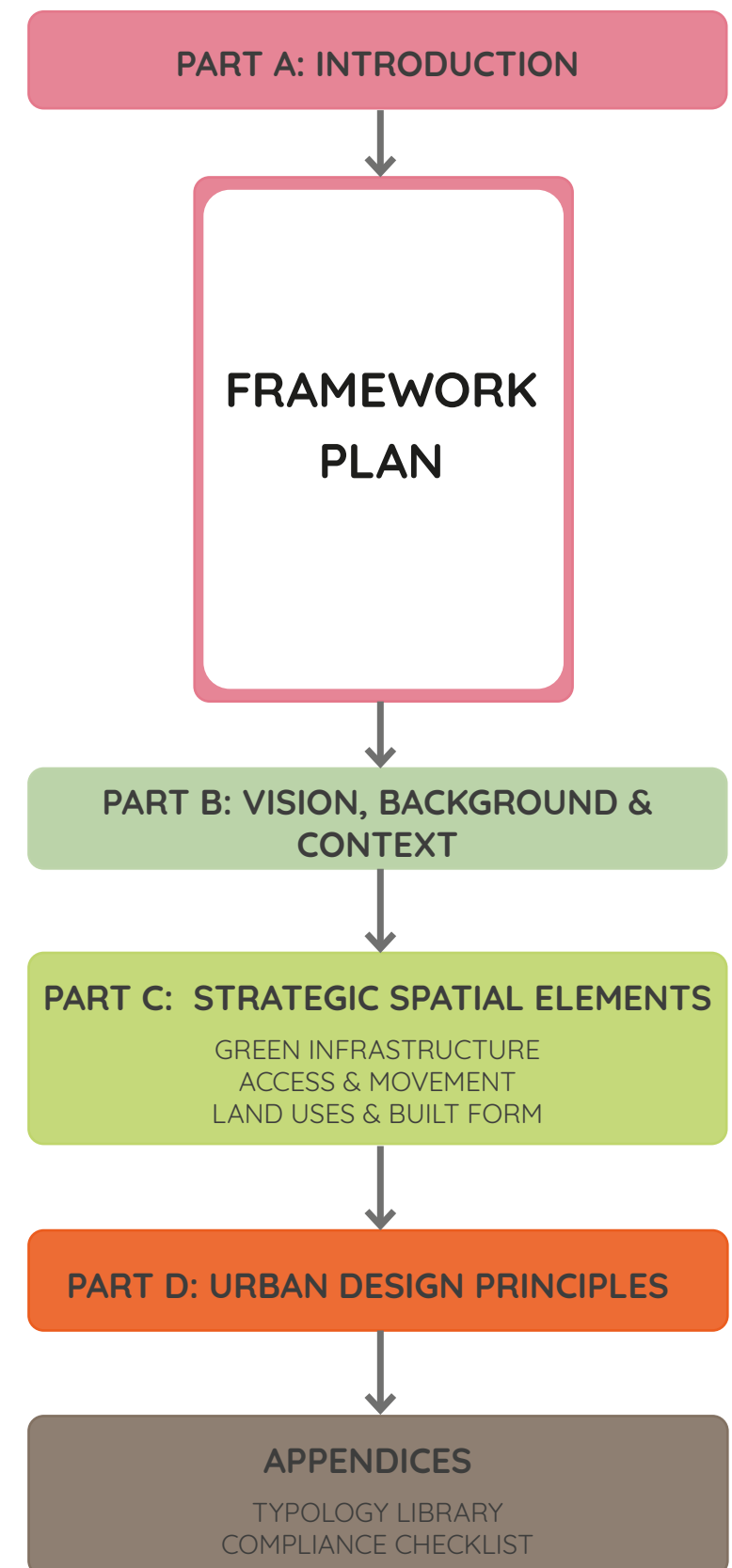
Explains the strategic components and parameters of the masterplan such as the urban neighbourhoods, green infrastructure, pedestrian/cycle movement, street hierarchy, and built form land uses.

Part D: Urban Design Principles

Provides general layout principles for the built form including aspect & orientation, frontages addressing the public realm and celebrating entrances & corners among others.

Appendices:

Sets out the typology libraries and template of the MDC Compliance Checklist.



HOW TO READ THE MASTER DESIGN CODE & THE FRAMEWORK PLAN (DRAFT)

THE FRAMEWORK PLAN

CONTEXT

- Master Design Code Boundary
- Junction 10A Extents

NEIGHBOURHOODS & PLACEMAKING

- DC District Centre Neighbourhood
- PO Poplars Neighbourhood
- BE Boughton End Neighbourhood
- AB Alledge Brook Neighbourhood
- BA Barton Neighbourhood
- Residential
- Education
- Mixed-use & Community Facilities
- Employment
- Hotel / Leisure
- Areas already constructed or with RM approval

GREEN & BLUE INFRASTRUCTURE

- Existing Assets
 - Existing Woodlands
 - Existing Water Bodies
- Green Components
 - Ise Valley Gateway
 - Warkton Park
 - Green Links
 - Poplars Walk
 - Shaft Field Green
 - Stubb Spinney Allotments
 - Cranford Meadows
 - Central Open Space
 - Alledge Brook Woods
 - Health & Wellbeing
 - Stubbs Common (FOS2)
 - Barton Park (FOS3)
 - NEAPS
 - LEAPS
 - Proposed Woodland
 - Proposed Allotments
 - Amenity Green Space

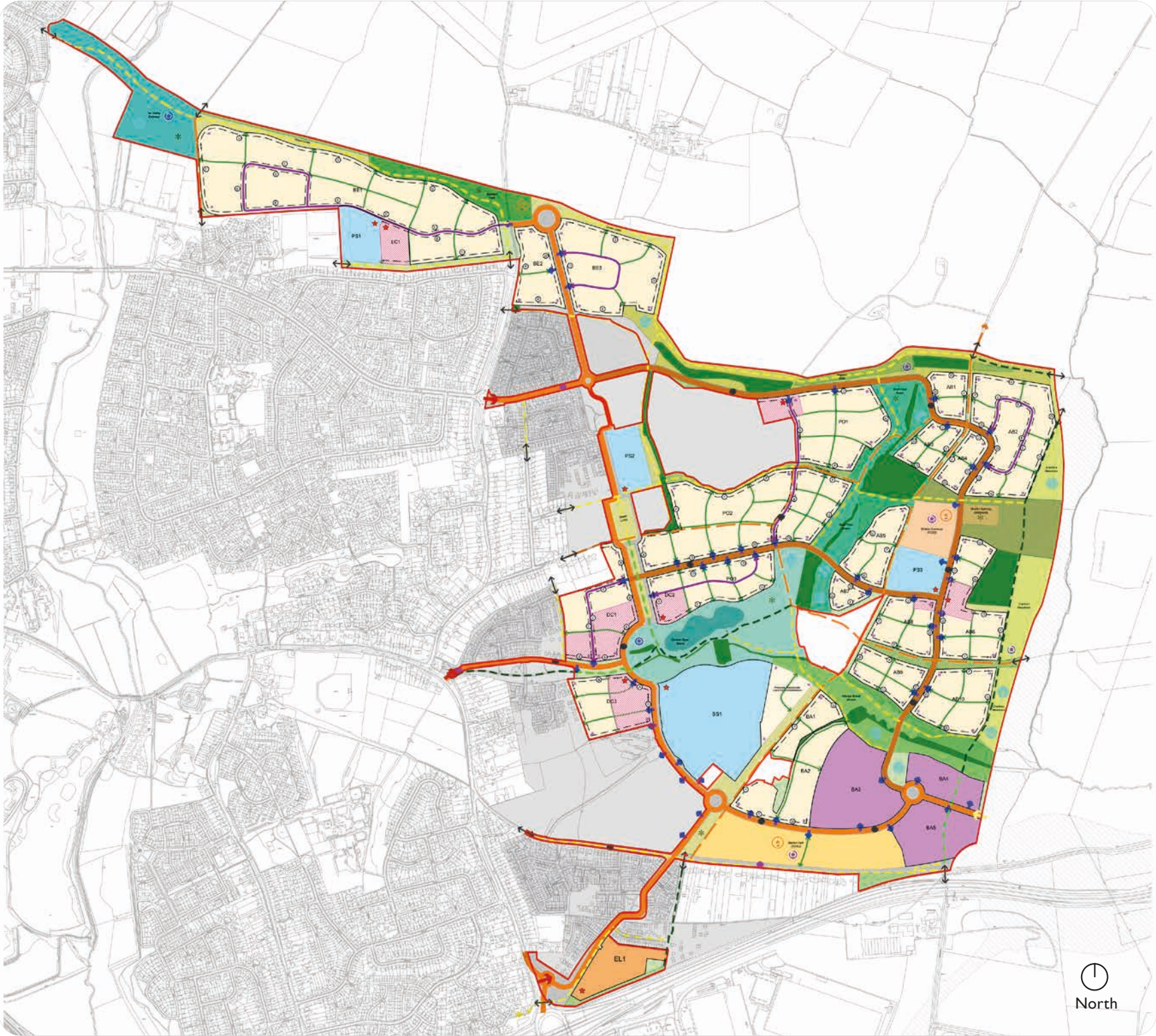
- Blue Infrastructure
 - Existing Attenuation Basins
 - Proposed Indicative Attenuation Basins
 - Proposed Swales / Ditches

MOVEMENT AND ACCESS

- Primary Site Access Points (All modes)
- Secondary Site Access Points (All modes)
- Active Travel Routes Site Access Points (Pedestrian/ Cyclist)
- Street Hierarchy
 - Primary Street (Formal)
 - Primary Street (Informal)
 - Secondary Street
 - Tertiary Street and Cross Parcel Permeability
- Active Routes Network
 - Existing Footpaths (PRoW)
 - Existing Bridleways (PRoW)
 - Rerouted Footpaths (PRoW)
- Indicative Multi-User Active Travel Route
- Public Transport Network
 - Existing Bus Stop Locations
 - Indicative Proposed Bus Stop Locations
- Access to Minor Routes & Parcels
 - Access Point: fixed location
 - Access Point: indicative location


BUILT FORM

- Landmark Buildings
- Marker Buildings
- Frontage Characters
 - District Centre Crescent
 - Formal Primary Street Frontage
 - Central Open Space Interface
 - Informal Primary Street Frontage
 - Secondary Street Frontage
 - Linear Green Edges
 - Rural Green Edge



DESIGN CODE COMPLIANCE

Applications for approval must comply with the Master Design Code (MDC) and relevant Area Design Code (ADC). Information within the Design Codes will be categorised as follows:

- **‘MUST’ / ‘MUST NOT’** – elements that are mandatory design fixes. Requirements within this category cannot be varied. Mandatory design fixes within tables will be marked with the symbol .
- **‘SHOULD’** – This category outlines recommended good practice that is expected to be followed. Variations from these requirements are only permissible through the compliance statement justification process. Departures from specific design principles or elements within the Design Codes will only be considered acceptable where a clear and robust rationale is provided. Justifications may include, for example, enhanced placemaking outcomes, responses to updated legislation or planning policy, technological innovations, or unforeseen site constraints. Any instances of non-compliance must be clearly explained and justified in the Compliance Checklist provided in the Appendices.
- **‘COULD / CAN / MAY’** – Optional design measures for consideration.

In some instances, good and poor examples are provided to help the understanding of the key principles. These are marked with green ticks or red crosses as below:



Good Example



Bad Example

DESIGN CODE COMPLIANCE

COMPLIANCE CHECKLIST

A Statement of Compliance will be required for each RMA and must include a completed MDC & ADC Compliance Checklist.

Images and/or overlays with supporting text should be provided to clearly demonstrate how the RMA responds to specific elements of the MDC and relevant ADC.

HANWOOD PARK MASTER DESIGN CODE

APPENDIX

HANWOOD PARK MASTER DESIGN CODE

APPENDIX

Reserved Matters Application Details:

Applicable Design Code:

Parcel Reference:

Developer:

Architect:

Landscape:

Highways:

Notes:

Wherever 'No' or 'Partial' is answered to any compliance question, an explanatory statement justifying non-compliance is required.

Explanatory statements will be submitted in support of the completed Compliance Checklist.

This MDC Compliance Checklist will be completed and submitted with all Reserved Matters Planning Applications.

Yes

Partial

No

N/A

Colour boxes as appropriate in black:

Part A: Introduction

Yes

Partial

No

N/A

Planning Background

Has the Applicant familiarised themselves with the Outline planning context and relevant documentation (including the Design & Access Statement)?

Compliance with Master Design Code

Has the Applicant understood the Master Design Code's role, its hierarchy and structure?

Has the Applicant understood how to read the Master Design Code?

Have 'Code Breaker' elements (refer to Design Code Compliance) been included in the proposals?

Has the Applicant provided the RMA submission requirements?

The Framework Plan

Are the proposals in accordance with the Framework Plan?

Does the submitted material includes a layout plan that is in accordance with the Framework Plan (i.e. has the proposal been overlaid on Framework Plan)?

Part B: Vision, Background & Context

Yes

Partial

No

N/A

Vision for Hanwood Park

Does the proposal accord with the aspirations and vision for Hanwood Park?

Key Constraints & Opportunities

Does the proposal respond to the relevant strategic site wide features and constraints?

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HANWOOD PARK MASTER DESIGN CODE

APPENDIX

HANWOOD PARK MASTER DESIGN CODE

APPENDIX

Part C: Strategic Elements (continued)

Yes

Partial

No

N/A

Placemaking & Neighbourhoods

Does the proposal comply with the Placemaking and Legibility Plan?

Which of the 'Neighbourhoods' are applicable to this application?

District Centre

Poplars

Boughton End

Allridge Brook

Barton

Does the proposal broadly accord with the design features guidance outlined within the applicable Neighbourhoods?

Green & Blue Infrastructure

Does the proposal comply with the strategy for Existing Assets and Vegetation?

Does the proposal comply with the Green Infrastructure Influences?

Does the proposal comply with the Green Infrastructure Framework?

Which Green Infrastructure components are applicable to this application?

Use Valley Gateway

Wankton Park

Green Links

Poplars Walk

Snail Field Green

Stubbs Common (FOS2)

Stubbs Spinney Allotments

Cranford Meadows

Central Open Space

Allridge Brook Woods

Barton Park (FOS3)

For each of the applicable Green Infrastructure components, does the proposal comply with the following guidance?

Size?

Function?

Character?

Does the proposal comply with the Blue Infrastructure Strategy?

Does the proposal comply with the SUDs Design & Water Management Principles?

Does the proposal comply with the Ecology and Biodiversity Strategy?

Does the proposal comply with the Health and Wellbeing Strategy?

Does the proposal comply with the Play Strategy?

Does the proposal comply with the Sports Strategy?

Does the proposal comply with the Productive Landscapes Strategy?

Part C: Strategic Elements

Yes

Partial

No

N/A

Does the proposal comply with the Public Art Strategy?

Does the proposal comply with the Wayfinding Strategy?

Does the proposal comply with the Soft Landscaping Strategy?

Does the proposal comply with the Hard Landscaping Strategy?

Does the proposal comply with the Street Furniture Strategy?

Does the proposal comply with the Materials & Street Furniture Execution Principles?

Does the proposal comply with the Climate Resilience and Biosecurity Strategy?

Does the proposal comply with the Utility Screening Principles?

Access & Movement

Does the proposal comply with the Street Hierarchy Strategy?

Does the proposal comply with key design principles for each Street Typology?

Primary Streets

Secondary Streets

Tertiary Streets

Level Surface Streets As Space

Does the proposal comply with key design principles outlined within the Speed Restraint Features?

Does the proposal comply with the Active Travel Routes & Access For All Strategy?

Does the proposal comply with key design principles for each Active Travel Route Typology?

Primary Active Travel Route

Secondary Active Travel Route

Tertiary Active Travel Route

Does the proposal comply with the Public Transport Strategy?

Does the proposal comply with the Parking Strategy?

Does the proposal comply with the Lighting Strategy?

Does the proposal comply with the Utilities Strategy?

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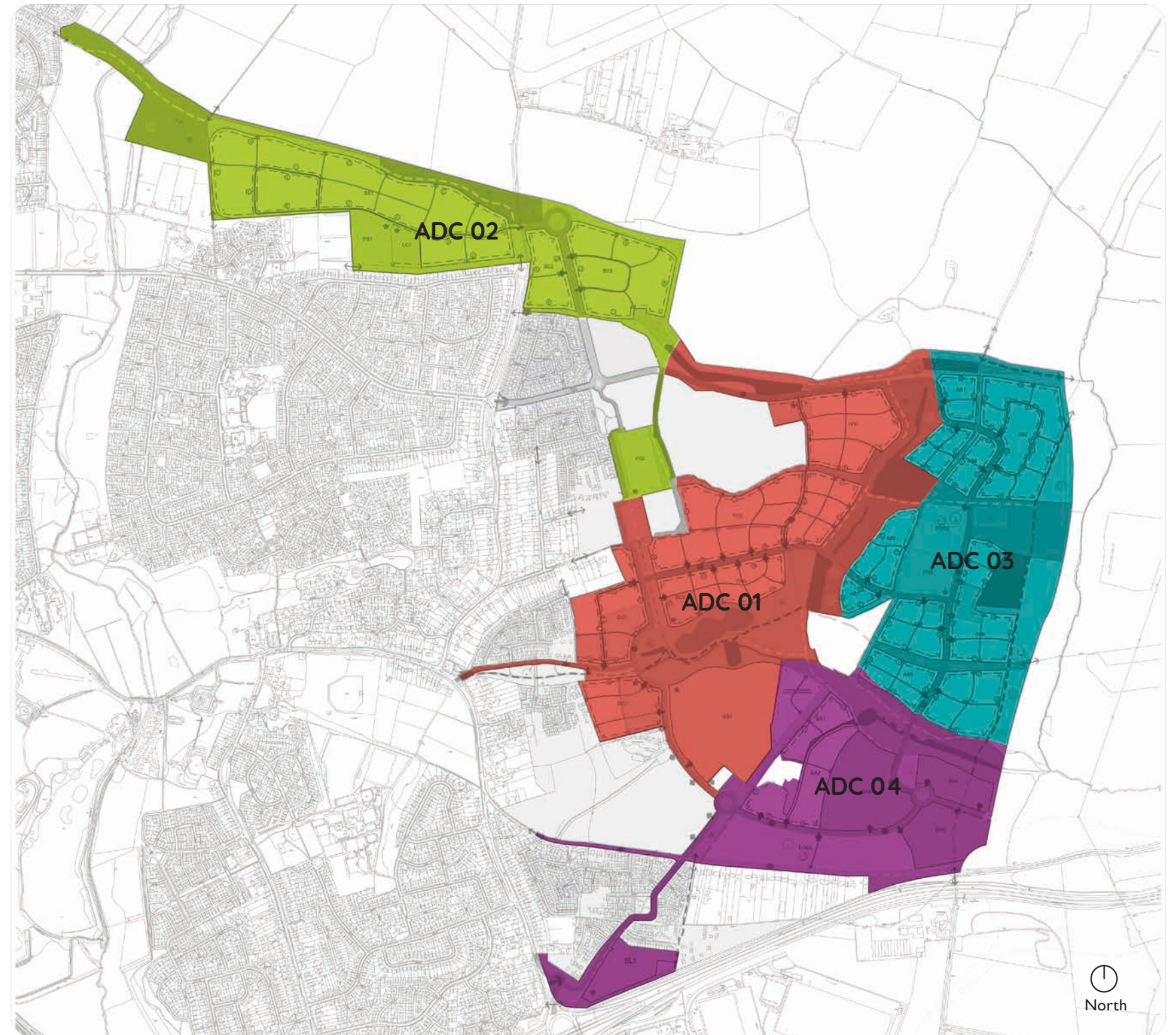
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AREA DESIGN CODES

INDICATIVE EXTENTS OF FUTURE AREA DESIGN CODES

The plan adjacent indicatively sets out the areas that may be covered by future Area Design Codes (ADC).

The order and extent of the ADCs may vary from that set out on the plan - the codes can come forward at varying stages reflecting the evolution regarding phasing and delivery of the development.



STRUCTURE & METHODOLOGY OF THE AREA DESIGN CODE 1

Structure

The Area Design Code is accompanied by a 'Regulatory Plan' which graphically sets out all mandatory requirements for the area.

The structure of the ADC follows the same structure as the key on the Regulatory Plan. Requirements of the Regulatory Plan are set out in more detail within the ADC and therefore these documents must be read in conjunction.

The code is divided into four chapters:

Part A: Introduction

Part B: Vision, Background, Context

Part C: Spatial Elements

Part D: Detailing The Place

Appendices

Part A: Introduction

Sets out the purpose, status and planning hierarchy of the ADCs. It clarifies elements of the ADC that are mandatory design fixes and those that are 'illustrative' that offer design guidance. The chapter also introduces the Regulatory Plan and explains how to read it alongside the ADC.

Part B: Vision, Background, Context

Summarises the relevant background information, including a recap of the Hanwood Park Vision and specific sustainability targets and site constraints pertinent to the ADC.

Part C: Spatial Elements

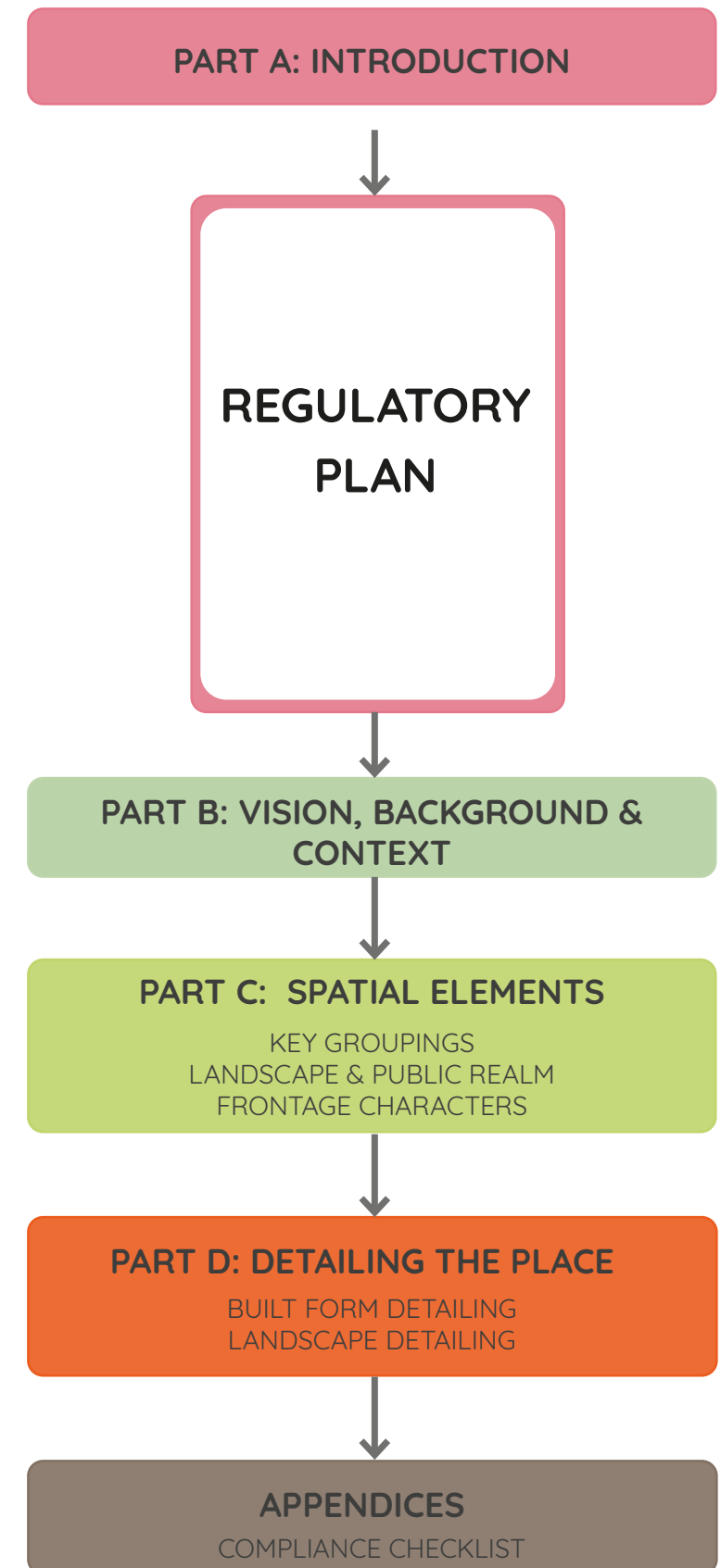
Sets out the specific spatial elements for the Area Design Code providing design principles for specific Green Infrastructure and Built Form components for this ADC.

Part D: Detailing The Place

Provides design principles on the detailing elements of the landscape, public realm and built form.

Appendices

Contains instructions on how to complete the template of the ADC Compliance Checklist for inclusion in a Compliance Statement. This must be completed and submitted alongside any future Reserved Matters Applications.



AREA DESIGN CODE 1 - THE REGULATORY PLAN (DRAFT)

THE REGULATORY PLAN

CONTEXT

Area Design Code 1 Boundary

NEIGHBOURHOODS & PLACEMAKING

- DC District Centre Neighbourhood (Refer to MDC)
- PO Poplars Neighbourhood (Refer to MDC)
- Residential (Refer to Built Form Chapter)
- Education (Refer to Key Groupings Chapter)
- Mixed-use & Community Facilities (Refer to Key Groupings Chapter)
- Areas already constructed or with RM approval

KEY GROUPINGS

- Central Open Space
- District Centre
- Local Centre
- Central Avenue
- Woodland Gateway

GREEN & BLUE INFRASTRUCTURE

- Existing Assets
- Existing Woodlands
- Existing Water Bodies
- Green Components
- Central Open Space
- Shaft Field Green
- Poplars Walk
- Green Links
- LEAPS
- Proposed Woodland
- Proposed Allotments
- Amenity Green Space
- Blue Infrastructure
- Existing Attenuation Basins
- Proposed Indicative Attenuation Basins
- Proposed Swales / Ditches

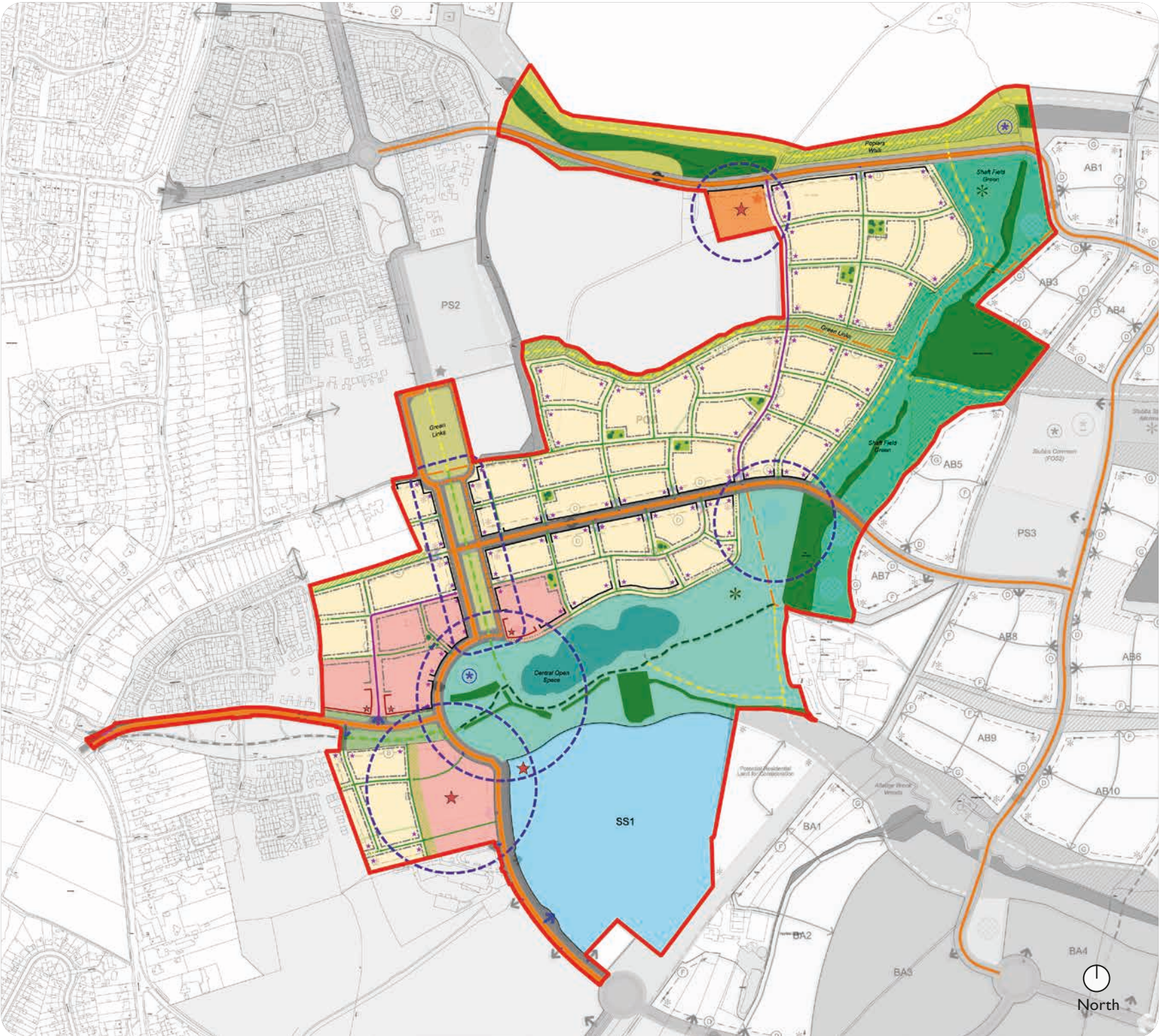
MOVEMENT AND ACCESS

- Primary Site Access Points (All modes)
- Secondary Site Access Points (All modes)

- Active Travel Routes Site Access Points (Pedestrian/ Cyclist)
- Street Hierarchy
 - Primary Street (Formal) - (Refer to MDC)
 - Primary Street (Informal) - (Refer to MDC)
 - Secondary Street - (Refer to MDC)
 - Indicative Tertiary Street and Cross Parcel Permeability - (Refer to MDC)
- Active Routes Network
 - Existing Footpaths (PRoW) - (Refer to MDC)
 - Existing Bridleways (PRoW) - (Refer to MDC)
 - Rerouted Footpaths (PRoW) - (Refer to MDC)
 - Indicative Multi-User Active Travel Route - (Refer to MDC)
- Public Transport Network
 - Existing Bus Stop Locations - (Refer to MDC)
 - Indicative Proposed Bus Stop Locations - (Refer to MDC)
- Access to Minor Routes & Parcels
 - Access Point: fixed location
 - Access Point: indicative location

BUILT FORM

- Landmark Buildings - (Refer to MDC)
- Marker Buildings - (Refer to MDC)
- Continuous built form frontages
- Indicative Built form frontages addressing secondary and tertiary streets
- Indicative non-residential built form frontages
- Indicative Pocket Parks
- Indicative Residential Courtyards
- Frontage Characters
 - District Centre Crescent
 - Formal Primary Street Frontage
 - Central Open Space Interface
 - Informal Primary Street Frontage
 - Secondary Street Frontage
 - Linear Green Edges
 - Rural Green Edge



PROBLEMS, DREAMS & SOLUTIONS WORKSHOP



PROBLEMS, DREAMS & SOLUTIONS WORKSHOP

Participants write issues, dreams, and solutions on post-it notes and place them on a designated board or map.

The notes are then grouped by themes, such as transport, public spaces, or sustainability, to identify common priorities and key discussion points.



NEXT STEPS



NEXT STEPS



