



Petersfield Neighbourhood Plan



Basic Conditions Statement

Contents, Tables and Figures

1	Introduction and Background	1
1.1	Introduction	1
1.2	Background	1
2	Conformity with National Planning Policy	2
3	Contribution to Sustainable Development.....	3
3.1	General Policy Overview.....	3
3.2	Sustainability Appraisal and Strategic Environmental Assessment	3
3.2.1	SA/SEA Objectives	3
3.2.2	Summary of Policy Impacts on SA/SEA Objectives.....	4
3.2.3	Comparison of PNP Policies v SEA Objectives	6
4	General conformity with the Development Plan	10
5	Compatibility with EU legislation	10
6	Compliance Statement.....	11
6.1.1	General Compliance with Relevant Legislation.....	11
6.1.2	Section 38A Compliance.....	12
6.1.3	Section 38B Compliance.....	12
6.1.4	Conclusion	13
	Annex A – Conformity of PNP Policies with NPPF	14
	Annex B – Conformity of PNP Policies with JCS and LTP.....	44
	Annex C – Application and Decision Notices	57
	Annex D – Habitat Regulations Assessment	59
	Annex E – Plan of Designated Neighbourhood Plan Area.....	65

Tables

Table 1 - Summary of PNP Policy Impacts on SA/SEA Objectives	5
Table 2 - Effects of PNP Policies on SA/SEA Objectives	9

Figures

Figure 1 - Plan Area.....	65
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1 Introduction and Background

1.1 Introduction

This Statement has been prepared by Petersfield Town Council (PTC) (“The Town Council”) to accompany its submission to the local planning authority, the South Downs National Park Authority (SDNPA), of the Petersfield Neighbourhood Development Plan (“the Neighbourhood Plan”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

The Neighbourhood Plan has been prepared by Petersfield Town Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Petersfield, as designated by the SDNPA on 13th September 2012.

The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Petersfield Neighbourhood Area. The plan period of the Neighbourhood Plan is from 2013 to 2028 and it does not contain policies relating to excluded development in accordance with the Regulations.

The Statement addresses each of the four ‘basic conditions’ required by the Regulations and explains how the submitted Petersfield Neighbourhood Plan meets the requirements of Paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

1.2 Background

The Petersfield Parish Council commenced preparation of the Neighbourhood Plan in May 2012. The key driver for that decision was to ensure that the growth and development of the town was controlled by residents and not left to third parties.

A Steering Group was formed comprising 2 Town Councillors, the Town Clerk, 1 officer and 1 Member of the SDNPA, 1 EHDC Councillor, 1 EHDC Officer, 1 member each from the Petersfield Society, and Petersfield Tomorrow (transport group) and 3 volunteer Petersfield residents together with an experienced Chairman from a neighbouring Parish. The Steering Group was delegated authority by Petersfield Town Council to make day-to-day decisions on the Neighbourhood Plan. However, as the qualifying body, the Petersfield Town Council approved the publication of:

- the Pre-Submission Neighbourhood Plan and a Draft Strategic Environmental Assessment (SEA)
- the Submission Neighbourhood Plan, including the SEA
- any other documents which have been included with pre or submission versions

The Neighbourhood Plan is divided into 8 topic areas which all have a number of objectives, each of which is supported by one or more land use policies. There are also a number of policies which do not directly affect land use and thus are referred to as ‘aspirational policies’. These policies are included in order to present a cohesive plan, but are clearly shown highlighted in pink as being separate from the land use policies.

2 Conformity with National Planning Policy

The Petersfield Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and has considered National Planning Practice Guidance (NPPG) in respect to formulating neighbourhood plans.

Each policy within the submission document includes a specific NPPF conformity reference and, where relevant, further reference in the supporting text.

In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16; Para 183; Para 184; Para 185

Annex A sets out in detail how the PNP policies conform to the relevant paragraphs of the NPPF. Aspirational policies (i.e. non land use policies) are not included.

3 Contribution to Sustainable Development

3.1 General Policy Overview

The South Downs National Park has 2 **purposes**:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
2. To promote opportunities for the understanding and enjoyment of the Park's special qualities, by the public.

As well as a **duty** to seek to foster the economic and social wellbeing of the communities living within the National Park

The Petersfield Neighbourhood Plan (PNP) has been prepared with the support of the SDNPA and has considered the Authority's purposes and duty throughout the planning process.

The PNP in all cases makes a presumption in favour of sustainable development, whilst seeking to create the right blend of social and environmentally sustainable characteristics within the Policies.

3.2 Sustainability Appraisal and Strategic Environmental Assessment

A combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) was undertaken in support of the PNP by Urban Edge Environmental Consulting Ltd. This document is submitted in support of this statement (as well as the overall evidence base for the PNP). As such the Urban Edge document should be considered in support of this basic condition. The key findings are summarised below.

3.2.1 SA/SEA Objectives

1. To ensure that everyone has the opportunity to live in a good quality, affordable home, suitable to their need and which optimises the scope for environmental sustainability.
2. To improve the health and wellbeing of the population and reduce inequalities in health and wellbeing.
3. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.
4. To improve accessibility to all services and facilities.
5. To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism.
6. To encourage development of the rural economy in a manner that balances agricultural and other business interests and which helps to maintain a living, valued landscape.
7. To address the causes of climate change through reducing emissions of greenhouse gases.
8. To ensure the community are prepared for the impacts of climate change by promoting adaptation measures.
9. To conserve and enhance the town's biodiversity.
10. To protect and enhance the town's historic environment and rural setting, and promote its enjoyment.
11. To improve the efficiency of transport networks by enhancing the proportion of travel by sustainable modes and by promoting policies which reduce the need to travel.

3.2.2 Summary of Policy Impacts on SA/SEA Objectives

SA/SEA Objective	Policies whose effects act cumulatively	Significance
1	Policies HP1 to HP9, BEP1, NEP1, NEP2 and RP2 will have cumulative, synergistic and indirect effects on this objective, by contributing to the provision of good quality, affordable homes, which are in keeping with the town's built environment and have good links to Green Infrastructure. Overall these policies will have a positive effect on this objective. All other policies are deemed to have no or neutral effects on this objective.	Significant positive effects over the short, medium and long term.
2	Policies HP1 to HP3, HP6 to HP9; BEP1; GAP1 to GAP4, GAP9; CP1, CP4, and NEP1 to NEP8 will have cumulative, synergistic and indirect effects on this objective, by contributing to improvement of the health and wellbeing of the population. Policy CP2 has uncertain effects on this objective due to a possible small-scale loss of playing fields. All other policies are deemed to have no or neutral effects on this objective.	Significant positive effects over the short, medium and long term.
3	Policies HP3, GAP1 and GAP2, GAP4 and GAP5, NEP1 and NEP2, BP1 to BP9 RP1 to RP4 and TP1, will have cumulative, synergistic and indirect effects on this objective, by helping to create jobs to sustain Petersfield's vibrant community. All other policies are deemed to have no or neutral effects on this objective.	Significant positive effects over the short, medium and long term.
4	Policies GAP1 to GAP4, GAP6 to GAP9, CP1 to CP4, NEP1 to NEP3, NEP6, BP2, BP5 to BP9, RP1, RP2, RP4, and TP1 to TP3 will have cumulative, synergistic and indirect effects on accessibility to services and facilities, by promoting a mix of land uses and enhancing access to community facilities. HP1, HP3, GAP5 and BP1 have uncertain effects on this objective, whereas all other policies are deemed to be neutral.	Significant positive effects over the short, medium and long term.
5	Policies GAP4, GAP9, CP1 to CP5, NEP1, NEP2, NEP5, NEP6, RP4 and TP1 to TP4 will have cumulative, synergistic and indirect effects on the promotion of engagement in cultural activity, by promoting business and tourism and providing links to the surrounding countryside. All other policies will have a neutral effect on this objective.	Significant positive effects over the short, medium and long term.
6	<p>Policies BEP1 to BEP5; GAP4; CP1; NEP1 to NEP7; BP4; RP1, RP2, RP4; and TP1 to TP4 will have cumulative, synergistic and indirect effects on development of rural economy. Policy HP9 has uncertain effects on this objective. All other policies will have no effect on this objective.</p> <p>Policies HP1, HP3 and BP1 will have will have cumulative, synergistic and indirect effects on the quality and character of Petersfield's landscape and townscape, and agricultural land.</p>	<p>Positive effects over the short, medium and long term.</p> <p>Negative effects over the short, medium and long term.</p>
7	Policies BEP7, GAP1 and GAP2, GAP4, GAP9, NEP1 to NEP3, NEP6, BP3, RP4, will have cumulative, synergistic and indirect effects and help address climate change by contributing to a reduction in greenhouse gas emissions. HP1, GAP5, BP1 have uncertain effects on this objective whereas all other policies have no cumulative effects.	Positive effects over the short, medium and long term.

SA/SEA Objective	Policies whose effects act cumulatively	Significance
8	<p>Policies BEP1, BEP7, NEP1 to NEP3, NEP8 will have cumulative, synergistic and indirect effects on the promotion of adaptation measures to climate change. HP1 and BP1, have uncertain effects on this objective. All other policies have no cumulative, synergistic or indirect effects on this objective.</p> <p>Policy BP5, the re-development of Frenchman's Road, will have a negative, synergistic or indirect effect on this objective by promoting development in an area of flood risk.</p>	<p>Overall positive effects in the short, medium and long term.</p> <p>Negative effects over the short, medium and long term.</p>
9	<p>Policies BEP1 and NEP1 to NEP8 will have cumulative, synergistic and indirect effects on the conservation of biodiversity in Petersfield.</p> <p>Policies HP1, HP3 and BP1 will have cumulative, synergistic or indirect effects on this objective due to the promotion of large housing and business sites in greenfield. All other policies have no effect on this objective.</p>	<p>Overall positive effects in the short, medium and long term.</p> <p>Negative effects over the short, medium and long term</p>
10	<p>Policies HP9; BEP1 to BEP7; GAP4, GAP6; CP1; NEP1 to NEP6; RP1 and RP2 will have cumulative, synergistic and indirect effects on the historic and rural environment of Petersfield. Policies BP1 and HP1 have uncertain effects while all other policies have a neutral effect on this objective.</p>	<p>Significant positive effects over the short, medium and long term.</p>
11	<p>Policies, GAP1 to GAP4, GAP6 to GAP9; CP1 to CP4; NEP1 to NEP3, NEP6; BP2, BP5 to BP9; RP1, RP2, RP4 and TP1 to TP3 will have cumulative, synergistic and indirect effects due to provision and improvement of sustainable transport networks, improvements to the station, improving links to Green Infrastructure and the provision of community facilities.</p> <p>Policies HP1, HP3, HP9, GAP5 and BP1 will have cumulative, synergistic and indirect effects by potentially increasing the need to travel. All other policies (except for those listed above) have no effect on this objective.</p>	<p>Significant positive effects over the short, medium and long term.</p> <p>Uncertain or negative effects over the short, medium and long term.</p>

Table 1 - Summary of PNP Policy Impacts on SA/SEA Objectives

3.2.3 Comparison of PNP Policies v SEA Objectives

		SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9	SEA 10	SEA 11
Housing												
HP1	Allocate development areas sufficient for a minimum of 700 new dwellings	++	+	0	+/-	0	-	+/-	+/-	-	+/-	+/-
HP2	Provide an appropriate mix of market housing	++	+	0	0	0	0	0	0	0	0	0
HP3	Allocate housing to meet the needs of an ageing population	+	+	+	+/-	0	-	0	0	-	0	+/-
HP4	Windfall Sites	+	0	0	0	0	0	0	0	0	0	0
HP5	Phasing of development	+	0	0	0	0	0	0	0	0	0	0
HP6	Provide affordable housing	++	+	0	0	0	0	0	0	0	0	0
HP7	Custom and self-build dwellings	+	+	0	0	0	0	0	0	0	0	0
HP8	Size of dwellings	+	+	0	0	0	0	0	0	0	0	0
HP9	Quality and layout of housing developments	+	+	0	0	0	+/-	0	0	0	+	+/-
Built Environment												
BEP1	The character, setting and quality of the town's built environment	+	+	0	0	0	+	0	+	+	+	0
BEP2	The character of the Conservation Area	0	0	0	0	0	+	0	0	0	+	0
BEP3	Key focal points and buildings in the Conservation Area	0	0	0	0	0	+	0	0	0	+	0
BEP4	Shopfronts	0	0	0	0	0	+	0	0	0	+	0
BEP5	Areas of Special Housing Character	0	0	0	0	0	+	0	0	0	+	
BEP7	Sustainable and adaptable buildings	0	0	0	0	0	+	+	+	0	+	0
Getting Around												

		SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9	SEA 10	SEA 11
GAP1	Provide pedestrian and cycle access to the Town Centre from new developments	0	+	+	+	0	0	+	0	0	0	+
GAP2	Improve the Town's pedestrian and cycle network	0	+	+	+	0	0	+	0	0	0	+
GAP3	Making our streets safer	0	++	0	+	0	0	0	0	0	0	+
GAP4	Create a shared space street design for the Town Centre Spine including the Market Square	0	+	+	+	+	+	+	0	0	+	+
GAP5	Provide multi-level car parking at the Town Station and North-side car park at Tesco	0	0	+	+/-	0	0	+/-	0	0	0	+/-
GAP6	Create access to Festival hall car park off Tor Way	0	0	0	+	0	0	0	0	0	+	+
GAP7	Improve parking signage, designation/ delineation and increase parking control zone	0	0	0	+	0	0	0	0	0	0	+
GAP8	Work with others to provide parking management that responds to users' needs	0	0	0	+	0	0	0	0	0	0	+
GAP9	Improve the provision and co-ordination of bus services	0	+	0	+	+	0	+	0	0	0	+
Community												
CP1	Enhance existing Community facilities	0	+	0	+	++	+	0	0	0	+	+
CP2	Provide a new Community Centre	0	+/-	0	+	++	0	0	0	0	0	+

		SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9	SEA 10	SEA 11
CP3	Overall increase in community facility provision	0	0	0	+	++	0	0	0	0	0	+
CP4	Provide appropriate mix of sports and recreational facilities	0	++	0	+	+	0	0	0	0	0	+
CP5	Encourage and promote community involvement and engagement	0	0	0	0	+	0	0	0	0	0	0
Natural Environment												
NEP1	The green infrastructure network to be developed and linked to the surrounding countryside	+	+	+	+	+	+	+	+	+	+	+
NEP2	Preserving and enhancing open space within existing developments	+	+	+	+	+	+	+	+	+	+	+
NEP3	Developments that detract from the landscape, ecological, archaeological or history value of the Heath will not be permitted	0	+	0	+	0	+	+	+	+	+	+
NEP4	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature Reserve will not be permitted	0	+	0	0	0	+	0	0	++	+	
NEP5	Developments to contribute positively to the landscape	0	+	0	0	+	++	0	0	+	++	0
NEP6	Links to the countryside	0	+	0	+	+	+	+	0	+	+	+

		SEA 1	SEA 2	SEA 3	SEA 4	SEA 5	SEA 6	SEA 7	SEA 8	SEA 9	SEA 10	SEA 11
NEP7	Biodiversity, trees and woodlands	0	+	0	0	0	+	0	0	++	0	0
NEP8	Flooding risk and waterway enhancement	0	++	0	0	0	++	0	++	+	0	0
Business												
BP1	Allocate sites specifically for employment use	0	0	++	+/-	0	-	+/-	+/-	-	+/-	+/-
BP2	Protect existing employment sites	0	0	+	+	0	0	0	0	0	0	+
BP3	Encourage businesses to come to Petersfield	0	0	+	0	0	0	+	0	0	0	0
BP4	Promote and enhance workforce skills	0	0	++	0	0	+	0	0	0	0	0
BP5	Redevelopment of the Frenchman's Road area	0	0	++	+	0	0	0	-	0	0	+
BP6	Support small creative businesses requiring workshop space	0	0	+	+	0	0	0	0	0	0	+
BP7	Bedford Road improvements	0	0	+	+	0	0	0	0	0	0	+
Retail												
RP1	Locate new retail development in the Town Centre	0	0	+	+	0	+	0	0	0	+	+
RP2	Maintaining an appropriate mix and balance of retail uses	+	0	+	+	0	+	0	0	0	+	+
RP3	Temporary shops	0	0	+	0	0	0	0	0	0	0	0
RP4	The Market Square	0	0	+	+	+	+	+	0	0	0	+
Tourism												
TP1	Additional Hotel Accommodation	0	0	+	+	++	+	0	0	0	0	+
TP2	Expanded Tourist Hub	0	0	0	+	+	+	0	0	0	0	+
TP3	Promoting the Town	0	0	0	0	+	+	0	0	0	0	0

Key: ++ very positive; + positive; 0 neutral; - negative; -- very negative; +/- uncertain

Table 2 - Effects of PNP Policies on SA/SEA Objectives

4 General conformity with the Development Plan

The Neighbourhood Plan Policies have been prepared to ensure their general conformity with the relevant development plan for East Hampshire and the South Downs National Park (SDNP).

As Petersfield is in the SDNP and is also in the EHDC administrative district the two Authorities agreed a Joint Core Strategy for development which was adopted by the Council on 8 May 2014 and by the South Downs National Park Authority on 26 June 2014.

The JCS is generally silent on transport issues and the PNP has therefore looked to the Hampshire Local Transport Plan (LTP) as the local development plan for the Getting Around policies.

Annex B sets out in detail how the PNP policies conform to the relevant policies of the Joint Core Strategy and the Hampshire Local Transport Plan. Aspirational policies (i.e. non land use policies) are not included.

The neighbourhood plan has also been mindful of the preparation of the South Downs National Park Local Plan, particularly the Options consultation carried out throughout April 2014.

5 Compatibility with EU legislation

The Petersfield Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

The Petersfield Neighbourhood Plan area is not in close proximity to any European designated nature sites and so it was considered that a Habitats Regulation Assessment (HRA) under the EU Habitats Regulations was not required. Natural England reviewed this assessment and concurred with our conclusion. A copy of the detailed assessment and Natural England's decision can be found at Annex D.

The Petersfield Neighbourhood Plan is also compliant with EU Directive 2001/42/EC (Strategic Environmental Assessment (SEA) Directive) as a combined SA/SEA has been prepared in support of the plan.

6 Compliance Statement

6.1.1 General Compliance with Relevant Legislation

Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan. The Neighbourhood Plan has been prepared by a qualifying body as designated by Petersfield Town Council in accordance with the Regulations (please see Designation of Neighbourhood Area application and PTC & SDNPA Decision Notice – Annex C)

The policies described in the Neighbourhood Plan relate to the development and use of land in a Neighbourhood Area designated by PTC and the SDNPA in accordance with the Regulations (Designation of Neighbourhood Area application and PTC and SDNPA Decision Notices – see Annex C). The Neighbourhood Plan will apply for 15 years and does not contain policies relating to excluded development in accordance with the regulations.

All the documents required by part 5, paragraph 15 of the Regulations are included in the submission package for the Neighbourhood Plan. The requirements include provision of the following;

- a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates (see Annex E);
- b) A consultation statement;
- c) The proposed neighbourhood development plan; and
- d) Statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of schedule 4B to the 1990 Act.

Points (a)-(c) are referred to later in this statement and are provided as appendices or stand alone documents.

Point (d) is this Statement in its entirety.

A Neighbourhood Plan will be considered to have met the Basic conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- The making of the neighbourhood development plan contributes to the achievement of sustainable development,
- The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

The details and evidence documenting compliance with these conditions are provided in sections 2-5 of this document.

A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) or Habitat Regulations Assessment (HRA) would be required in support of the plan. In both cases it was considered that the Petersfield Neighbourhood Plan will not have significant environmental effects and that no European sites would be affected by the policies described in the Neighbourhood Plan. However, it was decided that in view of the quantum of development and the sensitive location of the sites within a National Park, it would be prudent to carry out a combined Sustainability Assessment and Strategic Environmental Assessment.

The resulting report is published in support of the plan.

Schedule 3 does not apply to development plans only to development of a type caught by the EIA Directive and is the subject of a proposal for a neighbourhood development order.

The basic Condition in Schedule 4B is whether the making of the plan does not breach, and is compatible with, EU obligations. The key EU obligations are the Strategic Environmental Assessment Directive (2001/42/EC). An SEA is mandatory for plans/programmes except where no significant impacts can be demonstrated. Schedule 2 of the Neighbourhood Planning Regulations makes provisions in relation to the Habitats Directive. This requires a qualifying body to submit sufficient information to allow the Local Planning Authority to make assessment under the Conservation of Habitats and Species Regulations 2010 that the plan will not have any significant effect on a site protected under European law. Both the SDNPA and Natural England support Petersfield's Council's assessment relating to this matter.

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European convention on Human Rights, and complies with the Human Rights Act 1998. The draft Neighbourhood Plan was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency) whose comments were accommodated in the final PNP. The draft Neighbourhood Plan was submitted to the appropriate environmental body (SDNPA) who agreed that no further detailed assessments were required to comply with the SEA Directive or HRA. The plan is therefore considered to be compatible with EU obligations.

6.1.2 Section 38A Compliance

1. Petersfield Town Council is a Qualifying Body for the purposes of Neighbourhood Planning and as such is entitled to submit a NDP for its designated Neighbourhood Area.
2. The Petersfield Neighbourhood Plan sets out policies in relation to "the development and use of land" within the designated Neighbourhood Area.

It should be noted that the remaining paragraphs within this section of the Act refer to post Examination issues and as such are not relevant to this statement.

6.1.3 Section 38B Compliance

- 1a) The period set for the PNP is 15 years
- 1b) The PNP does not make any provisions for excluded development as defined by the Act.
- 1c) The PNP does not relate to more than one Neighbourhood Area. It is submitted for the Petersfield Neighbourhood Area which was designated by the South Downs National Park Authority on 12th October 2012 (a copy of the decision notice can be found at Annex C).
- 2) There are no other Neighbourhood Plans submitted for or in place within the designated Neighbourhood Area to which the PNDP relates.

3) This paragraph is not relevant to this statement.

4) This paragraph refers to Regulations that may be made by the Secretary of State, namely the Neighbourhood Planning (General) Regulations 2012. This statement can confirm that these provisions were followed including the pre-submission six week consultation (including relevant statutory consultees) as documented in the PNP Consultation Statement.

The remaining paragraphs of this section (5 and 6) are not relevant to this statement as they relate to the LPA's duty to publish a NDP and clarification of what constitutes excluded development.

6.1.4 Conclusion

The Petersfield Neighbourhood Plan, as accepted by Petersfield Town Council on 18th December 2014 meets the Basic Conditions required in a neighbourhood Plan.

Annex A – Conformity of PNP Policies with NPPF

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
7	Sustainable Development - economic, social and environmental	NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	NEP 1 identifies sites for residential development and allocates areas that must be provided as public open space. It provides for a connected network of new and existing green space, linking with the surrounding countryside. New housing development gives the opportunity to create new public open space for the benefit of both new and existing residents. Features rich in biodiversity, such as hedgerows, will be retained and managed as part of the development. This conforms to the environmental role of sustainable development, which seeks to protect and enhance our natural, built and historic environment
		NEP2	Natural Environment	Preserving and enhancing open space within existing developments	NEP2 lists specific areas of green infrastructure that are designated in the plan to be preserved and enhanced. This conforms to the environmental role of sustainable development which seeks to protect and enhance our natural, built and historic environment
		NEP3	Natural Environment	Developments that detract from the landscape, archaeological, ecological or history value of the Heath will not be permitted	NEP3 protects the Heath and conforms to the environmental role of sustainable development which seeks to protect and enhance our natural, built and historic environment.
		NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature	NEP4 protects the Rotherlands Nature Reserve and conforms to the environmental role of sustainable development which seeks to protect and enhance our natural, built and historic environment.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
				Reserve will not be permitted	
		NEP5	Natural Environment	Developments to contribute positively to the landscape	NEP5 requires all new development that affects the setting of the town within its environment to make a positive contribution and ensure that the sensitivity of its landscape quality is recognised and enhanced. This conforms to the environmental role of sustainable development which seeks to protect and enhance our natural, built and historic environment
		BP1	Business	Allocate sites specifically for employment use	BP1 allocates 3.5 ha of land in various locations around Petersfield ensuring that sufficient land is available to support growth
		BP2	Business	Protect existing employment sites	The Plan protects existing employment sites but still allows for the possibility that some sites are no longer fit for purpose as employment land.
		BP3	Business	Encourage businesses to come to Petersfield	BP3 supports growth and innovation by encouraging new business to come to Petersfield in a way that is sustainable for the local area.
		BP5	Business	Redevelopment of the Frenchman's Road	Contributes to providing land of the right type and in the right location by encouraging the re-development of the well located site of Frenchmans Road to business space that it more suited to town centre and in a more land efficient way.
		BP6	Business	Support small creative businesses requiring workshop space	This policy supports growth and innovation by providing the type of business space that is required for business start-ups.
		BP7	Business	Bedford Road improvements	BP7 identifies infrastructure barriers that are hampering potential growth and supports the policy of identifying and co-ordinating the provision of infrastructure.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		TP1	Tourism	Additional Hotel Accommodation	The provision of further hotel accommodation will provide additional employment and commercial opportunities for the town and its surrounds. As with other outlets, it will be encouraged to source its requirements locally.
		TP2	Tourism	Expanded Tourist Hub	The provision of an integrated tourist hub will provide, within the town centre, a heritage, cultural and information centre that will benefit visitors and local people alike.
8	Synergy of economic, social and environmental factors to achieve sustainable development	NEP2	Natural Environment	Preserving and enhancing open space within existing developments	NEP2 lists specific areas of green infrastructure that are designated in the plan to be preserved and enhanced. This helps to achieve sustainable development and environmental gains through the planning system.
		NEP3	Natural Environment	Developments that detract from the landscape, archaeological, ecological or history value of the Heath will not be permitted	NEP3 protects the Heath and helps to achieve sustainable development and environmental gains through the planning system.
		NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature Reserve will not be permitted	NEP4 protects the Rotherlands Nature Reserve and helps to achieve sustainable development and environmental gains through the planning system.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		NEP5	Natural Environment	Developments to contribute positively to the landscape	NEP5 requires all new development that affects the setting of the town within its environment to make a positive contribution and ensure that the sensitivity of its landscape quality is recognised and enhanced. This helps to achieve sustainable development and environmental gains through the planning system.
9	Benefits of sustainable development - jobs, biodiversity gains, better design wider choice of homes	NEP2	Natural Environment	Preserving and enhancing open space within existing developments	NEP2 lists specific areas of green infrastructure that are designated in the plan to be preserved and enhanced. This conforms to the aim of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment
		NEP3	Natural Environment	Developments that detract from the landscape, archaeological, ecological or history value of the Heath will not be permitted	NEP3 protects the Heath and conforms to the aim of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment.
		NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature Reserve will not be permitted	NEP4 protects the Rotherlands Nature Reserve and conforms to the aim of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		NEP5	Natural Environment	Developments to contribute positively to the landscape	NEP5 requires all new development that affects the setting of the town within its environment to make a positive contribution and ensure that the sensitivity of its landscape quality is recognised and enhanced. This conforms to the aim of sustainable development which involves seeking positive improvements in the quality of the built, natural and historic environment.
9	Benefits of sustainable development - jobs, biodiversity gains, better design wider choice of homes	BP1	Business	Allocate sites specifically for employment use	BP1 makes it easier for jobs to be created by allocation additional land for employment use
		BP2	Business	Protect existing employment sites	Similarly BP2 protects existing jobs by protecting existing employment land
		BP3	Business	Encourage businesses to come to Petersfield	By encouraging businesses to come to Petersfield the plan can create more jobs for the area.
		BP5	Business	Redevelopment of the Frenchman's Road	BP5 will encourage potentially more jobs through a more efficient utilisation of prime town centre land.
		BP6	Business	Support small creative businesses requiring workshop space	By identifying the type of space that is required the Plan will make it easier for jobs to be created
		BP7	Business	Bedford Road improvements	BP7 supports the policy of creating jobs by removing some of the negatives identified by businesses, making Petersfield a more attractive place to work.
16	Neighbourhoods should - support local plans, plan positively to support local development, identify opportunities to use Neighbourhood Development Orders	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	HP1 allocates more than the minimum amount of housing required by the JCS and thus supports the local plan and local development

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
17	Twelve planning principles: plan led; improve places; support economic development; high quality design; take account of local character; support transition to a low carbon future; conserve the environment; encourage the re-use of land; promote mixed use developments; conserve heritage assets; promote sustainable growth and support local strategies to improve health, social and cultural wellbeing	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	The allocation of the development sites in the plan have taken place in accordance with these planning principles. See 'Forming the Plan' for more detail.
		HP4	Housing	Windfall sites	The HP4 Windfall policy supports the re-use of land principle.
19	Requirement to support economic growth	TP1	Tourism	Additional Hotel Accommodation	Additional holiday accommodation will provide economic and commercial opportunities for many local businesses and individuals.
		TP2	Tourism	Expanded Tourist Hub	The provision of an integrated tourist hub will provide, within the town centre, a heritage, cultural and information centre that will benefit visitors and local people alike.
20	Plan proactively to meet the development needs of business	BP1	Business	Allocate sites specifically for employment use	By allocating 3.5ha of employment land the Plan is proactively meeting the future needs of businesses, additionally clustering potential new businesses near current high-tech companies.
		BP2	Business	Protect existing employment sites	BP2 protects existing employment sites but recognises that some are no longer viable

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		BP3	Business	Encourage businesses to come to Petersfield	BP3 encourages sustainable economic growth by encouraging appropriate businesses to Petersfield
		BP5	Business	Redevelopment of the Frenchman's Road	BP5 supports the prioritisation of areas for regeneration by identifying as a key town centre location that could be more efficiently utilised.
		BP6	Business	Support small creative businesses requiring workshop space	This policy attempts to promote and expand knowledge driven and creative industries
		BP7	Business	Bedford Road improvements	
		TP1	Tourism	Additional Hotel Accommodation	The creation of the South Downs National Park has presented an ideal opportunity to expand tourist facilities and attractions within the town.
		TP2	Tourism	Expanded Tourist Hub	The provision of an integrated tourist hub will provide, within the town centre, a heritage, cultural and information centre that will benefit visitors and local people alike.
23	Policies should positively support the vitality of town centres, including allocating suitable sites for retail, leisure, commercial, office, tourism, cultural, community and residential development.	RP1	Retail	Encourage new retail development in the town centre	RP1 supports the vitality of the town centres by encouraging diverse small retail offerings as identified by local people
		RP2	Retail	Maintaining an appropriate mix and balance of retail uses	RP2 has identified primary and secondary frontages in order to maintain a vital town centre
		RP3	Retail	Temporary Shops	Temporary shops will attempt to stop the town centre looking unattractive and improve the vitality and confidence in the town centre
		TP1	Tourism	Additional Hotel Accommodation	The identification of a site within the town centre for further hotel accommodation will provide additional employment and commercial opportunities for the town adding to the vitality and viability of the town.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		TP2	Tourism	Expanded Tourist Hub	The provision of an integrated tourist hub will provide, within the town centre, a heritage, cultural and information centre that will benefit visitors and local people alike.
28	Policies should support economic growth in rural areas	BP1	Business	Allocate sites specifically for employment use	Supports the policy of economic growth in rural areas by allocating additional land for employment use
		BP2	Business	Protect existing employment sites	This policy attempts to prevent the loss of jobs in the rural economy by offering some protection to existing employment land
		BP3	Business	Encourage businesses to come to Petersfield	BP3 encourages the creation of jobs by encouraging businesses to come to Petersfield
		BP5	Business	Redevelopment of the Frenchman's Road	The re-redevelopment of this area supports economic growth by recognising that this land could be more efficiently utilised via an enterprise centre
		BP6	Business	Support small creative businesses requiring workshop space	BP6 supports economic growth by identifying a need for small office/workshop space that is not currently being as well met as it could be
		BP7	Business	Bedford Road improvements	Infrastructure improvements will ensure existing and potential new business needs are being met and therefore support economic growth
		RP1	Retail	Encourage new retail development in the town centre	BP1 encourages economic growth in rural areas by encouraging new retail development which will attract more visitors to the town
		RP2	Retail	Maintaining an appropriate mix and balance of retail uses	By ensuring a diverse range of retail offering within the town centre visitors will be encouraged thus supporting the economic well being of the area.
		RP3	Retail	Temporary Shops	Temporary shops allow short-term trials of retail offering without a heavy burden of investment, thereby ensuring the town centre is responsive to changes.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		TP1	Tourism	Additional Hotel Accommodation	The provision of further hotel accommodation will provide additional employment and commercial opportunities for the town and its surrounds. As with other outlets, it will be encouraged to source its requirements locally.
		TP2	Tourism	Expanded Tourist Hub	The provision of an integrated tourist hub will provide, within the town centre, a heritage, cultural and information centre that will benefit visitors and local people alike.
30	Solutions which support reductions in greenhouse gases and reduce congestion should be encouraged	GAP2	Getting Around	Improve the town's pedestrian and cycle network	By enhancing and expanding pedestrian and cycle routes, GAP2 complies with NPPF paragraph 30 which supports transport solutions which reduce greenhouse emissions and NPPF paragraph 69 which supports policies that facilitate healthy and inclusive communities.
37	Planning policies should balance land use	CP2	Community	Provide a new Community Centre	All community policies contribute to a balance of land uses, providing open space and community facilities to meet the needs of the expanding population. The siting of the community centre considered the need for people to travel to the centre without car. The site is central to the town and located in an area with good sustainable transport links
40	Plans should seek to improve the quality of parking in town centres	GAP5	Getting Around	Provide multilevel car parking at the Town Station and North side Tesco car park	NPPF paragraph 40 seeks to improve the quality of parking in town centres and policy GAP5 comply with this by supporting an increase in capacity in two town centre car parks through provision of multi levels and GAP6 seeks to improve access to a third town centre car park.
47	Delivering homes: plans should meet the assessed need for housing; plans should identify deliverable sites for years 6-10 and years 11-15; meet the need for affordable housing	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	HP1 meets the need for housing that has been identified by the JCS.
		HP4	Housing	Windfall sites	The contribution of windfall sites is included in the assessment of housing need carried out in support of the JCS. The PNP policy supports this.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	and maintain delivery of a five-year supply of housing land; set their own approach to housing density to reflect local circumstances.				
50	Plans should: plan for a mix of housing based on current and future demographic trends; identify the size, type, tenure and range of housing required; set policies for affordable housing where needed.	HP2	Housing	Provide an appropriate mix of market housing	The plan has set out a mix of housing for Petersfield which is based on an analysis of current and future demographic trends (See Annex B in the plan)
		HP3	Housing	Allocate housing to meet the needs of an ageing population	A key demographic trend is an ageing population - hence HP3 allocates sites specifically for this purpose and thus supports the NPPF intention.
		HP6	Housing	Provide affordable housing	HP6 sets out a policy for affordable housing as required by the NPPF.
		HP7	Housing	Custom and Self Build Dwellings	The NPPF requires a mix of housing requirements to be supported. The PNP team has identified Self Build homes as being a requirement in Petersfield and has made provision accordingly.
56	Importance of good design	BEP1	Built Environment	The Character, setting and quality of the town's built environment	BEP1 expects all development to meet the highest standards of design and make a positive contribution to the character of Petersfield. Proposals should respect and enhance its distinctive built character and high quality countryside setting. This conforms to the importance of design of the built environment and as a key aspect of sustainable development, contributing positively to make better places for people.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		BEP7	Built Environment	Sustainable and adaptable buildings	BEP7 strongly encourages new development which demonstrates high levels of energy efficiency and sustainability. This conforms to the importance of design of the built environment and as a key aspect of sustainable development, contributing positively to make better places for people.
57	Plan positively for the achievement of high quality and inclusive design	BEP1	Built Environment	The Character, setting and quality of the town's built environment	BEP1 expects all development to meet the highest standards of design and make a positive contribution to the character of Petersfield. Proposals should respect and enhance its distinctive built character and high quality countryside setting. This conforms to the need to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
58	Policies should set out the quality of development expected for an area including factors such as: function, sense of place, mixed uses, green and public space, transport networks, local character, safety/security and good architecture.	HP8	Housing	Size of dwellings	The effective size of rooms in a dwelling is a measure of quality. PNP policy HP8 sets minimum space standards for Petersfield which are appropriate to the local character.
		HP9	Housing	Quality and layout of housing developments	Policy HP9 uses the 'Building for Life 12' criteria to encourage high quality design of developments.
		BEP1	Built Environment	The Character, setting and quality of the town's built environment	BEP1 expects all development to meet the highest standards of design and make a positive contribution to the character of Petersfield. Proposals should respect and enhance its distinctive built character and high quality countryside setting. It sets out criteria as to how proposals should be assessed and taken into account. This conforms to the requirement for neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		BEP2	Built Environment	The character of the Conservation Area	BEP2 requires all developments within the Town Centre Conservation Area to positively contribute to the conservation and management of the Conservation Area. This conforms to the requirement for neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. They are also expected to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
		BEP3	Built Environment	Key focal points and buildings in the Conservation Area	BEP3 requires new development to protect and enhance the settings of key focal points and buildings within the Conservation Area. This conforms to the requirement for neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. They are also expected to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
		BEP4	Built Environment	Shop fronts	BEP4 sets out policies for shop fronts within the Conservation Area. This conforms to the requirement for neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. They are also expected to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		BEP5	Built Environment	Areas of Special Housing Character	BEP5 identifies areas of Special Housing Character which will be protected. This conforms to the requirement for neighbourhood plans to develop robust and comprehensive policies that set out the quality of development that will be expected for the area. They are also expected to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
60	Policies should promote local distinctiveness whilst not stifling innovation, originality or initiative.	BEP1	Built Environment	The Character, setting and quality of the town's built environment	BEP1 expects all development to meet the highest standards of design and make a positive contribution to the character of Petersfield. Proposals should respect and enhance its distinctive built character and high quality countryside setting. It indicates that where innovative and contemporary designs are proposed, they must be complementary to their context. This conforms to the requirement for planning policies and decisions not to attempt to impose architectural styles or particular tastes nor to stifle innovation. However, they can seek to promote or reinforce local distinctiveness
		BEP2	Built Environment	The character of the Conservation Area	BEP2 requires all developments within the Town Centre Conservation Area to positively contribute to the conservation and management of the Conservation Area. This enables the plan to promote local distinctiveness.
		BEP4	Built Environment	Shop fronts	BEP4 sets out policies for shop fronts within the Conservation Area. This enables the plan to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
40	Plans should seek to improve the quality of parking in town centres	GAP6	Getting Around	Create access to Festival Hall car park off Tor Way	NPPF paragraph 40 seeks to improve the quality of parking in town centres and policy GAP5 comply with this by supporting an increase in capacity in two town centre car parks through provision of multi levels and GAP6 seeks to improve access to a third town centre car park.
64	Poor design proposals should not be permitted	HP8	Housing	Size of dwellings	Dwellings which are too small for people's needs are of a poor design. HP8 therefore seeks to address this.
		HP9	Housing	Quality and layout of housing developments	Developments which are poorly laid out, with no public space, too little parking and no public access are generally poorly designed. HP9 therefore seeks to address this using the 'Building for Life 12' criteria.
		BEP2	Built Environment	The character of the Conservation Area	BEP2 requires all developments within the Town Centre Conservation Area to positively contribute to the conservation and management of the Conservation Area. This should similarly ensure that permission for poor design is not given.
		BEP3	Built Environment	Key focal points and buildings in the Conservation Area	BEP3 requires new development to protect and enhance the settings of key focal points and buildings within the Conservation Area. This should similarly ensure that permission for poor design is not given.
		BEP4	Built Environment	Shop fronts	BEP4 sets out policies for shopfronts within the Conservation Area. This should similarly ensure that permission for poor design is not given.
		BEP5	Built Environment	Areas of Special Housing Character	SEE 58 ABOVE

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
67	Outdoor advertisements in the built and natural environment should be controlled.	BEP4	Built Environment	Shop fronts	BEP4 sets out policies for shopfronts within the Conservation Area. It complies with the requirement that control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings, in this case the Conservation Area, should be subject to the local planning authority's detailed assessment
69	Policies should facilitate healthy and inclusive communities.	GAP1	Getting Around	Provide pedestrian, cycle and mobility scooter access to the Town Centre from new developments	NPPF 23 states that plans should positively support the vitality of town centres and GAP1 supports that by enabling pedestrian, cycle and mobility scooter access from new developments to the town centre. By providing such links GAP1 also helps facilitate healthy and inclusive communities as detailed in NPPF 69.
		GAP4	Getting Around	Create a Shared Space street design for the Town Centre Spine including the Market Square	NPPF paragraph 35 states that plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people by creating safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. GAP4 complies with this and proposes creating a shared space street design for the town centre including The Square. This further supports NPPF 23 which states that plans should positively support the vitality of town centres.
		CP1	Community	Maintain and enhance existing Community Facilities	Key community facilities have been identified and protected in Policy CP1, this will ensure opportunity for the community to continue to make best use of public areas and key facilities will enable the interaction of different community groups

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		CP2	Community	Provide a new Community Centre	The new community centre will serve the wider community and offer opportunities for different sectors of the population to meet
		CP3	Community	Overall increase of community facility provision.	Policy CP3 makes clear that new development should provide an appropriate provision of community facilities to meet the needs of the new development and the wider community. This will ensure continued opportunity for the community to access important facilities and continue the strong community spirit which is apparent in Petersfield
		CP4	Community	Provide appropriate mix of sports and recreation facilities.	Policy CP4 ensures an appropriate provision of sport and recreation facilities. This will guard against the loss of valued facilities, which were identified by the community as being essential to the continued success of the town
		CP5	Community	Encourage and promote community involvement and engagement.	Policy CP5 will mean the wider community is given the opportunity to continue to be involved in future planning decisions. The NDP itself is based on a sound community engagement approach and this policy aims to see that practice continued
		NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	NEP 1 identifies sites for residential development and allocates areas that must be provided as public open space. It provides for a connected network of new and existing green space, linking with the surrounding countryside. New housing development gives the opportunity to create new public open space for the benefit of both new and existing residents. This policy promotes healthy communities by providing high quality open space within and adjacent to development areas.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		NEP6	Natural Environment	Links to the countryside	NEP6 provides for all new developments which lie on or adjacent to the footpath and cycling links identified in the Plan to not prejudice the retention and enhancement of these routes and to contribute to new links as appropriate. This policy promotes healthy communities by assisting in the creation of safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.
70	Policies should: plan positively for the provision of shared space and community facilities; guard against the unnecessary loss of facilities and services; ensure that established facilities are able to develop; ensure an integrated approach to considering the location of housing, economic uses and community facilities.	HP5	Housing	Phasing of Development	By phasing development, policy HP5 plans positively for the growth of supporting infrastructure and facilities to support the increase in residential housing.
		CP1	Community	Maintain and enhance existing Community Facilities	Policy CP1 protects key community facilities identified by the wider community as serving an important social function. This policy guards against the loss of these facilities and ensures these facilities are able to develop and modernise to meet changing community needs
		CP2	Community	Provide a new Community Centre	Policy CP2 plans positively for the provision of a new community building to serve the growing population of Petersfield. This modern building will meet the changing needs of the population and provide a shared space which can be used by all generations.
		CP3	Community	Overall increase of community facility provision.	Policy CP3 ensures that new residential development contributes to the provision of social infrastructure. So new development will not place increased pressure on existing facilities and ensure that the community can access these services without the need to travel to other areas

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
		NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	NEP1 provides for a network of green infrastructure and open spaces and protects wildlife corridors and priority habitats where possible, from development proposals that result in the loss of green spaces or in any harm to their character, setting, accessibility, appearance, general quality or amenity value. It allows for proposals to be only be permitted if the community would gain equivalent benefit from the provision of suitable replacement green infrastructure. This policy guards against any unnecessary loss.
72	There should be a proactive, positive and collaborative approach to the provision of education facilities	CP3	Community	Overall increase of community facility provision.	Policy CP3 demands that any increase in population through residential development does not place additional pressure on existing services, including school places. The local Education Authority have confirmed that current provision will meet the needs of expanding population, and the plan also offers opportunity for the expansion of existing schools to meet any unforeseen increase in demand.
73	Policies should facilitate access to high quality open spaces and opportunities for sport and recreation.	NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	NEP1 provides for a network of green infrastructure and open spaces and protects wildlife corridors and priority habitats. It facilitates access to high quality open spaces and makes an important contribution to healthy communities.
74	Existing open space, sports and recreational buildings and land, should not generally be built on.	CP4	Community	Provide appropriate mix of sports and recreation facilities.	Policy CP4 specifically protects open space and sport and recreation facilities. The policy demands that there should be no loss in provision unless key criteria are met. Policy CP4 refers directly to the criteria in the NPPF
		NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	SEE 70 ABOVE

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
75	Policies should protect and enhance public rights of way and access.	NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	NEP1 provides for a network of green infrastructure and open spaces linked to the surrounding countryside for community use and enjoyment. It ensures that public rights of way are protected and for links to be added as appropriate.
		NEP6	Natural Environment	Links to the countryside	NEP6 provides for all new developments which lie on or adjacent to the footpath and cycling links identified in the Plan to not prejudice the retention and enhancement of these routes and to contribute to new links as appropriate. This policy ensures that public rights of way are protected.
76	Local communities should be able to identify Local Green Space for special protection.	NEP2	Natural Environment	Preserving and enhancing open space within existing developments	NEP2 lists specific areas of green infrastructure and Local Green Spaces that are designated in the plan to be preserved and enhanced. These have been identified by the community in accordance with this paragraph 76.
		NEP7	Natural Environment	Biodiversity, trees and woodlands	NEP7 protects biodiversity and encourages open spaces to be adopted by communities to promote greater biodiversity. This will assist Local Green Space designation.
77	The Local Green Space designation should only be used where: the space is reasonably close to the community it serves; the green area is demonstrably special to a local community and holds a particular local significance; where the green area concerned is local in character and is not an	NEP2	Natural Environment	Preserving and enhancing open space within existing developments	NEP2 lists specific areas of green infrastructure and Local Green Spaces that are designated in the plan to be preserved and enhanced. These have been identified by the community in accordance with this paragraph 77.
		NEP7	Natural Environment	Biodiversity, trees and woodlands	SEE 76 ABOVE

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	extensive tract of land.				
93	Planning should play a key role in securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change.	BEP7	Built Environment	Sustainable and adaptable buildings	BEP7 strongly encourages new development which demonstrates high levels of energy efficiency and sustainability. This will assist in meeting the challenge of climate change and will support the move to a low carbon future.
95	Policies should: plan for new developments in locations and ways to reduce greenhouse gases; actively support energy efficiency improvements to existing buildings; set any local requirements to be consistent with the Government's zero carbon buildings policy.	BEP7	Built Environment	Sustainable and adaptable buildings	BEP7 strongly encourages new development which demonstrates high levels of energy efficiency and sustainability. This will assist in meeting the challenge of climate change and will support the move to a low carbon future.
99	Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and	NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	NEP1 provides for a network of green infrastructure and open spaces. Green infrastructure is defined as including the external environment and how it provides ecosystem services. For example it suggests that in the town centre an alternative to open space provision could be green roofs, rain gardens or green walls, which may be suitable alternatives providing connectivity and helping to alleviate flood risk.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	changes to biodiversity and landscape	NEP8	Natural Environment	Flooding risk and waterway enhancement	NEP8 requires all developments in areas liable to flooding to adequately address potential flooding risk in accordance with the advice in the NPPF. Development adjacent to waterways, where appropriate, should contribute to their enhancement as part of the green infrastructure network. This conforms to Paras.99 and 100
100	Inappropriate development in areas at risk of flooding should be avoided	NEP8	Natural Environment	Flooding risk and waterway enhancement	SEE 99 ABOVE
109	Planning should contribute to and enhance the natural and local environment.	NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature Reserve will not be permitted	NEP4 protects the Rotherlands Nature Reserve and as such enhances the natural environment, promoting net gains in biodiversity.
		NEP5	Natural Environment	Developments to contribute positively to the landscape	NEP5 requires all new development that affects the setting of the town within its environment to make a positive contribution and ensure that the sensitivity of its landscape quality is recognised and enhanced. This conforms with para. 109
		NEP8	Natural Environment	Flooding risk and waterway enhancement	NEP8 requires development adjacent to waterways, where appropriate, should contribute to their enhancement as part of the green infrastructure network. This conforms to Paras.99 and 100
114	Plans should plan positively for the creation, protection, enhancement and management of	NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the	NEP4 protects the Rotherlands Nature Reserve and as such enhances the natural environment, promoting net gains in biodiversity. This is a positive approach to the Reserve as required by Para.114

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	networks of biodiversity and green infrastructure.			Rotherlands Nature Reserve will not be permitted	
		NEP8	Natural Environment	Flooding risk and waterway enhancement	SEE 109 ABOVE
115	Great weight should be given to conserving landscape and scenic beauty in National Parks.	BEP2	Built Environment	The character of the Conservation Area	Policies BEP1, BEP2 and BEP3 all seek to conserve and enhance the character and quality of the town's built environment and ensure quality design. They ensure that great weight is given to conserving landscape and to cultural heritage in the National Park.
		BEP3	Built Environment	Key focal points and buildings in the Conservation Area	SEE 115 ABOVE
		BEP5	Built Environment	Areas of Special Housing Character	SEE 115 ABOVE
		BEP7	Built Environment	Sustainable and adaptable buildings	SEE 115 ABOVE
		NEP2	Natural Environment	Preserving and enhancing open space within existing developments	Policies NEP1, NEP2, NEP3, NEP4, NEP5, NEP6, NEP7 and NEP8 all seek to protect and enhance the landscape, provide links to the countryside and encourage and enhance biodiversity. They ensure that great weight is given to conserving landscape, wildlife and scenic beauty in the National Park.
		NEP3	Natural Environment	Developments that detract from the landscape, archaeological, ecological or history value of the Heath will not be permitted	SEE 115 ABOVE
		NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status	SEE 115 ABOVE

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
				and setting of the Rotherlands Nature Reserve will not be permitted	
		NEP5	Natural Environment	Developments to contribute positively to the landscape	SEE 115 ABOVE
		NEP6	Natural Environment	Links to the countryside	SEE 115 ABOVE
		NEP7	Natural Environment	Biodiversity, trees and woodlands	SEE 115 ABOVE
		NEP8	Natural Environment	Flooding risk and waterway enhancement	SEE 115 ABOVE
117	To minimise impacts on biodiversity, policies should: plan for biodiversity across local authority boundaries; identify and map components of the local ecological networks; promote the preservation, restoration and re-creation of priority habitats.	NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature Reserve will not be permitted	NEP4 protects the Rotherlands Nature Reserve and as such enhances the natural environment, promoting net gains in biodiversity. This ensures that this Reserve is protected from the impact of development as required by para. 117
118	Principles of conserving and enhancing biodiversity: if significant harm resulting from a development cannot be avoided,	NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature Reserve will not be permitted	NEP3 protects the Heath and similarly NEP4 protects the Rotherlands Nature Reserve. Both policies seek to protect these key areas for their landscape, ecological, recreational and historic value as well enhancing the natural environment and promoting net gains in biodiversity. These policies conform with Para.118 requiring local planning authorities to conserve and enhance biodiversity.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	mitigated or compensated for, then permission should be refused; proposals where the primary objective is to conserve or enhance biodiversity should be permitted; opportunities to incorporate biodiversity in and around developments should be encouraged; planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.	NEP7	Natural Environment	Biodiversity, trees and woodlands	SEE 118 ABOVE

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
126	Plans should have a positive strategy for the conservation and enjoyment of the historic environment	BEP4	Built Environment	Shop fronts	Policies BEP2, BEP3 and BEP4 all seek to conserve and enhance the character and quality of the town's conservation area, its heritage assets and ensure quality design. Proposals are required to take account of the Conservation Area Appraisal and Management Plan and the Petersfield Town Design Statement. The policies are consistent with the requirement to have a positive strategy for the conservation and enjoyment of the historic environment.
128	Planning applications should describe the significance of any heritage assets affected, including any contribution made by their setting.	BEP2	Built Environment	The character of the Conservation Area	Policies BEP2, BEP3 and BEP4 all seek to conserve and enhance the character and quality of the town's conservation area, its heritage assets and ensure quality design. The policies require proposals to assess the significance of heritage assets and any impact on them and the Conservation Area. Particular regard is to be had to any loss, inappropriate alteration or compromise of the setting of key focal points and such assets. This is consistent with the requirements in NPPF Section 12 and paras.128 et seq.
		BEP3	Built Environment	Key focal points and buildings in the Conservation Area	SEE 128 ABOVE
129	Planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.	BEP3	Built Environment	Key focal points and buildings in the Conservation Area	SEE 128 ABOVE
132	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight	BEP3	Built Environment	Key focal points and buildings in the Conservation Area	SEE 128 ABOVE

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	should be given to the asset's conservation.				
133	Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.	BEP2	Built Environment	The character of the Conservation Area	SEE 128 ABOVE
		BEP3	Built Environment	Key focal points and buildings in the Conservation Area	SEE 128 ABOVE
		BEP5	Built Environment	Areas of Special Housing Character	SEE 128 ABOVE
134	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.	BEP2	Built Environment	The character of the Conservation Area	SEE 128 ABOVE
		BEP3	Built Environment	Key focal points and buildings in the Conservation Area	SEE 128 ABOVE
138	Loss of a building (or other element)	BEP2	Built Environment	The character of the Conservation Area	SEE 128 ABOVE

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm.	BEP3	Built Environment	Key focal points and buildings in the Conservation Area	SEE 128 ABOVE
		BEP5	Built Environment	Areas of Special Housing Character	SEE 128 ABOVE
156	Local Plans should set out the strategic priorities for the area, including: homes and jobs; retail, leisure and commercial; infrastructure; health, security, community and cultural facilities; climate change mitigation and adaption, conservation and enhancement of the natural and historic environment	HP5	Housing	Phasing of Development	By including a policy which phases development, the PNP supports the overall strategic priorities for the area in terms of the development of infrastructure, retail, leisure and cultural facilities.
		CP1	Community	Maintain and enhance existing Community Facilities	Policy CP1 seeks to protect essential community and cultural infrastructure and other local facilities to meet the needs of the wider community
		CP2	Community	Provide a new Community Centre	Policy CP2 proposes the development of a new community centre to meet the needs of an expanding population and provide a modern building capable of meeting the demands of the wider community
		CP3	Community	Overall increase of community facility provision.	Policy CP3 ensures that new residential development contributes to the provision of social infrastructure. So new development will not place increased pressure on existing facilities and ensure that the community can access these services without the need to travel to other areas
		CP4	Community	Provide appropriate mix of sports and recreation facilities.	Policy CP4 specifically protects open space and sport and recreation facilities. The policy demands that there should be no loss in provision unless key criteria are met. Policy CP4 refers directly to the criteria in the NPPF and ensures the provision of community infrastructure and sport facilities

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
157	Local Plans should plan positively for the development and infrastructure required to meet the NPPF; preferably have a 15 year time horizon; be based on co-operation; indicate broad locations for strategic development; allocate sites to promote development; identify areas where it may be necessary to limit freedom and explain why; identify land where development would be inappropriate; contain a clear strategy for enhancing the natural, built and historic environment.	HP5	Housing	Phasing of Development	Phasing policy HP5 contributes towards a positive 15 year development plan by ensuring development occurs at a rate which supports the five-year land supply, but also keeps pace with the development of supporting infrastructure.
159	Local planning authorities should have a clear understanding of housing needs in their area	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	The allocation of sites for housing is based on a number of studies and reports specific to Petersfield. See the plan's supporting documents.
		HP2	Housing	Provide an appropriate mix of market housing	The housing mix for Petersfield is based on specific analysis of local housing needs. See Annex B to the main plan.
		HP3	Housing	Allocate housing to meet the needs of an	The need for the provision of housing for an ageing population is clear - thus policy HP3 allocates sites accordingly.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
				ageing population	
		HP6	Housing	Provide affordable housing	Studies and analysis showed a clear need for affordable housing in Petersfield, however this must be balanced against viability to ensure development actually takes place. The plan ensures the provision of affordable housing whilst also maintaining the viability of development in the town.
		HP7	Housing	Custom and Self Build Dwellings	The need for self build housing in the areas has been assessed by a number of different mechanisms and found to be high. Provision has therefore been made for this sort of housing under HP7.
162	Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure and take account of the need for strategic infrastructure.	HP5	Housing	Phasing of Development	Phasing policy HP5 will help to ensure that the development of infrastructure keeps pace with the provision of housing.
		CP3	Community	Overall increase of community facility provision.	Policy CP3 ensures that the residential development set out in the neighbourhood plan is supported by the necessary infrastructure, including health, social care and educational facilities
171	Local planning authorities should understand and take account of the health status and needs of the local population	HP5	Housing	Phasing of Development	Phasing policy HP5 will help to ensure that the needs of the location population in terms of health provision and community facilities keep pace with the provision of housing.
184	Neighbourhood plans should align with the strategic needs and priorities for the area and be in general conformity with the	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	Policy HP1 allocates sites for more than the 700 minimum set out in the JCS and is therefore in conformity.

NPPF Para	NPPF Para Intent/Description	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to NPPF
	strategic policies of the Local Plan. Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies.				
188	Encourages early engagement with the public with regard to planning applications.	CP5	Community	Encourage and promote community involvement and engagement.	Policy CP5 will mean the wider community is given the opportunity to continue to be involved in future planning decisions. The NDP itself is based on a sound community engagement approach and this policy aims to see that practice continued. This policy directly supports the objective of paragraph 188 of the NPPF.

Annex B – Conformity of PNP Policies with JCS and LTP

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
CP1	Presumption in favour of sustainable development	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	The allocation of sites for new dwellings has exceeded the minimum requirement and has also used various sustainability criteria (such as a 'walkable town') and information derived from the Sustainability Assessment to ensure that all development is as sustainable as possible.
CP2	Spatial Strategy	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	The plan contributes towards the housing and employment land requirements set out in JCS Policy CP2 and does so by prioritising development in sustainable and accessible locations.
		BP3	Business	Encourage businesses to come to Petersfield	The JCS aims to encourage businesses into the area in order to boost employment opportunities locally, prevent the creation of a dormitory area and provide a balanced sustainable economy.
CP3	New employment provision	BP1	Business	Allocate sites specifically for employment use	The JCS requires that 3ha of employment land is allocated within the Petersfield area in order to encourage economic growth. Petersfield is a desirable employment location enhanced by its market town status and good transport links. In order to meet this requirement the Plan has allocated land off Harrier way, land off Frenchmans Road and an extension of the Buckmore Farm employment area, all totalling 3.5ha.
		BP3	Business	Encourage businesses to come to Petersfield	
CP4	Existing employment land	BP2	Business	Protect existing employment sites	The JCS identifies latent demand by businesses to expand or move into Petersfield. The allocation of new employment sites as well as the redevelopment of existing sites to more modern office space identified in the Plan will meet this need.
		BP5	Business	Redevelopment of the Frenchman's Road	The Plan aims to protect land currently used for employment purposes within Petersfield, however accepts that some older sites are no longer suitable; as Petersfield has grown it is no longer appropriate for some land in the centre to be used for industrial purposes. This accords with the JCS policy CP4
		BP6	Business	Support small creative businesses requiring workshop space	Frenchmans road is one example of a location no longer appropriate for the types of businesses located there, being too close to the centre, adjoining residential streets and an inefficient use of town centre land. The JCS CP4 (5.20) encourages improvements which yield a more efficient use of land and that meets the current needs of businesses.
		BP7	Business	Bedford Road improvements	The Plan identifies the need for space for smaller start-up businesses and this ties in with JCS requirements for low priced, small sized space for start-ups.

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
CP5	Employment and workforce skills	BP3	Business	Encourage businesses to come to Petersfield	This also conforms with the JCS policy of providing a spread and variety of premises for businesses purposes. The Plan has identified that some buildings in Bedford Rd are no longer fit for purpose as well as infrastructure issues that make parts of the are unattractive for businesses.
		BP5	Business	Redevelopment of the Frenchman's Road	The JCS aims to build upon clusters of high quality advanced manufacturing and service industries and ensure that market towns remain important employment centres. Additionally retaining the highly skilled workforce in the area and reducing out commuting. The Plan identifies this and encourages land uses that promotes this.
		BP6	Business	Support small creative businesses requiring workshop space	The JCS aims to build upon clusters of high quality advanced manufacturing and service industries and ensure that market towns remain important employment centres. Additionally retaining the highly skilled workforce in the area and reducing out commuting. The Plan identifies this and encourages land uses that promotes this.
CP6	Rural economy and enterprise	BP3	Business	Encourage businesses to come to Petersfield	This supports the JCS policy of encouraging local, sustainable land use.
		TP1	Tourism	Additional Hotel Accommodation	CP6 states that development will be permitted for the conversion of buildings for tourism facilities and accommodation. The plan details a designated site that is considered suitable for the development and enhancement of hotel accommodation.
CP7	New retail provision	RP2	Retail	Maintaining an appropriate mix and balance of retail uses	The JCS identifies the need for additional comparison and convenience floorspace within Petersfield and additional comparison space has yet to be found. The Plan aims to resist any conversions away from retail within the centre particularly at ground level and has specified primary and secondary uses within the centre.
		RP3	Retail	Temporary Shops	The JCS identifies Petersfield as an important Town centre which functions as a destination for leisure, entertainment and cultural services. The Plan identifies that vacant premises are not attractive at encouraging visitors and temporary shops should be encouraged.
		RP1	Retail	Encourage new retail development in the town centre	The JCS identifies the need for additional comparison space within Petersfield and the Plan specifies those goods and services that the residents currently feel are lacking. Along with the use of temporary shops it is hoped that this demand will be met.
CP8	Town and village facilities and services	CP1	Community	Maintain and enhance existing Community Facilities	Policy CP8 proposes to sustain and enhance a range and quality of community facilities in key settlements in East Hampshire, including Petersfield. PNP policy CP1 identifies key community facilities in the town and sets out the type of enhancement required. The policy also protects these important community assets and allocates sites for new community facilities to meet local needs

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
		CP2	Community	Provide a new Community Centre	Policy CP8 states that new facilities will be permitted in the centres if they enhance the range and quality of provision. Policy CP2 identifies a site for a new community centre which will meet the criteria set out in Policy CP8 and contribute to the objective of that policy
		CP3	Community	Overall increase of community facility provision.	Policy CP8 requires the key centres in the District to be maintained and improved in terms of community facility provision. Policy CP3 demands that any new residential development in Petersfield will be expected to provide community facilities appropriate to the scale of the development, thus ensuring an adequate provision
		TP1	Tourism	Additional Hotel Accommodation	The vitality and viability of the town centre will be enhanced by the provision of additional hotel accommodation which will serve visitors to the town and the National Park, encouraging 'staying visitors'. Additionally it will provide a local facility for residents of both the town and its surrounding villages by offering further leisure and entertainment facilities and will be easily and readily accessible by all forms of transport. It will also present an opportunity to increase the number of business visitors using facilities for conferences and team building events.
CP9	Tourism	TP1	Tourism	Additional Hotel Accommodation	The plan has identified a site within the town centre suitable for development as a hotel. This is considered necessary to support the additional number of visitors expected to the town as a result of the creation of the South Downs National Park. Contained within the site is a public house which has the potential for development and enhancement into hotel.
		TP2	Tourism	Expanded Tourist Hub	The plan contains details of the creation of a tourist hub. It is envisaged that this will be achieved by the enlargement of the town museum into adjoining premises and the incorporation into the same building of the Tourist Information Centre. This will provide, in the town centre, a heritage, cultural and visitor information centre.
CP10	Spatial strategy for housing	HP1	Housing	Allocate development areas sufficient for a minimum of 700 new dwellings	The plan meets the requirement of CP10 for a minimum of 700 new dwellings in Petersfield. CP10 states that sites will be allocated through neighbourhood plans.
		HP4	Housing	Windfall sites	JCS Policy CP10 allows for windfall sites, in addition to the core allocation, to come forward. PNP policy HP4 supports this by allowing windfall development.
		HP5	Housing	Phasing of Development	CP10 calls for specific sites to be identified for the first 5 years to meet the 5 year land requirement and then subsequent sites in years 6-10 and 11-15. PNP Policy HP2 supports this by providing a phased approach with most of the housing allocated to the first phase.
		HP7	Housing	Custom and Self Build Dwellings	CP10 states that housing provision will be restricted to that needed to serve its communities. PNP HP7 sets out how local people are able to build their own homes and is therefore in conformity with CP10.

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
		CP5	Community	Encourage and promote community involvement and engagement.	Policy CP10 allocates a provision of housing for Petersfield, it also identifies that there will be additional small scale development permitted where it meets a range of criteria. One criteria demands that new development proposed is identified in a neighbourhood plan or has clear community support. Policy CP5 requires developers proposing development to carry out effective community engagement to ensure community support for schemes. Policy CP5 therefore contributes to the objectives of Policy CP10 in the JCS
CP11	Housing tenure, type and mix	HP2	Housing	Provide an appropriate mix of market housing	CP11 requires a mix of dwelling tenures, types and sizes to meet housing needs. The PNP has derived the specific mix that is appropriate for Petersfield and has embodied this in policy HP2.
		HP3	Housing	Allocate housing to meet the needs of an ageing population	CP11 requires that housing is provided for the elderly. PNP Policy HP3 allocates specific sites for this purpose.
		HP7	Housing	Custom and Self Build Dwellings	CP11 requires that provision is made for people who wish to build their own homes. PNP Policy HP7 allocates specific sites for this purpose.
CP12	Housing and extra care provision for the elderly	HP3	Housing	Allocate housing to meet the needs of an ageing population	CP12 require the needs of an ageing population are met by the allocation of sites for Continuing Care Retirement Communities and Retirement Villages. PNP Policy HP3 allocated two sites for this purpose.
CP13	Affordable housing on residential development sites	HP6	Housing	Provide affordable housing	CP13 requires all new development to contribute towards affordable housing. PNP Policy HP6 does this, however, the level of affordable housing required has been modified in accordance with government policy which was published after the JCS was adopted (See DCLG Response to Planning Contributions consultation, published Nov 2014)
		HP7	Housing	Custom and Self Build Dwellings	CP13 requires all new development to contribute towards affordable housing. PNP Policy HP7 makes provision for self and custom build homes for local people. Whilst the self build sites must provide affordable housing in accordance with policy HP6, self build housing in itself is a more affordable form of housing and thus further supports JCS policy CP13.
CP16	Protection and provision of social infrastructure	CP1	Community	Maintain and enhance existing Community Facilities	Policy CP16 resists the loss of community services and facilities through redevelopment unless key criteria can be met. Policy CP1 identifies key community facilities to be protected from change of use, therefore this policy protects those key facilities in line with the intention of CP16
		CP2	Community	Provide a new Community Centre	Policy CP16 resists the loss of community services and facilities through redevelopment unless key criteria can be met. Policy CP2 identifies a site for the development of a new community centre ensuring the appropriate provision of social infrastructure

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
		CP3	Community	Overall increase of community facility provision.	Policy CP16 resists the loss of community services and facilities through redevelopment unless key criteria can be met. Policy CP3 states that development which results in the loss of a community facility will only be permitted where alternative facilities can be provided, thus ensuring the protection of social infrastructure.
CP17	Protection of open space, sport and recreation and built facilities	NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	CP17 and CP18 protect the provision of open space and mandate the provision of minimum standards of open space in new developments. CP28 ensures that development will only be permitted provided it maintains, manages and enhances the network of new and existing green infrastructure. To support these policies, PNP Policy NEP1 stipulates that the network of green infrastructure and open spaces identified in PNP Policy NEP2 and Figure 5 of the Plan will be linked to the surrounding countryside and developed, conserved and enhanced for community use and enjoyment. It requires that proposals are only permitted if the community would gain an equivalent benefit from the provision of suitable replacement infrastructure. In addition it expects new open spaces to be created in residential areas either on or off-site and linked to the existing green infrastructure network.
		CP4	Community	Provide appropriate mix of sports and recreation facilities.	Policy CP17 resists the loss of open space, port and recreation facilities and built facilities unless certain criteria are met. Policy CP4 also resists the loss of sport and recreation facilities unless certain criteria are met. The criteria are the same and reflect the criteria set out in paragraph 74 of the NPPF
		NEP3	Natural Environment	Developments that detract from the landscape, archaeological, ecological or history value of the Heath will not be permitted	SEE 20 - NEP3 BELOW
CP18	Provision of open space, sport and recreation and built facilities	CP4	Community	Provide appropriate mix of sports and recreation facilities.	Policy CP18 requires any new development to provide a minimum provision of open space. Policy CP4 in the PNP ensures the protection of existing open space and sport and recreation facilities. This policy ensures an adequate provision of open space for Petersfield, any requirement for additional new open space as a result of development will be provided by policy CP18 in the EHJCS

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
CP19	Development in the countryside	NEP5	Natural Environment	Developments to contribute positively to the landscape	CP19 and CP20 seek to conserve and enhance the landscape of the District, through a policy of restraint and setting a series of criteria to be adhered to by new developments in order to ensure that character and local distinctiveness is protected. CP21 requires the maintenance, enhancement, and protection of the District's biodiversity and its surrounding environment, including open spaces. CP23 seeks to preserve local gaps between settlements including those between Petersfield, Sheet and Steep. PNP Policy NEP5 recognises the importance of the setting of Petersfield and the sensitive landscape that surrounds the town. It requires that all new development that affects the setting of the town within its environment must make a positive contribution and ensure that the sensitivity of its landscape quality is recognised and enhanced.
CP20	Landscape	NEP2	Natural Environment	Preserving and enhancing open space within existing developments	SEE 16 - NEP1 AND NEP2 ABOVE
		NEP3	Natural Environment	Developments that detract from the landscape, archaeological, ecological or history value of the Heath will not be permitted	CP17 protects open space and recreation facilities and CP20 requires the protection and enhancement of the historic and natural features which contribute to the distinctive character of the district's landscape. CP21 mandates the maintenance, enhancement and protection of the District's biodiversity and its surrounding environment. In particular it requires protection of nature conservation designations such as SSSI, NNR, SINC and LNR. PNP Policies NEP3 The Heath and NEP4 Rotherlands Nature Reserve conform to these policies by ensuring the protection and conservation of these designated sites by not permitting development that would detract from their conservation status.
		NEP5	Natural Environment	Developments to contribute positively to the landscape	SEE 20 ABOVE - NEP5
CP21	Biodiversity	NEP2	Natural Environment	Preserving and enhancing open space within existing developments	SEE 16 ABOVE -NEP1 AND 2
		NEP3	Natural Environment	Developments that detract from the landscape, archaeological, ecological or history value of the Heath will not be permitted	SEE 20 ABOVE - NEP3

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
		NEP4	Natural Environment	Development which detracts from the landscape, nature conservation status and setting of the Rotherlands Nature Reserve will not be permitted	SEE 20 ABOVE - NEP3 AND 4
		NEP5	Natural Environment	Developments to contribute positively to the landscape	SEE 20 ABOVE - NEP5
		NEP7	Natural Environment	Biodiversity, trees and woodlands	CP21 requires development proposals to maintain, enhance and protect the District's biodiversity and its surrounding environment. PNP Policy NEP7 will not normally permit proposals which result in a loss of biodiversity and it applies a sequential approach to the impact of development on biodiversity.
		NEP6	Natural Environment	Links to the countryside	CP28 ensures that development will only be permitted provided it maintains, manages and enhances the network of new and existing green infrastructure. CP31 requires where appropriate for development to protect and provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks, such as the South Downs Way and Shipwrights Way, and reflect the amenity and rural character of the area. PNP Policy NEP 6 requires all new developments which lie or are adjacent to the footpath and cycling links identified Figure 7 to not prejudice the retention and enhancement of these links and to contribute to new links as appropriate.
CP23	Gaps between settlements	NEP5	Natural Environment	Developments to contribute positively to the landscape	SEE 20 ABOVE - NEP5
CP24	Sustainable construction	HP9	Housing	Quality and layout of housing developments	CP24 encourages sustainable construction. PNP Policy HP9 sets out minimum requirements for cycle storage in new dwellings which supports a sustainable approach to transport.
		BEP7	Built Environment	Sustainable and adaptable buildings	SEE 29 BELOW - BEP7

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
CP25	Flood Risk	NEP8	Natural Environment	Flooding risk and waterway enhancement	CP25 specifies that development in areas of flood risk will only be permitted if specific requirements in respect of flood risk, protection and drainage systems are met. CP26 requires development to protect quality and quantity of water and to make efficient use of water. CP28 ensures that development will only be permitted provided it maintains, manages and enhances the network of new and existing green infrastructure. PNP Policy NEP8 requires all developments in areas liable to flooding to adequately address potential flooding risks. Where appropriate, development adjacent to waterways is expected to contribute to their enhancement as part of the green infrastructure network.
CP26	Water resources/water quality	NEP8	Natural Environment	Flooding risk and waterway enhancement	SEE ABOVE 25 - NEP8
CP27	Pollution	NEP5	Natural Environment	Developments to contribute positively to the landscape	CP27 stipulates that development must not result in pollution which prejudices the health and safety of communities and their environments. PNP Policies NEP5, NEP7 and NEP8 all set out positive mechanisms to ensure that this happens.
CP28	Green Infrastructure	NEP1	Natural Environment	The green Infrastructure network to be developed and linked to the surrounding countryside	SEE ABOVE 16 - NEP1 AND NEP2 ABOVE
		NEP2	Natural Environment	Preserving and enhancing open space within existing developments	SEE ABOVE 16 - NEP1 AND NEP2 ABOVE
		NEP6	Natural Environment	Links to the countryside	SEE ABOVE 21 ABOVE - NEP3
		NEP8	Natural Environment	Flooding risk and waterway enhancement	SEE ABOVE 25 - NEP8
CP29	Design	HP8	Housing	Size of dwellings	CP29 requires all new development to be of a high standard of design, respecting the character, identity and character of the district. An important aspect of design is the size of rooms within new properties. Pending the introduction of national standards, PNP Policy HP8 therefore supports CP29 by setting out minimum space and storage standards for Petersfield.
		HP9	Housing	Quality and layout of housing developments	CP29 sets out a number of key design requirements including: layout, sense of place, security, architecture and parking. PNP policy HP9 supports all these by specifying that the Building for Life 12 criteria should be used for all new residential developments. It also specifies minimum requirements for parking spaces and cycle storage, which are important aspects of design.

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
		BEP1	Built Environment	The Character, setting and quality of the town's built environment	CP29 requires all new development to be of a high standard of design, respecting the character, identity and character of the district. CP30 sets out how development proposals should conserve and where possible enhance the District's historic environment. PNP Policy BEP1 supports these policies by expecting all development to meet the highest standards of design and make a positive contribution to the character of Petersfield. It requires proposals to respect and enhance Petersfield's distinctive built character and its high quality countryside setting. It expects the Petersfield Town Design Statement and its design guidance to be used and sets out criteria for determining proposals for planning permission.
		BEP7	Built Environment	Sustainable and adaptable buildings	CP24 encourages sustainable construction. CP29 requires all new development to be of a high standard of design, respecting the character, identity and character of the district. CP30 requires proposals to conserve the historic environment and ensure that the development makes a positive contribution to the overall appearance of the local area including the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability. PNP Policy BEP 6 strongly encourages development to have high levels of energy efficiency and sustainability; to ensure that historic assets are not threatened by poor design and adaptation and to demonstrate that there is a neutral or beneficial impact on surface.
CP30	Historic Environment	BEP1	Built Environment	The Character, setting and quality of the town's built environment	SEE ABOVE 29 - BEP1
		BEP2	Built Environment	The character of the Conservation Area	CP30 requires proposals to conserve the historic environment and ensure that the development makes a positive contribution to the overall appearance of the local area. PNP Policy BEP2 expects all developments within the Town Centre Conservation Area to positively contribute to its conservation and management taking account of the Conservation Area Appraisal and Management Plan (CAAMP), the Petersfield Town Design Statement and the archaeological record. In particular proposals will be expected to sustain and enhance the heritage assets including putting buildings to viable new use consistent with their conservation. New development will be expected to make a positive contribution to the local character and distinctiveness of the Conservation Area and its sets out features such as building forms, materials, roofscape, heritage assets etc. which should be taken into account.

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
		BEP3	Built Environment	Key focal points and buildings in the Conservation Area	CP30 requires proposals to conserve the historic environment and ensure that the development makes a positive contribution to the overall appearance of the local area. PNP Policy BEP3 identifies the key focal points on the Conservation Area, the settings of which should be preserved and enhanced together with the most important buildings.
		BEP4	Built Environment	Shop fronts	CP30 requires proposals to conserve the historic environment and ensure that the development makes a positive contribution to the overall appearance of the local area. PNP Policy BEP4 requires new shopfronts and all associated advertisements within the Town Centre Conservation Area to comply with the requirements of the EHDC Shopfronts Design Guide (2003), the Petersfield Town Design Statement (2010) and the CAAMP listings of historic interest as well as any future shopfront guidance produced by SDNPA. It sets out the criteria to be taken into account by new proposals such as features of interest, traditional shop signs etc.
		BEP5	Built Environment	Areas of Special Housing Character	CP29 requires all new development to be of a high standard of design, respecting the character, identity and character of the district. CP30 requires proposals to conserve the historic environment and ensure that the development makes a positive contribution to the overall appearance of the local area.
		BEP7	Built Environment	Sustainable and adaptable buildings	SEE ABOVE 29 - BEP7
B1	Continue to work to improve road safety through targeted measures that deliver reductions in casualties, including applying a speed management approach that aims to reduce the impact of traffic on community life	GAP3	Getting Around	Making our streets safer	The Hampshire Local Transport Plan (LTP) 2011 - 2031, policy B1, aims to reduce the impact of traffic on community life and promote considerate driver behaviour. Hampshire County Council, East Hampshire District Transport Statement (EHDTS) Objective 4 aims to reduce carbon emissions and the effects of transport on the people and places and part of Objective 1, seeks to support economic growth by reducing road casualties. PNP GAP3 supports this by requiring street design measures, to control speed, for any new development on which traffic flows will impact on residential streets, schools or further impact on problem areas already identified.

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
	and promote considerate driver behaviour.				
B2	Work with district authorities to agree coherent policy approaches to parking, including supporting targeted investment in 'park and ride' to provide an efficient and environmentally sustainable alternative means of access to town centres, with small-scale or informal park and ride arrangements being considered as well as major schemes	GAP5	Getting Around	Provide multilevel car parking at the Town Station and North side Tesco car park	LTP policy B2 aims to work with local authorities to agree coherent policy approach to parking. PNP policies GAP5 and GAP6 seek to support this approach though making provision to increase the capacity of two existing main car parks and improving access to another.

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
D12	Invest in sustainable transport measures, including walking and cycling infrastructure, principally in urban areas, to provide a healthy alternative to the car for local short journeys to work, local services or schools; and work with health authorities to ensure that transport policy supports local ambitions for health and well-being.	GAP1	Getting Around	Provide pedestrian, cycle and mobility scooter access to the Town Centre from new developments	LTP+G72 policy D12 aims to invest in sustainable transport measures which provide healthy alternatives to car use for local short journeys. EHDTS Objective 2 aims to improve access to jobs, facilities and services for all types of transport and Objective 4 to reduce carbon emissions and the effects of transport on the people and places. The PNP supports this through 3 policies; GAP1 seeks to achieve, for all new developments, accessibility for pedestrian, cycles and mobility scooters with routes that will allow access to the town centre, schools and existing nearby residential areas. GAP2 seeks to achieve improvements to existing pedestrian and cycle routes and GAP4 supports pedestrian and cycle friendly street designs in the town centre.
		GAP2	Getting Around	Improve the town's pedestrian and cycle network	
		GAP4	Getting Around	Create a Shared Space street design for the Town Centre Spine including the Market Square	
D9	Introduce the 'shared space' philosophy, applying Manual for Streets design principles to	GAP1	Getting Around	Provide pedestrian, cycle and mobility scooter access to the Town Centre from new developments	LTS policy D9 supports the introduction of shared space philosophy to create a better balance between traffic and community life in towns and residential areas. The EHDTS Objective 2 is to improve access to jobs, facilities and services for all types of transport and Objective 4 aims to reduce carbon emissions and the effects of transport on the people and places. The PNP supports this through 3 policies; GAP1 seeks to achieve, for all new developments, accessibility for pedestrian, cycles and mobility scooters with routes that will allow access to the town centre, schools and
		GAP3	Getting Around	Making our streets safer	

JCS or Transport Policy Ref	JCS or Transport Policy Title	PNP Policy Ref.	Topic	PNP Policy Title	Explanation of how PNP policy conforms to JCS/Transport Policy
	support a better balance between traffic and community life in towns and residential areas	GAP4	Getting Around	Create a Shared Space street design for the Town Centre Spine including the Market Square	existing nearby residential areas. GAP4 supports pedestrian and cycle friendly street designs in the town centre. GAP3 requires street design measures, to control speed, for any new development on which traffic flows will impact on residential streets, schools or further impact on problem areas already identified.

Annex C – Application and Decision Notices

NEIL HITCH
Town Clerk

Tel. (01730) 264182

Fax. (01730) 231164

e-mail admin@petersfield-tc.gov.uk

www.petersfield-tc.gov.uk



*The Town Hall
Heath Road
Petersfield
Hampshire
GU31 4EA*

Mr A Triggs
Planning Policy Officer
South Downs National Park Authority
Rosemary's Parlour, North Street
MIDHURST
West Sussex
GU29 9SB

31st May 2012

Dear Andrew

Petersfield Neighbourhood Plan Boundary

The Neighbourhood Plan Steering Group met for the first time on Friday and one of the topics covered was the area to be covered by the Neighbourhood Plan.

Following this meeting I enclose a map of the desired Neighbourhood Plan area which is to constitute the whole of the parish of Petersfield excluding the newly formed parish of Sheet pursuant to the provisions of the Localism Act 2012 and the Neighbourhood Planning (General) Regulations 2012.

This area is considered appropriate to be designated as a neighbourhood area because it is a properly constituted parish within the planning area of East Hampshire. I confirm that Petersfield Town Council is a relevant body for the purposes of section 61G of the Town & Country Planning Act 1990, being a parish council.

I trust this is sufficient for your purposes.

Yours sincerely

Neil R Hitch
Town Clerk



Q
QUALITY
TOWN
COUNCIL



Mr Neil Hitch
Town Clerk
Petersfield Town Council
The Town Hall
Petersfield
Hampshire GU31 4EA

12 October 2012

Dear Mr Hitch

Designation of neighbourhood area

I am writing to inform you that the South Downs National Park Authority has agreed to designate your proposed neighbourhood area. This decision was made at a meeting of our Planning Committee on Thursday 13th September 2012. The Committee item can be viewed by going to:
<http://www.southdowns.gov.uk/about-us/committees/planning-committee>

The SDNPA received no representations on your neighbourhood area during the consultation period from 15 June to 3 August 2012. We are publicising the designation on our website (in accordance with Part 2 of the Neighbourhood Planning (General) Regulations 2012). You will find a map there showing all of the designated neighbourhood areas in the National Park.
<http://www.southdowns.gov.uk/planning/neighbourhood-planning/neighbourhood-area-designations2>

I would like to take this opportunity to thank you for your application and welcome the continuing progress of National Park parishes in developing neighbourhood plans. My team will continue to make you aware of any training and support opportunities for neighbourhood planning during the coming months.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Tim Richings".

Tim Richings
Planning Policy Lead
South Downs National Park Authority

Midhurst Office
Rosemary's Parlour North Street
Midhurst West Sussex GU29 9SB

T: 0300 303 1053
E: info@southdowns.gov.uk
www.southdowns.gov.uk

Chief Executive: Trevor Bostle

Annex D – Habitat Regulations Assessment

Urban Edge Environmental Consulting Ltd
Unit 5 | Westergate Business Centre
Westergate Road | Brighton | BN2 4QN

T +44(0)1273 686 766
E enquiries@ueec.co.uk
W www.ueec.co.uk



Charles Routh

Lead Adviser
Winchester Land Use Operations Team
Natural England
BY EMAIL ONLY
charles.routh@naturalengland.org.uk

28 November 2014
Our ref: UE-0138
Your ref:

Dear Charles,

RE: Habitats Regulations Assessment for the Petersfield Neighbourhood Plan

The Petersfield Neighbourhood Plan Steering Group is in the process of completing the Submission version of the Petersfield Neighbourhood Plan (PNP) following a public consultation period over the summer. It has previously been suggested that the PNP should undergo Habitats Regulations Assessment (HRA) due to the possibility that it could result in negative impacts on nearby Natura 2000 sites (aka European sites). I am therefore writing to request a screening opinion from Natural England on the need for a Stage AA2 (DCLG, 2006) Appropriate Assessment (AA) for the PNP.

As you know, the PNP forms a tier of local development planning which sits beneath the recently adopted Joint Core Strategy (JCS) for East Hampshire district. The JCS includes broad development allocations for settlements around the district and, at Petersfield, it established the following targets:

- ▶ Residential: a minimum of 700 dwellings between 2011 and 2028 (JCS Policy CP10);
- ▶ Employment: about 3ha in the period to 2028 (JCS Policy CP3); and
- ▶ Retail: a limited amount of additional retail floorspace (JCS Policy CP7) (the justification text identifies a need for 1,366 sqm net of convenience floorspace and 1,608 sqm of comparison floorspace beyond existing commitments).

This letter outlines the information required in relation to the Conservation of Natural Habitats and Species Regulations 2010 (as amended; 'the Habitats Regulations'), in order to complete HRA Stage AA1 as described in the DCLG (2006) guidance. Subsequent sections of this letter therefore outline the following information:

- ▶ European sites which would be the receptors of any likely significant effects of the plan;
- ▶ Other plans and projects which might act in combination with the PNP;
- ▶ Details regarding the nature of the PNP and its likely significant effects; and
- ▶ A statement on the need for Appropriate Assessment.

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Southwick | West Sussex | BN42 4FN | Registered no. 0787 2171

An HRA was carried out for the JCS (URS, July 2013ⁱⁱ) and this will be a key reference document for information presented in this letter.

European sites

The JCS HRA identifies the following European sites which may be subject to negative effects as a result of development planned within East Hampshire district:

- ▶ East Hampshire Hangers Special Area of Conservation (SAC)
- ▶ Shortheath Common SAC
- ▶ Wealden Heaths Phase 2 Special Protection Area (SPA)
- ▶ Woolmer Forest SAC
- ▶ Butser Hill SAC
- ▶ Thursley, Ash, Pirbright and Chobham SAC
- ▶ Thursley, Hankley and Frensham Commons SPA
- ▶ Solent Maritime SAC
- ▶ Solent and Isle of Wight Lagoons SAC
- ▶ Chichester and Langstone Harbours SPA
- ▶ Chichester and Langstone Harbours Ramsar site
- ▶ Thames Basin Heaths SPA
- ▶ River Itchen SAC
- ▶ Thursley and Ockley Bogs Ramsar
- ▶ Portsmouth Harbour SPA
- ▶ Portsmouth Harbour Ramsar

Information about the European sites, including reasons for designation and conservation objectives, can be found within the JCS HRA.

Other plans and projects

Other plans and projects which may act in combination with the PNP to result in negative effects on the European sites are considered to be:

- ▶ East Hampshire District Local Plan: Joint Core Strategy (Adopted May 2014)
- ▶ South Downs National Park Management Plan
- ▶ Whitehill Bordon Eco-town
- ▶ West of Waterlooville
- ▶ Local development plan documents for the authority areas of Havant, Portsmouth, Fareham, Gosport, Winchester and Chichester

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- ▶ Hampshire Local Transport Plan
- ▶ Joint Hampshire Minerals and Waste Plan (includes Portsmouth, Southampton, New Forest National Park and South Downs National Park)

Effects of the Petersfield Neighbourhood Plan

The Submission Petersfield Neighbourhood Plan, which addresses the period 2014 to 2029, includes the following key elements of relevance to the HRA:

- ▶ Twelve residential site allocations, delivering 783 dwellings (including town centre redevelopment opportunities)
- ▶ Four new employment site allocations, delivering 3.23ha of employment land (including town centre redevelopment opportunities)
- ▶ Three sites in the town centre capable of delivering additional retail floorspace
- ▶ Six new open space allocations, delivering 45.85ha of accessible greenspace

As such the scale of new development proposed by the PNP is not significantly greater than that allocated to Petersfield by the JCS. The JCS HRA analysed a range of pathways for impacts on the European sites, and drew the following conclusions.

East Hampshire Hangers SAC

It is possible to determine that significant urbanisation, recreation and air quality effects on the SAC as a result of planned development are unlikely.

Shortheath Common SAC

It is possible to conclude that significant effects on Shortheath Common SAC as a result of planned development are inherently unlikely, other than recreational and air quality effects arising from Whitehill & Bordon and these will be rendered unlikely through the implementation of the recommendations generated by the Whitehill & Bordon HRA.

Wealden Heaths Phase 2 SPA and Woolmer Forest SAC

It is possible to determine that significant urbanisation, air quality and water resource effects are unlikely to occur as a result of planned development and that, following the introduction of a policy to address the recreational pressure impacts of Whitehill & Bordon, the residual increase in recreational activity due to the small amount of development elsewhere in central Hampshire is unlikely to lead to significant effects and thus will not require further strategic mitigation.

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Butser Hill SAC

It is possible to determine that significant recreational pressure or air quality effects are unlikely to occur as a result of planned development.

Thursley, Hankley & Frensham Commons (Wealden Heaths Phase 1) SPA, Thursley, Ash, Pirbright & Chobham SAC and Thursley & Ockley Bogs Ramsar site

It is possible to determine that significant water resource, air quality and recreational pressure effects are unlikely to occur as a result of planned development.

Solent European Sites (Solent Maritime SAC, Portsmouth Harbour SPA/Ramsar, Chichester & Langstone Harbours SPA/Ramsar)

It is possible to determine that significant water quality, water resource and air quality effects are unlikely to occur as a result of planned development and that East Hampshire District Council's ongoing commitment to the Solent Disturbance and Mitigation project will enable adequate strategic mitigation to be delivered for recreational pressure.

Note that Petersfield does not lie within the 5.6km core catchment area for visitors to the Solent European Sites.

Solent and Isle of Wight Lagoons SAC

It is possible to conclude that significant effects from planned development on Solent and Isle of Wight Lagoons SAC are unlikely to occur.

River Itchen SAC

It is possible to conclude that significant effects from planned development on the interest features of the River Itchen SAC are unlikely to occur.

Summary

The JCS HRA concluded that development planned across East Hampshire district would be unlikely to significantly or adversely affect any of the European sites included within the scope of assessment. Given that the PNP does not significantly exceed the development levels allocated to Petersfield by the JCS, it is considered reasonable to conclude that development planned by the PNP would also be unlikely to significantly or adversely affect any of the European sites included within the scope of assessment.

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The need for Appropriate Assessment

Given the information provided above, and acknowledging that the PNP is not necessary to the management of any European site, it is considered that an Appropriate Assessment under the Habitats Regulations is not required.

Submission

The PNP is timetabled for Submission to the South Downs National Park Authority on around 20 December 2014 for subsequent publication and examination. The PNP Group would therefore be grateful for your early opinion on the need for Stage 2 Appropriate Assessment for the plan.

I trust this letter provides all the information you require in order to provide your opinion on the HRA screening stage for the PNP. I would be grateful if could inform the PNP Steering Group and myself of the outcome of your considerations at your earliest opportunity. If you have any further queries in this respect please do not hesitate to contact me.

Many thanks for your assistance with this matter.

Yours sincerely,



Nicholas Pincombe
Director

E: nick.pincombe@ueec.co.uk
T: 01273 686 766
M: 0797 027 6491

Cc:

Natural England Consultations (consultations@naturalengland.org.uk)

John Palmer, Petersfield Neighbourhood Plan Steering Group (john@johnpalmer.me.uk)

References:

ⁱ Department for Communities and Local Government (DCLG, 2006): *Planning for the Protection of European Sites: Appropriate Assessment*.

ⁱⁱ URS (July 2013): *East Hampshire District Local Plan: Joint Core Strategy Revised Housing Numbers: Habitats Regulations Assessment – Appropriate Assessment Report*.

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T +44(0)1273 686 766 **E** enquiries@ueec.co.uk **W** www.ueec.co.uk



From: Barker, Francesca (NE) [mailto:Francesca.Barker@naturalengland.org.uk]
Sent: 17 December 2014 12:53
To: nick.pincombe@ueec.co.uk
Subject: FW: 2015-01-09 138718 Petersfield Neighbourhood Plan: HRA

Hi Nick,

I have reviewed your HRA Screening, and Natural England concurs with the conclusion reached that the Neighbourhood Plan does not need to carry out an Appropriate Assessment.

Warmest wishes,

Francesca Barker
Land Use Lead Adviser
Dorset, Hampshire and Isle of Wight Area Team

Natural England
Area 1C Nobel House,
17 Smith Square,
London SW1P 3JR
Tel: 0300 060 0873
Mob: 07766 504185

www.naturalengland.org.uk

If you have just sent me a land use consultation, please resend to consultations@naturalengland.org.uk or, for any other land use query, please contact our Land Use Planning Enquiry line (0300 060 3900) in the first instance.

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England is accredited to the Cabinet Office Customer Service Excellence Standard

Annex E – Plan of Designated Neighbourhood Plan Area

The designated area covered by the Petersfield Neighbourhood Plan is the parish of Petersfield, as shown in pale purple in Figure 1 below.

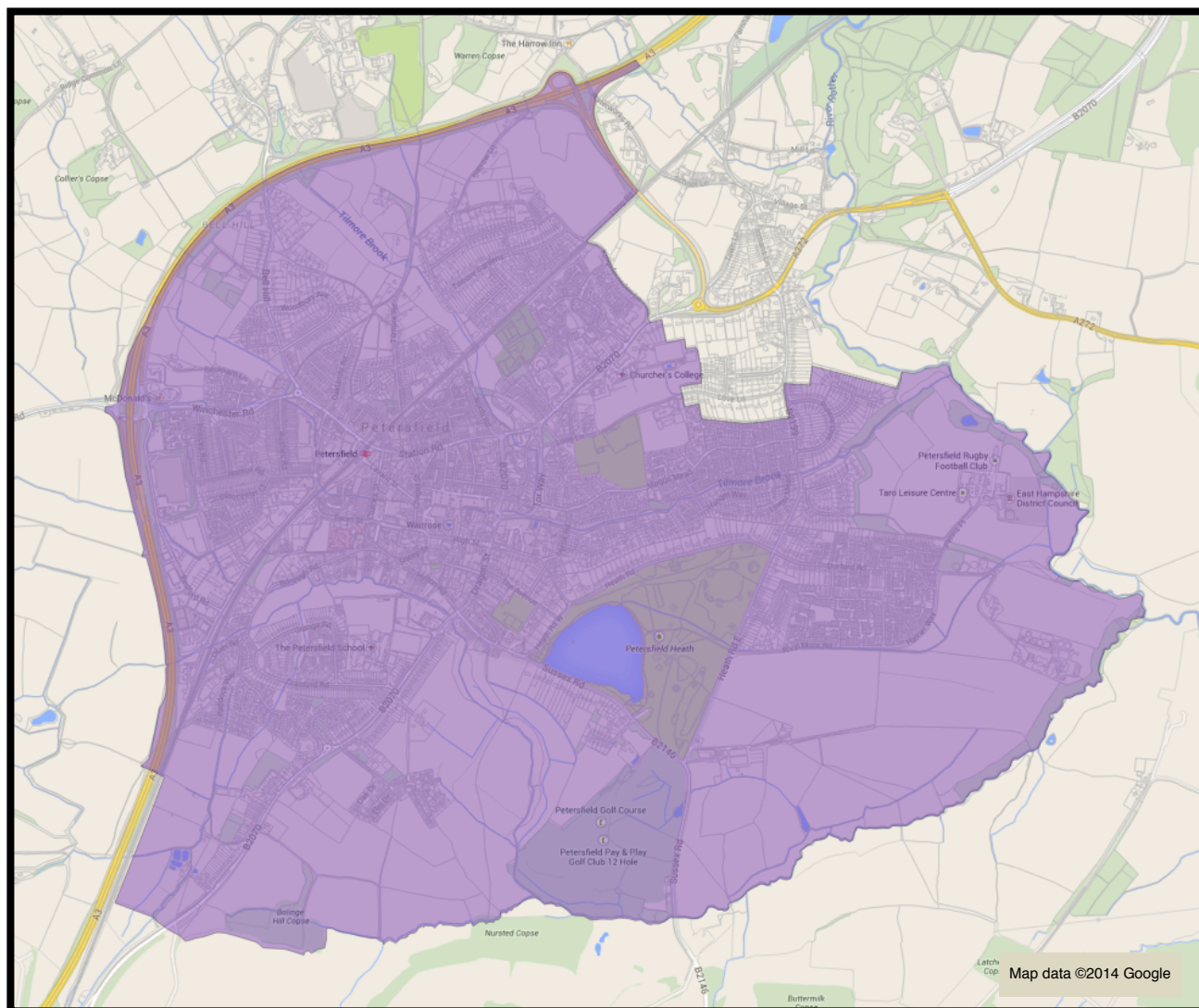


Figure 1 - Plan Area