

Consideration of Consultation Comments to Wappenham VDS with SNC's Response

Item	Respondent Number	VDS Document	For/ Organisation	Document Part/ Chapter	Comment	SNC Response
001	01	Wappenham	English Heritage	General	Do not propose to submit any comments. We have just published a new document in partnership with ACRE, which villages involved in these local initiatives may find of assistance.	Comments noted. No change.
002	02	Wappenham	Individual	General	It is my understanding that the principal objectives of a VDS are those as outlined below: 1. to describe the distinctive character of the village and the surrounding countryside; 2. to show how character can be identified at 3 levels: the landscape setting of the village, the shape of the settlement, and the nature of the buildings themselves; 3. to draw up design principles based on the distinctive local character; 4. to work in partnership with the Planning Service in the context of existing local planning policy, and to influence future policies.	Comments noted. There is no formal guidance relating to Village Design Statements, and setting out what a VDS must contain, and the process it needs to go through, however good practice has been written by several bodies including Natural England and Countryside Agency. No change.
003	02	Wappenham	Individual	General	In support of these objectives Natural England define that to be an effective VDS it: is developed, researched, written and edited by local people; is representative of the views of the village as a whole; has involved a wide section of the village community in its production; describes the visual character of the village; demonstrates how local character and distinctiveness can be integrated into new developments; is compatible with the statutory planning system (both local and national policy); is suitable for approval as a material consideration when determining planning applications; is applicable to all forms and scale of development, and; is about managing change in the village, not preventing it.	Comments noted. There is no formal guidance relating to Village Design Statements, and setting out what a VDS must contain, and the process it needs to go through, however good practice has been written by several bodies including Natural England and Countryside Agency. No change.

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004	02	Wappenham	Individual	General	The primary objective of the Wappenham VDS appears to prevent unpopular planning decisions rather than to describe and draw up design principles based on the distinctive local character of the village. The research the VDS is based upon is from 2001-2004 and although a revision was made in 2010 this appears to have been cosmetic and no additional research or community consultation has taken place. This means the VDS does not take into consideration the views of people who have moved into the village over the last 7 years or recent events such as the flooding of 2007.	Comments noted. Consultation recently undertaken on the 2010 revised VDS has ensured that current residents of Wappenham have had an opportunity to comment. No change.
005	02	Wappenham	Individual	General	References to some specific properties in the VDS appear to be justifications for previous planning permissions rather than assisting to define the distinctive character of the village. The opinion that the 1970's extension does not detract from the 19th century stone facade is subjective and suggesting that it contributes to the visual environment of the village is a personal view of one of the authors of the VDS. This is not a view shared by many in the village.	A VDS is a document setting out design principles written by the Wappenham Village Action Plan Committee as a record of what they want to see in terms of design. Whilst it is to be adopted as a Supplementary Planning Document the guidance within it also needs to be read against national and District planning policy and guidance which have a stronger weight in planning law. The VDS is a document setting out design principles and is based on the views of the local community, setting out what they view as design considerations that should be taken into account in new developments. No change.

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006	02	Wappenham	Individual	Section 2.1 & 2.2	The references to the Design Principles change from DP-1 to Design Principle 1 within the document. These should remain consistent to avoid confusion. Having the list of Design Principles summarised in section 2.1 adds little value and could lead to confusion if the design principles are taken in isolation of section 2.2 where they have greater clarity and context.	Comments noted. Section 2.1 provides a useful summary of all the design principles set out in the document whilst section 2.2 describes them in greater detail against a background of why the authors of the VDS consider them to be important. It is not felt that the use of DP-1 in the summary and Design Principle 1 in section 2.2 results in confusion. No change.
007	02	Wappenham	Individual	Section 2.2.1 Para 12	In Section 2.2.1 Para. 12, Silver Lake is referred to as a valued amenity for the village. This should be amended - villagers are not allowed to walk around the lake, are actively discouraged from feeding the local wildlife and it is rarely used for fishing by villagers. Silver Lake poses a flood risk to a number of properties in the village, an appropriate Design Principle should be included on this point. Silver Lake is a large raised reservoir therefore any planning permission sought would be subject to complex regulation under the Flood and Water Management Act 2010. The impact of alterations to Silver Lake would have a significant consequence for a number of the village residents and properties, therefore the "support and protection" of Silver Lake should not be included in this VDS. Other alterations to aspects of Silver Lake including the current car park should also be considered carefully as evidence indicates this car park is being misused by 3rd parties outside of the village. Further alterations could encourage abuse of this area detracting from the peaceful village environment.	Silver Lake (Wappenham Water) is considered by the Village Action Plan Committee to be a valued amenity for the village. However the VDS does not have the power to give it protection in planning law, since it is not a land use document. This would be the role of Development Plans especially the SNC Rural Settlements DPD. It is proposed to amend the VDS to take account of the comments of both the Environment Agency and Anglian Water that new development must not result in further pressure on the water environment or add to flooding risk. No change.

Item	Respondent Number	VDS Document	For/ Organisation	Document Part/ Chapter	Comment	SNC Response
008	02	Wappenham	Individual	General	<p>Due to the age of the document and the lack of recent village consultation there are subjects not covered by the VDS which should be addressed: 1. Protection of the use of agricultural land; 2. Localised flooding concerns: Part of the village is contained in a valley which has in recent times been affected by localised flooding, the topographical layout of the village and any considerations for future developments related to this have not been considered as part of the VDS; 3. The impact of solar panelling on the village roof scape: This has become more prevalent in recent times and has a bigger impact on the village street scene than sky lights and dormer windows.</p>	<p>Any planning applications for new developments also need to be weighed against Development Plan documents and government planning guidance which provide guidance on the issues mentioned - safeguarding of agricultural land, localised flooding issues and renewable energy. The Council is shortly to prepare additional local guidance on renewable energy including examining the impacts of small householder energy schemes such as solar panels.</p> <p>No change.</p>
009	02	Wappenham	Individual	General	<p>The prescriptive nature of some of the Design Principles effectively turns them into planning conditions which will restrict change within the village. Other Design Principles have wider reaching implications which have not been fully considered.</p>	<p>The VDS gives an indication of the issues which concern residents in terms of design within the village. It will be weighed against Development Plan documents and government planning guidance which have a greater weight in the determination of planning applications.</p> <p>No change.</p>

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010	02	Wappenham	Individual	Section 2.2.2 Design Principle 7	Section 2.2.2 Social and Economic (Design Principle 7) This Design Principle is contradictory to the South Northamptonshire Council Interim Rural Housing Policy, where it is clearly identified that Wappenham is not suitable for sustainable rural affordable housing. This is further compounded by the loss of the Post Office and Village Shop since the publication of this policy. Comparing this Design Principle to the Thursley VDS provides "Encourage commercial enterprises that will further enhance the parish and community and are of an appropriate scale." as most appropriate action point related to social and economic development which would meet the needs of Wappenham. If the local services required to sustain a larger rural community return to Wappenham then the SNC Rural Housing Policy will identify the need for sustainable affordable rural housing.	<p>The Council is beginning to prepare the Rural Settlements Development Plan Document that will consider the development needs of Wappenham over the next 10 - 15 years, including the need for market and affordable housing along with other forms of development. This DPD will supersede the Interim Rural Housing Policy.</p> <p>No change.</p>
011	02	Wappenham	Individual	Section 2.4.8 Design Principle 13-14 & 16	Section 2.4.8 Building materials and techniques: Stone (Design Principle 13 - 14) These design principles are too detailed and effectively form planning conditions. Brick (Design Principle 16) The use of Flemish bond or 'basket work' is restricted in its use to the central greenside area of Wappenham and is not common place in other areas. This design principle is too detailed and not reflective of the wider character of the village.	<p>It is accepted that the definition of building materials and techniques will differ according to the location of the village and is too detailed for the VDS.</p> <p>Amend design principle 14 on page 26 by deleting sentences 2 - 4 and replacing with following wording: "Boundary walls should also make use of local materials and techniques that make reference to the locality."</p> <p>Revise design principle 16 to read: "Within new developments developers should use local materials and techniques that make reference to the locality."</p>

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012	02	Wappenham	Individual	Section 2.4.8 Design Principle 20	Section 2.4.8 Social and Roof-scapes (Design Principle 20) Considerable focus has been placed upon dormer windows and roof-lights yet the larger impact of solar panels has not been considered as part of this Design Principle.	<p>The VDS gives an indication of the issues which concern residents in terms of design within the village. It will be weighed against Development Plan documents and government planning guidance which has a greater weight in the determination of planning applications. The Council is shortly to prepare additional local guidance on renewable energy including examining the impacts of small householder energy schemes such as solar panels.</p> <p>No change.</p>
013	02	Wappenham	Individual	Section 2.4.8 Design Principle 21	Section 2.4.8 Architectural Features (Design Principle 21) This Design Principle focuses on the features of buildings, there are features like the railings on Brookside that contribute to the character of the village in areas other than the centre of the village. These features warrant a mention in the VDS and should be protected and maintained appropriately.	<p>The VDS sets out design principles for the village as a whole. It should not examine each type of structure and building in different locations throughout the village.</p> <p>No change.</p>
014	02	Wappenham	Individual	Section 2.5.1 Design Principle 25	Section 2.5.1 Village highways and footpaths (Design Principle 25) The objective of the VDS is protecting the character of the village, rather than traffic management. This Design Principle should focus on the character of the main thoroughfare and lanes in Wappenham. The equivalent action point from the Thursley VDS would be "Maintaining the character of the rural lanes, footpaths and bridleways and avoiding road widening, excessive use of road markings and road signs, where they would detract from the character of the village."	<p>The VDS gives an indication of the issues which concern residents in terms of design within the village. It will be weighed against Development Plan documents and government planning guidance which has a greater weight in the determination of planning applications. Highways are a County Council matter and the design principle written by the village points out to the County the concerns that the residents have in relation to this issue.</p> <p>No change.</p>

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015	02	Wappenham	Individual	Section 2.5.3 Design Principle 27	Section 2.5.3 Utilities (Design Principle 27) This Design Principle is a desirable one however we must be pragmatic, enhancements to and developments of properties could be discouraged by a Design Principle which would have a significant cost impact. Any adoption of this Design Principle would only have a very localised benefit and we are unlikely to see this throughout the village for a long time.	The provision of utilities serving new development is the part of the consideration of planning applications and occurs on a case by case basis. No change.
016	02	Wappenham	Individual	Section 2.5.5 Design Principle 29	Section 2.5.5 Amenities (Design Principle 29) The village shop and post office are unfortunately no longer operating and this statement should be updated as such. This Design Principle is also misleading and could be interpreted by local land owners that they will have the full support of the Parish Council to apply for changes to their "amenities". Considering the comments above, Design Principle 29 should only apply to the remaining amenities: the village hall, playground, Church and Chapel.	Comments noted. Update VDS accordingly. Update para. 2.5.5 by deleting Village Shops and Post Office from the start of the paragraph. To end of paragraph add: "The Village Shop and Post Office have recently closed. In the event that they re-open this design principle will also apply to these facilities."

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017	02	Wappenham	Individual	General	This is a verbose document based on old research which in its current format will only serve as an excuse for the Parish Council to object to planning permission as opposed to effectively managing change. Although it could be considered that the document does meet the objectives of a VDS it does this in such a confused and prescriptive manner focusing on the central part of the village it does not meet the criteria for an effective VDS, specifically: 1. being representative of the views of the village as a whole; 2. involving a wide section of the village or town community in its production; 3. demonstrating how local character and distinctiveness can be integrated into new developments; 4. being suitable for approval as a material consideration when determining planning applications, and; 5. being about managing change in the village, not preventing it. The detailed nature of the document leaves me confused of the character of the village we are trying to protect.	Comments noted. It is agreed that the document does meet the objectives of a local VDS and has been subject to local consultation. It is considered appropriate for use as a material consideration in the determination of planning applications. But it will also need to be judged against national and local policy documents. No change.
018	02	Wappenham	Individual	General	Further research and consultation with the village should be carried out and this VDS rewritten to simplify its contents and ensure it is fully aligned to the objectives of a village design statement. This VDS should not be adopted in its current format as it will only lead to confusion for people seeking planning permission and an increase in administration and appeals for the South Northamptonshire Council.	Comments noted. The Council has been asked to consider the adoption of the document as an SPD. As drafter the document is appropriate as a VDS. If representatives from the community wish to write a revised document SNC will consider this in an appropriate way. No change.

019	03	Wappenham	Environment Agency	Section 2.4.6	<p><u>2.4.6 Roofing Materials</u> Green roofs could be used on many of the buildings. Green, living and intentionally vegetated roofs are becoming more common in the UK. Green roofs are one of the most readily-accessible sustainable technologies available to the construction industry and can be included as part of new buildings and (subject to structural checks), retro-fitted to existing buildings to provide the following benefits to the occupants of buildings, as well as the local setting: Sustainable Drainage; Biodiversity; Countering climate change and the urban heat island; Building performance enhancements; Amenity & health & wellbeing. Planning permission may be required before installation as it changes the appearance of the building. Green roofs must meet Building Regulations.</p>	<p>Comments noted. It is agreed that there is a need to ensure that new development (and existing development where possible) is sustainable, manages surface water and flood risk and encourages sustainable water use through a range of initiatives including green roofs, more efficient uses of water and greywater recycling.</p> <p>Add wording to end of para. 2.4.6 "The use of green vegetated roofs is becoming more widespread both for being retrofitted to older buildings and for new developments due to the benefits they bring for providing a sustainable drainage solution, increasing biodiversity, countering climate change, building performance enhancements and amenity, health and well being."</p>
020	03	Wappenham	Environment Agency	Section 2.4.11	<p><u>2.4.11 Garages and Car parking</u> Any new car parking area should be constructed to be permeable through the use of pervious paving eg. Grasscrete and grass crates.</p>	<p>Add text to para. 2.4.11 and Design Principle 24 in respect of ensuring that new parking areas are permeable to allow surface water runoff.</p> <p>Add to the end of penultimate sentence of para. 2.4.11 as follows: "and increase surface water run-off putting pressure on existing drainage systems and resulting in localised flooding."</p> <p>Add the following to Design Principle 24: "New parking areas should be constructed to be permeable through the use of pervious parking eg. Grasscrete and grass crates."</p>

021	03	Wappenham	Environment Agency	Section 2.5.3	<p><u>2.5.3 Utilities</u> Future development needs to be planned carefully so that it does not result in further pressure on the water environment (eg. Water resources and increased volumes of sewage effluent) and compromise Water Framework Directive (WFD) objectives. In addition to no deterioration there must be progress towards an improved water status. Any new development should provide confirmation from Anglian Water Ltd as to whether or not there is sufficient capacity for the connection, conveyance, and the treatment and disposal of quality and quantity of water to Wappenham Treatment Works.</p>	<p>Comments noted. Add text to VDS reflecting that new development should take account of the issues raised by the Environment Agency including sewerage treatment, that there is a need to improve water status, and should utilise sustainable drainage methods.</p> <p>Add wording to para. 2.5.3 'Utilities' as follows: "New development needs to be planned carefully so that it does not result in further pressure on the water environment (eg. water resources and increased volumes of sewage effluent. In addition to no deterioration there must be progress towards an improved water status.</p> <p>Developers of new developers are advised to confirm with Anglian Water Ltd as to whether there is sufficient capacity for the connection, conveyance, and the treatment and disposal of quality and quantity of water to Wappenham Treatment Works.</p> <p>SuDS such as soakaways and bio-retention areas should be encouraged in new development to reduce the quantity of water reaching the sewage treatment plant during storms and reduce the risk of flooding from the sewage network. Development should accord with Building Regulations in terms of foul water disposal with a package treatment plant or a septic tank as the last resort."</p>
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022	03	Wappenham	Environment Agency	General	<p><u>Groundwater</u> The hydrological setting of Wappenham is varied. The south overlies the Blisworth Limestone Formation - a Principal aquifer and the centre overlies the Wellingborough Limestone Member and Glaciofluvial Sand and Gravel deposits - Secondary A aquifers. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They support water supply and river base flow on a strategic scale, whilst Secondary A aquifers are on a local scale and in some cases form an important source of base flow to rivers. The regional and local use of groundwater in this area makes the area vulnerable to pollution. In accordance with PPS23 & EA guidance future planning applications should consider the potential for contamination and the potential impact of this contamination upon the quality of inland fresh waters and groundwaters.</p>	<p>Comments noted. Planning applications for new developments need to ensure that they do not result in harmful contamination that cannot be mitigated against, and the geology of Wappenham does create this possibility.</p> <p>Add to para. 2.5.3 wording as follows: <i>"The hydrological setting of Wappenham is varied. The south overlies the Blisworth Limestone Formation - a Principal aquifer and the centre overlies the Wellingborough Limestone Member and Glaciofluvial Sand and Gravel deposits - Secondary A aquifers. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They support water supply and river base flow on a strategic scale, whilst Secondary A aquifers are on a local scale and in some cases form an important source of base flow to rivers. The regional and local use of groundwater in this area makes the area vulnerable to pollution. Future planning applications should consider the potential for contamination and the potential impact of this contamination upon the quality of inland fresh waters and groundwaters."</i></p>
023	03	Wappenham	Environment Agency	General	<p><u>Water efficiency</u> The VDS should support initiatives aimed at reducing water use and encourage residents to explore the issue of the efficient use of water. Examples of water saving measures that could be installed include low flush toilets, low flow showerheads and rainwater harvesting systems. Greywater recycling also has the potential to reduce water consumption in the average household by up to 35%. This must</p>	<p>Agreed. It is important that the design of new development manages surface water and flood risk and encourages sustainable water use.</p> <p>Insert following wording at end of para. 2.4.6: <i>"The efficient use of water is also encouraged through measures such as low flush toilets, low flow showerheads and rainwater harvesting systems."</i></p>

					owever be achieved in a safe and hygienic manner.	<i>Greywater recycling also has the potential to reduce water consumption in the average household, but must be achieved in a safe and hygienic manner."</i>
024	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	General	Whilst we appreciate the design principles detailed within the document are appropriate to the future development of Wappenham we strongly encourage that a design principle is added to the document which encourages developers to focus on crime prevention, community and fire safety issues when designing new or modified schemes. The Force believes that the 7 attributes of safer places as set out in 'Safer Places - the planning system and crime prevention' should be followed. These are: Access and movement - places with well-defined routes, spaces and entrances; Structure so that different uses do not cause conflict; surveillance - all publicly accessible space is overlooked; ownership- places that promote a sense of ownership, respect, territorial responsibility and community; physical protection - places that include necessary well-designed security features; activity - activity appropriate to location, with reduced risk of crime and sense of safety; and management and maintenance - to discourage crime in the present and the future.	Security is recognised as an important element of design, and text will be added to the VDS to say that new development design should be in accordance with 'Secured by Design' and design SPDs that SNC have adopted. These include the 'Planning out Crime' adopted in 2003. Add text after page 3 on page 2 as follows: <i>"The connection between poor urban/ environmental design and crime and anti-social behaviour is now widely recognised. Accordingly, applicants proposing new developments will be expected to consult with the Police Crime Design Advisor prior to submitting a planning application, and to demonstrate that the resulting advice is incorporated in the proposals. This will enable the Council to discharge its responsibilities under the the Crime and Disorder Act 1998 and the Police and Justice Act 2006. Development should be designed in accordance with documents such as 'Secured by Design' and meet Building Regulations which highlight this issue."</i>
025	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	General	There are a number of specific references in the VDS which we ask be expanded to include not only details regarding the preservation of the character of the village but community safety and crime prevention considerations.	Agreed. The VDS should refer to the importance of design for new developments that create a safe and secure environment. Refer to comment 024/04 above.

026	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	Section 2.4.5	2.4.5 - Doors and windows - please ensure that design principle 17 reflects the need to ensure that doors and windows meet minimum security standards as outlined in the principles of 'Secured by Design'.	Agreed. Ensure that para 2.4.5 and Design Principle 17 refer to the need to ensure that the design of doors and windows meets minimum security standards. Add text to Design Principle 17 stating: "The construction of windows and doors should meet minimum security standards as outlined in the principles of 'Secured by Design'."
027	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	Section 2.4.10 & 2.4.11 (Design principles 23 & 24)	2.4.10: Farm buildings and 2.4.11: Garages and Car parking - we again request that design principles 23 & 24 are amended to reflect that the redevelopment of farm buildings and garages are done so in accordance with the principles of 'Secured by Design' in order to prevent crime.	Agreed. It is important that new development is sustainable, and that in terms of design it should make a place better for people. The creation of a safe and secure environment is an important part of this. Refer to comment 024/04 above.
028	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	General	NFRS are keen to promote the concept of designing safety into any new building scheme and to reduce the opportunities of arson occurring, for example NFRS encourage developers to consider installing fire safety measures within new schemes including: installation of appropriate hard wired fire detection systems in all dwellings; smoke extraction systems to protect communal means of escape; lighting and surveillance systems; installation of appropriate security measures; provision of safe, adequate waste management facilities (wheelie bin stores) thus to reduce the opportunities of arson.	Many of these matters are the subject of Building Regulations to which all new development must comply. However, the VDS should refer to the importance of ensuring that new development meets such standards and reduces opportunities for crime such as arson. All new development must be sustainable and provide a safe and secure environment. Refer to comment 024/04 above.

029	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	General	By designing with community safety in mind, long term sustainability can be achieved and both the Force & NFRS are keen to play their part in this process by encouraging developers to take the opportunity to design out crime and anti-social behaviour in new developments, as well as designing in appropriate fire safety measures. This should contribute to reducing the impact which crime and occurrences of fire will have on the local environment and economy.	Agreed. The VDS should refer to the importance of design for new developments that create a safe and secure environment. Refer to comment 024/04 above.
030	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	General	New housing should be designed and constructed to qualify for the full 'Secured by Design' award. This is proven to be effective in cutting crime (particularly burglary) and anti-social behaviour. Meeting 'Secured by Design' helps to reduce the carbon cost of crime through reducing the cost of investigation and replacing goods for the victims of crime. This can only be achieved with full liaison with the Force Crime Prevention Design Advisor throughout the process. NFRS also encourage the installation of sprinkler systems in the built environment, since they provide both life safety and property protection. They significantly reduce the impact on the environment and support the safer communities' agenda.	Agreed. It is important that new development is sustainable, and that in terms of design it should make a place better for people. The creation of a safe and secure environment is an important part of this. Early discussions with the local authority and all key stakeholders eg. County Highway Authority, colleagues within Conservation and Housing and the Force Crime Prevention Design Advice team are seen as an important part of development management which seeks to ensure that development and the planning application process is a pro-active and positive regime. Refer to comment 024/04 above. Also following wording to end of page 5: "Developers are encouraged to consider incorporating sprinkler systems within all new units."

031	04	Wappenham	Northamptonshire Police & Northamptonshire Fire & Rescue Service	Section 2.4.11 Design Principle 24	The provision of car parking is an important issue, and we welcome the inclusion of Design Principle 24: Garages and Car Parking within the document. It is important that new developments provide adequate parking spaces. Environments can be dominated by the car, and where problems with parking occur it can result in access difficulties for the emergency services, particularly for NFRS appliances. Poor parking provision can also be a factor in a whole range of issues including crime and anti-social behaviour. If people perceive their provision to be inadequate or unsafe (through it being poorly lit or located) they will choose to park elsewhere, usually on the road in what may be unsafe or illegal positions. The reference within the document should therefore be expanded to include these considerations for developers when designing new schemes or modifying current ones.	Noted. The government has recently relaxed the car parking standard of 1.5 car parking spaces per new dwelling. There is a recognition that car dominated environments can become areas of crime and anti-social behavior. Security is recognised as an important part of sustainable design, and text should be added to the VDS to say that new development design should be in accordance with 'Secured by Design' and design SPDs that SNC have adopted. These include the 'Planning Out Crime' SPD written by Northamptonshire Police and the Northamptonshire Districts and adopted in 2003. Refer to comment 024/04 above.
032	05	Wappenham	Natural England	General	This type of consultation does not fall within Natural England's planning advice remit and we therefore have no comments to make.	Comments noted. No change.
033	06	Wappenham	Anglian Water	General	<u>Surface Water</u> We would encourage the use of Sustainable Drainage Systems (SuDS) in order to manage surface water effectively. The consultation documents refer to open space, SuDS can form an integral part of open space. The retrofitting of SuDS can have multiple benefits including adapting to climate change, creation of habitats and more efficient use of existing infrastructure. Furthermore, opportunities to remove existing surface water connections to the sewer could be explored. This will help the village adapt to climate change and	Agreed. It is important that the design of new development manages surface water and flood risk and encourages sustainable water use. Refer to comments 020/03 & 022/ 03 above.

					potentially create capacity within the sewer network for future development.	
034	06	Wappenham	Anglian Water	General	<u>Water efficiency</u> Water efficiency should be promoted throughout the documents.	Agreed. It is important that the design of new development manages surface water and flood risk and encourages sustainable water use. Refer to comment 022/03 above.
035	06	Wappenham	Anglian Water	General	<u>New Development</u> We would welcome early discussions on the location and quantum of future development. This allows all parties time to consider potential constraints, explore possible solutions and allow us to incorporate proposals within our plans, where necessary.	Comments noted. Early discussions with the local authority and all key stakeholders eg. County Highway Authority, Conservation Officers, Housing Officers and Anglian Water are an important part of development management which seeks to ensure that the planning application process is a proactive and positive regime. Add text after para. 3 on page 2 as follows: "Developers will also need to take into account national and local planning policy and guidance into their proposals, and should read the VDS alongside national and local planning policy documents such as the South Northamptonshire Local Plan/ LDF and SNC's Supplementary Planning Guidance including 'Planning Out Crime' and 'Developer Contributions'. They are also advised to engage with Development Management officers of the Council and key stakeholders at an early stage to ensure sustainable developments that will benefit the village through social, environmental and economic wellbeing. It may also be appropriate for developers to discuss their plans with the Parish Council and other community representatives."

036	06	Wappenham	Anglian Water	General	<u>Tree Planting</u> We note the proposals in the consultation for future tree planting in public areas. Please be aware of the location of water supply and sewer infrastructure and ensure the species planted of not disrupt the network. An easement may also be required in order to ensure access for maintenance, if required.	Noted. Anglian Water will be consulted on proposals for new development and this issue considered on a site by site basis. No change.
037	06	Wappenham	Anglian Water	Section 2.5.3	The Wappenham Village Design Statement refers to utilities (2.5.3), however, there is no mention of drainage. For clarity, the subheading could be 'electricity and telephone supply' or reference to other utility suppliers could be included.	Agreed. Drainage is an important matters that developers need to consider when designing new proposals. Widen the section on utilities to include drainage. Refer to comment 022/03 above.