

### Appendix 3 Urban Codes SPD Comments

Full Name	Organisation Details	Consultation Point - Please state which section, paragraph, page, figure or table you wish to comment on.	State Opinion - Please state your comment or select to make a general comment	Reasons for comment:	KBC Officer Response
Miss Rachael Bust	Chief Planner/Principal Manager Coal Authority	All	No opinion	Thank you for consulting The Coal Authority on the above.I confirm that we have no specific comments to make on this document at this stage.	Noted.
Mr Robin Shrive	Councillor Broughton Parish Council	all	General Comment	As a parish council of an out lying village it is difficult to pass comment on individual areas without more of a local knowledge.  This document would be of more benifit to local town councillors  As a general comment from visitors using the town attention to both parking and pedestrian thoroughfares have a high piority.	
Mrs Kerrie	Planning Liaison Officer	Surface Water Drainage	Strongly Agree	There are key oppotunities within Kettering Town Centre, throughout the different quarters to implement the use of sustainable drainage	Noted. The Kettering Town Centre AAP sets out the policy framework for SUDS for the

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Ginns	Environment Agency			<p>techniques, which considers rainfall run-off.</p> <p>Sustainable Drainage Systems (SuDS) techniques aim to control surface water run-off as close to its origin as possible, often mimicking the natural processes for undeveloped land and resulting in the continued recharge of groundwater. These systems also mitigate some of the adverse impacts of surface water discharges to receiving water bodies, such as flooding and pollution.</p> <p>Drainage features that can contribute to recharging local groundwater reserves include: porous pavements, swales, storage basins and soakaways. Appropriate techniques should be used in order to maintain natural patterns of drainage, without transferring pollution to groundwater.</p> <p>All works should ensure that flood risk is not increase and, where possible, reduced.</p> <p>The hierarchy for surface water disposal, encourages a SuDS approach and support for the SuDS approach to managing surface water run-off is set out in paragraph 22 of Planning Policy Statement 1 (PPS): Delivering Sustainable</p>	<p>Plan Area. Additional detail to do with Surface Water Drainage will be addressed in the forthcoming Surface Water Management Plan and associated Slade Brook Green Infrastructure Strategy.</p>

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				<p>Development and in more detail in Planning Policy Statement 25: Development and Flood Risk at Annex F. Under Approved Document Part H of the Building Regulations 2000 the first option for surface water disposal should be the use of SuDS, which encourage infiltration e.g. soakaways or infiltration trenches. These should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.</p> <p>The Urban Codes provide a good opportunity to reduce surface water run-off and to include SuDS as part of the overall surface water drainage strategy. Further information on SuDS can be found in;</p> <ul style="list-style-type: none"> <li>• PPS25 page 33 Annex F</li> <li>• PPS25 Practice Guide</li> <li>• CIRIA C522 document Sustainable Drainage Systems-design manual for England and Wales</li> <li>• CIRIA C697 document SUDS manual</li> <li>• the Interim Code of Practice for Sustainable</li> </ul>	

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				Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's web site at: <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a> and CIRIA's web site at <a href="http://www.ciria.org.uk">www.ciria.org.uk</a> .	
Mrs Kerrie Ginns	Planning Liaison Officer  Environment Agency	Green Infrastructure	Strongly Agree	We support the inclusion of Green Infrastructure as a priority given the recognised health and well-being benefits, as well as potential water, air, land and climate change benefits that Green Infrastructure can deliver.	Noted. Additional detail to do with Green Infrastructure will be addressed in the forthcoming Slade Brook Green Infrastructure Strategy.
Mrs Kerrie Ginns	Planning Liaison Officer  Environment Agency	Open Green Space	Strongly Agree	5. The Station Quarter pg 30 – Opportunities for Open green space  We support the requirements for to provide open space which includes the provision of space for flood attenuation.  Areas of open space, as well as increasing and enhancing the ecology and habitat, could also provide opportunities to reduce flood risk and store any excess surface water.	Noted. The Urban Codes set out requirements for open space creation in the Station Quarter, supplementing the information in The Kettering Town Centre AAP. Additional detail to do with multifunctional open space which can include the provision of space for flood attenuation will be addressed in the forthcoming Surface Water Management Plan and associated Slade Brook Green

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					Infrastructure Strategy.
Mrs Kerrie Ginns	Planning Liaison Officer  Environment Agency	5/5.1 Opportunities	Strongly Agree	We support the production of a Green Infrastructure Strategy for Slade Brook and will encourage opportunities to reduce flood risk by participating in this process	Noted. The Environment Agency will be key partners in the project to produce the forthcoming Surface Water Management Plan and associated Slade Brook Green Infrastructure Strategy.
Mrs Kerrie Ginns	Planning Liaison Officer  Environment Agency	6/6.11 Opportunities/Key Principles	Strongly Agree	<p>We support the production of a Green Infrastructure Strategy for Slade Brook and will encourage opportunities to reduce flood risk by participating in this process. There are significant opportunities to increase the access and easement corridor adjacent to the Slade Brook.</p> <p>Opportunities to increase the access and easement corridor adjacent to the Slade Brook should be incorporated into the design layout and landscaping proposals as part of a strategic measure(s) to reduce flood risk from the watercourse. The Environment Agency would wish for the byelaw distance of 9.0m to be left available so that we can undertake our duties.</p> <p>Betterment in terms of flood risk should also be considered, for example by making space for</p>	Noted. Additional detail to do with multifunctional open space which can include the provision of space for flood attenuation will be addressed in the forthcoming Surface Water Management Plan and associated Slade Brook Green Infrastructure Strategy, in which the Environment Agency will be key partners.

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				water which can provide valuable green space which can be used for water storage when required, as well as providing biodiversity and recreational benefits.	
Mrs Kerrie Ginns	Planning Liaison Officer Environment Agency	7 - Urban code/Skyline and roofscape	Strongly Agree	We support the inclusion of Green roofs on new development as they are a SuDS technique used to reduce the rate or total amount of surface water run-off. Green roofs can even be used in the most constrained sites. Small scale green roofs can also keep the building cool in the summer and provide thermal insulation in the winter.  There is also potential to retro-fit green roofs on existing buildings where appropriate	Noted. The Urban Codes encourage green roofs in several quarters.
Ms Rose Freeman	Planning Assistant The Theatres Trust	General	No opinion	We are confused that the Contents list indicates The Cultural Quarter section from page 52 but this Quarter isn't listed in the table at para.1.1.1. in the Introduction on page 2. Figure 1.1 on page 2 shows the Cultural Quarter but not the Southern Quarter and there is no section in the document on The Southern Quarter. Presumably the Cultural Quarter is also the Southern Quarter and we suggest this inconsistency is rectified for clarity and consistency. Your excellent theatre doesn't appear in any quarter although logically it	Noted. The table at para 1.1.1 is incorrect and should reference the Cultural Quarter, reflecting the change in name to the Quarter following the Kettering Town Centre Area Action Plan's (AAP) examination.  The theatre falls outside the Plan Area covered by the AAP and supporting SPDs.

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				should be in the Cultural Quarter.	
Mr Mike Sawford		All Sections	General Comment	The Urban Codes SPD gives good guidance for design led regeneration in keeping with the character of Kettering.	Noted.
MR PHILIP EVANS	Principal Philip Evans Architect	General	General Comment	In principle, I support the Urban Codes proposals.	
Mrs Monica Ozdemir	Secretary KETTERING CIVIC SOCIETY	All	General Comment	The Civic Society has carefully studied the draft report the general content of which is excellent. It would have been invaluable to Kettering at the time the Newland Centre was being planned.	Noted
Mrs Monica Ozdemir	Secretary KETTERING CIVIC SOCIETY	1.1.1	General Comment	1.1.1 Renumber Table 1.1 Summary as 'introduction' to the document.  Point 8/7 The Cultural Quarter (not Southern Quarter)	Reference to the Southern Quarter has been altered.
Mrs Monica	Secretary KETTERING	1.1.5	General Comment	Could have the following extra word "Each of the nine (not eight) Urban Quarters/Character Areas.	The adopted Kettering Town Centre AAP establishes eight quarters.

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Ozdemir	CIVIC SOCIETY				
Mrs Monica Ozdemir	Secretary  KETTERING CIVIC SOCIETY	Page 6	General Comment	This page includes 8 distinctive photographs which are very good in showing Kettering's unique character. Following sections have equally good illustrations.	Noted
Mrs Monica Ozdemir	Secretary  KETTERING CIVIC SOCIETY	Page 12 Point 2.4 Newlands/Wadcroft	General Comment	Add to sentence 4 "Feature high quality innovative design and materials which sensitively respond to the built heritage of the surrounding character area (Not the Newlands Centre in Gold Street).	Noted. Document will be amended as outlined above.
Mrs Monica Ozdemir	Secretary  KETTERING CIVIC SOCIETY	Page 14	General Comment	It is very questionable as to whether the photographs at the bottom of the page are either appropriate or reflect the intentions of the Urban Code. "NEXT" particularly has no Kettering scale.	Noted. The photos as shown at the bottom of page 14 are merely examples of building lines and frontages. 'Next' in particular shows how corners can be addressed. It is not intended that these photos should set the scale or proportion of development suitable for Kettering.
Mrs Monica	Secretary  KETTERING CIVIC SOCIETY	Page 17 The Yard Urban Code	General Comment	This part of the Urban Code makes no mention of vehicular deliveries and shop owners vehicles. Where will they make deliveries and park?	Access for deliveries will be considered as part of any future development scheme for this area. However, potentially



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Ozdemir					deliveries could be taken from Bridewell Lane. Staff car parking can be accommodated through the existing town centre car parking.
Mrs Monica Ozdemir	Secretary  KETTERING CIVIC SOCIETY	The Station Quarter	General Comment	<p>Figure STQ 2. Character Area AAP development sites</p> <p>Making visual reference to the station frontage, the plan could include “The Kettering’s Gateway”, an office development spanning over the railway lines heralding to visitors that they have arrived at Kettering and how special and important the town is.</p> <p>It should be included in opportunities.</p> <p>The aerial view on page 32 hints at how important this could be.</p> <p>There is some concern that STQ1 and STQ2 could be damaging to the natural and use setting of the Lake Drive/Kettering Approach. The emerging Slade Brook policy could include this area.</p>	The Kettering Town Centre AAP makes reference to the importance of the Station Quarter as a key gateway into Kettering Town Centre. It is not the intention of this SPD to repeat the content of the AAP. Development at sites SQ1 and SQ2 will actually enhance areas of open space in this location and create an attractive entrance to the town centre.
Mrs	Secretary	The New Residential Quarter	General Comment	There are concerns over NRQ10 and NRQ11 trespassing into the park. There is opportunity to	Noted. The adopted Kettering Town Centre AAP designates

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Monica Ozdemir	KETTERING CIVIC SOCIETY			screen the new gardens of properties between NRQ11 and NRQ12 but vehicular access and types of dwellings are very important. There are concerns over inappropriate “affordable housing” blighting the park.	these sites as housing sites. All housing will be designed to a high standard in accordance with the Urban Codes.
Mrs Monica Ozdemir	Secretary KETTERING CIVIC SOCIETY	The Cultural Quarter	General Comment	<p>Recognition of the “Cultural Quarter in the code is welcome.</p> <p>The Civic Society has taken the view that the area could further recognise “Cultural and Civic Function”.</p> <p>The Civic Society vision is shown in the following illustrative plan.</p> <p>It includes extending the rear of the Council Offices with a modern style to add to the present uses Local Government Offices, Inland Revenue presence, Blood Transfusion Service, Marriage Registry, Magistrates Court and other organisations presently operating in the reception area.</p> <p>Landscape the lower car park</p> <p>Extend the Alfred East Art Gallery into that</p>	Noted. Criteria for the development of this site has been set out in Policy 23 of the adopted Kettering Town Centre AAP.

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				landscape	
				Redevelop the canteen	
				Build a historically sensitive multi-storey car park along London Road with top storey conference centre.	
				Extend the cemetery chapels with modern building for the complete building to become a Multi faith Centre.	
				Redevelop the Police Station/Court and Registry office site.	