



URBAN EDGE  
ENVIRONMENTAL  
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NATURAL PROGRESSION

# Sustainability Appraisal for the Petersfield Neighbourhood Plan

Sustainability Report

December 2014





# **Sustainability Appraisal and Strategic Environmental Assessment for the Petersfield Neighbourhood Plan**

## **Sustainability Report: Submission Plan**

<b>Client:</b>	Petersfield Neighbourhood Plan Steering Group
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# Abbreviations

ALC	Agricultural Land Classification
CCRC	Continuing Care Retirement Community
DEFRA	Department of Environment Food and Rural Affairs
EA	Environment Agency
EH	English Heritage
EHDC	East Hampshire District Council
FZ	Flood Zone
GI	Green Infrastructure
GIS	Geographic Information Systems
HCC	Hampshire County Council
HLA	Higher Level Assessment
JCS	Joint Core Strategy
LNR	Local Nature Reserve
LVIA	Landscape and Visual Impact Assessment
NE	Natural England
NPA	National Parks Authority
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
PNP	Petersfield Neighbourhood Plan
PPP	Policies, Plans and Programmes
PROW	Public Right of Way
PV	Photovoltaic
SA	Sustainability Appraisal
SDILCA	South Downs Integrated Landscape Character Assessment
SDNPA	South Downs National Park Authority
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SINC	Site of Importance for Nature Conservation
SuDS	Sustainable Drainage Systems

# Non-Technical Summary

## **E1 About Sustainability Appraisal**

- E1.1 A Sustainability Appraisal (SA) has been carried out alongside the preparation of the Petersfield Neighbourhood Plan (PNP). This latest version of the Sustainability Report accompanies the Submission version of the PNP.
- E1.2 Plan-making bodies use SA to assess planning documents against a set of sustainability objectives developed in consultation with local stakeholders and communities. This assessment helps the plan-makers to identify the relative environmental, social and economic performance of possible strategic, policy and site options, and to evaluate which of these may be more sustainable.
- E1.3 SA is a statutory process incorporating the requirements of the European Union Strategic Environmental Assessment Directive.

## **E2 About the Petersfield Neighbourhood Plan**

- E2.1 Petersfield is located within East Hampshire District and within the South Downs National Park (SDNP). The SDNP Authority is the Planning Authority for the whole of Petersfield.
- E2.2 The Petersfield Neighbourhood Plan will form an important part of the statutory development plan for the area. It will guide the way in which development is delivered in the town throughout the plan period. Planning applications will need to be in general conformity with the PNP prior to receiving consent. The PNP itself will need to be in general conformity with the Joint Core Strategy for East Hampshire District within the SDNP, or successor documents.

## **E3 Purpose and Content of the Sustainability Report**

- E3.1 The purpose of this Sustainability Report is to:
- ▶ Identify, describe and evaluate the likely significant effects of the PNP and its reasonable alternatives; and
  - ▶ Provide an early and effective opportunity for statutory consultees, interested parties and the public to offer views on any aspect of the SA process which has been carried out to date.
- E3.2 The Sustainability Report contains:
- ▶ An outline of the contents and main objectives of the PNP and its relationship with other plans, programmes and strategies;

- ▶ Relevant aspects of the current state of the environment and key sustainability issues for the town;
- ▶ The SA Framework of objectives and decision-making criteria against which the PNP has been assessed;
- ▶ The appraisal of alternative options for the Plan;
- ▶ The likely significant effects of the PNP in sustainability terms;
- ▶ The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects which may arise as a result of the PNP;
- ▶ A description of the measures envisaged concerning monitoring; and
- ▶ The next steps for the SA.

#### **E4 The Sustainability Appraisal Scoping Stage**

- E4.1 An SA Scoping Report was prepared and submitted to stakeholders in February 2014. This set out the intended scope and level of detail to be included in the Sustainability Report and included a plan, programme and strategy review, an evidence base for the assessment, key issues and environmental challenges to address, and an SA Framework of objectives and decision-making criteria against which the PNP can be assessed. Following consultation on the Scoping Report, the information presented in the document was updated to take account of the responses received. This concluded the first stage of the SA process.

#### **E5 Assessment of Reasonable Alternatives: Submission Stage**

- E5.1 Following the conclusion of the scoping stage, the assessment team contributed to the development of options work carried out for the PNP. The purpose of this interaction between the SA and the PNP was to inform and influence the plan's development and to provide an early and effective sustainability input.
- E5.2 The SA should compare the reasonable alternatives, including the preferred approach, and assess these against the baseline environmental characteristics of the area and the likely situation if the Neighbourhood Plan were not to be made. In response, the SA for the earlier Pre-Submission Plan assessed two main reasonable alternatives:
- ▶ Option 1: Pre-Submission PNP – development in the parish proceeds in accordance with the PNP and other planning policies; and
  - ▶ Option 2: 'Do Nothing' – development in the parish proceeds without the guidance of a Neighbourhood Plan.
- E5.3 Following consultation on the earlier Pre-Submission Plan it was suggested that the PNP could consider allocating sites for residential development to exceed the requirement of the Joint Core Strategy to deliver at least 700 homes. At this stage the 'Do Nothing' scenario was removed as a main option and replaced with two further reasonable alternatives. The

Sustainability Report for the Submission PNP therefore presents an assessment of three main reasonable alternatives as follows:

- ▶ Option 1: development in the parish proceeds in accordance with the Submission PNP and other planning policies to deliver 700 homes over the plan period;
- ▶ Preferred Option: Option 2: development in the parish proceeds in accordance with the Submission PNP and other planning policies to deliver 768 homes over the plan period, by increasing densities on proposed site allocations by around 10%; and
- ▶ Option 3: development in the parish proceeds in accordance with the Submission PNP and other planning policies to deliver 2,000 homes over the plan period, by significantly increasing densities on proposed site allocations and allocating additional housing land at Penn's Place, Causeway Farm and Land east of Bell Hill.

E5.4 Regarding Option 3, the higher housing figure was derived from the Navigus (2013) and CBA (2013) housing studies which suggested two different numbers for affordable housing demand in the town over the plan period. These were scaled up based on the assumption that affordable housing would comprise 40% of the overall housing delivery for this option, which results in an overall housing figure range of 1,200 to 2,775 dwellings. A midway point of around 2,000 dwellings was hence selected to represent the significantly higher figure to be used for Option 3.

E5.5 Over 80 sites were included on the long list of options for new development, and it was assumed in the first instance that all of these could accommodate at least some degree of residential development. Each of these was assessed in relation to a range of environmental/policy constraints and designated features, as well as against the SA Framework of objectives and decision-making criteria.

## **E6 Assessment of Sites and Policies within the Petersfield Neighbourhood Plan**

E6.1 The next stage of the process was to appraise early drafts of the policies and site allocation options which could make up the proposed PNP. The purpose of this exercise was to highlight potential environmental and sustainability concerns raised by the sites and policies at an early stage of development, so the sustainability performance of later drafts could be maximised. A number of recommendations were made to improve the PNP's sustainability performance during this process, which were then fed into the development of updated versions of the plan.

E6.2 The table below presents a summary of the overall assessment of the Submission Petersfield Neighbourhood Plan against the SA Objectives.

SEA	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	Significant positive effects over the short, medium and long term.



SEA	Policies whose effects act cumulatively	Significance
	a positive effect on this objective. All other policies are deemed to have no or neutral effects on this objective.	
2	Policies HP1 to HP3, HP6 to HP9, BEP1, GAP1 to GAP4, GAP9, CP1, CP4, 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	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.	Positive effects over the short, medium and long term.
	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.	Negative effects over the short, medium and long term.
7	Policies BEP6, 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.
8	Policies BEP1, BEP6, NEP1 to NEP3, NEP8 will have cumulative, synergistic and indirect effects on the promotion of adaptation	Overall positive effects in the short, medium

SEA	Policies whose effects act cumulatively	Significance
	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.	and long term.
	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.	Negative effects over the short, medium and long term.
9	Policies BEP1 and NEP1 to NEP8 will have cumulative, synergistic and indirect effects on the conservation of biodiversity in Petersfield.	Overall positive effects in the short, medium and long term.
	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.	Negative effects over the short, medium and long term
10	Policies HP9, BEP1 to BEP6, 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.	Significant positive effects over the short, medium and long term.
11	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.	Significant positive effects over the short, medium and long term.
	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.	Uncertain or negative effects over the short, medium and long term.

## E8 Recommendations

- E8.1 A number of recommendations were made during the assessment process to help reduce the PNP's negative effects, and further improve its sustainability performance during implementation. Representative examples of these are summarised in the table below.

Examples of recommended mitigation measures
<b>Health and well-being</b>
Provision of exercise facilities such as a fitness trail or outdoor gym equipment
<b>Skills and employment</b>
Inclusion of requirements for the provision of local employment and skills training during construction.
<b>Accessibility</b>

### Examples of recommended mitigation measures

Retain existing PROWs and provide new routes.

Links to public transport should be strengthened and sustainable transport measures promoted.

For site B1 (Land north of Buckmore Farm) it may be appropriate to provide for a small neighbourhood centre or convenience shop to service the day-to-day needs of workers and residents in the local area, thereby reducing the need to travel.

A co-ordinated Travel Plan for the Frenchman's Road area (sites B5,6,7&8) would help to maximise use of sustainable modes and minimise reliance on the A3.

### Landscape and visual impacts

Reduction of negative effects via high quality designs which respond to landscape constraints, setting and local architectural vernacular, and use an appropriate selection of materials could be considered.

Structural landscaping that is consistent with landscape character, incorporating field corner woodlands, hedge gapping-up and an 'urban forestry' approach should be implemented where appropriate.

Limited building heights at H4 (Land South of Larcombe Road) and H7 (Land west of The Causeway) may be necessary to prevent impacts on views from Butser Hill, particularly on the upper slopes.

### Food production

Larger sites on reasonable quality agricultural soils could include small community orchard/allotment.

### Renewable and low carbon energy

Development design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).

Petersfield is one of the few locations in the SDNP that has sufficient density of housing (and, therefore heat density), anchor loads and total heat demand to qualify as a District Heating Opportunity Area<sup>1</sup>. Such an area could be based upon elements of renewable energy source such as woodfuel or low carbon CHP, and it is recommended that this is considered for inclusion in the next version of the Plan.

### Climate change adaptation

Residential uses should be located outside of areas of elevated flood risk.

Developments should incorporate SuDS to prevent increase in surface water flood risk.

A Flood Risk Assessment should be carried out prior to redevelopment of B7 (Paris House) to define necessary mitigation measures (e.g. evacuation route, means of water ingress/egress, location of plant and electrical fittings).

### Protection of habitats, flora and fauna

Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.

<sup>1</sup> South Downs National Park Renewable and Low Carbon Energy Study (AECOM, 2013) [Accessed May 2014]:

[http://www.southdowns.gov.uk/\\_data/assets/pdf\\_file/0011/384095/300513\\_Final\\_South\\_Downs\\_Renewable\\_and\\_Low\\_Carbon\\_Energy\\_Main\\_ReportFINAL.pdf](http://www.southdowns.gov.uk/_data/assets/pdf_file/0011/384095/300513_Final_South_Downs_Renewable_and_Low_Carbon_Energy_Main_ReportFINAL.pdf)

### Examples of recommended mitigation measures

Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation.

H3 (Penn's Field) should seek to maximise riparian habitat enhancement at Tilmore Brook LNR/SINC via coordinated approach to SuDS/GI, while maintaining provision for viable and attractive connections to the disused railway and LNR/SINC within landscape design.

### Protection of heritage features and their settings

Implementation of high quality design within developments which responds to the setting of historical features.

Preparation of a Heritage Statement and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).

Proposals could include requirements for a local business incubator facility, particularly if such a provision does not come forward in the Frenchman's Road area, to provide start-up/move-on facilities for the home-workers and micro-enterprises which make up a comparatively high proportion of Petersfield's economy

Implementation of a Travel Plan would help to maximise use of sustainable modes and minimise reliance on the A3 for sites such as B1 (Land north of Buckmore Farm).

## E9 Monitoring

- E9.1 The Sustainability Report includes proposals for a monitoring programme to measure the PNP's implementation in relation to the areas where the appraisal has found that significant effects are likely; see Chapter 6 of the main report. Monitoring for the SA will be carried out in conjunction with monitoring for the delivery of the plan's objectives.

## E10 Next Steps

- E10.1 The Sustainability Report forms part of the evidence base which underpins the PNP. Following Submission of the Plan and its Environmental Report to the South Downs National Park Authority, further consultations will be held before the Plan undergoes independent examination. Any significant changes to the Plan which arise as a result of consultation or examination will need to be assessed as part of the SA process, which may lead to a further edition of, or addendum to the report.
- E10.2 Once the PNP has passed the referendum stage, a Post Adoption Statement will be published with the adopted version of the Plan. This will outline how the SA process has informed and influenced the plan and demonstrate how consultation on the SA has been taken into account.

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# 1 Introduction

## 1.1 Purpose of this Report

- 1.1.1 This Sustainability Report has been prepared for the Petersfield Neighbourhood Plan Steering Group, under the auspices of Petersfield Town Council, as part of the Sustainability Appraisal (SA, incorporating Strategic Environmental Assessment (SEA)) for the Petersfield Neighbourhood Plan (PNP). The report was prepared for the Submission Plan which will be submitted to the South Downs National Park Authority for subsequent examination.
- 1.1.2 The Sustainability Report has been produced in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004. It incorporates the information which is required in accordance with EU Directive 2001/42/EC on Environmental Assessment of Plans and Programmes (the SEA Directive). The report represents the latest stage in the appraisal and forms part of the evidence base upon which the Plan is based.

## 1.2 The Petersfield Neighbourhood Plan

- 1.2.1 Petersfield is located within East Hampshire District and within the South Downs National Park (SDNP). The SDNP Authority is the Planning Authority for the whole of Petersfield all of which is located within the SDNP; see Figure 1.1. The SDNPA as a National Park Authority is subject to two statutory purposes specifically to:
- ▶ Conserve and enhance the natural beauty, wildlife and cultural heritage of the Park; and
  - ▶ Promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public.
- 1.2.2 Where there is a conflict between the two, conservation takes precedence (Defra, 2010<sup>2</sup>). In addition, it has a statutory duty under the Environment Act 1995 to seek to foster the socio-economic well-being of local communities without incurring significant expenditure in doing so.
- 1.2.3 Petersfield Neighbourhood Plan Steering Group successfully applied to become a neighbourhood planning Front Runner. The neighbourhood area was formally designated by the SDNPA in 2012. The aspirations of the Petersfield Neighbourhood Plan (PNP) are published on the plan's [website](#) and are to enable the community to:

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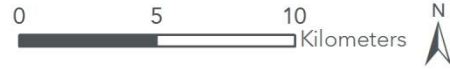
<sup>2</sup> Defra (2010): *English National Parks and The Broads: UK Government Vision and Circular 2010*.



# Petersfield in Context

-  Petersfield Parish Boundary
-  Parish Boundaries 2012
-  EHDC Boundary
-  South Downs National Park
-  District Boundaries

Figure 1.1: Petersfield in context



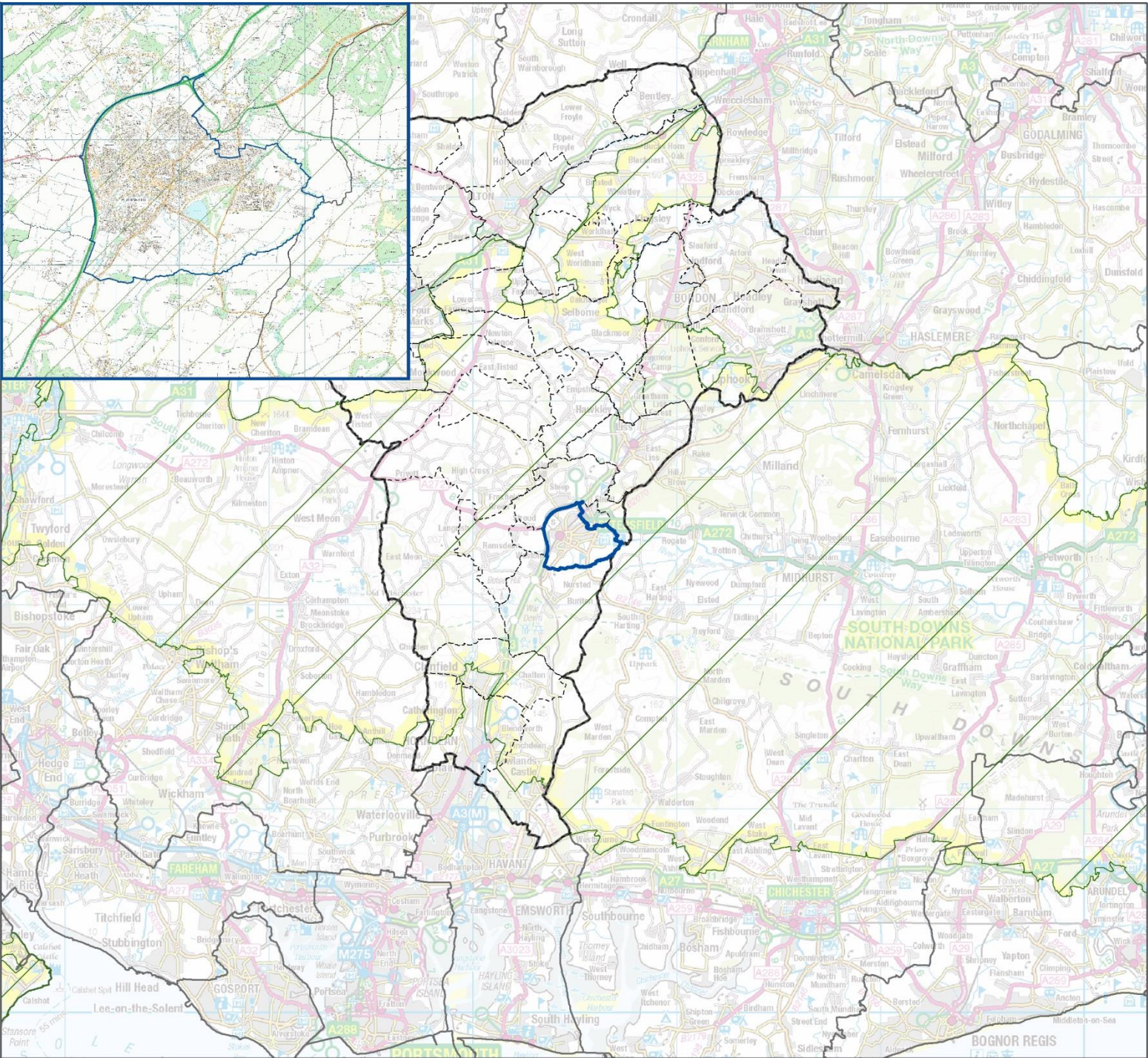
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- ▶ Create a shared vision for Petersfield;
- ▶ Influence where new homes, shops, offices and workplaces should be built;
- ▶ Protect Petersfield's green spaces and historic buildings;
- ▶ Influence the design of new homes and other buildings; and
- ▶ Express our views on streets and infrastructure, tourism, leisure and community facilities, and environmental issues.

1.2.4 East Hampshire District Council (EHDC) and the SDNPA have adopted a Joint Core Strategy (JCS; June 2014<sup>3</sup>). Policy CP10 includes an allocation for a minimum of 700 dwellings in Petersfield. The distribution of residential development within the town will hence be a key focus of the PNP.

1.2.5 The allocation of at least 700 homes within the National Park at Petersfield is likely to have a significant effect on the environment and triggers the need for a Strategic Environmental Assessment under European Council Directive 2001/42/EC ('the SEA Directive'). Sustainability Appraisal widens the scope of an SEA by incorporating consideration of effects on socio-economic receptors. The key facts relating to the PNP are set out in Box 1.

#### Box 1: Key facts about the Petersfield Neighbourhood Plan

<b>Name of Responsible Authority:</b>	South Downs National Park Authority.
<b>Title of plan:</b>	Petersfield Neighbourhood Plan 2014-2028.
<b>What prompted the plan (e.g. legislative, regulatory or administrative provision):</b>	The PNP Steering Group was formally designated as a neighbourhood forum in 2012, empowering it to prepare a Neighbourhood Plan for the area. The Plan is being prepared in accordance with the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. Once made, it will form part of the statutory development plan for the area.
<b>Subject (e.g. transport):</b>	Spatial plan.
<b>Period covered:</b>	2014 to 2030.
<b>Frequency of updates:</b>	As required.
<b>Area covered:</b>	Petersfield Parish Boundary.
<b>Purpose and scope of the plan:</b>	The Neighbourhood Plan will guide the way in which development is delivered in the town throughout the plan period. Planning applications will need to be in general conformity with the PNP prior to receiving consent. The PNP itself will need to be in general conformity with the Joint Core Strategy or successor documents.
<b>Contact point:</b>	Petersfield Town Council, Heath Road, Petersfield GU31 4EA Telephone: 01730 264182; Email: <a href="mailto:clerk@petersfield-tc.gov.uk">clerk@petersfield-tc.gov.uk</a>

<sup>3</sup> EHDC website [Accessed June 2014]:

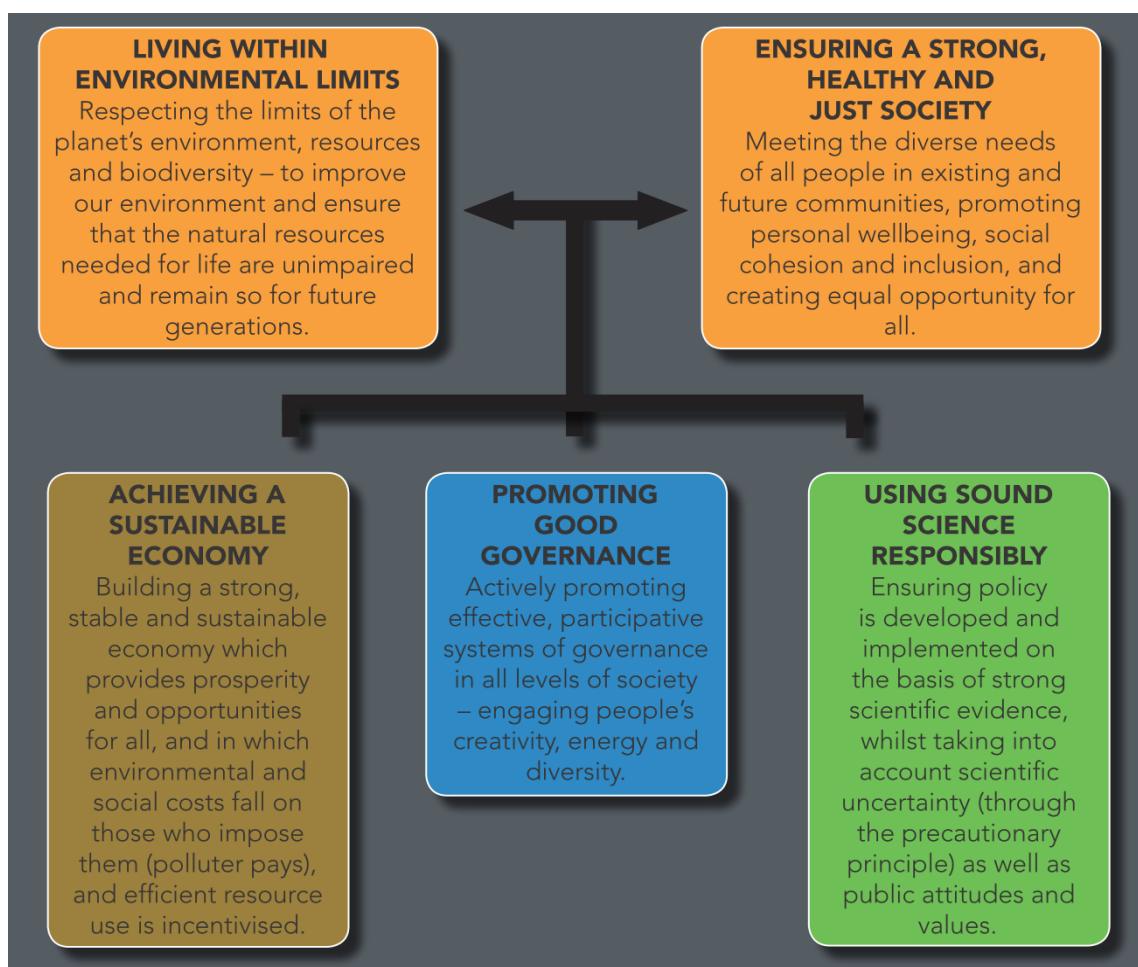
<http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/Adoption+of+Joint+Core+Strategy>

### 1.3 Sustainable Development

- 1.3.1 The UK's sustainable development agenda is shaped by the Sustainable Development Strategy, Securing the Future (Defra, 2005) and in planning terms by the National Planning Policy Framework (NPPF), which replaced previous national planning policy (Planning Policy Statements and Planning Policy Guidance notes) in March 2012. The NPPF includes a presumption in favour of sustainable development, which it goes on to interpret in a planning context with reference to the Sustainable Development Strategy.

#### ***The UK Sustainable Development Strategy***

- 1.3.2 Securing the Future (2005) suggests that for a policy to be sustainable, it must respect all five of the principles set out in Figure 1.2. The strategy also recognises that some policies, while underpinned by all five principles, will place more emphasis on certain principles than others. The strategy states that *"we want to achieve our goals of living within environmental limits and a just society, and we will do it by means of a sustainable economy, good governance, and sound science"* (Securing the Future, Defra, 2005).



**Figure 1.2: Five guiding principles of the UK Sustainable Development Strategy (2005)**

- 1.3.3 The strategy states that the five guiding principles are promoted through four shared priorities:

***“Sustainable Consumption and Production*** – Sustainable consumption and production is about achieving more with less. This means not only looking at how goods and services are produced, but also the impacts of products and materials across their whole lifecycle and building on people’s awareness of social and environmental concerns. This includes reducing the inefficient use of resources which are a drag on the economy, so helping boost business competitiveness and to break the link between economic growth and environmental degradation.

***“Climate Change and Energy*** – The effects of a changing climate can already be seen. Temperatures and sea levels are rising, ice and snow cover are declining, and the consequences could be catastrophic for the natural world and society. Scientific evidence points to the release of greenhouse gases, such as carbon dioxide and methane, into the atmosphere by human activity as the primary cause of climatic change. We will seek to secure a profound change in the way we generate and use energy, and in other activities that release these gases. At the same time we must prepare for the climate change that cannot now be avoided. We must set a good example and will encourage others to follow it.

***“Natural Resource Protection and Environmental Enhancement*** – Natural resources are vital to our existence and that of communities throughout the world. We need a better understanding of environmental limits, environmental enhancement and recovery where the environment is most degraded to ensure a decent environment for everyone, and a more integrated policy framework.

***“Sustainable Communities*** – Our aim is to create sustainable communities that embody the principles of sustainable development at the local level. This will involve working to give communities more power in the decisions that affect them and working in partnership at the right level to get things done. The UK uses the same principles of engagement, partnership, and programmes of aid in order to tackle poverty and environmental degradation and to ensure good governance in overseas communities. These priorities for action within the UK will also help to shape the way the UK works internationally, in ensuring that our objectives and activities are aligned with international goals.”

- 1.3.4 The combined Strategic Environmental Assessment and Sustainability Appraisal for the Petersfield Neighbourhood Plan will incorporate these key principles at the heart of the assessment process.



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## 2 Methodology

### 2.1 Integrated Sustainability Appraisal

2.1.1 The Petersfield Neighbourhood Plan is being subject to the following assessments:

- ▶ Sustainability Appraisal; and
- ▶ Strategic Environmental Assessment.

2.1.2 A Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2010 (as amended)) has been carried out separately; it concluded that the PNP is not likely to significantly affect any European sites of nature conservation importance.

2.1.3 Strategic Environmental Assessment is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making. It was introduced to the UK through EU Directive 2001/42/EC. In England the Directive was transposed via the Environmental Assessment of Plans and Programmes Regulations 2004.

2.1.4 Sustainability Appraisals are broader and promote sustainable development through integration of environmental, social and economic considerations into the plan's preparation. Integrated SA combines these processes to allow for a single appraisal to be carried out by integrating the requirements of SEA into the SA process. SA should therefore fulfil the requirements for producing an Environmental Report under the Annex 1 of the SEA Directive (see Appendix A which also includes a compliance checklist).

2.1.5 The combined approach to this SA/SEA is based upon the following principles:

- ▶ SA Objectives are used for appraising potential impacts of plan policies and proposals on various environmental, social and economic receptors;
- ▶ Baseline and spatial information including environmental, social and economic factors is collected and collated. Predicted effects of plan policies and proposals are evaluated against the baseline and likely evolution thereof in the absence of the plan;
- ▶ Alternative options and preferred options for the plan are appraised using an SA Framework, combined with careful consideration of baseline conditions; and
- ▶ Indicators and decision -making criteria are devised to assist in monitoring delivery of the plan and any significant effects thereof.

## 2.2 Stages of Sustainability Appraisal

- 2.2.1 Table 2.1 provides a summary of the procedural steps for the appraisal, based on both the National Planning Practice Guidance<sup>4</sup> (NPPG) and *A Practical Guide to the SEA Directive*<sup>5</sup> (ODPM, 2005). The steps shaded in green are the stages covered in this report. The second column indicates where information about each respective stage can be found in this document.
- 2.2.2 This Sustainability Report accompanies the Submission PNP. It presents an assessment of significant changes to the PNP following consultation on the Pre-Submission Plan and includes information on the SA process carried out to date. Chapter 7 discusses the next steps for the SA process subsequent to the submission of the PNP to the South Downs National Park Authority.

**Table 2.1: SA/SEA stages and those addressed in this report**

Setting the context and objectives, establishing the baseline, and deciding on the scope	Location in the report
Identifying relevant policies, plans and programmes	Section 3.3
Collecting baseline information	Section 3.4 and Scoping Report
Identifying environmental and sustainability issues	Section 3.5 and Scoping Report
Developing the SA/SEA Framework	Section 3.6
Consulting on the scope of the assessment	Section 3.2
Developing and refining options and assessing effects	
Testing the Plan objectives against the SA/SEA Framework	Section 3.7
Developing and refining the alternative options for the Plan	Chapter 4
Evaluating the significant effects of the options and alternatives	Chapters 4 and 5, and Appendices F, G and H
Considering ways of mitigating adverse impacts and maximising beneficial effects	Chapter 6 and Appendix G
Proposing measures to monitor the significant effects of implementing the Plan	Chapter 6
Preparing the Sustainability Report	Whole document
Publication and consultation	
Consulting on the Plan and Sustainability Report	Chapter 7
Assessing significant changes following consultation	Chapters 4 and 5, and Appendices F, G and H

<sup>4</sup> The NPPG can be viewed at: <http://planningguidance.planningportal.gov.uk/>

<sup>5</sup> The Guide can be viewed at: <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

<b>Making and monitoring the Plan</b>	
<b>Prepare and publish Post Adoption Statement</b>	n/a: Post Adoption Statement
<b>Monitoring the significant effects of implementing the Plan</b>	n/a: Following adoption of plan
<b>Responding to adverse effects</b>	n/a: Following adoption of plan

## 2.3 Approach to Assessing Significant Effects

- 2.3.1 The proposed policies and site allocations presented in the Pre-Submission Plan are assessed against the baseline and SA Framework using a four-stage process. An important aspect of this process is selecting the preferred options from a range of reasonable alternatives, and justifying these decisions in light of assessment conclusions.

### **Site assessments**

- 2.3.2 Each potential site allocation was assessed in relation to a range of environmental/policy constraints and designated features within a Geographic Information System (GIS). Spatial datasets (as supplied by EHDC and SDNPA) included: heritage assets; landscape character areas, open spaces and rights of way; nature conservation sites; areas of flood risk; accessibility to services/facilities and areas of relative deprivation; and high quality agricultural land.

### **High level assessment**

- 2.3.3 The high level assessment uses the SA Framework, review of plans, programmes and policies and baseline data to assess each policy proposal in broad terms. Findings are presented in matrix format. The main function of the high level assessment is to identify whether or not the policy options are likely to bring positive, negative or uncertain effects in relation to the SA Objectives.
- 2.3.4 A benefit of this approach is that a range of policy options may be assessed, which can then be scrutinised in further detail if a significant number of uncertainties or potential negative effects arise. Proposals are given a score against each SA Objective ranging from Strong Positive, Positive or Neutral, to Negative, Strong Negative or Mixed/Uncertain. This helps identify at a strategic level whether or not the assessment requires a more detailed examination or whether satisfactory conclusions may be drawn from the high-level assessment, without the need for further detailed analysis of a particular policy option.

### **Detailed assessment**

- 2.3.5 Where potential negative effects or uncertainties are identified through the high level assessment in association with a particular policy, option or site, a secondary level of assessment has taken place to examine the proposal in more detail. This process uses Detailed Assessment Matrices to scrutinise potential negative or uncertain effects which have been identified by the high level assessment.
- 2.3.6 Detailed Assessment Matrices address the range of criteria identified in Annex II of the SEA Directive when determining the likely (positive or negative) significance of effects (Box 2 below),

providing a greater level of detail than the high level assessment stage. Detailed Assessment Matrices thus include information relating to:

- ▶ A description of the predicted effect;
- ▶ The duration of the effect: whether the effect is long, medium or short term;
- ▶ The frequency of the effect: whether it will be intermittent or ongoing;
- ▶ Whether the effect is temporary or permanent;
- ▶ The geographic importance of the receptor: local, sub/regional, national or international;
- ▶ The magnitude of effect;
- ▶ The scale of significance;
- ▶ Whether mitigation is required/possible to reduce the effect; and
- ▶ Suggestions for mitigating the effect, or potential improvements to the proposals.

2.3.7 The Detailed Assessment Matrices also include proposed mitigation measures to limit potential adverse effects where they arise. At a strategic level it is often difficult to assess significant effects in the absence of widespread data. Instead, orders of magnitude are used, based on the geographic importance of the receptor and impact magnitude. Table 2.2 illustrates this order of magnitude for positive and negative effects.

#### **Box 2: Criteria for the assessment of significant effects**

Criteria for determining the likely significance of effects referred to in Article 3(5) of the SEA Directive

The characteristics of plans and programmes, having regard, in particular, to

- a. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- b. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;

- c. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

- d. environmental problems relevant to the plan or programme;

- e. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- a. the probability, duration, frequency and reversibility of the effects;

- b. the cumulative nature of the effects;

- c. the transboundary nature of the effects;

- d. the risks to human health or the environment (e.g. due to accidents);

- e. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);

- f. the value and vulnerability of the area likely to be affected due to:

- special natural characteristics or cultural heritage;

- exceeded environmental quality standards or limit values;

- intensive land-use;

- the effects on areas or landscapes which have a recognised national, Community or international protection status.



### Cumulative effects assessment

- 2.3.8 As required by the SEA Regulations, cumulative, synergistic and indirect effects are identified and evaluated during the assessment. An explanation of these is as follows:
- ▶ Indirect effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway;
  - ▶ Cumulative effects arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect; and
  - ▶ Synergistic effects interact to produce a total effect greater than the sum of the individual effects.
- 2.3.9 To enable a complete assessment of the environmental effects resulting from the Submission Plan, the full range of cumulative, incorporating secondary, indirect and synergistic effects were evaluated. Whilst some of these effects are recorded with the appraisal findings for each of the policy and site options, a number of these effects can only be established by examining the Plan together as a whole. These interactions are examined in section 5.13 of this report.

**Table 2.2: Significance matrix**

		Impact Magnitude								
		Negative				Neutral	Positive			
		High	Medium	Low	Negligible		Negligible	Low	Medium	High
Geographic Importance	International	Severe	Severe	Major	Moderate		Moderate	Major	Optimal	Optimal
	National	Severe	Major	Moderate	Minor		Minor	Moderate	Major	Optimal
	Sub/Regional	Major	Moderate	Minor	Negligible		Negligible	Minor	Moderate	Major
	Local	Moderate	Minor	Negligible	Negligible		Negligible	Negligible	Minor	Moderate

## 2.4 Limitations to the Strategic Environmental Assessment

- 2.4.1 It is acknowledged that there are a number of limitations and difficulties surrounding the SEA process which stem largely from the nature of strategic assessment at the plan level, using secondary data. In many cases assessment has been undertaken without data on environmental limits for example. In some cases data has not been available at all so assessment has in these circumstances erred on the side of caution.
- 2.4.2 The Detailed Assessment Matrices include a column stating confidence of assessment according to a high, medium or low scoring. Many of the Detailed Assessment Matrices include ratings of medium or low confidence. This reflects a lack of data, information associated with environmental limits or that the assessment conclusions are informed appraisals rather than affirmative decisions. To address these issues, monitoring proposals should seek address data gaps as well as monitor the effects of the plan.

- 2.4.3 Updated data on the capacity of Petersfield's character areas was provided part way through the detailed site appraisal process. This necessitated additional work to ensure that the relevant character area, and hence landscape capacity, was used in the assessment of each site allocation.

## 3 Scoping

### 3.1 Scoping Report

- 3.1.1 The first phase of the SA was the scoping stage. Scoping is the process of deciding the scope and level of detail of an SA, including the environmental and sustainability effects to be considered, the assessment methods to be used, and the structure and contents of the Sustainability Report. The purpose of the Scoping Report is to set the criteria for assessment (including the SA Objectives), and establish the baseline data and other information, including a review of relevant policies, programmes and plans.
- 3.1.2 The Scoping Report presents information in relation to the following tasks:
- ▶ Identifying other relevant policies, plans and programmes, and sustainability objectives;
  - ▶ Collecting baseline information;
  - ▶ Identifying sustainability opportunities and challenges; and
  - ▶ Developing the SA Framework.

### 3.2 Scoping Consultation

- 3.2.1 The Scoping Report was published for consultation for a period of five weeks between 4 February and 11 March 2014<sup>6</sup>.
- 3.2.2 Responses were received from the three Consultation Bodies (English Heritage, Environment Agency and Natural England) and a range of other respondents. Appendix B contains an analysis of scoping consultation responses including a description of how the comments have been taken into account. Following receipt of responses the SA information, including the SA Framework, was updated. The updated SA information is included in this Sustainability Report.

### 3.3 Policy, Plan and Programme Review

- 3.3.1 The PNP may be influenced in various ways by other policies, plans or programmes (PPPs), or by external sustainability objectives such as those put forward in other strategies or initiatives. The SA process aims to take advantage of potential synergies between these PPPs and address any inconsistencies and constraints.
- 3.3.2 The Scoping Report presented an evaluation of the key PPPs that are likely to be relevant to the SA process and development within the town. Each PPP is discussed on the basis of how its objectives and sustainability requirements affect, or is affected by, local development. The PPP Review was updated following scoping consultation is included at Appendix C.

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<sup>6</sup> The Scoping Report can be viewed at: [www.petersfieldsplan.co.uk/](http://www.petersfieldsplan.co.uk/)

### **3.4 Baseline Data**

- 3.4.1 A key part of the scoping process is the collection of baseline data. The purpose of the exercise is to help identify key opportunities and challenges facing the area which might be addressed by the PNP, and to provide an evidence base from which to make the assessment.
- 3.4.2 The baseline sections in the Scoping Report (Chapter 4 to 16 of the report) reviewed the social, economic and environmental conditions affecting the plan area. One of the purposes of consultation on the Scoping Report was to seek views on whether the data selected was appropriate. Comments were received from a range of stakeholders and in some cases new sources of baseline information were provided or suggested.
- 3.4.3 The baseline data were presented through a series of twelve sustainability themes. The sustainability themes incorporate the environmental receptors derived from Annex I(f) of the SEA Directive: biodiversity, flora and fauna, population, human health, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape and the inter-relationship between these factors. These were updated and expanded to reflect the purpose of a Sustainability Appraisal.
- 3.4.4 The main update to the baseline data is the Revised Petersfield Landscape Areas. Petersfield's position within the South Downs National Park means that the landscape impact of any new development has great significance in determining whether that development is acceptable. Thus, the site refinement workshop (see section 4.4) considered landscape impact as a separate criteria and the final evaluation of sites was also heavily dependent on landscape factors. In assessing landscape impact, the SA team relied predominantly on the SDNPA's April 2014 publication: *Landscape Capacity Study for Petersfield June 2013, Updated November 2013*. The *South Downs Integrated Landscape Character Assessment* (2011) was also used for reference.
- 3.4.5 The baseline data (as updated following scoping consultation) is contained in Appendix D, which begins with a summary of the spatial and policy constraints facing each of the proposed site allocations.

### **3.5 Key Sustainability Issues**

- 3.5.1 The policy and plan review and baseline data revealed a number of key social, environmental and economic opportunities and challenges for the plan area. These issues present the development of the Neighbourhood Plan with a wide range of opportunities for achieving sustainability gains within the town, and are included at Appendix D.

### **3.6 The SA Framework**

- 3.6.1 The purpose of the SA Framework is to provide a means of ensuring that the PNP considers the environmental and sustainability effects of selecting and implementing plan options. It enables the significant effects of the plan to be consistently described, analysed and compared.

- 3.6.2 The SA Framework consists of objectives which, where practicable, can be expressed in the form of targets, the achievement of which is measurable using indicators. There is no statutory basis for setting objectives but they are a recognised way of considering the environmental and sustainability effects of a plan and comparing alternatives, and as such provide the basis from which effects of the plan can be tested.
- 3.6.3 The SA Objectives were derived through consideration of the PPP review, the baseline data collection, and the key sustainability issues identified for the plan area. They are closely aligned with those used by the National Park and seek to reflect each of these influences to ensure the assessment process is robust, balanced and comprehensive.
- 3.6.4 Following the receipt of consultation responses on the Scoping Report, the SA Framework was updated to address the comments received. The updated SA Framework is presented at Table 3.1.

### **3.7 Assessing the PNP Objectives against the SA Framework**

- 3.7.1 The Vision of the Petersfield Neighbourhood Plan is described in Box 3.

#### **Box 3: Petersfield Neighbourhood Plan Vision**

In the years up to and beyond 2028, the people of Petersfield will live in a thriving market town and recognised gateway to the South Downs National Park.

Careful development and use of space will have resulted in a town which still feels compact whilst being closely connected to the surrounding landscape through footpath and cycle links as well as its many green spaces.

Our town will have retained its market character which will be further enhanced by the quality of its built and natural environment. Its vibrant town centre will be supported by a mix of retail, business and residential accommodation which meets the needs of the people of Petersfield and the surrounding areas whilst respecting the town's heritage and setting within the South Downs National Park.

- 3.7.2 The Vision is to be achieved via a range of PNP Objectives and Policies structured around the following themes:
- ▶ Housing;
  - ▶ Built Environment;
  - ▶ Getting Around;
  - ▶ Community;
  - ▶ Natural Environment;
  - ▶ Business;
  - ▶ Retail; and
  - ▶ Tourism.

- 3.7.3 Appendix E presents a compatibility appraisal of the PNP objectives against the SA objectives. The assessment shows that the plan objectives broadly support the full range of SA objectives and that there is a good degree of compatibility between the two sets of objectives. Some potential for conflict exists between plan objectives which drive towards housing and employment development, and SA objectives which provide protection for biodiversity, landscape, built heritage, and against flood risk, but these largely depend on the how the objective would be implemented by policies and development site allocations within the PNP.

**Table 3.1: Revised Sustainability Appraisal Framework**

#	Objective	Indicators / Decision-making criteria	SEA topic
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	1a Deliver affordable housing to meet local needs 1b Provide housing that is designed and constructed to optimise environmental sustainability 1c Make appropriate provision for the accommodation needs of the elderly and ageing population	Population and Quality of Life Human Health
2	To improve the health and well-being of the population and reduce inequalities in health and well-being	2a Provide accessible and appropriate healthcare services and facilities for all residents 2b Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all 2c Contribute to delivery of new green/blue links into the town, and maintain and enhance existing links 2d Take opportunities to design-out crime	Population and Quality of Life Human Health
3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	3a Provide accessible jobs 3b Provide a range of jobs and premises 3c Provide suitable education services for all who require it	Population and Quality of Life Human Health
4	To improve accessibility to all services and facilities	4a Meet the day to day needs of residents near to where they live 4b Support the vitality and viability of Petersfield Town Centre 4c Promote mixed use development with good accessibility to local services that will limit the need to travel 4d Not increase pressure on existing traffic hot spots	Population and Quality of Life Human Health Air quality
5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	5a Encourage cultural activity 5b Promote sustainable tourism 5c Promote access to, and representation within, community and cultural facilities by all sections of the community	Population and Quality of Life Cultural heritage
6	To encourage development of the rural economy, in a manner that balances	6a Conserve and enhance the character and setting of the landscape and townscape, and protect the special qualities of the National Park	Landscape Population and Quality

#	Objective	Indicators / Decision-making criteria	SEA topic
	agricultural and other business interests to maintain a living, valued landscape	6b Seek economic benefits by connecting the local and rural economy to the landscape 6c Recognise and support core sectors of the town's economy, such as manufacturing and agriculture 6d Promote sustainable use of best and most versatile agricultural land	of Life Soil
7	To address the causes of climate change through reducing emissions of greenhouse gases	7a Promote installation of low carbon and renewable energy technologies on new and existing buildings 7b Define technologies suited to the town's landscape and cultural setting, and identify locations where they could be developed	Climatic factors Material assets
8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	8a Minimise the risk of flooding through spatial development planning 8b Promote installation of sustainable drainage measures 8c Promote efficient use of water resources and water efficiency measures	Climatic factors Water
9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	9a Conserve, enhance, restore and expand areas of priority habitat, and protect populations of priority species 9b Promote opportunities to maintain and restore functioning ecological networks throughout the town 9c Protect and enhance water quality	Biodiversity, Flora and Fauna
10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	10a Conserve, enhance and restore heritage features 10b Promote access to, enjoyment and understanding of heritage assets 10c Encourage appropriate re-use of historical buildings 10d Conserve and enhance views into / out of the town 10e Respect, maintain and strengthen local character and distinctiveness	Cultural heritage
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	11a Encourage walking and cycling 11b Provide appropriate travel choices for all residents and visitors 11c Promote mixed use development with good accessibility to local services	Population and Quality of Life Human Health Air quality



## 4 Assessing Reasonable Alternatives

### 4.1 Responding to the Requirements of the SEA Directive

4.1.1 The SEA Directive requires that the Environmental Report should consider:

*'Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex I (h)).*

4.1.2 Following the conclusion of the scoping stage, the assessment team contributed to the development of options work carried out for the PNP. The purpose of this interaction between the SA and the PNP was to inform and influence the plan's development and to provide an early and effective sustainability input.

4.1.3 The following sections describe the process carried out to date and how the assessment of alternative options has informed and influenced the development of the PNP.

### 4.2 Alternatives to the Plan as Proposed: Submission Stage

4.2.1 The NPPG states that SA should compare the reasonable alternatives, including the preferred approach, and assess these against the baseline environmental characteristics of the area and the likely situation if the Neighbourhood Plan were not to be made. It should predict and evaluate the effects of the preferred approach and reasonable alternatives, and identify the significant positive and negative effects of each alternative.

4.2.2 In response, the SA for the Pre-Submission Plan assessed two main reasonable alternatives:

- ▶ Option 1: Pre-Submission PNP – development in the parish proceeds in accordance with the PNP and other planning policies; and
- ▶ Option 2: 'Do Nothing' – development in the parish proceeds without the guidance of a Neighbourhood Plan.

4.2.3 Following consultation on the Pre-Submission Plan it was suggested that the PNP could consider allocating sites for residential development to exceed the requirement of the Joint Core Strategy to deliver at least 700 homes. At this stage the 'Do Nothing' scenario was removed as a main option and replaced with two further reasonable alternatives. The Sustainability Report for the Submission PNP therefore presents an assessment of three main reasonable alternatives as follows:

- ▶ Option 1: development in the parish proceeds in accordance with the Submission PNP and other planning policies to deliver 700 homes over the plan period;

- ▶ **Preferred Option:** Option 2: development in the parish proceeds in accordance with the Submission PNP and other planning policies to deliver 768 homes over the plan period, by increasing densities on proposed site allocations by around 10%; and
- ▶ Option 3: development in the parish proceeds in accordance with the Submission PNP and other planning policies to deliver 2,000 homes over the plan period, by significantly increasing densities on proposed site allocations and allocating additional housing land at Penn's Place, Causeway Farm and Land east of Bell Hill.

4.2.4 Regarding Option 3, the higher housing figure was derived from the Navigus (2013)<sup>7</sup> and CBA (2013)<sup>8</sup> housing studies which suggested two different numbers for affordable housing demand in the town over the plan period. These were scaled up based on the assumption that affordable housing would comprise 40% of the overall housing delivery for this option, which results in an overall housing figure range of 1,200 to 2,775 dwellings. A midway point of around 2,000 dwellings was hence selected to represent the significantly higher figure to be used for Option 3.

### **4.3 Approach to Identifying Alternative Site Allocation Options**

4.3.1 The PNP Group's early background research stages and initial community engagement activities fed into establishing the key overarching principles for the Plan and its Vision. Following this, selecting suitable sites, particularly for housing, was one of the most critical parts of the planning process. This stage involved two detailed housing need studies and an initial evaluation of all the potential sites which had been identified through the various consultation processes. These were incorporated into three broad-brush urban design options which showed how sites could be allocated for business and residential development, and subsequently presented at an Options Weekend in October 2013, together with the Vision and early draft policies.

4.3.2 The results of the Options Weekend revealed that there was strong support for the Vision and most of the policies. Comments on the various site allocation options showed that people, in general, supported the development of smaller sites close to the town centre. However, there was no single option which gained universal support.

4.3.3 The PNP team then drew together a long list of all the potential development sites within the Petersfield area. These sites were identified from a variety of sources:

- ▶ Sites that had been previously considered by the Strategic Housing Land Availability Assessment (SHLAA);
- ▶ Sites that had been identified by the community via the interactive map; and
- ▶ Other sites identified by the PNP team.

4.3.4 Given the high level of housing that needs to be provided to meet the requirements of the Joint Core Strategy, the onus at this stage was to take a comprehensive approach to site

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<sup>7</sup> Navigus (2013): *Petersfield Housing Study*. Final report to Petersfield Neighbourhood Plan Steering Group, September 2013.

<sup>8</sup> CBA (2013): *The Petersfield Neighbourhood Plan: Further consideration of the housing requirement*.

identification. The long list of sites was then passed to the SA team for GIS testing and High Level Assessment.

#### **4.4 High Level Assessment**

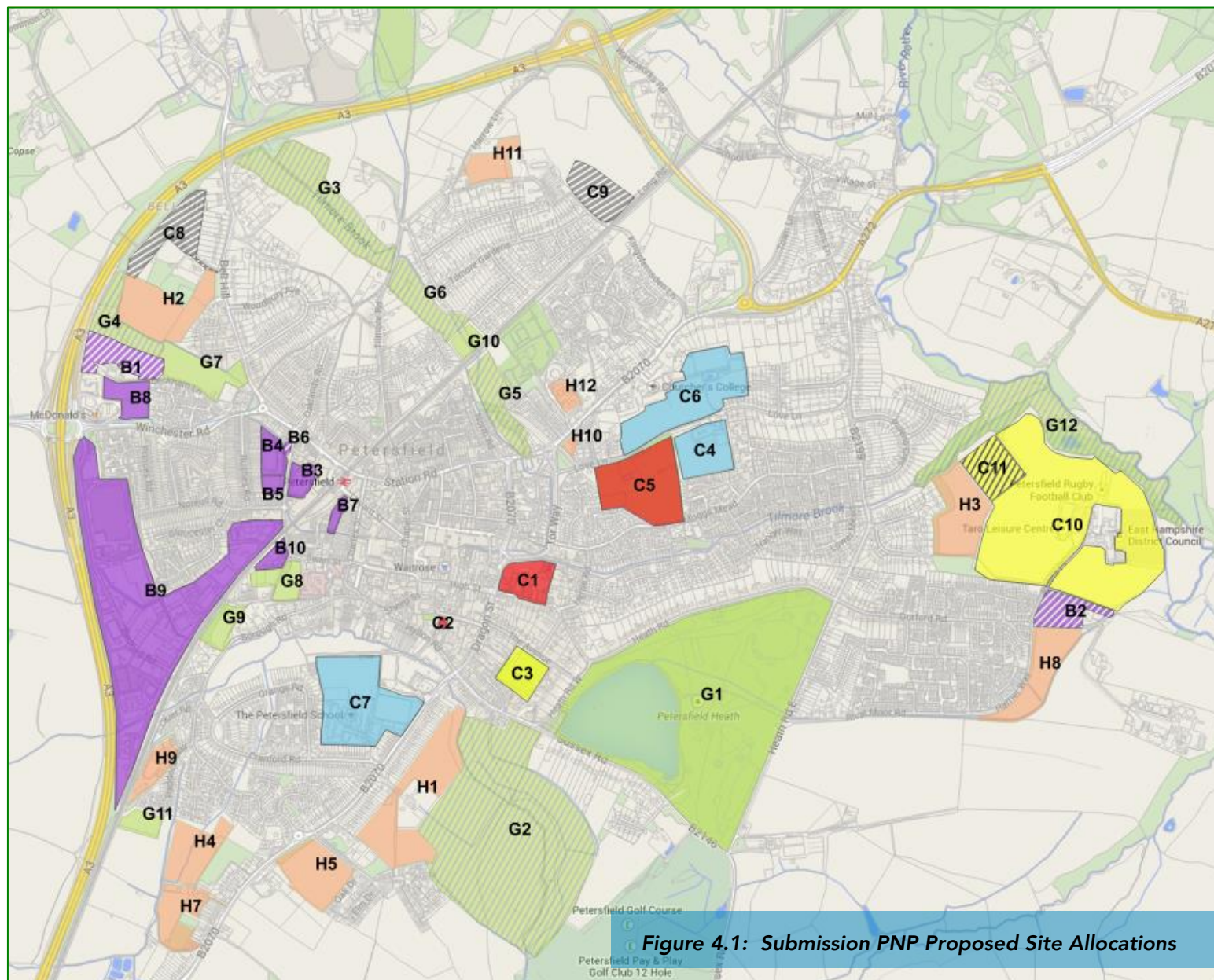
- 4.4.1 Over 80 sites were included on the long list, and it was assumed in the first instance that all of these could accommodate at least some degree of residential development. Each of these was assessed in relation to a range of environmental/policy constraints and designated features as described at section 2.3.2. The results of GIS testing (which are summarised at the beginning of Appendix D) were used to inform the initial High Level Assessment against the SA Framework. The HLA results are presented in matrix format at Appendix F and provide an informative overview of the comparative sustainability performance of each site. An HLA was also undertaken for the Plan's policies, which is presented in Appendix H and discussed in Chapter 5.
- 4.4.2 The High Level Assessment findings were discussed with PNP Group at a Site Refinement Workshop in March 2014, the purpose of which was to narrow down the potential sites to a workable short list. Prior to the workshop, the sites were classified into the following groups:
- ▶ Group 1 – identified as most sustainable by the HLA;
  - ▶ Group 2 – identified as being moderately sustainable;
  - ▶ Group 3 – sites which were less sustainable than groups 1 and 2, but were former reserve sites (i.e. larger sites previously identified in the Local Plan);
  - ▶ Group 4 – sites which were less sustainable than groups 1 and 2, but were included as part of the PNP Options Weekend in October 2013; and
  - ▶ Group 5 – all other sites.
- 4.4.3 The workshop then sought to prioritise sites for certain uses using the following criteria:
- ▶ Criteria 1 - Should this site be reserved for specific use (e.g. community / sport / education) and thus be removed from consideration for residential development?
  - ▶ Criteria 2 – How likely is this site to be deliverable over the lifetime of the plan?
  - ▶ Criteria 3 – How well does this site align with the vision and objectives outlined in the Plan's draft policies?
  - ▶ Criteria 4 – Given the critical nature of landscape impact in the South Downs National Park, what is the likely landscape impact of developing this site?
- 4.4.4 The result of the workshop was a prioritised list of the top 25 sites considered to be suitable for residential development, together with a list of sites which were to be reserved for non-residential use. These sites were then taken forward to a Participatory Planning Workshop in late March 2014, the aim of which was to devise a draft masterplan for the town for presentation to the community.
- 4.4.5 The outcome of this event was a further prioritisation of the residential sites which was then refined by the PNP team with advice from the SDNPA regarding specific landscape issues. This

work produced the final list of residential development sites and sites that should be reserved for other uses. Finally, the refined list of sites were presented to the public at a consultation event on 9/10 May 2014. A number of adjustments were made in response to comments from the community to arrive at the sites and uses proposed for inclusion within the Pre-Submission Plan.

- 4.4.6 Following consultation on the Pre-Submission Plan further changes were made to the proposed sites and policies, and the overall housing figure was increased to around 768 dwellings. This was achieved via a slight increase in housing densities and/or the size of the allocated development area at some sites, together with one new previously developed site proposed by Hampshire County Council at its former Bulmer House care home off Rams Hill.

## **4.5 Detailed Assessment**

- 4.5.1 These final proposed allocations and uses (see Figure 4.1) were supplied to the SA team which prepared Detailed Assessment Matrices for the full suite of site proposals, the results of which are presented at Appendix G. A further three Detailed Assessment Matrices have been prepared to assess the relative impacts of the three main options regarding the overall housing allocation figure (700, 768 or 2,000 dwellings) which are also presented at Appendix G.
- 4.5.2 Chapter 5 goes on to present an overall assessment of the Submission PNP against the SA Framework in comparison to the lower and higher housing figures (Options 1 and 3, respectively) and the 'Do Nothing' option, and presents the findings of the High Level Assessment of the Plan's policies.



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## 5 Assessment Commentary by SA Objective

### 5.1 Introduction

- 5.1.1 This chapter uses the High Level Assessment of policies (Appendix H) and Detailed Assessment Matrices (Appendix G) to describe the overall sustainability performance of the Plan against the Sustainability Appraisal Objectives and decision-making criteria (see Table 3.1), with reference to the lower and higher housing figures (Options 1 and 3, respectively) and the 'Do Nothing' option.

### 5.2 **SA1: 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**

- 5.2.1 The PNP makes provision for around 768 dwellings, thereby exceeding the requirement of at least 700 dwellings as set out in the Joint Core Strategy (JCS), by allocating residential development and assuming a town centre capacity for housing. Policy HP1 sets out the overall housing number and allocates sites for this use, while HP5 defines a phased approach to delivery over the plan period. Proposals for residential development that comply with the PNP will hence contribute positively to meeting the JCS housing requirement for Petersfield.
- 5.2.2 In terms of housing quality, affordability, and suitability to meet people's needs, the PNP residential allocations are expected to comply with other policies in the PNP and JCS. Policies HP2, HP3, HP6, HP8 and HP9 address the mix of market housing, size and quality of housing, affordable housing needs and the needs of an ageing population. Policy HP7 makes provision for self-build in the town, a specific issue raised during community engagement, and HP8 and HP9 set space and quality standards.
- 5.2.3 With regard to environmental sustainability, the housing proposals are required to be in compliance with Built Environment Policy 5 (BEP6) which encourages high levels of energy efficiency and sustainability and otherwise be in accordance Policy CP24 (Sustainable Construction) of the JCS.
- 5.2.4 Overall the proposed residential development in the PNP will make a positive contribution to meeting Objective 1, and performs marginally better than Option 1 (700 homes) by exceeding the JCS requirement by around 10%. Option 3 (2,000 homes) would significantly exceed the JCS housing requirement, thereby substantially increasing the overall housing supply for the town and its hinterland, and making a major contribution to meeting affordable housing needs. However, this would come at the expense of a range of negative effects which are discussed in subsequent sections of this chapter. In contrast, the Do Nothing option is considered to have significant negative effects as the location of residential development in Petersfield would be unplanned, with the timing uncoordinated and left to the market. This could result in

piecemeal development and there would not be a requirement to provide for local needs specific to Petersfield as defined in the PNP.

### **5.3 SA2: To improve the health and well-being of the population and reduce inequalities in health and well-being**

5.3.1 The PNP contains a number of greenspace and recreation designations, and policies with the purpose of increasing access to the natural environment and providing recreational opportunities for the town, making a significant contribution to Objective 2.

5.3.2 The Plan's Community Policy 4 (CP4) requires that development which results in the loss of a sport, recreation or play facility will only be permitted where it can be demonstrated that alternative facilities of equal or better quality and quantity can be provided in an equally accessible location, and that re-provision must be delivered prior to the loss of existing provision.

5.3.3 Similarly, Natural Environment Policy 1 (NEP1) requires that the network of green infrastructure and open spaces will be expanded and enhanced, with links to the surrounding countryside, and that any losses through developed are fully offset in advance. This will help to improve health and well-being by facilitating recreation and outdoor exercise, and quality of life in general by enhancing access to the countryside and providing opportunities to experience the natural environment. The policy is largely delivered through NEP2 which designates the following areas for preserving and enhancing the green infrastructure network:

- ▶ The Heath;
- ▶ Green Space East of Causeway Farm (new allocation);
- ▶ Tilmore Brook Green Finger (new allocation);
- ▶ Green Space North of Buckmore Farm (new allocation);
- ▶ Merrits Meadow (new allocation);
- ▶ Land East of Tilmore Road (new allocation);
- ▶ Bell Hill Recreation Ground;
- ▶ Land Either Side of Borough Hill;
- ▶ Borough Hill Recreation Ground and Land adjoining railway line;
- ▶ Tilmore Recreation Ground;
- ▶ Recreation Ground South of Paddock Way; and
- ▶ Rotherlands Nature Reserve (new allocation).

5.3.4 NEP8 further recognises the importance of waterways as part of the green infrastructure network, aiming to enhance the River Rother, its tributaries and associated wetlands which will be conserved as important biodiverse catchments. An example of this is the proposed improvements to Tilmore Brook through the Frenchman's Road area and Physic Garden, to



provide a more naturalised watercourse and allow enjoyment of the riverine environment within the town.

- 5.3.5 The majority of the business sites proposed in the PNP are considered to have no effect against Objective 2 as they do not include the uses specified above. However, the business policies are considered to be compatible with the objective because fulfilling employment is an important aspect of well-being. In terms of opportunities to design out crime, it is expected that development will be in compliance with Policy CP29 (Design) of the JCS.
- 5.3.6 The Do Nothing option would rely on JCS Policies CP16, 17 and 18 which set out a criteria based approach in East Hampshire for open space, sport and recreation (as well as social infrastructure) but do not provide detailed policy or guidance for Petersfield. This will be less successful in achieving a coordinated approach to the allocation of greenspace, recreation and community uses across the town, to promote the health and well-being of the town and its residents. Option 3 (2,000 homes) would require additional housing land at Penn's Place, Causeway Farm and Bell Hill when compared to Options 1 and 2, which would result in a loss of playing pitches and semi-natural greenspace, although this would need to be offset under the requirements of CP4 and NEP1.

#### **5.4 SA3: To create and sustain vibrant communities which recognise the needs and contributions of all individuals**

- 5.4.1 Sites are considered to have a positive effect where they would contribute to economic development and jobs or where there is potential for educational uses. The PNP sets out nine economic / employment related policies (BP1 – 9) and seeks to allocate over three hectares of employment land, thereby exceeding the JCS requirement. It seeks to attract new business to Petersfield through protection (or re-provision locally) and improvements to existing employment areas such as the Bedford Road Industrial Estate, and aims to enhance the skills base and opportunities of the town through apprenticeships and smaller units for start-ups. It supports the intensification of town centre industrial and employment sites, and where appropriate provision for small business through a Business Enterprise Centre, especially through redevelopment at Frenchman's Road.
- 5.4.2 Policies RP1, RP2 and RP3 seek to retain the town centre's retail space, encourage new retail and improve Petersfield's regular markets through protecting retail against change of use to residential, providing incentives for start-up retail businesses and diversifying Petersfield's markets. These policies all perform strongly against Objective 3.
- 5.4.3 The Do Nothing option would place a reliance upon Policy CP3 and CP4 of the JCS which require that three hectares of employment land is allocated through the Neighbourhood Plan, and are permissive of the loss of existing employment land for alternative uses where the site can be shown to be no longer fit for purpose and the alternative use is in conformity with other policies of the JCS. The PNP exceeds the employment allocations as directed by the JCS and through the masterplan will determine the intended uses of existing employment sites. Without the PNP there is a risk that the town could lose valuable employment sites to alternative uses

and sufficient employment land would not be provided to increase the required economic development and employment needs of the town.

## **5.5 SA4: To improve accessibility to all services and facilities**

- 5.5.1 The overall spatial approach, and key site allocations in particular, provide for an enhanced range of uses within the town centre to meet the needs of residents close to where they live and support the vitality and viability of Petersfield. Many of the site allocations are in sustainably located, accessible parts of town close to existing services and facilities. However, largely due to the scale of new residential development to be achieved, some of the site allocations are in less accessible, edge of centre locations, for instance housing sites H3, H4, H5, H7 and H9.
- 5.5.2 To combat this, the Plan sets out a wide range of transport improvements. These are discussed further under Objective 11 below. By contrast, the Do Nothing option would be unplanned and may not achieve the mix of uses and intensification targeted by the PNP. Option 3 (2,000 homes) could further enhance the vitality and viability of the town when compared to Options 1 and 2, but would also be likely to increase congestion particularly regarding the additional edge of centre residential allocations which would be necessitated by the significantly higher housing figure.

## **5.6 SA5: To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism**

- 5.6.1 The town centre redevelopment opportunities are assessed as having a positive effect on Objective 5 by enhancing provision for cultural events, activities and facilities, thereby helping to increase engagement amongst residents. The Love Lane Playing Fields / Penns Place / New Community Centre scheme is considered to have a positive effect as it provides a new and larger community centre which could be used to host cultural and sustainable tourism activities.
- 5.6.2 The PNP includes policies for improving and encouraging hotel accommodation Policy TP2 and provision of a new and expanded tourist hub in the town (Policies TP2 and TP3) to help develop Petersfield as a gateway to the South Downs National Park. Policy TP4 makes provision for a coordinated strategy for promoting Petersfield as a key destination in the South Downs. Policy RP3 seeks to encourage new entrants to Petersfield's markets offering innovative local food and crafts. This could increase cultural activity and promote sustainable tourism simultaneously.
- 5.6.3 The Do Nothing option would rely on Policy CP9 (Tourism) and CP16 (Social Infrastructure) in the JCS which are both criteria based policies and do not specify an approach for culture or tourism for Petersfield. As a result, the Do Nothing option may not fully realise Petersfield's tourism and cultural opportunities in a manner that is aligned with the vision and objectives of the local community and other stakeholders. The range of overall housing targets considered within Options 1, 2 and 3 are not directly related to community, cultural or sustainable tourism elements of the plan.

**5.7 SA6: To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape**

- 5.7.1 Proposed tourism uses and activities including a new hotel, tourist hub and diversified local markets are considered to have a positive effect on encouraging visitors and tourism. Combined with the Plan's allocation of sites for employment, this will help to support the rural economy of Petersfield and the South Downs National Park.
- 5.7.2 However, Petersfield is entirely located within the South Downs National Park. The landscape within this part of the National Park comprises rolling chalk downland characterised by valleys and dotted woodland. Site allocations proposed in and around Petersfield could adversely affect both views to the South Downs from the development, and conversely views of the town from within the National Park. The potential for landscape impacts has been a central consideration throughout preparation of the Plan and its SA, but nevertheless nine greenfield sites on the edge of the town are proposed for residential or employment development. This has been necessary to achieve or exceed the ambitious targets of at least 700 dwellings and 3ha of employment land required by the JCS.
- 5.7.3 The site appraisal and selection process has been informed by a range of landscape character studies and capacity assessments with the intention of allocating the least sensitive sites and those with most capacity for change. However, there will inevitably be changes to the character of the landscape as a result of these developments, both individually and in combination. Although it should be possible to reduce negative effects via high quality designs which respond to landscape constraints and use an appropriate selection of materials, developments will need to be supported by Landscape and Visual Impact Assessments and suitable mitigation such as structural landscaping.
- 5.7.4 Several of the site allocations will result in the loss of agricultural land, although in the main soil qualities are noted as Grade 4 (of lower agricultural value). Sites H4 (Land south of Larcombe Road), H7 (Land west of The Causeway) and H11 (Land north of reservoir Lane) include areas noted as Grade 3, parts of which may be considered Best and Most Versatile agricultural land. Recommendations are made to include small community orchards or allotments to maintain some productive value from these sites for the benefit of future residents.
- 5.7.5 Under the Do Nothing scenario the town would have little or no control over which sites come forward for development, at least until the National Park's Local Plan is adopted. This could result in piecemeal and unplanned developments, possibly exacerbating the likelihood of negative landscape impacts. Options 1 and 2 (700 or 768 homes, respectively) are considered to perform with broadly equivalent impacts of moderate significance on landscape character because they would be delivered via the same residential site allocations. However, the additional allocations and increased densities that would be required to achieve a significantly higher housing figure of 2,000 homes under Option 3 are predicted to have major impacts on landscape character, especially the key view from Sussex Road through land at Causeway Farm. Additional or expanded housing sites at Penn's Field are noted to have Medium capacity for new development, but Causeway Farm and Bell Hill have Negligible/Low landscape capacity.

## **5.8 SA7: To address the causes of climate change through reducing emissions of greenhouse gases**

- 5.8.1 Individually none of the site allocations are expected to significantly increase carbon emissions, however when taken as a whole, the development ambitions set out in the PNP (and as required by the JCS) will inevitably raise the carbon footprint of the town. This will be the result of a combination of factors including embodied carbon and carbon expended during construction, energy used in operational heating, power and industrial process, increased traffic movements, and a general rise in economic activity – impacts that would be greater under the substantially increased housing figure of Option 3.
- 5.8.2 To counter this, the Plan encourages high levels of energy efficiency and sustainability in new buildings. However, it is relatively silent on suitable means for achieving this and does not promote technologies such as district heating. Petersfield is one of the few locations in the SDNP that has sufficient density of housing (and, therefore heat density), anchor loads and total heat demand to qualify as a District Heating Opportunity Area<sup>9</sup>. Such an area could be based upon elements of renewable energy source such as woodfuel or low carbon CHP. Additionally the Plan seeks a range of land uses and sustainable transport improvements that should help to both decrease the need travel (including out-commuting) and encourage sustainable transport choices.
- 5.8.3 In the absence of the Plan, it is likely that a similar scale of development will come forward at Petersfield, but the town's ability to influence the form and distribution of development will be much reduced. Furthermore, the Do Nothing option would be unlikely to achieve the sustainable transport improvements targeted by the Plan.

## **5.9 SA8: To ensure the community are prepared for the impacts of climate change by promoting adaptation measures**

- 5.9.1 The spatial strategy of the plan generally promotes vulnerable (i.e. residential) development in areas of low flood risk, although it is noted that small sections of a number of residential allocations are within Flood Zone 2 or 3. An enlarged residential allocation at Causeway Farm to contribute towards the higher housing figure under Option 3 would add to this negative effect because part of the site is also within Flood Zones 2 and 3. The suite of Natural Environment policies promote adaptation to climate change by making space for water and providing new and improved greenspaces to help counter rising temperatures. BEP6 requires development to be served by sustainable drainage and encourages high levels of energy efficiency.
- 5.9.2 Given the importance of adapting to climate change, the Do Nothing option would also be likely to result in development in areas of lower flood risk (most of the time), sustainable drainage and water efficiency. However, it would be unlikely to deliver the considerable greenspace initiatives which are set out by the Plan.

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<sup>9</sup> South Downs National Park Renewable and Low Carbon Energy Study (AECOM, 2013) [Accessed May 2014]:

[http://www.southdowns.gov.uk/\\_data/assets/pdf\\_file/0011/384095/300513\\_Final\\_South\\_Downs\\_Renewable\\_and\\_Low\\_Carbon\\_Energy\\_Main\\_ReportFINAL.pdf](http://www.southdowns.gov.uk/_data/assets/pdf_file/0011/384095/300513_Final_South_Downs_Renewable_and_Low_Carbon_Energy_Main_ReportFINAL.pdf)

**5.10 SA9: To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town**

- 5.10.1 The PNP aims for an intensification of uses within the urban area to maximise efficient use of available land, as illustrated by proposals for the Frenchman's Road area and Festival Hall. This has the benefit of reducing greenfield development, and helps to preserve semi-natural habitats. However, the scale of housing and employment land to be delivered has resulted in nine main allocations on undeveloped sites at the edge of the town, a figure that would increase to eleven if additional residential sites at Penn's Place and Bell Hill were allocated to meet the higher housing figure under Option 3.
- 5.10.2 The resulting loss of habitats such as rough grassland, scrub, woodland, trees and hedgerows raises the possibility of impacts to protected species, including amphibians, badger, bats, birds and reptiles. The site appraisal and selection process has helped to eliminate some of the more significant habitat losses, for example areas of woodland, but some losses will nonetheless occur. Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
- 5.10.3 Site H8 (Land south of Durford Road) in particular is believed to be comparatively higher ecological value, and may host degraded acid grasslands and remnants of heathland vegetation. This site will need to be particularly carefully designed so as to avoid or reduce negative effects.
- 5.10.4 The Natural Environment policies in general, and NEP1, NEP2, NEP3, NEP4, NEP7 and NEP8 in particular, will help to preserve and enhance areas of semi-natural land and river corridors. They will also serve to increase access to and enjoyment of the countryside and natural environment by the town's residents.
- 5.10.5 In the absence of the plan it is possible that town centre intensification would not be achieved, thereby increase development pressure on greenfield sites with a consequent loss of biodiversity.

**5.11 SA10: To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment**

- 5.11.1 Petersfield benefits from an array of historical features including listed buildings, scheduled monuments and the town's historic townscape and landscape setting. Some of these are considered to be 'at risk' such as St Peter's Church. Many of the sites proposed for allocation are within the Conservation Area, or close to listed buildings, and each of these will need to be carefully designed to respond to the setting of historical features. Actions may also need to be taken to prevent impacts during construction and to record or preserve historical remains for the enjoyment of future generations. The three main alternative options of 700, 768 or 2,000 homes are predicted to have broadly equivalent impacts in this respect.

- 5.11.2 Built Environment policies BEP1–5 include specific measures to preserve and enhance the character, setting and quality of the town, its Conservation Area, areas of special housing character, key focal points and shopfronts. These policies define a range of locally-specific criteria against which the design of development proposals will be assessed, and identify spaces, buildings and structures whose visual prominence and architectural quality require special consideration. This is considered to be a more effective approach to preserving and enhancing the town’s historic environment than the Do Nothing option, which would rely on a more general set of criteria set out in JCS policy CP30.

## **5.12 SA11: 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**

- 5.12.1 Through its engagement with the local community the PNP has identified a wide range of transport improvements, both to alleviate traffic hotspots, reduce speeds and improve safety, and to enhance walking and cycling within the town. New and existing strategic greenspaces that facilitate sustainable transport improvements include The Heath, Tilmore Brook Green Finger, and open spaces at Buckmore Farm, Bell Hill and Causeway Farm.
- 5.12.2 The Plan identifies nine Getting Around policies (GAP1–9). In addition to requiring new developments to deliver improved cycling and pedestrian links, these policies aim for a shared space approach to the central spine of the town from the station, through Market Square to the High Street. A number of reconfigurations to the town’s parking provisions are also planned. These aim to reduce the flow of traffic into the town centre by providing additional capacity at key interceptor car parks, supported by clearer parking signage. They also seek improvements to the street scene around car parks at Festival Hall and the Physic Garden.
- 5.12.3 With regard to transport and sustainable access, under the Do Nothing option the town would be reliant on JCS Core Policies 31 (Transport) and 28 (Green Infrastructure) and supporting strategies. Whilst these target the same kinds of initiatives, they may be less successful in addressing locally specific issues than the range of measures set out by the Petersfield Neighbourhood Plan.
- 5.12.4 Many of the sites proposed for allocation are in relatively accessible locations, helping to reduce the need to travel. However, under Options 1 and 2 eight residential allocations in edge of town locations would be required to achieve the housing target. The substantially increased scale of housing to be delivered under Option 3 would result in ten residential allocations at the edge of the town which would be likely to further increase the number of occupants reliant on car transport.

## **5.13 Cumulative Effects Assessment**

- 5.13.1 This section considers the cumulative, synergistic and secondary effects of the Submission PNP taken as whole. The results of the cumulative effects assessment are presented in Table 5.1.



**Table 5.1: Cumulative, synergistic and indirect effects**

SEA	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, 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	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.	Positive effects over the short, medium and long term.
	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.	Negative effects over the short, medium and long term.
7	Policies BEP6, 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	Positive effects over the short, medium and long term.

SEA	Policies whose effects act cumulatively	Significance
	reduction in greenhouse gas emissions. HP1, GAP5, BP1 have uncertain effects on this objective whereas all other policies have no cumulative effects.	
8	Policies BEP1, BEP6, 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.	Overall positive effects in the short, medium and long term.
	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.	Negative effects over the short, medium and long term.
9	Policies BEP1 and NEP1 to NEP8 will have cumulative, synergistic and indirect effects on the conservation of biodiversity in Petersfield.	Overall positive effects in the short, medium and long term.
	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.	Negative effects over the short, medium and long term
10	Policies HP9, BEP1 to BEP6, 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.	Significant positive effects over the short, medium and long term.
11	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.	Significant positive effects over the short, medium and long term.
	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.	Uncertain or negative effects over the short, medium and long term.

## 6 Mitigation and Monitoring

### 6.1 Summary of Mitigation Measures

- 6.1.1 A number of other mitigation measures have been recommended through the SA process, and are included for each site allocation within the Detailed Assessment Matrices at Appendix G. Representative examples of these are summarised in Table 6.1 for ease of reference.

**Table 6.1: Summary of recommended mitigation measures**

<b>Examples of recommended mitigation measures</b>
<b>Health and well-being</b>
Provision of exercise facilities such as a fitness trail or outdoor gym equipment
<b>Skills and employment</b>
Inclusion of requirements for the provision of local employment and skills training during construction.
<b>Accessibility</b>
Retain existing PROWs and provide new routes.
Links to public transport should be strengthened and sustainable transport measures promoted.
For site B1 (Land north of Buckmore Farm) it may be appropriate to provide for a small neighbourhood centre or convenience shop to service the day-to-day needs of workers and residents in the local area, thereby reducing the need to travel.
A co-ordinated Travel Plan for the Frenchman's Road area (sites B5,6,7&8) would help to maximise use of sustainable modes and minimise reliance on the A3.
<b>Landscape and visual impacts</b>
Reduction of negative effects via high quality designs which respond to landscape constraints, setting and local architectural vernacular, and use an appropriate selection of materials could be considered.
Structural landscaping that is consistent with landscape character, incorporating field corner woodlands, hedge gapping-up and an 'urban forestry' approach should be implemented where appropriate.
Limited building heights at H4 (Land South of Larcombe Road) and H7 (Land west of The Causeway) may be necessary to prevent impacts on views from Butser Hill, particularly on the upper slopes.
<b>Food production</b>
Larger sites on reasonable quality agricultural soils could include small community orchard/allotment.
<b>Renewable and low carbon energy</b>
Development design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
Petersfield is one of the few locations in the SDNP that has sufficient density of housing (and, therefore

### Examples of recommended mitigation measures

heat density), anchor loads and total heat demand to qualify as a District Heating Opportunity Area<sup>10</sup>. Such an area could be based upon elements of renewable energy source such as woodfuel or low carbon CHP, and it is recommended that this is considered for inclusion in the next version of the Plan.

### Climate change adaptation

Residential uses should be located outside of areas of elevated flood risk.

Developments should incorporate SuDS to prevent increase in surface water flood risk.

A Flood Risk Assessment should be carried out prior to redevelopment of B7 (Paris House) to define necessary mitigation measures (e.g. evacuation route, means of water ingress/egress, location of plant and electrical fittings).

### Protection of habitats, flora and fauna

Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.

Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation.

H3 (Penn's Field) should seek to maximise riparian habitat enhancement at Tilmore Brook LNR/SINC via coordinated approach to SuDS/GI, while maintaining provision for viable and attractive connections to the disused railway and LNR/SINC within landscape design.

### Protection of heritage features and their settings

Implementation of high quality design within developments which responds to the setting of historical features.

Preparation of a Heritage Statement and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).

Proposals could include requirements for a local business incubator facility, particularly if such a provision does not come forward in the Frenchman's Road area, to provide start-up/move-on facilities for the home-workers and micro-enterprises which make up a comparatively high proportion of Petersfield's economy

Implementation of a Travel Plan would help to maximise use of sustainable modes and minimise reliance on the A3 for sites such as B1 (Land north of Buckmore Farm).

## 6.2 Monitoring Framework

- 6.2.1 Table 6.2 provides proposals for a programme of monitoring to measure the plan's performance in relation to the SA Objectives against which significant effects were identified, and seeks to monitor where uncertainties relating to the appraisal findings arose. The monitoring programme may still be adjusted in response to representations on the Plan and its

<sup>10</sup> South Downs National Park Renewable and Low Carbon Energy Study (AECOM, 2013) [Accessed May 2014]:

[http://www.southdowns.gov.uk/\\_data/assets/pdf\\_file/0011/384095/300513\\_Final\\_South\\_Downs\\_Renewable\\_and\\_Low\\_Carbon\\_Energy\\_Main\\_ReportFINAL.pdf](http://www.southdowns.gov.uk/_data/assets/pdf_file/0011/384095/300513_Final_South_Downs_Renewable_and_Low_Carbon_Energy_Main_ReportFINAL.pdf)

SA. The final monitoring programme will be included in the Post Adoption Statement. Consultees are invited to suggest any further indicators that they feel are necessary or suitable for inclusion in this monitoring programme.

**Table 6.2: Proposed monitoring framework**

SEA	Indicator
1	<ul style="list-style-type: none"> <li>Amount of affordable housing provided</li> <li>Number of households on the Housing Waiting List</li> </ul>
2	<ul style="list-style-type: none"> <li>Size and type of sports and recreation facilities provided</li> </ul>
3	<ul style="list-style-type: none"> <li>Type and floorspace of premises provided</li> <li>Net gain and range of jobs provided</li> <li>Number of vacant retail units and % of non retail uses in primary and secondary frontages</li> </ul>
4/11	<ul style="list-style-type: none"> <li>Length of new footpath/cycle-ways delivered through development</li> <li>Number/proportion of planning applications which provide for onsite sustainable transport measures (e.g. cycle facilities)</li> <li>Area of mixed use development delivered</li> <li>Proportion of previously developed land re-used</li> </ul>
	<ul style="list-style-type: none"> <li>Type and floorspace of healthcare, education, leisure and community facilities premises provided</li> </ul>
6/10	<ul style="list-style-type: none"> <li>Number/proportion of planning applications accompanied by landscape &amp; visual impact assessments and detailed landscape designs</li> <li>Number of features added to the Heritage at Risk register</li> <li>Number/area of TPO trees lost or negatively affected</li> <li>Area of allotment / community orchard provided through consented developments</li> </ul>
7/8	<ul style="list-style-type: none"> <li>Number of developments consented within implementation of SuDS schemes</li> <li>Kilowatt hours of renewable and low carbon energy sources provided through consented developments</li> </ul>
9	<ul style="list-style-type: none"> <li>Area of priority habitat created through development</li> <li>Number/proportion of planning applications which provide a net gain for biodiversity</li> <li>Area of land set aside for Green Infrastructure implementation</li> <li>Incorporation of measures to protect groundwater</li> </ul>

## 7 Summary and Next Steps

### 7.1 Summary

- 7.1.1 The Sustainability Report presents the findings of a Sustainability Appraisal (incorporating Strategic Environmental Assessment) for the Petersfield Neighbourhood Plan.
- 7.1.2 The report accompanies the Submission version of the Plan, forming part of the evidence base upon which the plan is based. It includes an assessment of the reasonable alternatives which were considered during preparation of the Plan, including alternative overall housing targets and options for proposed development allocations, and makes a series of recommendations for mitigating and monitoring the Plan's significant effects.

### 7.2 Next Steps

- 7.2.1 Following Submission of the Plan and its Environmental Report to the South Downs National Park Authority, further consultations will be held before the Plan undergoes independent examination. Any significant changes which arise as a result of consultation or examination will need to be assessed as part of the SEA process, which may lead to a further edition of, or addendum to this report.
- 7.2.2 SEA Regulations 16.3c)(iii) and 16.4 require that a 'statement' be made available to accompany the plan, as soon as possible after the adoption of the plan or programme. The purpose of the Post Adoption Statement is to outline how the SA process has informed and influenced the development planning process and demonstrate how consultation on the SA was taken into account. The statement will contain the following information:
- ▶ The reasons for choosing the plan as adopted in the light of other reasonable alternatives dealt with;
  - ▶ How environmental and sustainability considerations were integrated into the plan;
  - ▶ How consultation responses were taken into account; and
  - ▶ Measures that are to be taken to monitor the significant effects of the plan.



# Appendix A: Annex 1 of the SEA Directive

## Directive 2001/42/EC of the European Parliament and of the Council on the Assessment of the Effects of Certain Plans and Programmes on the Environment

### Annex 1: Information for Environmental Reports (referred to in Article 5(1))

Requirement	Location in this SEA
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Sections 1.2, 3.3, 3.7 and Appendix C
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Sections 3.4, and Appendix D
3. The environmental characteristics of areas likely to be significantly affected.	Section 3.4 and Appendix D
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Council Directive 92/43/EEC on the conservation of habitats and species.	Section 3.4 and Appendix D
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 3.3 and Appendix C
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between these factors.	Chapters 4 and 5, and Appendices F, G and H
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 6, and Appendix G
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 4 and section 2.4
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Chapter 6
10. A non-technical summary of the information provided under paragraphs 1 to 9.	Non Technical Summary

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## **Appendix B: Analysis of Consultation Responses**

Please see insert.

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## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
East Hampshire District Council	03/03/2014	1	1.3.2	amendments should be made to take into account the current main modifications of the East Hampshire Joint Core Strategy: namely changing 'at least' to 'a minimum' 700 homes in para 1.3.2 and 1.3.3.	Scoping Report	Noted.
		2	Chap 8	There is a need for more employment land of the right size to attract business in Petersfield.	Scoping Report	Noted.
Environment Agency	07/03/2014	3	Chap 17	We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity.	Scoping Report	Objective 9 amended.
		4	App II	We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies ( <a href="http://www.environment-agency.gov.uk/homeandleisure/floods/31684.aspx">http://www.environment-agency.gov.uk/homeandleisure/floods/31684.aspx</a> ), and the South East River Basin Management Plan ( <a href="http://www.environment-agency.gov.uk/research/planning/124978.aspx">http://www.environment-agency.gov.uk/research/planning/124978.aspx</a> )	Scoping Report	Added to PPP
		5	-	Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: <a href="http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf">http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</a>	Scoping Report	Noted.
South Downs National Park Authority	07/03/2014	6	-	Given the length of the document, it would merit from an Exec Summary.	Scoping Report	The document has an Executive Summary.
		7	-	General Comment: Very clear and accessible. Are you going to improve on resolution of Figures?	Scoping Report	Some figures were updated and included as larger image size in the final version.
		8	1.3.2	Do we need to revise (i.e. remove the 400-700 bracket) in the light of Inspector's comments?	Scoping Report	Amend for Sustainability Report.
		9	2.2	Screening Opinion. Has this been sought from NE?	Scoping Report	A Screening Statement will be submitted to NE once the draft plan is available.
		10	2.4.2-2.4.3	I think reference to screening in reasonable alternatives may be helpful.	Scoping Report	Noted.
		11	Box	Source?	Scoping Report	The source of Box 2 is the SEA Directive, as noted in the box.
		12	4.1.6	In the view of the SDNPA the A3 is a major barrier to RoW access east / west.	Scoping Report	Noted.
		13	Fig 4.1	Could merit some refinement from the As the Crow Flies approach. SDNPA has some data on this for Petersfield.	Scoping Report	Request data.
		14	6.1.17	The town also contains one Road Verge of Ecological Importance (RVEI). Is there an opportunity to develop more?	Scoping Report	Discuss with PNP Group.
		15	6.1.19	Reference to the hangers might also make reference to the beech woodland that is associated with the geology.	Scoping Report	Amend.
		16	6.2	There are significant opportunities for tree planting and improved management of woodland through the development of the site allocations. This will help alleviate threats from development pressures, provide a valuable new ecological resource and providing potential mitigation for landscape impacts. There have also generally been identified through the GI report opportunities for increasing access to existing woodland.	Scoping Report	Discuss with PNP Group.
		17	10.1.2	Affordable housing – gives data for East Hants but what are the details for Petersfield?	Scoping Report	Discuss with PNP Group.
		18	Chap 10	As per the comment above in relation to 1.3.2. I would recommend that this chapter makes some reference to the Inspectors comments that a minimum of 700 units needs to be considered for Petersfield.	Scoping Report	Amend for Sustainability Report.
		19	Chap 12	I would recommend that this chapter makes specific reference to the South Downs Integrated Landscape Character Assessment (updated 2012) that forms a key reference for any landscape assessment work. Currently, it is only referred to in Appendix II.	Scoping Report	Noted.
		20	12.2.1	The bulleted statement: "Careful consideration on whether to allocate the four reserve housing sites if current allocations do not meet housing requirements" is viewed as at odds with the SDNPA position that the allocation of a minimum of 700 housing units can only be met by allocating a proportion of housing to one or more of the four former reserve sites.	Scoping Report	Discuss with PNP Group.
		21	13.1.7	It would be good if this report referenced the EHDC / SDNPA joint Green Infrastructure Strategy for the District: <a href="http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/C2C36BA75896D83780257BB900386612/\$File/Part+2+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2018.pdf">http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/C2C36BA75896D83780257BB900386612/\$File/Part+2+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2018.pdf</a>	Scoping Report	The GI Strategy is reviewed in the PPP. Added to Chap 13.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
		22	13.2	While not necessarily strictly restricted to renewable energy considerations, the scope for Lower Carbon Energy schemes associated with major development for Petersfield is a key opportunity identified in the South Downs National Park Renewable and Low Carbon Energy Study <a href="http://www.southdowns.gov.uk/_data/assets/pdf_file/0011/384095/300513_Final_South_Downs_Renewable_and_Low_Carbon_Energy_Main_ReportFINAL.pdf">http://www.southdowns.gov.uk/_data/assets/pdf_file/0011/384095/300513_Final_South_Downs_Renewable_and_Low_Carbon_Energy_Main_ReportFINAL.pdf</a> Petersfield is one of the few locations in the SDNP that has sufficient density of housing (and, therefore heat density) anchor loads and total heat demand to qualify as a District Heating Opportunity Area. This could be based upon elements of renewable energy source such as woodfuel or low carbon CHP (see Section 5.36 of the report and Figure 41).	Scoping Report	Discuss with PNP Group.
		23	Chap 16	You may wish to be aware that Aecom has been commissioned to undertake a Water Cycle Study of the whole of the National Park that may inform the work on the SA: delivery of the 1st phase is due at the end of April.	Scoping Report	Noted.
		24	16.2	It may be worth making reference to new secondary legislation under the Flood and Water Management Act 2010 Schedule 3 that will introduce a legal requirement for SuDS to be implemented as a pre-requisite to construction. The implementation date is likely to be Autumn 2014.	Scoping Report	Amend.
		25	Chap 17	Sustainability objectives very closely mirror those of SDNPA.	Scoping Report	Noted.
English Heritage	10/03/2014	26	-	English Heritage has published guidance on Strategic Environmental Assessments, Sustainability Appraisals and the Historic Environment, which can be found using the link <a href="http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/">http://www.english-heritage.org.uk/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/</a> . The guidance sets out which plans, policies and programmes are relevant for the historic environment, what information should comprise the baseline for the historic environment and suggests possible sustainability objectives, sub-objectives (also known as decision-making criteria) and indicators for monitoring.	Scoping Report	Noted.
		27	App II	Under "Review of Plans, Programmes and Policies" in Appendix II we understand that this assessment needs to be at a level appropriate to Petersfield and a neighbourhood plan. However, we consider that the plans, programmes policies should include the National Planning Policy Framework, as neighbourhood plans must have regard to national planning policy. The Framework sets out 12 core planning principles, including "conserve heritage assets in a manner appropriate to their significance". The Framework also promotes sustainable development, and paragraph 9 states that "Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment".	Scoping Report	Appendix 2 of PPP amended.
		28	App II	This is particularly relevant to Petersfield, not only because of its rich historic environment, but because of its location within the South Downs National Park. Paragraph 115 of the Framework states that the conservation of wildlife and cultural heritage (our emphasis) should be given great weight in National Parks. English National Parks and the Broads UK Government Vision and Circular 2010 also refers to an enhanced cultural heritage in National Parks. The Circular could be listed too.	Scoping Report	Appendix 2 of PPP amended.
		29	Chap 9	As regards the "Baseline Data", it is important that "heritage", or the "historic environment", is broadly defined. All designated historic assets and their settings should be considered, together with potential impacts on non-designated features of local historic or architectural interest and value since these can make an important contribution to creating a sense of place and local identity.	Scoping Report	Noted.
		30	Chap 9	We consider that Chapter 9 is a comprehensive and detailed description of the historic environment of Petersfield, which we welcome, although it would be helpful to explain that the 23 barrows on Petersfield Heath are scheduled monuments (actually 15 monuments as some are grouped). In addition, there should be a mention of heritage at risk ( <a href="http://www.english-heritage.org.uk/caring/heritage-at-risk">http://www.english-heritage.org.uk/caring/heritage-at-risk</a> ) - on the 2013 heritage at risk register is the Grade I listed St Peter's Church. We also believe that the South Downs National Park Authority has undertaken a survey of Grade II buildings at risk, of which some may be in Petersfield. The baseline should also identify any gaps in the available data - for example, has there been a characterisation of the town as a whole? Is there a list of locally important buildings and features?	Scoping Report	Amend / discuss with PNP Group.
		31	Chap 9	There should be a reference to the Hampshire Historic Landscape Character Assessment in either Chapter 9 or Chapter 12, particularly as one of the key issues identified for landscape is the "effects on the settings of historic landscapes and cultural heritage assets". We are not actually entirely clear from where in the baseline this issue derives (presumably from the landscape capacity studies?) or why the issue is only the effect on settings and not on the historic landscapes and heritage assets themselves as well as their settings.	Scoping Report	Discuss with PNP Group.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
		32	Chap 17	We welcome Sustainability Objective 10, although ideally it would be "To protect and enhance the town's historic environment, heritage assets and their settings and rural setting and promote their enjoyment". We also welcome the decision-making criteria 10a - 10d, but we prefer "conserve and enhance" rather than "preserve" as terminology more consistent with the National Planning Policy Framework and as recognising that change can take place which maintains historic significance. Ideally, 10b would be "Promote access to, enjoyment and understanding....." and there would be an additional criterion: "Respect, maintain and strengthen local character and distinctiveness".	Scoping Report	Objective 10 amended.
		33	Chap 17	We note that no indicators or measures are set out in Table 17.1. Appendix 4 of the English Heritage guidance contains a range of possible indicators for assessing and monitoring the performance of the policies and proposals of the Plan against a historic environment objective. Again, not all will be relevant, but, we suggest that the following be considered: <ul style="list-style-type: none"> <li>the number and percentage of different heritage assets at risk;</li> <li>the number of major development projects that enhance the significance of heritage assets or historic landscape character;</li> <li>the number of major development projects that detract from the significance of heritage assets or historic landscape character;</li> <li>the percentage of planning applications where archaeological investigations were required prior to approval;</li> <li>the percentage of planning applications where archaeological mitigation strategies were developed and implemented;</li> <li>the percentage of planning applications approved contrary to the advice of the Council's conservation or archaeological advisor.</li> </ul>	Scoping Report	Objective 10 amended.
Natural England	10/03/2014	34	Table 17.1	<ol style="list-style-type: none"> <li>We note that decision aiding criteria 9a makes no reference to priority species. We suggest you consider adding such a reference.</li> <li>We note that there is no objective relating to soils. Whilst the only soils are grades 3 and 4, other things being equal, grade 4 should be chosen over grade 3 in allocating sites. We thus advise the SA objectives are revised accordingly.</li> <li>We note that decision aiding criteria 2c makes no reference to maintaining existing green links. We suggest you consider adding such a reference.</li> </ol>	Scoping Report	Objectives 2 and 9 amended (Soil is represented by 6d).
Ian Judd & Partners LLP	10/03/2014	35	Chap 9	Acting on behalf of owners of land off Sussex Rd and Russell Way, Petersfield, I see as part of the Petersfield Area Character Appraisal and Management Plan of 2013 that parts of the "historic environment" have been identified into six specific Character Areas - and in particular Character Area 6 includes Sussex Road within a "designated and non-designated site".  In my opinion the historical character, the "linear feature", the "historic environment" and the recent proposed extension of the Conservation Area to include Sussex Road and the influence of the updated SHLAA, whether looked at on an individual basis or collectively, clearly demonstrate that this proposal is inappropriate and accordingly we ask that this proposed designation of Sussex Road is withdrawn from any further consideration.	Scoping Report	Noted.
Resident	10/03/2014	36	Chap 9	I am writing in connection with this Scoping Report which is open for consultation. I am a property owner in Petersfield. I am concerned with Chapter 9 and the proposed inclusion of Sussex Road within the sites listed under 9.1.3 shown as "Character Area 6: Sussex Road".  In paragraph 9.1.3 it is said that because of the detailed analysis in the Petersfield Conservation Area Character Appraisal and Management Plan (2013) (PCACAM) the town has been divided into 6 specific Character Areas - I take issue with this identification of Sussex Road as a historical Character Area. The PCACAM sought to include Sussex Road as part of an extended Conservation Area in 2013 whilst the South Downs National Park Authority report on the draft PCACAM accepted that Petersfield Heath and the pond, which also incorporates Sussex Road, should not be part of the Conservation Area. I understand that English Heritage and Petersfield Town Council also objected to inclusion within the proposed Conservation Area extension. Since the recommendation was to exclude Sussex Road and its properties as they formed no historical value to warrant them being included in a Conservation Area I believe that the conclusion should be the same for any proposed historic designated or non-designated character area within the Scoping Report.	Scoping Report	Noted.



## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
Resident	10/03/2014	37	Chap 9	<p>I am writing with regard to the above as a former resident of Petersfield, who plans to return again one day, as well as a current owner of land adjacent to Petersfield. In particular I write with regard to the Chapter on the Historic Environment and the proposed inclusion of Sussex Road within the sites of Petersfield's historical environment as Character Area 6.</p> <p>I agree the historic central part of Petersfield should be protected through its inclusion within the Conservation Area and many Listed Buildings, and it is right that this area should be identified within the designated and non-designated heritage asset sites of Petersfield. However I do not agree with the identification of Sussex Road as part of a designated and non-designated historical Character Area, particularly as it has been accepted that Petersfield Heath and the pond, which also incorporated Sussex Road, should not be designated within a Conservation Area.</p> <p>The Committee Report acknowledges in paragraph 3.5.7 that the extension to the Conservation Area should only be extended to include an area with a higher concentration of well detailed historic houses in Heath Road, Herne Road, The Avenue and Weston Road, and the mainly early 20th century and Inter-war houses which face the Heath are largely excluded. A decision largely supported by others such as English Heritage, and Petersfield Town Council.</p> <p>I cannot therefore find any justification for the inclusion of Sussex Road, which is a road characterised by early 20th century and inter-war houses, within a designated and non-designated historical character area as currently proposed by the Scoping Report. So far as I am aware all previous studies and committee reviews on this point have reached a similar conclusion, and I hope that this will be the same outcome once again.</p>	Scoping Report	Noted.
Resident	10/03/2014	38	Chap 9	<p>I am concerned that the proposed creation of a designated and non- designated historic Character Area in Sussex Road is not conducive to supporting nearby development approved and included within the SHLAA or to allowing the Neighbourhood Plan to have due regard to the assessment of the SHLAA. I am a former resident of and regular visitor to Petersfield, with an interest in some land in the vicinity of Sussex Road.</p>	Scoping Report	Noted.
Kirkham Landscape Planning & TerraFirma Landscape Architecture	07/03/2014	39	-	<p>A detailed landscape analysis Critique of East Hampshire District Local Plan: Joint Core Strategy Evidence Base Sept 2013 Critique was submitted to the Examination in Public in September 2013, a non-technical summary of the which is attached to this response.</p>	Scoping Report	Noted.
		40	-	<p>The Kirkham Landscape Planning Ltd / Terra Firma study did not criticise the methodology used to assess landscape sensitivity in the Landscape Sensitivity Assessment for Reserve Housing Sites May 2013 and Landscape Capacity Study for Petersfield and Liss June 2013 and this methodology was used in the Kirkham Landscape Planning Ltd / Terra Firma study. However we consider that the conclusions of the two SDNP studies are misleading for a number of reasons. We urge that these two documents are not accepted without proper review in the light of all available baseline landscape information and all assessment work of the potential site options.</p>	Scoping Report	Noted.
		41	E3 (Key Issues: Landscape)	<p>"Potential negative effects on landscape quality from residential, employment and retail growth linked to the PNP, are widespread and result in major constraints regarding the location of potential developments"</p> <p>o Residential, employment and retail growth may have negative landscape effects but may also provide opportunities to provide positive benefits which should also be considered. This would involve assessment of the potential for the site to contribute to the upgrade and provision of Green Infrastructure for the town</p>	Scoping Report	Noted.
		42	E3 (Key Issues: Landscape)	<p>"Effects on the settings of historic landscapes and cultural heritage assets"</p> <p>o Agreed</p>	Scoping Report	Noted.
		43	E3 (Key Issues: Landscape)	<p>"Potential effects on landscape quality from poor design and layout of new development areas"</p> <p>o Agreed but this issue can only be assessed at a later stage when a development scheme is submitted. Landscape sensitivity studies and landscape capacity studies will help to advise on potential numbers (based on nominal densities) and land to be set aside for Green Infrastructure or left undeveloped (for example the immediate setting of a listed building)</p>	Scoping Report	Noted.
		44	E3 (Key Issues: Landscape)	<p>"Pressures on non-designated sites and landscapes: loss of key landscape and biodiversity features such as meadows or hedgerows"</p> <p>o All landscape in the National Park is designated as of national importance. The South Downs Integrated Landscape Character Assessment (Updated) 2011 identifies the key landscape, ...[missing text?]</p>	Scoping Report	Noted.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
		45	E3 (Key Issues: Landscape)	<i>"Potential effects on the integrity of areas with landscapes designated as part of the "South Downs National Park, including through effects on views from the surrounding area"</i> o Agreed. This would be assessed through reference to South Downs Integrated Landscape Character Assessment (Updated) 2011 landscape character area descriptions. This document also identifies key views.	Scoping Report	Noted.
		46	E3 (Key Issues: Landscape)	<i>"Careful design of mitigation in order to minimise visual impacts in terms of views to and from the surrounding countryside"</i> o Agreed. Mitigation should also have regard to the character of the landscape and the extent to which development includes landscape mitigation to integrate the development into the landscape and contribute to the provision of Green Infrastructure	Scoping Report	Noted.
		47	E3 (Key Issues: Landscape)	<i>"Further loss of tranquillity from increasing traffic flows and potentially new transport infrastructure related the new developments allocated within the PNP"</i> o Loss of tranquillity should be included as part of the landscape impact assessment.	Scoping Report	Noted.
		48	Table 3.1, Section 3.3, and Chapter 12	The principle source for any assessment must be the South Downs National Park Integrated Landscape Character Assessment 2011. The Sustainability Appraisal lists a number of studies which should also be included but these must be considered with considerable caution (i.e. Landscape Sensitivity Assessment for Reserve Housing Sites May 2013, Landscape Capacity Study for Petersfield and Liss June 2013, and SNUG presentation). In addition, the list in the Appendix II includes the reserved sites development briefs which should be considered in undertaking the landscape assessment.	Scoping Report	Noted.
		49	Chapter 12	By way of introduction it is worth also noting that: - Some landscape and visual impact will arise as a consequence of the loss of any open land on the perimeter of Petersfield and if 700 houses are to be built an adverse impact is inevitable. The objective must be to select sites which minimise the harm to the special qualities of the Park, provide the best opportunities to enhance the landscape and provide for the best landscape planning of the town and its hinterland as a whole; - The NPPF does not rule out development in National Parks and therefore the purposes of the National Park cannot secure the permanent protection of all of the high quality landscapes of the Park; - The principle landscape dataset must be the South Downs Integrated Landscape Character Assessment (Updated) 2011	Scoping Report	Noted.
		50	Paras 12.1.7 to 12.1.13	The Area study is too broad brush to help direct the Town Council to the sites which would have the least impact on the landscape and visual qualities of the Park around the town and to the sites which present the best opportunities for landscape mitigation and Green Infrastructure. It is worth noting that the Landscape Capacity Study for Petersfield and Liss June 2013 is rather selective in identifying areas where landscape mitigation and Green Infrastructure can be delivered without harm to the landscape character.	Scoping Report	Noted.
		51	Paras 12.1.14 to 12.1.18	This study is of limited assistance as only the four reserve sites have been examined. Only the small area at Penns Field was assessed which might deliver 90 houses. The Kirkham Landscape Planning Ltd / Terra Firma study does not dispute that of these four, Causeway Farm is of the greatest sensitivity but the difference between the sites of not of the magnitude suggested by the South Downs National Park. Causeway Farm also offers good opportunities for landscape mitigation and Green Infrastructure. It is worth noting that the Reserve Housing sites study does not rule out development on any of these sites.	Scoping Report	Noted.
		52	Para 12.1.17	The Scoping Report refers to landscape design issues in para 12.1.17, taken from the Reserve Housing Sites study 9.1. We suggest that all of para 9.1 and also sections 10 and 11 should be incorporated into any masterplanning.	Scoping Report	Discuss with PNP Group.
		53	Paras 12.1.19 to 12.1.21	It would appear that this study is based on visibility analysis with some environmental constraint mapping (flood plains, contours, landscape features and bio-diversity) which only goes so far in determining landscape impact for which landscape character assessment is of equal importance. The Scoping Report notes that the SNUG study did not assess views from the north and east of the town. Both of these are important, including from high ground to the south-east, (as covered in the Kirkham Landscape Planning Ltd / Terra Firma study) and we would agree with the conclusion that these views are also very important.	Scoping Report	Noted.
		54	Tranquillity (12.1.22 to 12.1.23)	Tranquillity is a key characteristic of the South Downs National Park but as the CPRE work shows varies considerably across the park with the less tranquil areas to be found near the A3 and more urban areas. The CPRE study is a broad study using 500m x 550m units. More detailed analysis of local variation in tranquillity (included in the Kirkham Landscape Planning Ltd / Terra Firma study) is therefore more useful to the PNP.	Scoping Report	Discuss with PNP Group.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
		55	Section 12.3 (Evolution of the baseline without the PNP)	<p>The work undertaken in 2013 by the South Downs National Park should not be relied upon to guide the PNP but should be critically assessed in the light of the assessment and guidance in the South Downs National Park Integrated Landscape Character Assessment 2011 and the full range of more detailed landscape studies undertaken for the area. The South Downs 2013 work has already been challenged at the Examination in Public (not just by the Barratts group of objectors).</p> <p>The two South Downs 2013 studies are pushing development into the area of Penns Place and their Area 2. This may be readdressed through the current SDNP work into other site options but if the least harmful sites are to be found for 700 houses (taking into account the potential to enhance through mitigation and Green Infrastructure), the PNP should look at all evidence and come to an independent view, preferably informed by their own landscape advisors who are experienced in landscape and visual impact assessment at a more strategic level.</p>	Scoping Report	SDILCA was reviewed in the PPP. SDNPA 2013 capacity work for Petersfield has since been updated. See also comment 61 below.
		56	-	<p>In summary, we urge the PNP to consider that:</p> <ul style="list-style-type: none"> <li>- The landscape assessment of development options should be carried in accordance with best practice to ensure a good sound basis for assessment.</li> <li>- Landscape assessment needs to be based on a full understanding of the local landscape character and the special qualities of the South Downs in and around based on the Petersfield with the South Downs Integrated Landscape Character Assessment (Updated) 2011.</li> <li>- The PNP should not solely rely on the South Downs National Park studies carried out in 2013 and the SNUG analysis (which draws heavily on the SDNP work) to identify the landscape capacity of the Petersfield hinterland. The SDNP studies were limited in their scope and level of detail which resulted in poorly substantiated conclusions. The PNP is best based, as confirmed in the Scoping Report, on all available data which is up to date, comprehensive and has been produced in accordance with best practice which includes the Kirkham Landscape Planning Ltd / Terra Firma study and more detailed site based landscape and visual impact studies such as that carried out by Terra Firma for Causeway Farm.</li> <li>- The PNP should take into account the ability to mitigate the effect of development on the landscape and visual amenity and to contribute to Green Infrastructure for the town within the whole of the surrounding area, not just those areas identified by SDNP.</li> <li>- It should also take into account the significant contribution made by the existing layers of tree cover, topography and existing buildings in providing immediate screening in key views from higher ground at some sites, including Causeway Farm, and the lack of existing screening in other sites such as Penns Place.</li> </ul>	Scoping Report	Discuss with PNP Group.
White Young Green	07/03/2014	57	-	<p>I write on behalf of Barratt Homes, Bovis Homes and 4LL in response to the current public consultation on the PNP Sustainability Appraisal Scoping Report.</p> <p>I should start by applauding the decision of the PNP Steering Group to expand the scoping consultation procedure beyond the usual statutory consultees, and on producing a document which is for the most part thorough and well-researched.</p>	Scoping Report	Noted.
		58	Executive Summary: Key Sustainability Issues	<p>The Scoping Report pays considerable attention, rightly, to the first statutory purpose of the National Park, and I comment in more detail on this aspect below. However, the second statutory purpose is dealt with only cursorily, forming a small segment of the Material Assets section, where it follows on from minerals, waste arisings and recycling and renewable energy provision. Whilst SA reports follow a broad general structure, I would argue strongly that for the SA to be of maximum value in a National Park, there should be a separate chapter devoted to issues such as ease of access to the countryside from the built-up area, ways to enhance accessibility to the countryside, and identifying existing assets to be protected and enhanced.</p>	Scoping Report	Discuss with PNP Group.
		59	-	<p>There are certain factual aspects of the Scoping Report which are out of date, understandably so given that the planning situation is constantly evolving.</p>	Scoping Report	Noted.
		60	Chapter 4: Accessibility and Transportation	<p>The compactness of Petersfield referred to at Paragraph 4.1.6 is one of its fundamental characteristics, which should be underpinned at every opportunity if Petersfield is to retain the character of a market town. It would therefore be expected that a Key Issue at Paragraph 4.1.2 would be that the identification of site allocations can either reinforce or undermine this compactness, and so choices must be made which can help maintain the above average proportion of people in the town who walk or cycle to work.</p>	Scoping Report	Noted.

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### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
		61	Chapter 12: Landscape	The key baseline data on landscape is contained in the South Downs Integrated Landscape Character Assessment 2011.... Unfortunately Chapter 12 makes no mention of the Integrated Landscape Character Assessment, instead relying on the Landscape Capacity Study for Petersfield and Liss, prepared by the SDNPA in 2013, which conflicts with the Landscape Character Assessment in fundamental aspects, and consequently should be treated with caution.	Scoping Report	The Integrated Landscape Character Assessment was an assessment of Landscape Character and, whilst relevant, did not look specifically at the landscape's capacity for housing development. The Landscape Capacity study looked at potential for development in more detail and, whilst finding development to the East would have the least impact, it did state that limited development in any area could be feasible given suitable design and/or mitigation. The more detailed reserve site studies then provided an even more specific analysis which further refined the landscape capacity study. In support of the SA, the PNP Group asked the SDNPA to conduct additional analyses of all the key sites which were likely to be considered for residential development. These were completed in time to inform the SA and will be published as part of the PNP's overall evidence base. Thus, we now have a complete set of landscape analyses for all the major sites (reserve sites and others) in and around Petersfield in order to inform our decision making. It is considered that these are the most appropriate datasets to use as they all use the same methodology, they are all aimed specifically at measuring housing development impact, they are prepared by the same authority (and are therefore consistent) and this authority has no particular vested interest in any specific site.
		62	Chapter 12: Landscape	The enclosed Landscape Response has been prepared by two landscape consultancies, Kirkham Landscape Planning and Terra Firma, and is derived from a Landscape Report submitted to the Examination into the East Hampshire Joint Core Strategy (for which the Landscape Capacity Study was a background paper).	Scoping Report	See comments 39-56 above.
		63	Chapter 12: Landscape	The full Landscape Report is also enclosed, and we would urge that it is read in full and its findings incorporated into the Scoping Report, because it provides the most objective analysis available of Petersfield's landscape capacity and potential housing sites, having regard to the conclusions of the Integrated Landscape Character Assessment.	Scoping Report	Noted.
		64	Chapter 12: Landscape	Our Landscape Response and Report highlight the weaknesses and contradictions in the Landscape Capacity Study, and its sister document the Landscape Sensitivity Assessment for Reserve Housing Sites. The conclusions I draw from their work are: - The Study does not assess sensitivity against the 'special qualities' of the South Downs National Park - The boundaries of the four character areas identified in the Study around Petersfield do not correspond with the landscape character areas identified in the Character Assessment - The Study is excessively broadbrush in nature, treating each quadrant of the town as though it were homogenous, and failing to recognise that local site characteristics more than anything determine the capacity for development	Scoping Report	Noted.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
		65	Chapter 12: Landscape	<ul style="list-style-type: none"> <li>- The conclusion of the Study that, in effect, only the eastern side of Petersfield has the capacity to accommodate additional housing is not borne out by empirical evidence, and moreover risks completely skewing the search for housing sites referred to at Paragraph 12.1.18, and undermining the compactness of Petersfield as a market town</li> <li>- There is no evidential basis for the assertion that development to the east of Petersfield can be mitigated through structural planting, whereas structural planting on other sides of the town is inappropriate in landscape terms</li> <li>- The assertion in the Study that land to the south of Petersfield has low capacity for development is contradicted by the fact that the South Downs National Park Authority recently granted planning permission for 71 new houses within this area, at South East Causeway, and that two of the three remaining reserve sites are in this area</li> </ul>	Scoping Report	Noted.
		66	Chapter 12: Landscape	The SNUG landscape analysis unfortunately follows the lead of the Landscape Capacity Study in broadly directing new development to the east of Petersfield, which is very likely a result of not assessing views from vantage points to the north and east of the town, a point acknowledged at Paragraph 12.1.21. We particularly dispute the assertion at Paragraph 12.1.19, that to the east of town "there are good sustainable connections to the town centre for new development to support and enhance", which Figure 4.1 clearly contradicts. In other important respects SNUG's analysis differs from the Landscape Capacity Study, notably by identifying areas of low landscape impact to the north and south of the town as well as the east.	Scoping Report	Noted.
		67	Chapter 12: Landscape	<p>In regard to the assessment of the reserve sites at Paragraph 12.1.17, the following provides an update in respect of the current planning application for Causeway Farm:</p> <ul style="list-style-type: none"> <li>- A coordinated approach has been taken to landscape enhancement and mitigation in regard to South East Causeway and Causeway Farm, by virtue of the fact that South East Causeway is being promoted by David Wilson Homes, part of Barratt Homes. The coordinated mitigation measures to the east and south of the sites comprise substantial provision of public open space alongside Causeway Farm, and screen planting around the visually prominent Broadway Park mobile home park which adjoins South East Causeway.</li> <li>- The Causeway Farm proposals have been designed to be outward-looking in relation to the Criddell Stream and to significantly improve the hard urban edge behind The Causeway.</li> <li>- As noted above, the issue of the prominence of Broadway Park has been resolved through structural planting proposed as part of the South East Causeway proposals.</li> <li>- Substantial landscape improvements are proposed around the Criddell Stream to the east of Causeway Farm, with enhancements to the stream corridor and a long term management regime to be put in place.</li> <li>- Causeway Farm will be a 'greened' site owing to the retention of existing landscape corridors and the provision of appropriate tree planting.</li> <li>- Highway improvements are proposed along The Causeway which will maintain this important visual 'gateway' and enhance the safety of road users.</li> </ul>	Scoping Report	Noted.
		68	Chapter 13: Material Assets	<p>It is helpful that the town's open space assets are identified in Figure 13.2. In doing so, the Chapter argues against the 'east in best' approach espoused in the Landscape chapter, since some of the town's most important open space assets in the form of sports grounds lie to the east of the town.</p> <p>In addition to identifying existing assets, we would suggest that the Scoping Report identify open space opportunities, having regard to the second statutory purpose of National Parks. This could, for example, pick up on the point made strongly by SNUG in their verbal presentation to townspeople, regarding the desirability of opening up the Criddell Stream corridor to better public access. The Causeway Farm housing proposals deliver in full on this aspiration.</p>	Scoping Report	Noted.
		69	-	<p>I write on behalf of the Highwood Group in response to the current public consultation on the PNP Sustainability Appraisal Scoping Report. As you know my client is currently promoting land at Causeway South for the development of a Care Home together with ancillary care bungalows.</p> <p>We have a number of concerns regarding the landscape chapter of the Sustainability Appraisal Scoping Report and in this respect I enclose comments from our landscape architect which I would be pleased if you could take into account.</p>	Scoping Report	Noted.

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Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
		70	Chapter 12: Landscape	SDNPA prepared a Landscape Capacity Study (LCS) for Petersfield and Liss in June 2013. Its aim was to inform the emerging East Hants District Council (EHDC) / South Downs National Park Authority (SDNPA) Joint Core Strategy, and to identify where development might be accommodated within Petersfield and Liss without unacceptable impact on the landscape. WYG have undertaken a review of the LCS during the preparation of the Landscape and Visual Amenity Statement for Land South of the Causeway Petersfield. The review has therefore focused on landscape capacity to the south of Petersfield. The LCS identified four Character Areas surrounding the urban area of Petersfield which are shown in Figure 12.1 and listed below: <ul style="list-style-type: none"> <li>• Area 1: The Hangers and Steep;</li> <li>• Area 2: The Rother and its Tributaries;</li> <li>• Area 3: The Farmland Vales; and</li> <li>• Area 4: The A3 Corridor.</li> </ul>	Scoping Report	Noted.
		71	-	It is not clear how these broad areas have been defined because they differ to the Landscape Character Areas defined in the East Hampshire Landscape Character Assessment (2006). The process of merging, subdividing and redefining LCA 6a, 6b, 7a, 8a and 9a is an integral stage in the LCS which has not been documented or explained.	LCS	Noted.
		72	-	Whilst the broad zones covered by Areas 1 to 4 represent the study area for the LCS, it does not appear that the changing character of the landscape across these zones has been taken into account. During the 2006 LCA the changes in character were sufficient to justify the creation of separate character areas, but not withstanding this point, there is significant variation in vegetation patterns, visual prominence and topography across Area 3 in particular. For example, the higher ground at the southern edge of Area 3 near Buriton has less capacity for development compared to those areas along the Petersfield settlement edge. <i>The response goes on to describe the method and findings of the LCS with respect to Area 3, which in summary are:</i> <ul style="list-style-type: none"> <li>- Landscape Character Sensitivity: Medium/High</li> <li>- Visual Sensitivity: High</li> <li>- Landscape Value: Medium/High</li> </ul>	LCS	Noted.
		73	-	Whilst the findings of this assessment are applicable to the majority of Area 3, it does not adequately describe the capacity of specific sites such as Land South of the Causeway Petersfield. This is a limitation of the LCS which seeks to describe broad zones of capacity rather than considering specific sites; where site specific vegetation patterns, visual prominence and landform have an important influence.	LCS	Noted.
		74	-	In relation to Land South of the Causeway, WYG has re-assessed the site using the LCS methodology. Once the specific features of the site are taken into account the assessment changes to: <ul style="list-style-type: none"> <li>• Landscape Character Sensitivity: Low</li> <li>• Visual Sensitivity: Low / Medium</li> <li>• Landscape Value: Medium</li> </ul>	LCS / Scoping Report	Noted.
		75	-	Landscape Character Sensitivity is assessed as Low and predominantly flat, simple large scale pattern, and or regularly disturbed, fragmented land cover, landscape associated with medium to large scale settlement, a harsh, abrupt and unfiltered settlement edge. Visual Sensitivity is assessed as Low / Medium, and occasional views into landscape where gaps in existing features allow, distant (>5km) ridgeline or higher ground offering some visibility, limited significance in views and/or local landmarks, and occasional isolated views from local properties, transport routes and rights of way. Landscape Value is assessed as Medium, and some human activity, affecting tranquillity, some sense of remoteness, some contribution to key characteristics which are present in the site or the vicinity, some contribution to local landscape character.	LCS / Scoping Report	Noted.
		76	-	The re-assessment of the three criteria results in Medium/High capacity, defined as 'Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character. Care is still needed to avoid adversely affecting key characteristics where they occur'.	LCS / Scoping Report	Noted.
		77	Chapter 12: Landscape	A further iteration of the LCS is referred as the 'SNUG Landscape Analysis'. This further iteration has a more detailed consideration of the boundaries between the zones considered more appropriate for future development. It found that some areas to the south and east of Petersfield are 'considered less sensitive and well-contained visually. The location is along the valley floor and follows the natural settlement pattern'. However, the study noted that 'almost all areas around Petersfield have a limited capacity to support significant levels of development, having been assessed as areas where development would have a high environmental impact. As a result the assessment suggested that, the best (only?) option is therefore to plan distributed development at low densities, putting in place suitable mitigation on a site-by-site basis'. This approach supports smaller, sympathetically designed developments in a number of locations rather a significant strategic site.	Scoping Report	Noted.

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		78	-	The proposed housing site at Land South East of Causeway provides an example of development capacity being identified on a site-by-site basis. A development of 71 units received a Resolution to Grant Planning Permission at the end of January 2014 by the South Downs National Park Authority. Land South East of Causeway is located within Area 3 on Table 12.1 of the LCS and in the 'Medium' zone under the SNUG Landscape Analysis. Similar to Land South of the Causeway, an appropriately designed development can be accommodated, with appropriate mitigation measures, without significant effects on landscape/visual amenity, or an overall change of landscape character type. Development at Land South of Causeway can be accommodated without significant impact on the landscape, providing the site layout is sympathetic to the landscape of the site and its context. It is also essential that the planting	Scoping Report	Noted.
D&M Planning Ltd	10/03/2014	79	Chap 9	I write concerning the proposed inclusion of Sussex Road with the "designated and non-designated sites" of Petersfield's historic environment and referred to in the report as Character Area 6.	Scoping Report	The Scoping Report does not propose its inclusion as a Character Area; this is derived from the draft Petersfield Conservation Area Character Appraisal and Management Plan (PCACAMP; 2013).
		80	Chap 9	The SDNPA Planning Committee Report concerning the draft Petersfield Conservation Area Character Appraisal and Management Plan accepted that Petersfield Heath and the pond, which also incorporated Sussex Road, should not be designated within the Conservation Area. The Committee Report acknowledged at para 3.5.7 that the extension to the Conservation Area should only be: "extended to include an area with a higher concentration of well detailed historic houses in Heath Road, Herne Road, The Avenue and Weston Road, and the mainly early 20th century and inter-war houses which face the Heath are largely excluded." We would also point out that English Heritage did not support the proposed extension to the Petersfield Conservation Area, much beyond a small part of the Heath. Petersfield Town Council also objected to the proposal...	Scoping Report	Noted.
		81	Chap 9	We therefore find little reason or justification for the inclusion of Sussex Road... within a designated and non designated historical character area as currently proposed by the Scoping Report.	Scoping Report	The Scoping Report does not propose its inclusion as a Character Area. Information provided was the latest at the time of writing.
		82	Chap 9	The Scoping Report seeks to use the Petersfield Conservation Area Character Appraisal and Management Plan (2013) as justification for proposing to create the historic Character Area 6, when the report approved by the Committee concluded quite the opposite...	Scoping Report	The Scoping Report does not propose creation of a Character Area, which is not within its remit. Information provided was the latest at the time of writing.
Trustees and Landowners of Land To The East Of Harrier Way And South Of Durford Road ('Durford Oaks') PNP024	10/03/2014	83	-	Messrs Tetlow King act as planning advisors to the registered charity 'Anchor', who have identified the above site for the purposes of a Continuing Care Retirement Community (CCRC). The site is both currently available and entirely suitable for a CCRC. As the Landowners, it is our intention, following the appropriate Planning Permission, to transfer the site to Anchor, to enable the CCRC to be built, pursuant to Policy CP10A in the emerging East Hants and South Downs National Park Joint Core Strategy.	Scoping Report	Noted.
		84	-	Petersfield, as a Tier One Settlement in the South Downs National Park, is ideally suited to meet the local needs of an increasingly ageing population. A CCRC bestows advantages on Petersfield of both employment and much-needed housing. A CCRC will provide a wide range of occupations from professional to manual, creating some 100 jobs in total. Acorn have found that, in accommodating single persons living alone, houses are released onto the market for families. The full benefits which a CCRC can provide are set out in detail in Tetlow King's email letter of today's date.	Scoping Report	Noted.
		85	-	As Landowners, we therefore request that the above site (PNP024) is included in the Petersfield Neighbourhood Plan, for the purposes of building and operating a Continuing Care Retirement Community.	Scoping Report	Noted.
Tetlow King Planning	10/03/2014	86	-	I write on behalf of my clients Anchor who have an interest in investing in Petersfield as they wish to build and operate a care village commonly called a Continuing Care Retirement Community (CCRC). Their interest relates primarily to the site to the east of Harrier Way, south of Durford Road, on the eastern boundary of the town. We call this site, mainly for ease of terminology, Durford Oaks. This site was referred to as PNP024 in a number of the Petersfield Neighbourhood Plan options event documents.	Scoping Report	Noted.



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		87	-	Anchor have identified a high level of need in the area for such accommodation and want to be located in Petersfield with a facility that will serve the needs of one of the most vulnerable groups in our society i.e. older people in need of care. Anchor has a close relationship with the owners of the Durford Oaks site and I can confirm on their and Anchor's behalf that the site remains available for development and available in the short term.	Scoping Report	Noted.
		88	-	In order for a Neighbourhood Plan to be succeed at examination it is required to meet the basic conditions and other relevant legal requirements and must be in general conformity with the overarching Development Plan. Reference must therefore be made to policy CP10A of the Emerging East Hants and South Downs National Park Local Plan: Joint Core Strategy. Against the background of this policy, Anchor has carried out a detailed assessment of potential sites in the Petersfield Neighbourhood Plan area. This assessment has revealed that Durford Oaks is by far the most suitable. It is available and deliverable site for the provision of a Continued Care Retirement Community.	Scoping Report	Noted.
		89	Executive Summary	The executive summary extracts the key information from the more detailed scoping report. Table E3.1 sets out the key Sustainability Issues that have been identified... [including various data regarding an ageing population]. The provision of a Continued Care Retirement Community would assist in addressing each of the issues identified above. The provision of suitable accommodation and care facilities for those in need would assist in reducing their impact upon existing services and facilities.	Scoping Report	Noted.
		90	Chap 2	Given the national and emerging local policy position and the overwhelming demographic evidence it is considered that provision must be made through the SA objectives and decision making criteria to address homes for the elderly and ageing population through the Neighbourhood Plan.	Scoping Report	Sub-criterion to Objective 1 added.
		91	Chap 2	[Referring the four-stage assessment process (spatial assessment, high-level assessment, detailed assessment, and cumulative assessment) the response continues...] It is requested that the Durford Oaks site be taken into consideration by the Petersfield Neighbourhood Plan Steering Group as one of the solutions to the issues that needs to be identified.	Scoping Report	The site is considered within the assessment of reasonable alternatives.
		92	Chap 3	The baseline data collated demonstrates clear evidence of the need to address the accommodation requirements of the elderly and ageing population, yet the proposed SA Objective and decision making criterion do not make provision for this.	Scoping Report	Sub-criterion to Objective 1 added.
		93	Chap 3	Paragraph 3.4 sets out that the identification of key sustainability issues helps the SA to focus upon the main constraints and opportunities which may be addressed through local development. The key issues identified are then used to inform development of the SA Framework and utilised to assess the policies and proposal in the Petersfield Neighbourhood Plan. It is considered that the provision of appropriate accommodation for the elderly and ageing population should be identified as a key sustainability issue given the wealth of data demonstrating the level of need for care provision both now and in the future. This would then enable emerging policies and site allocations to be assessed against their ability to address this key issue.	Scoping Report	Key issues relating to an ageing population are identified within the report, as acknowledged at comment 89 above.
		94	Chap 4	It is accepted that Durford Oaks does not fall within the 10-15 minute walking distance identified in Figure 4.1. However it should be noted that CCRCs have a significantly different traffic impact than conventional C3 residential accommodation due to their reduced and unique levels of trip generation. Anchor will make use of a minibus to take residents to the town centre and other locations as required. Our site will have good access to a substantial number of employees who can walk to the site from the residential areas to the west. The Scoping Report must take account of the nature of a CCRC and how it differs from standard housing. This is why in any sustainability ranking system a care development should not be compared with sites considered for general market housing.	Scoping Report	Noted.
		95	Chap 5	CCRCs have a minimal impact upon trip generation with the proposed Durford Oaks site not anticipated to lead to any significant negative effects upon air quality. The provision of a mini bus facility to transport residents provides further evidence of this. In addition the shift patterns required to operate the CCRC mean that it is considered likely that staff will live locally and not have a significant effect upon traffic flows.	Scoping Report	Noted.
		96	Chap 6	Table 6.2 identifies lowland dry acid grassland as a BAP priority habitat. Whilst acid grassland has previously been identified on Durford Oaks site, the site has not been grazed for a significant amount of time and as such no longer supports acid grassland. Our own ecologist made it clear that this was the case and there has been no counter argument from the SDNP Council when shown this information (letter attached from our ecologist 17/09/13). The BAP assessments were carried out a very long time ago and great care should be taken in applying them when that habitat is no longer present as is the case here.	Scoping Report	Noted.

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		97	Chap 6	The development of the CCRC will be designed to retain and enhance the existing tree and hedgerow boundaries to maintain the biodiversity value of the site and provide landscape screening to longer distance views. It is considered that the site allows for a strong relationship with wildlife and the natural environment which will enrich resident's lives through providing enjoyment, relaxation and health benefits that would not be experienced in an urban location. This is particularly important for an elderly more sedentary age group to provide visual interest. The site will not have any adverse impacts upon SNCI. It is located sufficiently far from the designated SNCI sites and in addition to which the residents would be unlikely to use the SNCI sites recreationally.	Scoping Report	Noted.
		98	Chap 7	Paragraph 7.2.1 identifies the key issues for climate change, including the potential increase in greenhouse gas emissions linked to an increase in the built foot print of the town, including increased car usage and travel. As demonstrated in our response under section 4 of this representation, CCRCs have significantly lesser traffic impacts than conventional C3 residential accommodation due to their reduced levels of trip generation and relatively sedentary lifestyle of its residents.	Scoping Report	Noted.
		99	Chap 8	The Durford Oaks site would support the economic growth of Petersfield providing economic benefits including the creation of a significant number of secure long term jobs that will provide care and services over a 24 hour period, at a range of scales and grades which are not lost to other Council areas. This is another reason why CCRCs cannot be assessed like general housing sites.	Scoping Report	Noted.
		100	Chap 9	There are no heritage assets located within or nearby the Durford Oaks site and consequently it is considered that there will be no significant impacts upon the historic environment from the site.	Scoping Report	Noted.
		101	Chap 10	[Quoting from paras 10.1.6, 10.2.1 and 10.3.1, the response continues...] The ageing population in Petersfield will increase demand for certain types of specialist housing. The current supply of suitable accommodation is insufficient. There is a clear identification of the need to address the accommodation requirements of the elderly and ageing population in Petersfield. The predicted evolution of the baseline shows that the Neighbourhood Plan is required to address the specialist housing needs of the ageing population. It is considered that the allocation of Durford Oaks for a CCRC would address these accommodation requirements. The provision of suitable accommodation for the elderly and ageing population may also help to release under occupied properties in the town for occupation by families.	Scoping Report	Noted.
		102	Chap 11	The allocation of Durford Oaks to provide a CCRC would address concerns relating to the impacts of the ageing population on health and social care services. It would relieve pressure on publicly funded care homes and the care and social services of the Council and health authority, and there would be significant investment in the on-site care services, enabling specialist care to be delivered on-site which would help to relieve pressures on publicly funded hospital and GP services in Petersfield. The development would provide a range of facilities and treatment areas that provide preventative and rehabilitative care and services to aid social activity and community involvement.	Scoping Report	Noted.
		103	Chap 12	Durford Oaks falls within an area of medium landscape capacity against a background of much of the area surrounding Petersfield being classified as being of low or negligible landscape capacity. Therefore there are clear benefits to allocating the Durford Oaks site in terms of landscape capacity. The SNUG landscape analysis reviews the environmental impacts of a number of sites in Petersfield. Figure 12.2 illustrates that the Durford Oaks site is one of only six locations identified as being of low environmental impact. There are a number of mature trees and hedgerows forming the boundary to Durford Oaks which would be retained and augmented with native planting to further enhance the visual containment of the site.	Scoping Report	Noted.
		104	Chap 13	The key issues for material assets are identified under paragraph 13.2.1 and include opportunities for linking habitats with wildlife corridors or the provision of ecological enhancement. As detailed under section 6 it is considered that the site allows for a strong relationship with wildlife and the natural environment which will enrich resident's lives through providing enjoyment, relaxation and health benefits that would not be experienced in an urban location. This is particularly important for an elderly more sedentary age group to provide visual interest.	Scoping Report	Noted.

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		105	Chap 14	As set out under Section 11 above, the allocation of Durford Oaks to provide a CCRC would address concerns relating to the impacts of the ageing population on health and social care services. It would relieve pressure on publicly funded care homes and the care and social services of the Council and health authority, and there would be significant investment in the on-site care services, enabling specialist care to be delivered on-site which would help to relieve pressures on publicly funded hospital and GP services in Petersfield. The development would provide a range of facilities and treatment areas that provide preventative and rehabilitative care and services to aid social activity and community involvement.	Scoping Report	Noted.
		106	Chap 15	Durford Oaks is located in an area defined as grade 4 agricultural land and therefore falls outside of best and most versatile agricultural land.	Scoping Report	Noted.
		107	Chap 16	The Durford Oaks site is unaffected by flood risk and source protection zones and therefore would provide a site that is considered to be free of any flood risk or water contamination concerns. The site benefits from excellent drainage both across the site and along the southern and eastern boundaries.	Scoping Report	Noted.
		108	Chap 17	Table 17.1 identifies the SA Framework for the Petersfield Neighbourhood Plan. Objective 1 seeks 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." Throughout the scoping report there is an overwhelmingly degree of evidence illustrating that there is an elderly and ageing population in Petersfield. A key objective of the Petersfield Neighbourhood Plan must therefore be to provide suitable accommodation for this demographic... It is therefore recommended that the following criterion is added to the decision making criteria for objective 1 to ensure that appropriate consideration is given to the overwhelming need to address the accommodation needs of the elderly and ageing population: -"1c Make appropriate provision for the accommodation needs of the elderly and ageing population, including through the allocation of a Continued Care Retirement Community."	Scoping Report	Sub-criterion to Objective 1 added.
				<i>The following consultation comments on the Sustainability Report for the Pre-Submission Plan are derived from the PNP Group's analysis of all consultation responses.</i>		
South Downs National Park Authority	Undated	109	Chap 4	SA/SEA Comment. There are concerns regarding the quantum of development proposed in the Petersfield Neighbourhood Plan. The EHJCS requires a minimum allocation of 700 dwellings, the PNP has identified allocations to deliver 701 dwellings. The SEA process is required to test alternative options to those proposed in the PNP. Therefore it is suggested that the SEA assess an alternative approach to delivering a quantum of housing above the 700.	Sustainability Report for the Pre-Submission Plan	Chapter 4 revised and additional housing targets assessed in current version of SA.
		110	Chap 4 / App D	SA/SEA Comment. Clarification is required in regard to the alternative options which have been assessed through the Sustainability Appraisal / Strategic Environmental Assessment process. Specifically, the Option2, the 'Do Nothing' scenario has been assessed, inasmuch as Appendix D considers "The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" (Annex 1b to the SEA Directive) it is not clear in the text that this comprises the Option 2 Assessment.	Sustainability Report for the Pre-Submission Plan	Chapter 4 and (new) Chapter 5 revised, and additional housing targets assessed in current version of SA.
		111	General	The assessment it is not concise or particularly accessible. There is too much information to be able to review in detail.		(Old) Chapter 5 deleted to improve accessibility; relevant information still available in App G.
Ian Ellis	Undated	112	Chap 4	Plan doesn't test alternative options. SA/SEA should have looked at delivering more than 701 homes, or it's relationship with outer lying settlements or distribution of development (eg east, south, north).	Sustainability Report for the Pre-Submission Plan	Chapter 4 revised and additional housing targets assessed in current version of SA. Spatial distribution of proposed allocations was examined at the early GIS testing stage, and during high level and detailed assessments for proposed sites and their alternatives.
White Young Green	Sep-14	113	Chap 4	SA should test for more than 700 as one of the options. SA should test options for different distribution of development	Sustainability Report for the Pre-Submission Plan	Chapter 4 revised and additional housing targets assessed in current version of SA. Spatial distribution of proposed allocations was examined at the early GIS testing stage, and during high level and detailed assessments for proposed sites and their alternatives.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Petersfield Neighbourhood Plan

Organisation	Date	Comment ID	Para	Key comments	Document	Summary of reaction, if any needed
Natural England	Sep-14	114	Chap 5	We advise that the design framework for the housing sites more closely reflects the recommendations made within the Sustainability Appraisal to ensure the relevant policies do not adversely affect the landscape of the South Downs National Park (paras 5.2.8, 5.2.36, 5.2.51, 5.2.65, 5.2.91, 5.2.106, and 5.2.144). These provide a number of useful pointers as to how the landscape impact of these policies can be rendered acceptable and minimised, and as such we advise that you consider how best to incorporate them in the design principles.	Sustainability Report for the Pre-Submission Plan	Noted.
	Dec-14	115	HRA	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.	HRA Screening Letter	Noted.

## Appendix C: PPP Review

Please see insert. Additions following scoping consultation are highlighted in green.

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**Document Review Summary**

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
<b>National</b>		
<b>National Planning Policy Framework</b>	Replacing PPS, the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making.	The PNP should aim to promote development in line with the NPPF, ensuring that the core planning policies are in-line with plan and decision making. In particular with relevance to the conservation of cultural heritage and wildlife due to its location within the South Downs National Park.
<b>South East River Basin</b>		
<b>South East River Basin Management Plan</b>	The SERBMP addresses the pressures facing the water environment in the South East River Basin District, and the actions that will address them. It has been prepared under the Water Framework Directive in the first of a series of six-year planning cycles. This plan has been prepared under the Water Framework Directive, which requires all countries throughout the European Union to manage the water environment to consistent standards.	<p>The PNP should support the objectives of the South East River Basin Management Plan This will include:</p> <ul style="list-style-type: none"> <li>prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;</li> <li>aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027;</li> <li>meet the requirements of Water Framework Directive protected areas;</li> <li>promote sustainable use of water as a natural resource;</li> <li>conserve habitats and species that depend directly on water;</li> </ul>



Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
		<ul style="list-style-type: none"> <li>progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;</li> <li>progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants;</li> </ul> <p>contribute to mitigating the effects of floods and droughts.</p>
<b>South Downs National Park</b>		
<b>South Downs Joint Committee: The South Downs Management Plan 2008-13 (2008)</b>	<p>The Management Plan is the statutory Management Plan for the nationally designated and protected landscape of the South Downs to 2013. The Plan aims to protect, conserve and enhance the natural beauty of the South Downs and promote opportunities for the understanding and quiet enjoyment of the area's special qualities. To support the above aims, the plan seeks to encourage sustainable forms of economic and community development.</p> <p>The plan is the statutory Management Plan for the nationally designated and protected landscape of the South Downs. The plan sets out ten ambitions for the South Downs, including,</p> <ul style="list-style-type: none"> <li>An unspoilt landscape of the highest quality and diversity;</li> <li>An historic and cultural heritage valued by local people and visitors and benefiting future generations;</li> <li>A tranquil landscape with extensive dark night skies;</li> <li>A landscape rich in wildlife, with extensive swathes of interlinking habitat managed to maximise benefits for nature;</li> <li>Unpolluted air, soil and water to allow the landscape and wildlife of the South Downs to be sustained, and reduced</li> </ul>	<p>The PNP should seek to reflect the ambitions of the Management Plan and support the integrity of the South Downs National Park. Particular areas where the PNP can have an influence include the protection of landscape quality including landscape features; tranquillity; noise, air and light pollution; and improvement of sustainable access to the South Downs.</p>

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<p>CO2 emissions that exceed government targets;</p> <ul style="list-style-type: none"> <li>▪ Sustainable management of the land supported by the necessary skills and expertise;</li> <li>▪ A buoyant local economy supported by, and directly contributing to the management of natural beauty and its enjoyment;</li> <li>▪ Wide ranging opportunities for countryside recreation and access respecting the natural beauty of the South Downs;</li> <li>▪ Sustainable communities strongly linked to the locality, with the housing to support local needs and essential workers; and</li> <li>▪ Widespread awareness and understanding of the South Downs.</li> </ul>	
<b>Partnership Management Plan (PMP): Shaping the future of your South Downs National Park 2014-2019 (Emerging)</b>	<p>The emerging Plan seeks to update the above management plan over the coming 5 years beyond 2013.</p>	<p>The PNP should seek to reflect the ambitions of the Management Plan and support the integrity of the South Downs National Park.</p>
<b>South Downs Integrated Landscape Character Assessment (Updated 2011)</b>	<p>The purpose of the updated LCA is to produce a comprehensive, fully integrated assessment of all aspects of the landscape character of the South Downs, so that greater understanding of this nationally important landscape and its needs and opportunities can lead to improved management and enjoyment. It develops a new updated and integrated assessment building on wide range of existing information and combining this with new work by specialists in landscape, archaeology and biodiversity to develop a fully integrated assessment. The results of the study are presented as a report and GIS database. The study aims to ensure that an understanding of landscape character can influence and inform management actions from the outset.</p>	<p>The assessment's conclusions regarding landscape types and character areas assessed should be taken account of in the preparation of the PNP</p>

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
Hampshire County		
<b>Hampshire Biodiversity Action Plan:</b> Volume I & II: Strategic plan (2005) <b>Hampshire Biodiversity Partnership</b>	<p>The Hampshire Biodiversity Plan provides a local response to the UK Government's National Action Plans for threatened habitats and species.</p> <p>Volume one (strategic plan) of the BAP sets out the objectives of the Partnership, describes Hampshire's biodiversity, and identifies habitats and species of priority concern. It also presents a strategy for information, data and raising awareness of biodiversity. Volume two contains individual action plans for priority habitats and species and topics that have a considerable influence on the conservation of biodiversity</p> <p>Its objectives are as follows:</p> <ul style="list-style-type: none"> <li>▪ to audit the nature conservation resource of Hampshire</li> <li>▪ to identify from the audit habitats and species of priority nature conservation concern, including those which are locally distinct</li> <li>▪ to prepare action plans for habitats and species of priority concern and follow through with programmes of implementation and monitoring</li> <li>▪ to ensure that data on habitats and species is sufficient to enable effective implementation and monitoring of biodiversity objectives</li> <li>▪ to review general issues affecting biodiversity, such as agriculture and development, and chart a course of appropriate action</li> <li>▪ to raise awareness and involvement in biodiversity conservation across all sectors</li> <li>▪ to encourage individuals and organisations to review their</li> </ul>	<p>The Neighbourhood Plan should aim to promote development which supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species. The PNP should recognise the benefits of improved biodiversity infrastructure for climate change adaptation</p>

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<p>role in biodiversity conservation and the resources required, and develop their own action in response to the Biodiversity Action Plan for Hampshire</p> <ul style="list-style-type: none"> <li>to maintain an ongoing partnership which will co-ordinate, develop and support action for biodiversity</li> <li>to monitor and review progress towards meeting the above objectives and the targets set out in the habitat and species action plans</li> <li>to periodically update the Biodiversity Action Plan for Hampshire and its component habitat and species action plans to take account of changing circumstances</li> <li>The plan contains 28 Species Action Plans and 13 Habitat Action Plans.</li> </ul>	
Hampshire Biodiversity Review (2010) Hampshire Biodiversity Partnership	The Local Biodiversity Action Plan identifies priority habitats and species in the district, setting targets for their conservation and outlining mechanisms for achieving these.	The PNP should support the objectives of the Local Biodiversity Action Plan through protecting and enhancing regional and sub-regional biodiversity networks and seeking to support priority habitats and species
Hampshire Minerals and Waste Plan 2013, Hampshire County Council	The Hampshire Minerals & Waste Plan is the principal document for the management of minerals and waste in the administrative areas of the Hampshire Authorities and sets out the long term spatial vision and strategy for sustainable minerals and waste development in Hampshire up to 2030.	The Minerals and Waste Plan is part of the Development Plan and the PNP should be in general conformity with the Plan.
Hampshire School Places: Framework and Analysis 2012-2016 (2012) HCC	The School Places plan seeks to ensure the provision of school places and to secure an appropriate balance locally between supply and demand.	The PNP should consider the implications of reduced primary school capacity forecast to reduce from 6% in 2012 to 1% in 2017. In the Alton / Petersfield area secondary school capacity is expected to increase from 10% to

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
<b>Local Transport Plan 3: Part A – Long Term Transport Strategy 2011-2031 (2011): HCC</b>	<p>Sets out the transport priorities and investment plan for Hampshire. Central Hampshire Transport Strategy addresses Petersfield area.</p> <p>Hampshire County Council's third Local Transport Plan (LTP3) came into effect on 1<sup>st</sup> April 2011. The Plan covers the period 2011-2031 and replaces the second Local Transport Plan (2006-11). It comprises two parts, including a 20-year Strategy, which sets out a long-term vision for how the transport network of Hampshire will be developed over the next 20 years, and three-year Implementation Plan setting out planned expenditure on transport over the period April 2011 to March 2014.</p> <p>The LTP3 sets out three 'Main Priorities', as follows:</p> <ul style="list-style-type: none"> <li>▪ To support economic growth by ensuring the safety, soundness and efficiency of the transport network in Hampshire; and</li> <li>▪ Provide a safe, well-maintained, and more resilient road network in Hampshire as the basic transport infrastructure of the county on which all forms of transport directly or indirectly depend, and the key to continued casualty reduction and</li> <li>▪ Manage traffic to maximise the efficiency of existing network capacity, improving journey time reliability and reducing emissions, thereby supporting the efficient and sustainable movement of people and goods</li> </ul>	<p>11% over the same period.</p> <p>The PNP should seek to support the aims and objectives of the LTP3 through maximising accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure in the PNP area. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks.</p> <p>Objective of Central Hampshire and New Forest LTP include:</p> <p>Providing access improvements in local centres in line with the Whitehill, Bordon and Lindford Town Access Plan and the Petersfield Area Transport Strategy.</p> <p>Chapter 6 of the LTP3, 'Central Hampshire and the New Forest Transport Strategy' sets out the intentions of the County Council to produce a District Statements encompassing Petersfield. The Statement will set out proposals to improve access to and within the Petersfield area.</p>

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
		Petersfield offers one of the greatest potential within the Central Hampshire area for measures that improve travel choice and reduce dependency on the private car. There may also be scope to improve the quality of bus services and develop walking and cycling networks.
Local Transport Plan 3: Part B – Implementation Plan 2011-2031 (2011) HCC	The longer term Strategy presented in the Hampshire LTP3 will be delivered through a programme of shorter term Implementation Plans.	The longer term Strategy presented in the Hampshire LTP3 will be delivered through a programme of shorter term Implementation Plans for the Hampshire County Council area. The Local Transport Plan 3 (LTP3) Implementation Plan covering the period 2013 to 2016, sets out the A3 Ham Barn roundabout as beneficiary of central government's Pinch-point Funding for the Strategic Road Network. The £1.2m scheme will reduce congestion by creating a segregated left turn lane from the A3. Entry widths and lane markings will be improved and an additional lane created on the roundabout. An aim of which is to mitigate against traffic growth arising from planned development in Petersfield and other surrounding towns and support access to Whitehill Borden.
East Hampshire District Transport Statement (September 2012) HCC	This report sets out the transport objectives and delivery priorities for the East Hampshire district area. The Transport Statement (TS) provides a local transport policy framework for the district; a framework to assist with the prioritisation of transport investment;	The PNP should seek to reflect the objectives and delivery priorities and ensure that the Plan's proposals are in line with the Statement.

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	a basis for land use and development planning and assistance to the Local Planning Authority with infrastructure planning in support of the East Hampshire and South Downs National Park Joint Core Strategy / Local Plan.	
<b>Hampshire Strategic Partnership: Shaping our future together- the Hampshire Sustainable Community Strategy 2008-2018 (2008)</b>	<p>The Sustainable Community Strategy sets out a vision for Hampshire over its ten year time period. The main themes and aims of the strategy are as follows:</p> <p>Safe and strong communities:</p> <ul style="list-style-type: none"> <li>▶ a strong community spirit where people can get involved in what is going on and makes a positive contribution</li> <li>▶ low levels of crime and antisocial behaviour, enabling people to go about their lives without fear</li> <li>▶ safe roads</li> </ul> <p>Health and well-being:</p> <ul style="list-style-type: none"> <li>▪ children have the best possible start in life</li> <li>▪ people can expect a long and healthy life</li> <li>▪ facilities for recreation and enjoyment and celebration of local culture</li> <li>▪ vulnerable people are supported and protected</li> <li>▪ older people are able to retain their independence</li> </ul> <p>Economic prosperity and lifelong learning:</p> <ul style="list-style-type: none"> <li>▪ a good education</li> <li>▪ a diverse range of training opportunities sufficient to develop skills</li> <li>▪ opportunities for further learning</li> </ul>	<p>With the district-wide SCS (see below), the countywide SCS should be considered for the development of the PNP. .</p>



Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<ul style="list-style-type: none"> <li>attractive employment opportunities near to where people live</li> <li>an environment which supports business opportunity</li> <li>a range of housing that is affordable for local people</li> </ul> <p>Environment, infrastructure and transport:</p> <ul style="list-style-type: none"> <li>cities, towns and villages where people enjoy living and are happy to bring up their children</li> <li>clean rivers and air</li> <li>protection from flooding</li> <li>accessibility to an outstanding countryside and coastline</li> <li>a comprehensive and well maintained infrastructure of roads and public transport across the county</li> <li>access to international gateways, London and the rest of the UK</li> <li>high quality, accessible and local public services providing value for money and responsive to communities needs</li> </ul>	
<b>East Hampshire District</b>		
<b>East Hampshire District Local Plan: Joint Core Strategy (Adopted May 2014)</b>	<p>The purpose of the Local Plan: Joint Core Strategy (2011 – 2028) is to provide a policy framework that plans for new development in East Hampshire. Within the National Park the Local Plan will eventually be superseded by the South Downs National Park Local Plan once adopted.</p> <p>The objectives of the Local Plan are:</p> <p>1) To maintain a sustainable, buoyant local economy designed to provide jobs to meet residents needs and improve the quality of life in East Hampshire, but always within the constraints of the local environment;</p>	<p>The PNP must be in general conformity with strategic policies in the development plan for the local area once adopted. The East Hampshire District Local Plan relies on the PNP to determine / allocate the location of development within Petersfield.</p> <p>Key Policies include:</p> <p><b>Policy CP10 Spatial Strategy for Housing</b></p> <ul style="list-style-type: none"> <li>minimum of 700 dwellings in Petersfield</li> <li>Sites will be identified through the Local</li> </ul>

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<p>2) To plan for the District's town and village centres to provide a range of facilities and services that meet the needs of local communities;</p> <p>3) To maximise the value of sustainable tourism while minimising environmental impacts and acknowledging that within the National Park tourism will be subordinate to the protection of the natural beauty, wildlife and cultural heritage of the area.</p> <p>To plan for sufficient land to be available for 5,720 10,060 homes (including 2,725 at Whitehill &amp; Bordon) to be built in the District in the period 2006 2011 – 2028 (4,400 in the SDNP and north of the SDNP, and 1,320 in the Southern Parishes). Within the National Park development should be focused on local needs. Up to 4,000 additional housing will be built at Whitehill &amp; Bordon subject to environmental constraints;</p> <p>5) To make the most efficient use of land and the existing housing stock so that everyone has the opportunity to live in a decent, sustainably constructed and affordable home, which is capable of being adapted to changing personal needs;</p> <p>6) To promote safe, sustainable communities by ensuring an appropriate housing mix, taking account of the needs of identified groups in various settlements, and utilising good quality design to reflect town and village design statements and the characteristics of individual settlements;</p> <p>7) To provide the opportunities for a high quality of life for everyone, enhance the well-being of people and reduce inequalities in health;</p> <p>8) To improve access to all facilities and services particularly in rural areas;</p> <p>9) To promote opportunities for vocational training;</p>	<p>Plan: Allocations, SDNP Local Plan or Neighbourhood Plans and settlement policy boundaries adjusted accordingly</p> <p><b>Policy CP3 New Employment Provision</b></p> <ul style="list-style-type: none"> <li>3 hectares of employment land in Petersfield</li> </ul> <p><b>Policy CP7 New Retail Provision</b></p> <ul style="list-style-type: none"> <li>Provision will be made for a limited amount of additional retail (comparison) floorspace in the town centres of Alton and Petersfield. Any new retail allocations for Petersfield will be made in the emerging Neighbourhood Plan.</li> </ul>

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<p>10) To design development that reduces the opportunities for crime and anti-social behaviour and the fear of crime;</p> <p>11) To provide and retain a range of high quality open space, sport and recreation facilities;</p> <p>12) To actively encourage people to make healthy lifestyle choices including opportunities to increase the level of physical activity and participation in sports and recreation;</p> <p>13) To promote multi-functional and cost effective green infrastructure in urban and rural areas including closer working with rural enterprises, farming and forestry</p> <p>14) To make best use of land in sustainable settlements to minimise the impact of development upon the countryside;</p> <p>15) To ensure that any decisions or activities relating to land within, or affecting the setting of, the South Downs National Park meet the relevant National Park purposes as set out in statute;</p> <p>16) To conserve and enhance landscape quality, distinctiveness and character in the wider landscape;</p> <p>17) To conserve and enhance designated sites and natural habitats whilst creating networks of habitats and wildlife corridors to encourage adaptation to climate change;</p> <p>18) To conserve and enhance the District's attractive built and historic environment, including heritage sites, conservation areas, listed buildings, archaeological sites and important open areas and the settings of these assets;</p> <p>19) To plan for new development to be built to a high quality that promotes the use of sustainable resources in developments, in particular to minimise waste, increase energy efficiency and resilience to increasing energy costs in new and existing developments and to maximise the proportion of energy</p>	

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<p>generated from renewable sources;</p> <p>20) To protect and enhance water quality, water supply, groundwater and minimise the risk of flooding in the District;</p> <p>21) To prevent development resulting in unacceptable levels of air, noise, land, light or other pollution and to ensure that new development is adequately protected against such pollution;</p> <p>22) To address the causes of climate change and ensure that the District is able to adapt to it within environmental constraints</p> <p>23) To reduce the need to travel, particularly by car, through careful planning of development and the location of services, whilst recognising that the car will remain part of the mix of transport modes, particularly for those in the rural areas;</p> <p>24) To improve accessibility to all services, particularly for those who may need them most, but are least able to access them;</p> <p>25) To increase the use of public and community transport, cycling and walking where travel remains necessary.</p>	
East Hampshire Second Review Local Plan (2006)	<p>The Local Plan sets out local planning policy relating to East Hampshire.</p> <p>Policies specific to Petersfield include the Local Gap between Sheet / Steep, nature conservation designations including Heath Pond, recreation allocations and green fingers. The Plan also allocates land for industrial and business uses at Buckmore Farm and sets out reserve allocations at Penns Field, Causeway Farm, Larcombe Road and land south east of the Causeway. Details of the Development Briefs for the reserve sites are set out below.</p>	Some policies contained within the plans have been deleted. Until such time as the Joint Core Strategy and Site Allocations Development Plan Document have been adopted, the Local Plan remains part of the Development Plan.
East Hampshire Sustainable Community Strategy 2008 – 2026, East Hampshire Community Partnership	Sets out the vision for East Hampshire and three key themes (Safe and Strong Communities, Economic Prosperity and Lifelong learning and Environment, Infrastructure and Transport) and sets	The PNP should seek to achieve a large degree of integration with the SCS.

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	out the priority outcomes for each of the themes.	
<b>East Hampshire Strategic Flood Risk Assessment (2007) Halcrow</b>	Identifies the areas at risk of flooding throughout the district. It should be used to help guide inappropriate development away from areas at risk from flooding.	The PNP should have regard to the outcome of the SFRA carried out locally. This will be a vital document to help the area adapt to increases in flood risk brought about by the effects of climate change. It should also seek to ensure that any development fully utilises the SFRA, and where appropriate the sequential and exception tests.
<b>Green Infrastructure Strategy for East Hampshire District (July 2013)</b>	<p>The Strategy assesses the existing green infrastructure of East Hampshire, identifies where there are gaps in provision and explores opportunities to improve the green infrastructure network. By taking both a thematic and spatial approach, the Strategy uses mapped and documentary evidence to develop strategic priorities. The analysis of evidence and recommendations extends beyond East Hampshire's boundaries into the South Downs National Park and neighbouring districts. This provides a more complete picture of the green infrastructure resource and identifies opportunities for developing the network and partnership working.</p> <p>The Strategy is intended, among other things, as a tool for developers and planning officers in helping them to consider and design-in green infrastructure into proposals.</p>	The PNP should support delivery of multifunctional green infrastructure in line with the strategic priorities set out in the Green Infrastructure Strategy.
<b>Biodiversity Action Plan for East Hampshire (2009) EHDC</b>	<p>The Biodiversity Action Plan (BAP) provides a vision and a framework for future action to preserve and enhance biodiversity in East Hampshire. The objectives of the BAP are to:</p> <ul style="list-style-type: none"> <li>present an accurate and up-to-date description of the habitat and wildlife resources in the area</li> </ul>	Have regard to the objectives of the Biodiversity Action Plan and the Central Area Action Plan as it relates to Petersfield nearby areas.

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<ul style="list-style-type: none"> <li>▪ identify local priorities for action based on larger landscape-scale processes</li> <li>▪ ensure that national and county objectives are translated into effective local action</li> <li>▪ stimulate effective local partnerships for biodiversity</li> <li>▪ raise awareness of the importance of biodiversity</li> <li>▪ promote a range of biodiversity conservation measures: protection, restoration and habitat creation.</li> <li>▪ identify the resources required for action and those already available</li> <li>▪ provide a systematic basis for monitoring and reviewing progress</li> <li>▪ feed progress to the Hampshire Biodiversity Partnership and work towards best practice</li> <li>▪ provide evidence based biodiversity information to feed into the Local Development Framework.</li> </ul>	
East Hampshire Employment Land Review Update (May 2013) EHDC	The study provides current information on the existing employment sites and premises, and assesses future space needs for B class employment uses (offices, industry and warehousing). It also considers the current and future balance of demand and supply for employment land in the District,	The PNP should have regard to assessments undertaken in the ELR for preparing economic / employment strategy and making employment allocations.
East Hampshire Infrastructure Delivery Plan (IDP) (2012 Interim Statement and Infrastructure Schedule)	Set out the infrastructure requirements of East Hampshire (within and outside the national park) over the period of the Local Plan. This Interim Statement and Infrastructure Schedule is to provide evidence for the Local Plan: Joint Core Strategy examination, including identification of how planned infrastructure can be deliverable in a timely fashion, as required by the National	The PNP should consider the IDP's identified projects and their identified priority, costs and funding mechanism. Likewise, the PNP should input into future iterations of the IDP.

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	Planning Policy Framework (NPPF). An update will be prepared to support the South Downs National Park Authority CIL consultation.	
East Hampshire Cycle Plan (2004) EHDC	The Cycle Plan outlines key utility and recreational cycle routes, following the desire lines of cyclists, identifies priority routes, and sets out primary objectives, local targets, policy context, links with partners, funding opportunities and design criteria.	The PNP should seek to implement the objectives and targets of the Cycle Plan – however given that the Plan was prepared in 2004 the objectives and targets should be assessed for relevance.
Strategic Housing Land Availability Assessment (SHLAA) (November 2012)	The sites identified in the SHLAA show the potential choices available to meet the need and demand for housing within the district. The SHLAA justifies that the quantum of housing identified in the Local Plan: Joint Core Strategy is available	The PNP should have regard to the assessments in the SHLAA, as a key evidence document, when determining locations for housing.
East Hampshire Town Centres, Retail and Leisure Study (2007)	District wide retail and leisure study, including an assessment of the main town and district centres, namely Alton, Petersfield, Whitehill/Bordon and Liphook. The study assesses the future need for additional retail, commercial leisure facilities and other town centre use	The PNP should have regard to the findings of the study as they relate to Petersfield.
Leisure Built Facilities Strategy 2012 – 2026 (June 2012) EHDC	<p>The LBFS seeks to identify</p> <ul style="list-style-type: none"> <li>What should the current and future key leisure facility provision be in the 3 key towns of EHDC (Alton, Petersfield and Whitehill &amp; Bordon), including provision at school sites in the District;</li> <li>Why should EHDC continue to invest in Leisure Facilities;</li> <li>Where should any new investment or replacement facilities be developed;</li> <li>How can the facilities be improved and delivered through any future management arrangements beyond March 2017, as</li> </ul>	<p>The PNP should have regard to the strategic actions set out in the Strategy including:</p> <p>For the whole of the district</p> <ul style="list-style-type: none"> <li>develop further the co-ordination and development of the activities within facilities across the District, possibly through use of the GAP</li> <li>Review Community Use Agreements, within current funding constraints</li> <li>Review and identify an approach for the re</li> </ul>

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	<p>well as working with key partners; and</p> <ul style="list-style-type: none"> <li>When would any new or replacement facilities be able to be delivered through a targeted Action Plan building on the Strategy.</li> </ul>	<p>letting of the contract for the operation of the EHDC leisure facilities</p> <ul style="list-style-type: none"> <li>Sustain and Improve where possible Community Transport and Access to facilities</li> </ul> <p>And for the Central part of the district</p> <ul style="list-style-type: none"> <li>Improve awareness and access to existing community facilities, recognising constraints on funding.</li> <li>Development of the sporting facilities at Penns Place (Petersfield) as a Community Sporting Hub</li> <li>Redevelopment of the Taro Leisure Centre (TLC), as a long term project to invest in a sustainable future</li> </ul>
<b>Petersfield Town</b>		
<b>Petersfield Plan Options Report (October 2011)</b>	The report follows a series of workshops and consultation events and highlights the importance of conserving and enhancing the town's historic town centre, the landscape setting and green areas. It highlighted the value the local community places on the watercourses running through the town. It also presents a number of hypothetical development options which were discussed at workshops held in the town.	The results of the Petersfield Plan options paper should be fed into the development of the Neighbourhood Plan as a piece of evidence.
<b>South Downs National Park Authority Community Infrastructure Levy – Preliminary Draft Charging Schedule. Anticipated publication February 2014</b>	The Preliminary Draft Charging Schedule will propose CIL rates for new development in National Park supported by infrastructure and viability evidence. Income from CIL is intended to help fund the delivery of required infrastructure. For areas that have an adopted Neighbourhood Plan 25% of CIL receipts can be spent	The PNP should consider implications of proposed CIL rates on development viability, including potential for delivery of affordable housing, and potential projects that could be funded by CIL in Petersfield.



Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	locally.	
<b>Penns Field Development Brief (December 2009)</b>	The role of the briefs are to ensure that in the event that planning applications are prepared, development proposals are suitable, the level of community gain is appropriate and that the public are given an opportunity to respond to the proposals.	The development briefs can help provide an understanding of the key constraints of the respective sites, potential mitigation measures and infrastructure requirements.
<b>Causeway Farm Development Brief (December 2009)</b>	See above	See above
<b>Larcombe Road Development Brief (December 2009)</b>	See above	See above
<b>Land South East of the Causeway Development Brief (December 2009)</b>	See above	See above
<b>Petersfield Town Design Statement (2010)</b>	<p>Statement has been prepared by the Town Character Group (a group of volunteers linked to the Petersfield Tomorrow Town Partnership), in collaboration with East Hampshire District Council (EHDC).</p> <p>This Town Design Statement (TDS) provides design guidance and recommendations for the town including the village of Sheet.</p> <p>It is designed to support and amplify existing and emerging planning policies and has been adopted by East Hampshire District Council as non-statutory planning guidance, July 2010. It is intended to assist the operation of development control policies and it sets out recommendations for changes and improvements that are considered to be advantageous to the town.</p>	The Statement should be considered as evidence to inform the preparation of the PNP.
<b>Petersfield Conservation Area Appraisal &amp; Management Plan (CAAMP) 2013</b>	Provides a descriptive overview of historical character of Petersfield and design guidance for sympathetic design in the area.	PNP should have regard to the extended Conservation Area boundary and guidance in the Plan.

Plan / Policy / Programme	Main environmental / socio-economic objectives	Relationship to Neighbourhood Plan
	Boundary of Petersfield Conservation Area agreed to be extended at 9 May 2013 SDNPA Planning Committee.	
<b>Petersfield Housing Study – Navigus Planning (2013)</b>	Provides analysis of Petersfield’s housing needs and assessment of the housing supply within the urban area and potential directions of growth (using the Petersfield Plan Options Report). The report considers housing density and design matters	The PNP should consider the findings of the Petersfield Housing Study in terms of housing needs, site assessments, housing mix and design matters. It should be noted that the site assessments are not comprehensive and rely on the East Hampshire SHLAA.
<b>Petersfield Initial Site Assessments – CBA (2013)</b>	A range of 56 potential development sites around the town were initially assessed for their housing capacity (number of dwellings), key constraints to development and overall suitability.	The outputs will form one aspect of the site assessment process, updated with the findings of the SA.

## Appendix D: Baseline Data

### Spatial Constrains for Proposed Allocations

#### H1 (ID PNP087) - Land at Causeway Farm (Reduced Area)

Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0007 The Barn, 106a Causeway GII, 16m east (but partially surrounded by site); Conservation Area 33m north-east; Undescribed locally listed linear feature, 140m north east

#### H2 (ID PNP083) - Land north of Buckmore Farm (Residential):

Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0189, Buckmore Farm Barn GII, 130m south

#### H3 (ID PNP070) - Penns Field (Local Plan Reserve Site):

Nearest spatial constraints within c.250m:

- Landscape: Area 2 of medium landscape capacity
- Flood risk: Flood Zones 2 and 3 adjacent to the north west
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: Tilmore Brook Wood 10m northwest
- Heritage: None within 250m

#### H4 (ID PNP089) - Land South of Larcombe Road (Reduced Area):

Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Grade 3
- Ecology: no designated sites within 250m
- Heritage: 27L/0008 Causeway Farmhouse GII, 165m east

#### H5 (ID PNP007) - Land south east of The Causeway (Local Plan Reserve Site):

Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity
- Flood risk: Flood Zone 2, 213m north west and Flood Zone 3, 214m north west
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0008 Causeway Farmhouse GII, 50m south west

#### H6 (ID n/a) - Town Centre Redevelopment Opportunities:

Residential only sites:

- Infant School south (after relocation to Herne Junior School);
- Corner of Hylton Rd & Dragon St;
- South-east corner of Tesco overflow car park;
- Royal Mail Sorting Office.:

Mixed use sites:

- BT Exchange;
- West and south of Festival Hall;
- South of Station Rd.

**H7 (ID PNP030) - Land west of The Causeway Petersfield:**

Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Grade 3
- Ecology: no designated sites within 250m
- Heritage: 27L/0006 2 Landpits GII, 18m west

**H8 (ID PNP024) - Land south of Durford Road:**

Nearest spatial constraints within c.250m:

- Landscape: Area 3 of negligible/low landscape capacity
- Flood risk: Flood Zones 2 and 3, 197m north east
- Agricultural Land Classification: Grade 4
- Ecology: no designated sites within 250m
- Heritage: No heritage features within 250m

**H9 (ID PNP081) - HCC Depot off Paddock Way:**

Nearest spatial constraints within c.250m:

- Landscape: Area 5 of negligible landscape capacity
- Flood risk: Flood Zone 2, 32m north west and Flood Zone 3, 34m north west
- Agricultural Land Classification: Grade 4 / Grade 3
- Ecology: no designated sites within 250m
- Heritage: 27L/0003 Borough House GII, 232m north east

**H10 (ID PNP047) - Community Centre site:**

Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Flood Zone 2, 11m south west and Flood Zone 3, 20m west
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0149 86 Station Rd, GII Garden Gates, 70m west); Conservation Area 118m south west; 27L/0088 Cliff Cottage GII, 42m north

**H11 (ID PNP058) - Land to North of Reservoir Lane:**

Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: No Flood Zone within 250m
- Agricultural Land Classification: Grade 3 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0090 Tilmore House GII, 17m south west

**B1 (ID PNP090) - Land North of Buckmore Farm (Business):**

Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: Flood Zones 2 and 3 115m south
- Agricultural Land Classification: Grade 4
- Ecology: no designated sites within 250m
- Heritage: 27L/0189, Buckmore Farm Barn GII, 8m west

**B2 (ID PNP031) - Land at The Domes, off Harrier Way:**

Nearest spatial constraints within c.250m:

- Landscape: Area 3 of negligible/low landscape capacity
- Flood risk: Flood Zone 2, 83m north east and Flood Zone 3, 80m north east

- Agricultural Land Classification: Grade 4
- Ecology: River Rother SINC 158m east
- Heritage: No heritage features within 250m

### **B3 (ID n/a) - Town Centre Opportunities:**

#### Employment only sites:

- Infant School main building (after relocation to Herne Junior School);
- New retail units in car parks.

#### Mixed use sites:

- BT Exchange;
- West and south of Festival Hall;
- South of Station Rd.

### **B4 (ID PNP013) - BT Central Site:**

#### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: No Flood Zones within 250m
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Partially within Conservation Area, 27L/0170 36 Swan Street GII, 37m south,

### **B5 (ID PNP014) - Corries Main Site:**

#### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Flood Zone 2 adjacent to the west and Flood Zone 3, 11m west
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 63m east, 477087 Signal Box, Station Road GII, 110m east

### **B6 (ID PNP038) - Paris House, Frenchmans Road (RAK Ceramics):**

#### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 146m south east, 27L/0185 10 Winchester Road GII, 9m north,

### **B7 (ID PNP054) - Corries warehouse to south of Paris House:**

#### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Partially within Flood Zone 2, Flood Zone 3, adjacent to south east
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 144m east, 27L/0185, 10 Winchester Road, GII, 163m north; 477087 Signal Box, Station Road GII, 198m east

### **B8 (ID PNP015) - Car Park off Frenchmans Road:**

#### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 184m south east, 27L/0185 10 Winchester Road GII, 84m north west

### **B9 (ID PNP035) - Tews Engineering, off Lavant Street:**

#### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m

- Flood risk: Flood Zones 2 and 3 adjacent to south
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Partially within Conservation Area, 477087, Signal Box, Station Road, GII, 80m north; 27L/0146 St Lawrence Church GII, 111m north east

#### **C1 (ID PNP092) - Festival Hall Whole Site (inc Red Lion):**

##### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Flood Zones 2 and 3 adjacent to north
- Agricultural Land Classification: Urban
- Ecology: Heath Common SINC 234m south east
- Heritage: Partially within Conservation Area, 271/0029 Old Masonic Hall GII, 27L/0055 Border Cottage GII, 27L/0056 The Old Cottage GII, 27L/0028 Red Lion GII, within site, 27L/0044 12 Dragon Street, 59m south

#### **C2 (ID PNP026) - Former Police Station off St Peter's Road:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity 232m south east
- Flood risk: Flood Zone 2, 87m south and Flood Zone 3, 120m south
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Within Conservation Area, undescribed locally listed linear feature, 130m south east, 27L/0096 4 St Peters Road, 22m north west

#### **C3 (ID PNP010) - Avenue Pavilion and Playing Fields:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity
- Flood risk: Flood Zone 2, 88m south west and Flood Zone 3, 120m south
- Agricultural Land Classification: Urban
- Ecology: Heath Common SINC 96m east
- Heritage: Conservation Area adjacent to north and west, undescribed locally listed linear feature, adjacent to the west, 27L/0161 Heath Lodge, 32 Sussex Road, GII, 33m south; 27L/0158 22 Sussex Road GII, 62m south west

#### **C4 (ID PNP017) - Herne Junior School:**

##### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Flood Zones 2 and 3 195m south
- Agricultural Land Classification: Grade 4
- Ecology: no designated sites within 250m
- Heritage: No heritage features within 250m

#### **C5 (ID PNP093) - Love Lane Recreational Area:**

##### Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Zones 2 and 3 103m south
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 233m west, 27L/0088 Cliff Cottage GII 158m north west, 27L/0149 86 Station Road GII, 201m north west

#### **C6 (ID PNP093) - Churcher's College Playing Field:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: Flood Zones 2 and 3 200m west
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m

- Heritage: 27L/0149 86 Station Road GII, 248m south west, 27L/0088 Cliff Cottage GII 126m west

#### **C7 (ID PNP011) - The Petersfield School:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Undescribed locally listed linear feature, 202m north east, Conservation Area 33m north east, 27L/0004 The Grange GII, 23m north

#### **C8 (ID PNP036) - Land at Buckmore Stables:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: No Flood Zones within 250m
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0002, Bell Hill Cottage, 28 Bell Hill, GII, 40m north east

#### **C9 (ID PNP094) - Land to the North East of Reservoir Lane:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: No Flood Zones within 250m
- Agricultural Land Classification: Grade 3
- Ecology: no designated sites within 250m
- Heritage: No heritage features within 250m

#### **C10 (ID PNP091) - Penns Place Sports Hub:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 2 of medium landscape capacity
- Flood risk: Flood Zones 2 and 3 adjacent to north and north east boundaries
- Agricultural Land Classification: Grade 4
- Ecology: Several designated sites adjacent to north and north east boundaries (Tilmore Brook Wood, Alder Carr alongside R. Rother, and all adjacent beyond)
- Heritage: No heritage features within 250m

#### **G1 (ID PNP064) - The Heath:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 3 of negligible/low landscape capacity 12m south west, Area 2 (The Rother and its Tributaries) of medium landscape capacity 8m east
- Flood risk: Flood Zones 2 and 3 167m north
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: Within Heath Common SINC
- Heritage: Conservation Area 10m north-west, Contains 15 Scheduled Ancient Monuments (Petersfield Heath group of barrows), 27L/0165, 34 Sussex Rd, GII Garden Wall, 37m south west, 27L/0163 Heath Cottage GII, 68m west

#### **G2 (ID PNP088) - Green Space East of Causeway Farm:**

##### Nearest spatial constraints within c.250m:

- Landscape: Area 4 of negligible/low landscape capacity
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: Heath Common SINC 40m north east
- Heritage: Conservation Area adjacent to north, 27L/0163 Heath Cottage GII, 17m north; 27L/0007, The Barn, 106a The Causeway, GII, 60m west, 27L/0162 32 Sussex Road GII, 11m north

#### **G3 (ID PNP096) - Tilmore Brook Green Finger:**

Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: No Flood Zones within 250m
- Agricultural Land Classification: Grade 3 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0002 Bell Hill Cottage GII, 78m south west

**G4 (ID PNP082) - Green Space North of Buckmore Farm:**

Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: Flood Zones 2 and 3 180m south
- Agricultural Land Classification: Grade 4
- Ecology: no designated sites within 250m
- Heritage: 27L/0189, Buckmore Farm Barn GII, 15m south

**G5 (ID PNP061) - Merrits Meadow:**

Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 3m west, 27L/0149 86 Station Road GII, 20m east, 27L/0147 84 Station Road GII, 10m east

**G6 (ID PNP037) - Land East of Timore Road:**

Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity, 64m north west
- Flood risk: Flood Zones 2 and 3 adjacent to south east
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 210m south, 27L/0196 Non-conformist Chapel GII, 227m south east

**G7 (ID PNP085) - Bell Hill Recreation Ground:**

Nearest spatial constraints within c.250m:

- Landscape: Area 1 of negligible/low landscape capacity
- Flood risk: Flood Zones 2 and 3, 53m south
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0001 Rushes Cottage GII 27m south east

**G8 (ID PNP012) - Land Either Side of Borough Hill:**

Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Flood Zones 2, 18m south and Flood Zone 3, 55m south
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 96m east, 27L/0173 42 Swan Street GII, 155m east

**G9 (ID PNP095) - Borough Hill Recreation Ground and Land adjoining Railway Line:**

Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Flood Zones 2, 8m south and Flood Zone 3, 27m south
- Agricultural Land Classification: Grade 4 / Urban
- Ecology: no designated sites within 250m
- Heritage: 27L/0003, Borough House, 72 Borough Road, GII, 54m southwest

**G10 (ID PNP060) - Tilmore Recreation Ground:**



Nearest spatial constraints within c.250m:

- Landscape: No Landscape Area within 250m
- Flood risk: Partially within Flood Zones 2 and 3
- Agricultural Land Classification: Urban
- Ecology: no designated sites within 250m
- Heritage: Conservation Area 155m south, 27L/0007 The Barn, 106a Causeway GII, 16m east (but partially surrounded by site)

**Baseline Data from the Scoping Stage**

Please see insert. Additions following scoping consultation are highlighted in green.

## 4 Accessibility and Transportation

### 4.1 Baseline Data

#### **Transportation infrastructure**

- 4.1.1 Petersfield has good accessibility by car, although the A3 (Portsmouth to London) and A272 (Petersfield to Haywards Heath) which are the two major roads which pass the town, are often very busy they provide good regional and national transport links. However the opening of the Hindhead Tunnel has removed a major source of congestion A3/A287 and should deliver quicker, more reliable journeys on a safer road. Importantly, it has also improved connections by road to London, making it easier to travel to the capital.
- 4.1.2 The town is also well connected to the rail network being on the Portsmouth to London train line, making it a popular commuter town. However, the rail station does not operate as well as it could and experiences problems particularly relating to the availability of car parking. Both the Hampshire Local Transport Plan (2011) and the Petersfield Town Design Statement advocate an access strategy / overall movement strategy for the rail station as a priority (David Lock 2011).
- 4.1.3 The East Hampshire District Transport Statement<sup>12</sup> states that:
- "Petersfield is a historic market town now considered to be the 'gateway' to the South Downs National Park in Hampshire. The town has seen significant transport investment over the last 20 years (including the Petersfield Demonstration Project following completion of the A3, the 20 mph zone and associated market town improvements for the town centre among other projects). Despite this investment, the dominance of through traffic and parking remain issues for the town centre and residential roads, including those around the station. Continued provision of walking and cycle links and their general maintenance are other key issues for transport, along with access to / from the town centre for surrounding villages and rural areas. This is of particular importance in addressing likely visitor demands associated with the SDNP."*
- 4.1.4 The Transport Statement identifies a number of schemes which could help address these issues which are listed in Table 4.1.

**Table 4.1: EHDC Transport Statement Live Scheme List**

Location	Scheme Proposal
Tilmore Road, Petersfield	Possible traffic calming measures
Town centre	Investigate improvements to and extension of town centre 20mph zone

<sup>12</sup> Hampshire County Council (2012): *East Hampshire District Transport Statement*. Accessed online [28/1/14]: <http://documents.hants.gov.uk/transport-statements/easthants/EHDCTransportStatementDecember2013.pdf>

Location	Scheme Proposal
	<p>Provision of electric charging points for electric vehicles</p> <p>Provision of a controlled parking zone in the town centre (including provision</p> <p>Create a larger pedestrian focused space for the whole town square area with possible vehicular access restrictions</p>
Petersfield railway station	Residential parking controls in areas close to the rail station
Lavant St / Charles Street	Junction improvement at Lavant St / Charles Street, including railway station forecourt environmental improvements
Petersfield	Traffic calming a 6 locations in Petersfield: Pulens Lane/London Road junction, Pulens Lane/Durford Road, Moggs Mead/Tor Way junction, Station Road, Chapel Street and High Street and associated approach roads
Lower Bell Hill	Pedestrian refuge or other crossing facility and signing/lining at lower Bell Hill
Winchester Road	Footway extension on Winchester Road from Stoneham Park towards Bell Hill Roundabout
Kingsferndern Lane, Petersfield	Provision of footway link through to the Ramshill development
Bell Hill, Petersfield	Provision of missing sections of the footway
Dragon Street/The Causeway	Provision of a pedestrian crossing across this junction
Petersfield	<p>Crossing points (courtesy/zebra) across Petersfield</p> <p>Provision of advisory cycle lanes in Petersfield</p> <p>Investigate use of shared surface for town square area as well as High Street, Dragon Street and up to Chapel Street and Lavant Street</p> <p>Provision of cycle parking in the town centre</p> <p>Provision of electric charging points for electric bikes and a cycle hire service</p> <p>Cycle route Petersfield to Rogate via Tor Way, Love Lane, Pulens Lane, London Road and A272</p> <p>Cycle route from The Square to Penns Place via High street, Heath Road and Durford Road</p> <p>Cycle Storage The Square and The Heath</p> <p>Cycle Storage Lavant Street</p> <p>Update / implement School Travel Plans</p>
Steep, Petersfield	<p>To provide a surface up-grade for cyclists on Footpath 15 (Hangers Way) from Church Road to Tilmore Gardens</p> <p>To investigate the possibility of a shared use footpath to provide a safe cycle route into Petersfield along the C18</p> <p>Provision of a footway on the south side of Church Road</p> <p>BOAT 13 Improvements to surface to address drainage and infill deep ruts.</p> <p>Extension of footpath from Hays Cottages up Stoner Hill - to access the school (footpath 13??). Needs to be considered as part of a wider project for Bell Hill with safer routes to school funding</p>

### **Mode of transport**

- 4.1.5 The Hampshire Local Transport Plan (2011)<sup>13</sup> states that the “fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged.” As shown in Table 4.2 the number of people in Petersfield traveling to work by car is below the district and regional average, (58.78% usually travel to work by car as opposed to 64.13% in East Hampshire and 59.18% in the South East. The numbers walking to work are also significantly above the district, regional and national averages, 13.37% of people usually walk to work as opposed to 9.13% of people in East Hampshire and 9.99% nationally. Interestingly, however, the LTP3 (Central Hampshire Transport Strategy’, states that Petersfield has the lowest proportion of residents living and working locally in Central Hampshire, at 45.1%, meaning that 55% of the town’s population commutes out of the town.

**Table 4.2: Travel to work in Petersfield compared to regional and national averages (2001)<sup>14</sup>**

Indicator	Petersfield	East Hampshire	South East	England
Percentage of people aged 16-74 who usually travel to work by train	7.24	4.35%	5.63%	4.23%
Percentage of people aged 16-74 who usually travel to work by bus, mini bus or coach	0.735	1.56%	4.34%	7.51%
Percentage of people aged 16-74 who usually travel to work by driving a car or van	58.78	64.13%	59.18%	54.92%
Percentage of people aged 16-74 who travel to work by walking	13.37	9.13	9.91	9.99
Percentage of people aged 16-74 who travel to work by cycling	3.5	2.05	3.07	2.83

- 4.1.6 Petersfield is also notable due to the compact nature of its urban area. As shown in the majority of the town is within a 10 minute walk of the town centre, again encouraging travel around the town by sustainable means.

### **Accessibility**

- 4.1.7 The town is also well connected to the surrounding countryside with a network of public bridleways and footpaths linking it to nearby villages and the South Downs Way. Information on these routes and their locations is freely accessible via the Hampshire County Council website<sup>15</sup>.

<sup>13</sup> Hampshire Local Transport Plan <http://www3.hants.gov.uk/hampshire-ltp-2011-part-a.pdf>

<sup>14</sup> Source: Neighbourhood Statistics: [www.neighbourhood.statistics.gov.uk](http://www.neighbourhood.statistics.gov.uk) [accessed 12 Jan 2013]

<sup>15</sup> Hampshire County Council website - Public bridleways: <http://whereilive.hants.gov.uk/rightsofway/Webform1.aspx>

## **4.2 Key Issues for Air Quality**

4.2.1 The following presents the key issues for the accessibility and transport theme relevant to Petersfield Neighbourhood Plan.

- ▶ Increased traffic flows generated by the site allocations could add to congestion and existing transport issues such as through traffic and parking;
- ▶ Current use of sustainable modes of transport is above district and national averages, these levels should be sustained and if possible improved upon;
- ▶ The development of an access strategy / overall movement strategy for the rail station; and
- ▶ Continued and improved links to the South Downs National Park to address likely visitor demand.

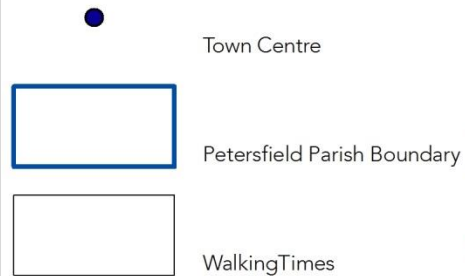
## **4.3 Likely evolution of the baseline**

4.3.1 The following presents the likely evolution of the baseline for the accessibility and transport theme without the implementation of the Petersfield Neighbourhood Plan:

- ▶ Issues regarding the movement of traffic through the town and the provision of parking are likely to persist;
- ▶ The maintenance of existing cycle and walking routes and the establishment of new ones may not be prioritised, leading to a decrease in the use of sustainable modes of transport; and
- ▶ Continued issues with the operation of the railway station will worsen as population and the demand for rail services increases.



## Walking Times from Town Centre



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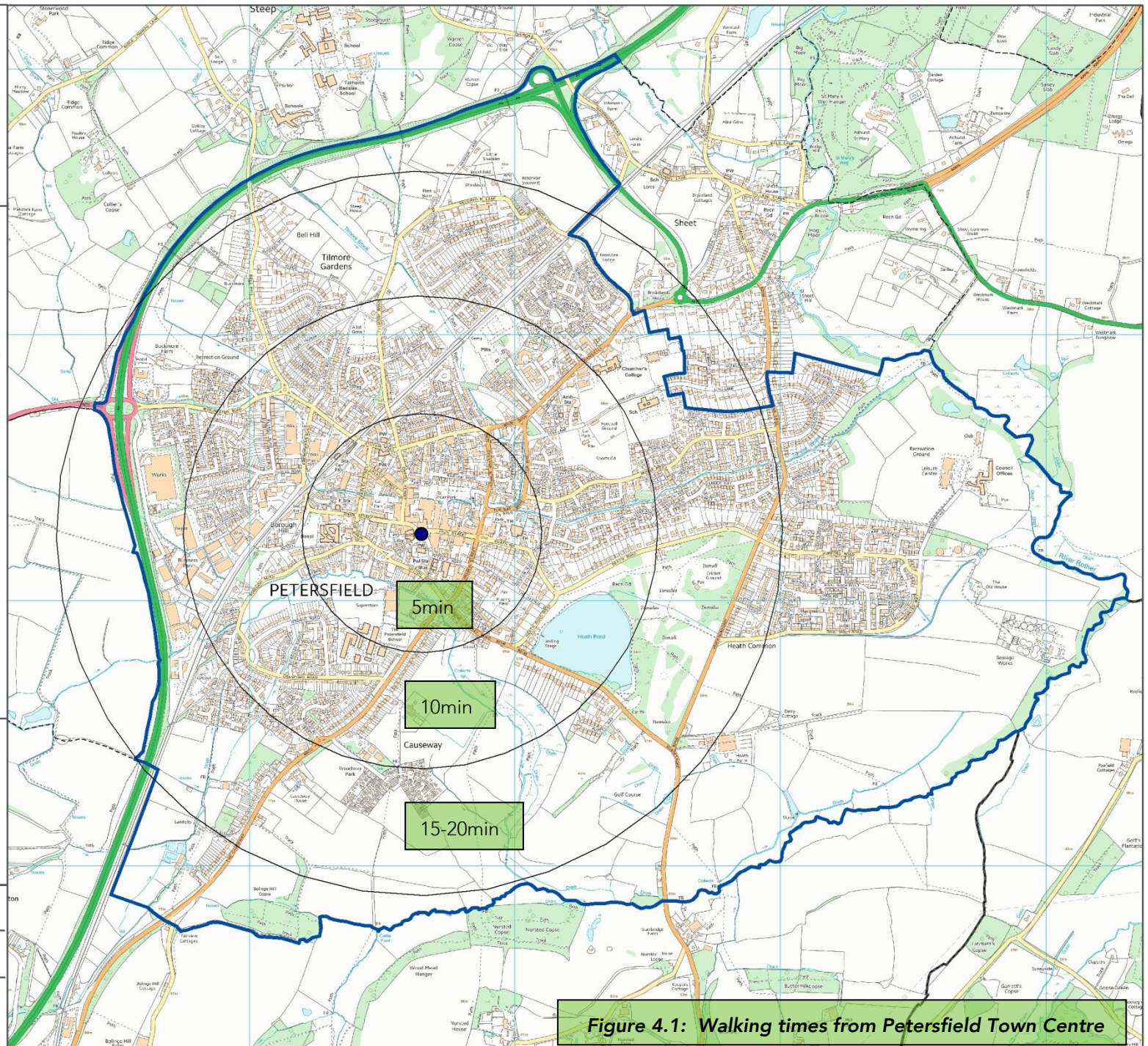
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**Figure 4.1: Walking times from Petersfield Town Centre**

## 5 Air Quality

### 5.1 Baseline Data

#### ***Air quality monitoring***

5.1.1 The Environment Act 1995 requires local authorities to periodically review and assess the local air quality against the air quality objectives contained in the Air Quality Regulations. Objectives have been set for:

- ▶ Carbon monoxide;
- ▶ Benzene;
- ▶ 1,3-butadiene, lead;
- ▶ Nitrogen dioxide;
- ▶ Sulphur dioxide; and
- ▶ Particles (PM10).

#### ***Air quality hotspots***

5.1.2 Where air quality monitoring suggests that there is a risk of exceeding an air quality objective, a Detailed Assessment should be carried to investigate whether the objective will be exceeded. If an objective will not be met an Air Quality Management Area (AQMA) is designated and action taken at a local level to ensure that air quality in the area improves.

5.1.3 Air quality in Hampshire is generally good with the main source of air pollution coming from vehicles using roads. There are no AQMAs in Petersfield, although an air quality monitoring station was previously installed at the crossroads of Dragon Street, Hylton Road and Sussex Road from 2005 to 2006. This monitored NO<sub>x</sub>, NO and NO<sub>2</sub> but was removed in 2010 because surveys found air quality to be of a good standard in this location<sup>16</sup>.

#### ***Air quality management***

5.1.4 Any changes in air quality which come about as a result of the PNP are likely to be closely linked to traffic flow through the town. The location of allocations and their connections with the existing road network will therefore need to be carefully considered.

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<sup>16</sup>Website of East Hampshire District Council: Air Quality Monitoring

<http://www.easthants.gov.uk/ehdc/EnvironmentalProtection.nsf/webpages/AQ+Monitoring> accessed January 2014

## **5.2 Key Issues for Air Quality**

5.2.1 The following presents the key issues for the air quality sustainability theme relevant to Petersfield Neighbourhood Plan.

- ▶ Increased traffic flows generated by the site allocations could add to overall emissions and pollutants associated with transport (NH<sub>3</sub>, SO<sub>2</sub>, NO<sub>x</sub>, VOCs and PM), leading to worsening air quality, particularly in areas already susceptible to traffic congestion.

## **5.3 Likely evolution of the baseline**

5.3.1 The following presents the likely evolution of the baseline for the air quality theme without the implementation of the Petersfield Neighbourhood Plan.

- ▶ There is a possibility that increased traffic flow and congestion in and around Petersfield will lead to worsening air quality due to pollutants associated with transport.



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## 6 Biodiversity

### 6.1 Baseline Data

- 6.1.1 Whilst detailed survey work for any specific development will provide an in-depth view of existing biodiversity assets in the area, wider level data is available for Petersfield and Hampshire. The information presented in this Scoping Report therefore utilises the wider data including that presented in the Hampshire Biodiversity Action Plan (BAP)<sup>17</sup> and the East Hampshire District Council BAP<sup>18</sup>.

#### **Habitats**

- 6.1.2 The biodiversity of the town and its surrounding landscape is represented by various habitats which in turn host both protected and priority species (see Species section below). The Hampshire District Council Biodiversity Action Plan (BAP), updated in 2005, sets out a number of priority habitats for the district which are listed in Table 6.5.
- 6.1.3 Petersfield is also located within the South Downs National Park. The South Downs contain a wide variety of habitat including chalk grassland, lowland heath, woodland, farmland, floodplain grazing marsh, rivers, streams and coastal and marine habitats. Prior to its designation as a National Park human-related pressures such as development, land use and pollution have resulted in the loss, fragmentation and degradation of many wildlife habitats and it is important that development within Petersfield follows the same guiding principles as those set down for the park itself<sup>19</sup>.
- 6.1.4 Alongside the county-wide BAP, the Petersfield Local Biodiversity Action Plan (LBAP), which was completed in 2013, sets out additional habitats and sites which are important in a more local context. There are a range of habitats of increased biodiversity value which have been designated within the area. This includes those linked to Tilmore Brook, which flows through the town, The River Rother which flows to the east of the town and The Heath, a large area of open space to the south east of the town, A list of BAP habitats is shown in Table 6.2 and some of these habitats may be present at allocated sites.
- 6.1.5 The Petersfield BAP also sets out a number of Habitat Action Plans for sites of nature conservation value within the town which are listed in Table 6.3.

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<sup>17</sup> Hampshire Biodiversity Action Plan <http://www.hampshirebiodiversity.org.uk/hampshire%20BAP.html>

<sup>18</sup>East Hampshire Biodiversity Action Plan

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/\\$File/BAP+2009.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/76450F7388583B8F8025758A003D0126/$File/BAP+2009.pdf)

<sup>19</sup>Petersfield BAP [www.southdowns.gov.uk/about-us/management-plan](http://www.southdowns.gov.uk/about-us/management-plan)

### **Biodiversity Opportunity Areas**

- 6.1.6 Biodiversity Opportunity Areas (BOAs) are regional priority areas of great opportunity for restoration and creation of BAP habitats. BOAs do not include all the BAP habitats in a region, but contain concentrations of wildlife habitat. It is hoped that delivering BAP targets through BOAs will result in a landscape scale approach to conservation.
- 6.1.7 The River Rother is a recognised BOA<sup>20</sup> and runs close to the eastern edge of the Petersfield Parish Boundary and is described in Table 6.1 below.

**Table 6.1: River Rother Biodiversity Opportunity Area (Source Hampshire Biodiversity Information Service)**

<b>Statement for the River Rother Biodiversity Opportunity Area</b>	
<b>Landscape Character Area:</b>	Western Weald Lowland and Heath.
<b>Landscape Types:</b>	Settled Lowland Mosaic Heath Plantation / Settled Lowland Mosaic Ancient Forest.
<b>Geology:</b>	The bedrock in the southern and north-eastern reaches is predominantly Mudstone, with the central region predominantly Sandstone. Clay Silt Sand and Gravel deposits are the main deposits found along the length of the area, with some Sand and Gravel deposits to the north and south-east reaches.
<b>Biodiversity:</b>	The majority of the Hampshire Rother Watershed lies on mudstone thus making soils prone to erosion which has a high impact on river ecology. There are many SINC's within the Rother valley, in particular a series of wet woodlands and rushy fen meadows between Petersfield and Liss and extending into the Wealden Heaths BOA. The wet woodlands are of particular botanical interest supporting species such as alternate golden-leaved saxifrage and large bitter cress. This stretch of the Western Rother is also thought to be an important in-migration route for otters from Hampshire.
<b>Targets and opportunities:</b>	Lowland meadow, wet woodland, reedbed and lowland fen.

- 6.1.8 Habitat Action Plans (HAPs) are designed to provide a framework for action to conserve and enhance Hampshire's biodiversity. More specifically, the objectives of the plans include; ensuring that there is no loss or degradation, to increase the extent and quality, and to ensure that the requirements of all priority species associated with the habitat are met. Table 6.5 shows the HAPs that have been prepared for the wider Hampshire BAP area.
- 6.1.9 Petersfield also has undesignated areas rich in biodiversity and / or containing priority habitats. A number of these have been identified in the Local BAP as areas in which action will increase the coverage and quality of priority habitats within the town, these are shown in Table 6.4.

<sup>20</sup> Hampshire Biodiversity opportunity Areas <http://www3.hants.gov.uk/hampshire-biodiversity-opportunity-areas-statements.pdf>

**Table 6.2: Petersfield BAP habitats (Source: BAP for Petersfield).**

<b>Biodiversity Action Plan Habitats present within Petersfield</b>	
Coastal and floodplain grazing marsh	Lowland mixed deciduous woodland
Lowland dry acid grassland	Purple moorgrass and rush pastures
Lowland heathland	Wet woodland

**Table 6.3: Habitat Action Plans for designated sites within the town boundaries (Source: BAP for Petersfield).**

<b>Petersfield Local Biodiversity Action Plan Habitats</b>	
The Heath SINC	The River Rother in Petersfield LNR

**Table 6.4: Habitats and proposed actions within undesignated areas (Source: BAP for Petersfield).**

<b>Proposed actions for habitats within Petersfield</b>	
<b>Woodland</b>  To establish a woodland link through the town between the Hangars and the South Downs.	<b>Dry acidic grassland</b>  Restore grazing, survey for species; gain designated status, form local management group.
<b>Unimproved grassland</b>  Preserve and enhance value of Durford Road water meadows, encourage diversity of species and enlarge the buffer zones around the SINC.  Protect and restore grassland as unimproved neutral and some flood plain, south of Sussex Road and east of the Causeway.	<b>Streams</b>  Maintain and enhance riparian margins and water quality for fish survival of the streams that pass through town boundaries, including possible links under A3 and upstream.
<b>Heathland</b>  Create a link from the Heath towards the East, across to the Sussex border with the same sandy soils.	<b>Wet Meadows</b>  Preserve Alderfields as a water meadow. Species surveys such as birds and damselflies. Water quality test. Assess for enhancement.

**Table 6.5: Habitat Action Plans prepared for the Biodiversity Action Plan for Hampshire (Source: BAP for Hampshire)**

<b>Hampshire Biodiversity Action Plan: Habitat Action Plans</b>	
Ancient Semi-natural Woodland HAP	Rivers and Streams HAP
Pasture Woodland, Parkland HAP	Canals HAP
Hedgerows HAP	Maritime Cliffs HAP

Hampshire Biodiversity Action Plan: Habitat Action Plans	
Arable Land HAP	Shingle HAP
Unimproved Neutral Dry Grassland, Hay Meadows HAP	Saltmarsh HAP
Lowland Calcareous Grassland HAP	Coastal Grazing Marsh HAP
Lowland Wet Grassland HAP	Sand Dunes HAP
Heathland, Acid Grassland and Bog HAP	Mudflats and Eelgrass Beds HAP
Fen, Carr, Marsh, Swamp, Reedbeds HAP	Saline Lagoons HAP
Open Standing Water HAP	Road Verges HAP
Ephemeral Ponds HAP	Urban HAP
Chalk Streams HAP	Marine HAP

### Species

- 6.1.10 Reflecting the habitats present, the Petersfield area also contains a wide range of Biodiversity Action Plan Priority Species. The Hampshire Biodiversity Action Plan lists 493 Priority Species. Of these, 50 species which are representative of the various habitat types present in Hampshire are regularly reported on to gain an overall assessment of change in priority species status in a regular and consistent way. Based on reporting between 1995 and 2010, the Hampshire Biodiversity Information Centre<sup>21</sup> has developed a list of Hampshire BAP species which are present in the various local authority areas in Hampshire. This is accompanied by an assessment of whether their status changed between 1995 and 2010, i.e. whether numbers of each species are increasing, stable, declining, fluctuating or lost.
- 6.1.11 Table 6.6 sets out the BAP species which have been recorded in Petersfield (and their trend status between 1998 and 2010 as recorded in Hampshire). Species Action Plans (SAPs) have, with the Habitat Action Plans prepared for the Hampshire BAP area, been produced to provide a framework for action to conserve and enhance the area's biodiversity. Over 40 SAPs have been prepared for the Hampshire BAP areas, those in Table 6.7 are those for species which have been recorded within Petersfield<sup>22</sup>.

**Table 6.6: Hampshire and selected UK BAP species reported on and condition found in Petersfield (Sources: BAP for Hampshire and BAP for Petersfield)**

Scientific name	Common name	Trend 1998-2008 (assessed in 2009)	Trend 1999-2009 (assessed in 2010)	Trend 2000-2010 (assessed in 2011)
<i>Lucanus cervus</i>	Stag beetle	Stable	Stable	Stable
<i>Alauda arvensis</i>	Skylark	Decline (slowing)	Stable	Stable
<i>Luscinia</i>	Nightingale	Decline (slowing)	Decline	Decline

<sup>21</sup> Hampshire Biodiversity Information Centre: Monitoring Change in Priority Habitats, Priority Species and Designated Areas 2010/11 (2011) [http://www3.hants.gov.uk/hbic-biodiversity\\_monitoring\\_report\\_for\\_ldfs\\_2010-11\\_part\\_1\\_.pdf](http://www3.hants.gov.uk/hbic-biodiversity_monitoring_report_for_ldfs_2010-11_part_1_.pdf)

<sup>22</sup>Petersfield Biodiversity Action Plan <http://www.petersfieldtomorrow.co.uk/documents/PetersfieldBAP.pdf>

Scientific name	Common name	Trend 1998-2008 (assessed in 2009)	Trend 1999-2009 (assessed in 2010)	Trend 2000-2010 (assessed in 2011)
<i>megarhynchos</i>				
<i>Perdix perdix</i>	Grey partridge	Decline (continuing, accelerating)	Decline	Decline
<i>Pyrhula pyrrhula</i>	Bullfinch	Decline (slowing)	Stable	Stable
<i>Streptopelia turtur</i>	Turtle dove	Decline	Decline	Decline
<i>Tringa totanus</i>	Redshank	Decline	Decline	Decline
<i>Vanellus vanellus</i>	Lapwing	Decline (slowing)	Stable	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Stable	Stable	Increase
<i>Cupido minimus</i>	Small blue	Decline (slowing)	Decline	Decline (slowing)
<i>Lysandra coridon</i>	Chalkhill blue	Fluctuating	Fluctuating	Fluctuating
<i>Chamaemelum nobile</i>	Chamomile	Stable	Stable	Stable
<i>Arvicola terrestris</i>	Water vole	Stable	Stable	Stable
<i>Eptesicus serotinus</i>	Serotine bat	Decline	Decline	Decline

**Table 6.7: Species recorded in Petersfield for which a Species Action Plan has been prepared as part of the Hampshire BAP (Sources: BAP for Hampshire and BAP for Petersfield)**

Hampshire Biodiversity Action Plan: Species Action Plans for species recorded in Petersfield	
Stag Beetle SAP	Skylark SAP
Duke Of Burgundy SAP	Song Thrush SAP
Silver-spotted Skipper SAP	Water Vole SAP
White-Clawed Crayfish SAP	Serotine Bat SAP
Pipistrelle Bat SAP	

### Nature conservation designations

- 6.1.12 There are a number of internationally, nationally and locally designated nature conservation sites in and around Petersfield which are listed below.

### **European Designated Sites**

- 6.1.13 European sites provide ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the European Union Directive 92/43/EEC Habitats Directive) and Special Protection Areas (SPAs, designated under European Union Directive 2009/147/EC on the conservation of wild birds (the Birds Directive). Government policy (NPPF<sup>23</sup> and Circular 06/05<sup>24</sup>) recommends that Ramsar sites<sup>25</sup> are treated as if they are fully-designated European sites for the purposes of considering development proposals that may affect them.
- 6.1.14 The following European sites are within relatively accessible distance from the town (within 5km)<sup>26</sup>, and could potentially be affected as a result of development due to their specific environmental sensitivities.
- ▶ Butser Hill SAC; and
  - ▶ East Hampshire Hangars SAC.

### **Nationally Designated Sites**

- 6.1.15 The land along the River Rother and its tributary, the Tilmore Brook comprises a semi-wilderness area of unmanaged rank grassland, scrub, woodland, wetland and river bank, supporting species including badgers, otters and crayfish. Part of this area is a statutory designated nature conservation site within the Petersfield Town boundaries; Rotherlands Local Nature Reserve (LNR).
- 6.1.16 The closest nationally designated Site of Special Scientific Interest (SSSI) to the town is Wealden Edge Hangars. This comprises an ecologically diverse series of Chalk woodlands and supports rare or locally distributed species including; columbine *Aquilegia vulgaris*, white helleborine *Cephalanthera damasonium*, narrow-leaved helleborine *C. longifolia*, broad-leaved helleborine *Epipactis helleborine*, and bird's-nest orchid *Neottia nidus-avis*. The SSSI is currently assessed as being 99.82% in favourable and 0.18% in unfavourable but recovering condition<sup>27</sup>.

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<sup>23</sup> Department for Communities and Local Government (2012): National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>24</sup> ODPM (2005): Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

<sup>25</sup> UNESCO (1971): Convention on Wetlands of International Importance especially as Waterfowl Habitat. (Ramsar (Iran), 2 February 1971, UN Treaty Series No. 14583).

<sup>26</sup> <http://magic.defra.gov.uk/>

<sup>27</sup> <http://www.sssi.naturalengland.org.uk/special/sssi/reportAction.cfm?report=sdrt18&category=S&reference=1004122>

### Local Sites of Conservation Value

- 6.1.17 There are 11 Sites of Importance for Nature Conservation (SINC)<sup>28</sup> in or adjacent to the town boundaries covering an area of 133.38ha. The town also contains one Road Verge of Ecological Importance (RVEI). The majority of these sites are located along the River Rother corridor
- 6.1.18 Nine of these sites are located within 50m of the Petersfield Parish Boundary these are listed in Table 6.8 below and shown in Figure 6.1

**Table 6.8: Petersfield SINC and RVEI (Source: BAP for Petersfield)**

Site Name	SINC Ref	Area (ha)
Heath Common	EH0342	36.18
Sheet Mill Alders (West)	EH0367	0.55
Tilmore Brook Wood	EH0374	1.71
Sheet Mill Alders	EH0379	4.15
Tilmore Brook Marsh	EH0384	1.48
River Rother	EH0394	11.61
Bolinge Hill Copse	EH0280	4.03
Nurstead Copse	EH0325	9.86
Whitrow Moor	EH0406	3.05

### Geodiversity

- 6.1.19 Petersfield is located close to the chalk of the South Downs, which lie directly to the south, and to the Greensands and similar rocks, which stretch eastwards into West Sussex. To the north the land rises sharply towards Steep, with chalky slopes and beech woodlands known locally as the Hangers, overlain by clay and flint. This complex geology provides the area with a range of widely differing building materials which add greatly to the area's local distinctiveness.
- 6.1.20 The immediate geology below Petersfield is Lower Greensand Deposits, which are wrapped around to the north, west and south by outcrops of Gault Clay and Upper Greensand, with chalk beyond. The type of Lower Greensand close to Petersfield are called the Hythe Beds, providing a greenish grey sandy limestone with beds of chert and ironstone which create the distinctive high hills and steep escarpments which lie to the north-east of the town. The Gault Clay is made up from soft or silty mudstones. The Upper Greensand is composed of a series of sandy beds with small amounts of clay and silt and is thickest around Selborne, where it is exposed as a shelf at the foot of the chalk. This chalk is the most dominant geology in East Hampshire as a whole, and produces the gently undulating Downland typically found between Petersfield and Winchester<sup>29</sup>.

<sup>28</sup> Petersfield BAP <http://www.petersfieldtomorrow.co.uk/documents/PetersfieldBAP.pdf>

<sup>29</sup> Petersfield Conservation Area Character Appraisal and Management Plan

[http://www.southdowns.gov.uk/\\_data/assets/pdf\\_file/0003/331545/Agenda-Item-15-Appendix-1.pdf](http://www.southdowns.gov.uk/_data/assets/pdf_file/0003/331545/Agenda-Item-15-Appendix-1.pdf)



## 6.2 Key Issues for Biodiversity

6.2.1 The following presents the key issues for the biodiversity sustainability theme relevant to Petersfield:

- ▶ Potential impacts on BAP habitats and species, (both regional and local) from new developments. Protected species are also present within the town and could be impacted directly or indirectly by development, for example through change or loss of habitat.
- ▶ There are opportunities for biodiversity enhancement in the area, including at the landscape scale. The River Rother Biodiversity Opportunity Area (BOA) is a regional priority area of great opportunity for restoration and creation of BAP habitats.
- ▶ Potential effects on conservation sites which are immediately adjacent to or close to Petersfield Parish Boundary.
- ▶ Hedgerows, wet woodlands and grazing marshes are important local biodiversity assets and BAP habitats present in Petersfield, some of which may be lost to or impacted by development.
- ▶ There are significant opportunities for tree planting and improved management of woodland through the development of the site allocations. This will help alleviate threats from development pressures, provide a valuable new ecological resource and providing potential mitigation for landscape impacts.
- ▶ The town's current green infrastructure network will need to continue to support local and sub-regional biodiversity networks by maintaining connectivity for habitats and species present within the South Downs National Park;
- ▶ There are significant opportunities for tree planting and improved management of woodland through the development of the site allocations. This will help alleviate threats from development pressures, provide a valuable new ecological resource and provide potential mitigation for landscape impacts. GI studies have also generally identified opportunities for increasing access to existing woodland;
- ▶ The National Park is an important part of the towns' character and as such guiding principles set out in its Local and Management Plan will have to be followed; and
- ▶ Access to the natural environment is very good in Petersfield and should be maintained and supported by the PNP. However, measures will also need to be taken to ensure that habitats and species are protected from the pressures associated with an increase in population such as disturbance.

## 6.3 Likely evolution of the baseline

6.3.1 The following presents the likely evolution of the baseline for the biodiversity theme without the implementation of the Petersfield Neighbourhood Plan.

- ▶ Potential impacts to BAP habitats, the South Downs National Park and local SINC's, particularly in term of a loss of ecological connectivity or direct habitat loss could occur. However, it is likely that effects would be lessened as a result of the implementation of the South Downs National Park Authority Local and Management Plans;

- ▶ The loss of areas of potentially valuable habitat which have not been designated for nature conservation may occur as a result of development;
- ▶ Opportunities to improve the biodiversity of the town through the implementation of mitigation may be overlooked; and
- ▶ Access routes into the National Park may not be sustainably managed or planned which could lead to an increase in disturbance impacts to areas of ecological value.



# Sites of Importance for Nature Conservation and Local Nature Reserve

Figure 6.1: SINC & LNR in and around Petersfield (Source: HBIC)

LNR

SINC

Petersfield Parish Boundary

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Kilometers

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## 7 Climate Change

### 7.1 Baseline Data

#### *Effects of Climate Change*

- 7.1.1 Climate change is likely to result in a range of direct and indirect effects on the natural and built environments, with current projections suggesting that the south east will experience hotter, drier summers and warmer wetter winters. This may also result in increased drought and flooding and may also impact on soil condition and demands on the water supply.
- 7.1.2 The outcome of research on the probable effects of climate change in the UK has been released by the UK Climate Projections (UKCP09) team.<sup>30</sup> UKCP09 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction. Table 7.1 shows central estimates for a medium emissions scenario for the South East River Basin District within which Petersfield lies.
- 7.1.3 As highlighted by the research, the effects of climate change for the South East's climate by 2050 for a medium emissions scenario are likely to be as follows:
- ▶ Under medium emissions, the central estimate of increase in **winter mean temperature** is 2.2°C; it is very unlikely to be less than 1.1°C and is very unlikely to be more than 3.4°C. A wider range of uncertainty is from 0.9°C to 3.8°C.
  - ▶ Under medium emissions, the central estimate of increase in **summer mean temperature** is 2.7°C; it is very unlikely to be less than 1.3°C and is very unlikely to be more than 4.6°C. A wider range of uncertainty is from 1.1°C to 5.2°C.
  - ▶ Under medium emissions, the central estimate of increase in **summer mean daily maximum temperature** is 3.7°C; it is very unlikely to be less than 1.4°C and is very unlikely to be more than 6.5°C. A wider range of uncertainty is from 1.2°C to 7.3°C.
  - ▶ Under medium emissions, the central estimate of increase in **summer mean daily minimum temperature** is 2.9°C; it is very unlikely to be less than 1.3°C and is very unlikely to be more than 5.1°C. A wider range of uncertainty is from 1.2°C to 5.7°C.
  - ▶ Under medium emissions, the central estimate of change in **annual mean precipitation** is 0%; it is very unlikely to be less than -4% and is very unlikely to be more than 6%. A wider range of uncertainty is from -5% to 6%.

<sup>30</sup> The data was released on 18<sup>th</sup> June 2009: See: <http://ukcp09.defra.gov.uk/index.html>



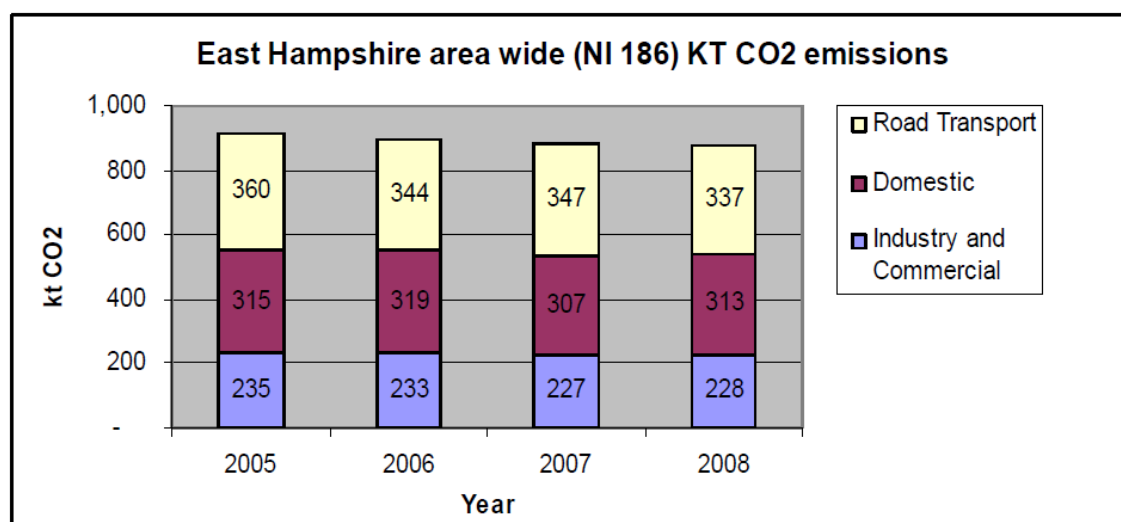
- Under medium emissions, the central estimate of change in **winter mean precipitation** is 16%; it is very unlikely to be less than 2% and is very unlikely to be more than 36%. A wider range of uncertainty is from 1% to 40%.
- Under medium emissions, the central estimate of change in **summer mean precipitation** is -18%; it is very unlikely to be less than -40% and is very unlikely to be more than 7%. A wider range of uncertainty is from -42% to 16%.

**Table 7.1: Central Estimates for Medium Emission Scenarios for the South East River Basin District (Source: DEFRA)**

Potential Change	In the 2020s	In the 2050s
Hotter Summers	+1.6°C	+2.3°C
Drier Summers	-8% change in rainfall	-20% change in rainfall
Warmer Winters	+1.4°C	+2.2°C
Wetter Winters	+1% change in rainfall	-2% change in rainfall

### Greenhouse gas emissions

7.1.4 East Hampshire currently has amongst the highest CO<sub>2</sub> emissions per head of the population in the County. Department of Energy and Climate Change (DECC) figures show the total energy use in East Hampshire produced to be 878 thousand tonnes of carbon dioxide (CO<sub>2</sub>) emission, which is equivalent to 7.9 tonnes per head (the breakdown of these emissions and comparison with 2005 to 2008 values is summarised in Figure 7.1)<sup>31</sup>.



**Figure 7.1: East Hampshire Area Wide CO<sub>2</sub> Emissions (Source: EHDC Climate Change Action Plan 2011)**

<sup>31</sup>Final EHDC Climate Change Action Plan 2011

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/2B4DE2FFB0280735802578CB00308E10/\\$File/FINAL+ACTION+PLAN+March+2011.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/2B4DE2FFB0280735802578CB00308E10/$File/FINAL+ACTION+PLAN+March+2011.pdf)

### ***Climate change adaptation***

7.1.5 The East Hampshire Climate Change Action Plan (2011) sets out the following key actions to ensure alignment with other key strategies for district such as the Corporate Strategy, Sustainable Community Strategy (SCS) and government targets for climate change, these are to:

- ▶ Reduce East Hampshire's carbon footprint;
- ▶ Plan to adapt to climate change;
- ▶ Work with the community to raise awareness of climate change;
- ▶ Reduce CO2 emissions from Council related activities;
- ▶ Work with partners to tackle climate change;
- ▶ Work to achieve sustainable waste management and waste prevention; and
- ▶ Transfer learning from the Whitehill Bordon Eco-town Project.

## **7.2 Key Issues for Climate Change**

7.2.1 The following presents the key issues relevant to Petersfield for the climate change sustainability theme:

- ▶ Potential increases in greenhouse gas emissions linked to an increase in the built footprint of the town. This includes increased car use and travel, housing provision and employment.
- ▶ Road transport and domestic emissions are the two largest contributors to carbon dioxide emissions in the East Hampshire District. The PNP should seek to limit emissions from these sources through energy efficiency, renewable energy provision and the promotion of sustainable transport.
- ▶ The PNP should seek to support adaptation to risks linked to climate change through appropriate design and layout, and the incorporation of features which will maximise the resilience of the town to the effects of climate change, such as sustainable drainage systems and green and blue infrastructure provision.

## **7.3 Likely evolution of the baseline**

7.3.1 The following presents the likely evolution of the baseline for the climate change theme without the implementation of the Petersfield Neighbourhood Plan.

- ▶ It is likely that increases in greenhouse gas emissions would occur as a result of increases in road traffic use. Without a plan it is possible that reliance on car travel and the distances travelled would also increase leading to subsequently higher emissions; and
- ▶ New developments may not include the incorporation of features which will maximise the resilience of the town to the effects of climate change, such as sustainable drainage systems and green and blue infrastructure provision, although these are also addressed by the East Hampshire Climate Change Action Plan (2011).

## 8 Economic Factors

### 8.1 Baseline Data

#### *Economic structure*

- 8.1.1 High proportions of the economically active population are those in managerial and professional jobs (3,279 people of 9,273 of the economically active population). The second most common are from unclassified occupations (2,130 people); followed by semi-routine and routine occupations (1,585 people). Conversely, few Petersfield residents are employed in elementary positions<sup>32</sup>.
- 8.1.2 In East Hampshire, as highlighted in Table 8.1, the downward trend of new businesses<sup>33</sup> is almost inversely proportionate to the upward trend of closed businesses during the period 2004 to 2010<sup>34</sup>. The business closure rate closely mirrors county, regional and national statistics as does the similar trend of the number of new businesses, reflecting the economic climate. However, there was a slight local and county upturn in 2010 in the number of new business, which was not seen nationally<sup>35</sup>. Data specific to Petersfield is unavailable yet anecdotal evidence<sup>36</sup> suggest that Petersfield also exhibits high levels of entrepreneurship and business start-ups.

**Table 8.1: New and Closed Businesses in East Hampshire 2004-2010<sup>37</sup> (Source: ONS)**

Year	New Businesses	Closed Businesses	Net Change
2004	705	605	100
2005	675	550	125
2006	640	530	110
2007	700	575	125
2008	635	540	95

<sup>32</sup> ONS National Statistics Socio-economic Classification (NS-SeC) (2001)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>33</sup> A new business is defined as a business that was present in the year, but did not exist the previous year. A closed business is defined as a business that was on the active file in the year, but was no longer present for the following 2 years. An adjustment has been made to the 2009 and 2010 data to allow for reactivations.

<sup>34</sup> Office for National Statistics. Business Demography 2010: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-229177> [Accessed: 08/01/2014]

<sup>35</sup>bid

<sup>36</sup> David Lock (2011) Petersfield Plan Baseline Report

<sup>37</sup> Office for National Statistics. Business Demography 2010: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-229177>

Year	New Businesses	Closed Businesses	Net Change
2009	555	655	-100
2010	545	680	-135

### Employment sectors

- 8.1.3 Petersfield exhibits a two tier economy. The first is the residential based commuting economy based on the higher wage earning commuters who live in Petersfield and invest in local services largely within the town centre. This part of the economy has strong connections to the London City Region and invests heavily in local services which deliver 'quality of life' such as independent shops and restaurants
- 8.1.4 The second tier is the local manufacturing, industrial and storage economy, often employing those from outside the town. This sector tends to provide lower skilled, manual type jobs. East Hampshire exhibits a low proportion of employment in the knowledge based sector generally; 11% compared to 16% in England, which is a key measure of economic competitiveness<sup>38</sup>.

### Education and Skills

- 8.1.5 The economically active population of Petersfield has a high proportion of people, (37%) qualified to level 3, 4 or 5<sup>39</sup> (see Table 8.2 below). Whilst this proportion is higher than the district figure, it is comparably lower than, county, regional, and national trends<sup>40</sup>.
- 8.1.6 However the town also has a high proportion of people with no qualifications or qualification to Level 1 or other qualifications / level unknown at 41% of the economically active population<sup>41</sup> (see Table 8.2 below). Although if compared with district, county, regional and national geographies, the proportion is lower by a considerable amount<sup>42</sup>.

**Table 8.2: Level of Qualifications (Source: ONS)**

Level of Qualification	Petersfield (2004)	%	East Hampshire (2011)	%	Hampshire County	%	South East (2011)	%	England (2011)	%
All people aged 16 to 74	9,273	..	94,019	..	1,071,383	..	6,992,666	..	42,989,620	..

<sup>38</sup> East Hampshire District Council (2008) East Hampshire Employment Land Review

<sup>39</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>40</sup> ONS: 2011 Census Qualifications and students, local authorities in the United Kingdom

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Higher+Education+Skills+and+Qualifications#tab-data-tables> (accessed: 08.01.2014)

<sup>41</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>42</sup> ONS: 2011 Census Qualifications and students, local authorities in the United Kingdom

<http://www.ons.gov.uk/ons/taxonomy/index.html?nscl=Higher+Education+Skills+and+Qualifications#tab-data-tables> (accessed: 08.01.2014)



Level of Qualification	Petersfield (2004)	%	East Hampshire (2011)	%	Hampshire County	%	South East (2011)	%	England (2011)	%
(Economically Active										
No qualifications or level 1 or other qualifications / level unknown	3,762	41	43,216	46	522,897	49	33,390,717	48	21,915,865	51
Highest qualification at level 2	2,034	22	3,338	4	47,868	4	253,423	4	1,532,934	4
Highest qualification at level 3; 4 or 5	3,477	37	46,774	50	500,618	47	3,348,526	48	19,540,821	45

### **Sites and premises**

- 8.1.7 Petersfield is the main employment location in the district. Employment sites are largely located in the south east of the town between the railway and the A3, in the Bedford Road estate area.
- 8.1.8 Petersfield has an unusually high number of large employers in the public and private sector, including Whitmans and JB Corries, EHDC, the hospital and local schools. This may be due to Petersfield's excellent connectivity via main roads and rail. Petersfield also benefits from high speed broadband services.
- 8.1.9 Industrial and manufacturing businesses clustered around the Bedford Road area tend to employ people who come from the south of Petersfield, for example from Portsmouth. This pattern is so pronounced that some businesses provide minibuss services to transport employees between Portsmouth / Havant and Petersfield.
- 8.1.10 The Buckmore Farm (south) site east of the A3 has been granted planning permission for industrial and commercial uses. Other employment is provided within businesses located in office units in the town centre, the public sector (notably EHDC, schools and the hospital) and in service industries such as retail and leisure within the town centre.
- 8.1.11 The business services sector, found largely within the town centre, has strong links within the London City Region and has a national and even international reach. This is a dynamic sector which includes solicitors, traders, estate agents and so on, located within smaller office units, often above shops, in the central area. Petersfield also has a high number of creative industries as a result of the proximity to London and the wider creative 'scene'. East Hampshire has the

highest index of home working in the country and Petersfield exhibits this characteristic strongly with high levels of small business start-ups.

### **Employment demand and land supply**

- 8.1.12 Employment in East Hampshire is set to grow by 6-15% to 2026 creating a requirement for between 15,877 and 50,946m<sup>2</sup> of B class employment to 2026. The *East Hampshire Employment Needs Study* (2008) considers that Petersfield is well placed to provide additional office floorspace to strengthen its position as a major employment centre. There is also a recognised need to support rural industries surrounding Petersfield.
- 8.1.13 EHDC have received interest from employers who wish to expand their businesses and are looking for larger premises within Petersfield. Investment enquiries have been made to EHDC for approximately 1 hectare of additional land to accommodate Corries (to relocate from their current Frenchmans Road premises), a bus company and car sales business.
- 8.1.14 There is a recognised shortage of available sites in Petersfield for local expanding businesses or businesses wishing to relocate to the town. The lack of suitable sites for both industrial businesses requiring larger sites and business services looking for high quality, modern office accommodation is hindering Petersfield's economic growth and may result in businesses relocating outside the town.
- 8.1.15 The Employment Needs Study notes that completion of the Hindhead tunnel on the A3 will improve the marketability of Petersfield, making it an attractive location for new office related development. The study identifies the need for 2 hectares of additional employment land in Petersfield over and above the Buckmore Road employment allocation.
- 8.1.16 Petersfield has a well organised business community which operates a range of business groups including the Association of Petersfield Businesses, First Friday Petersfield and Business East Hants.
- 8.1.17 In 2006, EHDC investigated the potential need for enterprise and innovation facilities in the District (*Enterprise and Innovation Facilities Feasibility Study*, 2006). This research presented mixed results with some stakeholders expressing a strong interest in an enterprise type facility and others less convinced. The report concluded that a business incubator concentrating on a specific niche sector could be a success. Subsequent discussions with businesses in Petersfield as part of the Petersfield Plan suggest that demand exists for units which would accommodate start-up businesses in the town.

## **8.2 Key Issues for Economic Factors**

- 8.2.1 The bullet points below summarise the key issues for the employment and economic structure factors sustainability themes relevant to the East Hampshire and Petersfield.
- ▶ The economic performance of East Hampshire is reasonably strong, with reasonably strong growth and low unemployment.
  - ▶ A key weakness of the local economy is that there are relatively few high paid jobs available.

- ▶ Good road and rail transport results in a high degree of out-commuting to higher paid jobs outside of Petersfield.
- ▶ There are a lack of suitable employment sites in the town to meet demand from local expanding business and businesses wishing to relocate.

### **8.3 Likely evolution of the baseline**

8.3.1 The following presents the likely evolution of the baseline for the economic factors theme without the implementation of the Petersfield Neighbourhood Plan.

- ▶ It is possible that a lack of existing sites suitable for expanding business and businesses wanting to locate to Petersfield will continue to hinder the towns economic development; and
- ▶ It is likely that the trend for higher paid workers to commute out of the town is likely to continue in the absence of a plan.

## 9 Historic Environment

### 9.1 Baseline Data

#### *Historic development of the town*

- 9.1.1 Petersfield was developed from the mid-12th century onwards as a 'new' town, and the layout of the streets and property boundaries still reflect this medieval plan, with long thin burgage plots still stretching back from the High Street and parts of Dragon Street.
- 9.1.2 The current Conservation Area encompasses this medieval core, as well as some mainly late 19th century development which followed the establishment of the railway connection in the 1850s<sup>43</sup>.

#### *Designated and non-designated sites and areas*

- 9.1.3 To enable a thorough and detailed analysis of the special interest of the Petersfield Conservation Area, the Petersfield Conservation Area Character Appraisal and Management Plan (2013) divides the town into specific 'Character Areas' as follows:
- ▶ Character Area 1: Station Road, Osborne Road, part Sandringham Road, part Tilmore Road, part Chapel Street;
  - ▶ Character Area 2: Petersfield Station, Lavant Street, and part Chapel Street;
  - ▶ Character Area 3: Petersfield historic town centre - The Square, High Street, Dragon Street and St Peter's Road;
  - ▶ Character Area 4: Sheep Street, The Spain and part of Hylton Road;
  - ▶ Character Area 5: College Street; and
  - ▶ Character Area 6: Sussex Road.
- 9.1.4 A number of features and areas for the historic environment within the Petersfield Conservation Area are recognised through historic environment designations. English Heritage is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms.
- 9.1.5 There are currently around 1599 listed buildings within the Petersfield Parish Boundary, covering a range of buildings and structures, these are all Grade II listed apart from:

#### *Grade I*

- ▶ St Peter's Church (which is on the 2013 Heritage at Risk Register<sup>44</sup>); and

<sup>43</sup> Petersfield Conservation Area Character Appraisal and Management Plan

[http://www.southdowns.gov.uk/\\_data/assets/pdf\\_file/0003/331545/Agenda-Item-15-Appendix-1.pdf](http://www.southdowns.gov.uk/_data/assets/pdf_file/0003/331545/Agenda-Item-15-Appendix-1.pdf)

- ▶ Statue of King William III, the Square.

**Grade II\***

- ▶ The Old College, College Street;
- ▶ Nos. 1 and 2 The Square;
- ▶ Goodyers, Nos. 22, 24 and 22a The Spain;
- ▶ Nos. 9-11 Dragon Street; and
- ▶ Dragon House, No. 28 Dragon Street.

9.1.6 The Petersfield Conservation Area Character Appraisal and Management Plan (2013) identifies several particularly interesting or important Grade II listed buildings in Petersfield, several of them forming an important group on the east side of Dragon Street. These include:

- ▶ Nos. 2 and 4 Dragon Street (Worcester House);
- ▶ Nos. 14 and 16 Dragon Street (Malabon and the Lemon Grass Restaurant);
- ▶ No. 20 Dragon Street (JSW Restaurant);
- ▶ Nos. 24 and 26 Dragon Street;
- ▶ No. 48 College Street;
- ▶ Nos. 18 and 20 Sheep Street; and
- ▶ Nos. 22-24 Sheep Street.

9.1.7 It should be noted that not all of the area's historic environment resource is subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. For example, although not listed, many buildings and areas are of historic interest, and which are seen as important by local communities. Due to its location within the South Downs National Park, views of the surrounding landscape form an important part of the town's character. To protect these views, all new development will have to be carefully designed to minimise visual impact. Landscape character is discussed in its separate chapter.

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<sup>44</sup> <http://www.english-heritage.org.uk/caring/heritage-at-risk>



# Historic Environment

**Figure 9.1: Historic environment designations**

- Listed Buildings
- Scheduled Ancient Monument
- Listed Linear Features
- Conservation Areas
- Petersfield Parish Boundary

0 0.4 0.8  
Kilometers

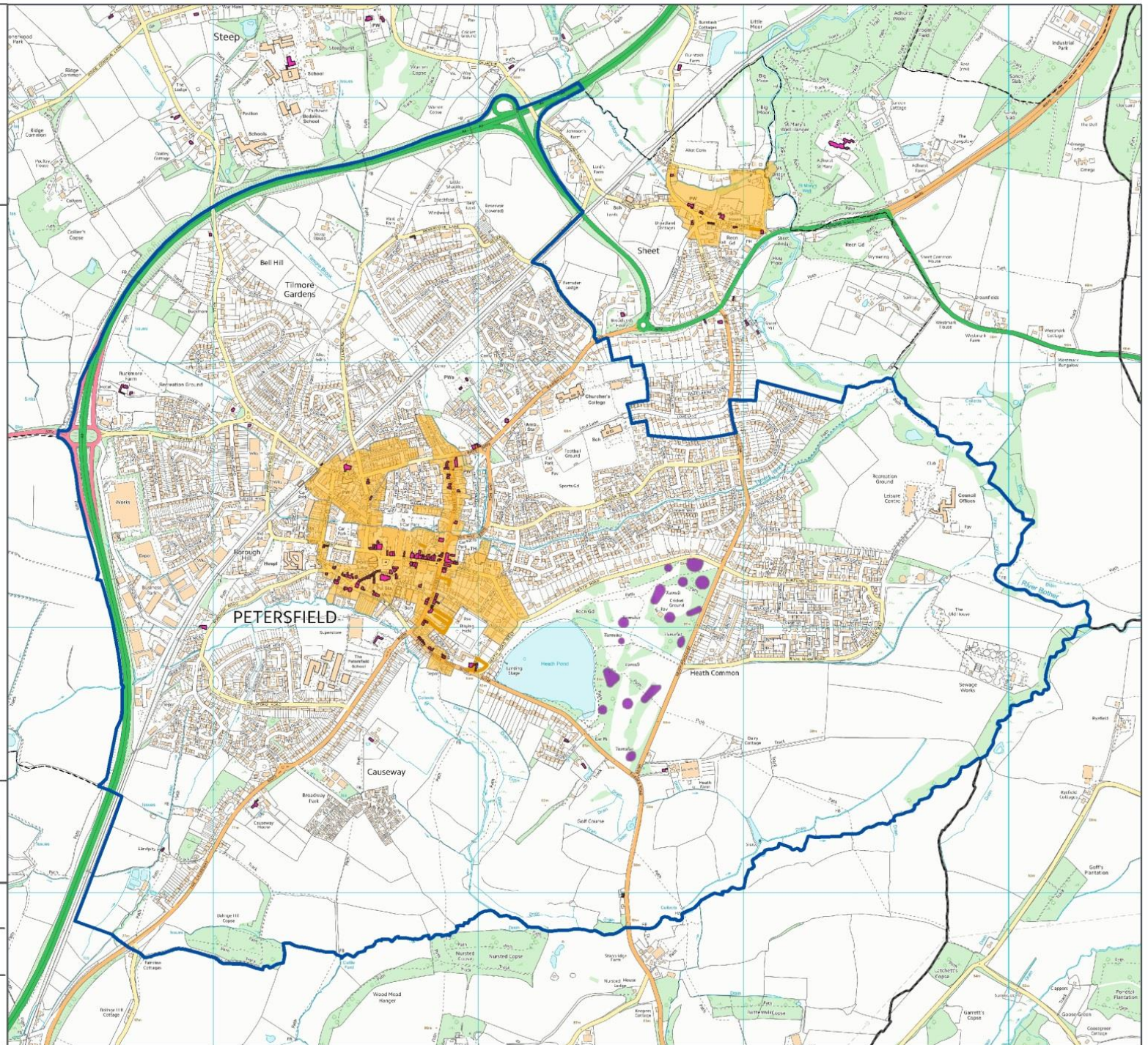
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ENVIRONMENTAL  
CONSULTING  
Unit 5 Westergate  
Business Centre  
Brighton  
BN2 4QN

<b>Scale</b> 1: 19,000	<b>Date</b> May14
<b>Created by</b> SP	<b>Reviewed by</b> NP

**Drawing number**  
UE-0138\_PNP\_SA\_Scoping  
\_HistEnv\_140515



### **Archaeological assets**

- 9.1.8 There are a number of features of archaeological interest in and around Petersfield including; Roman villas, Roman settlements and Iron Age hill forts. Petersfield Heath contains 22 Bronze Age Round barrows and there are further examples located on hill tops around the town. The Petersfield Heath barrows, which are also statutorily protected Scheduled Ancient Monuments, date from around 2,000 to 1,800 BC and are an important lowland group designated as with representatives of several different styles of round barrow<sup>45</sup>.
- 9.1.9 The HER (Historic Environment Record) also confirms that flint axes and tool remnants dating to the Mesolithic Period (roughly 6,000 years ago) and the Neolithic Period (around 2,000 years ago) have been found in the Petersfield area<sup>46</sup>. Due to the presence of known features of archaeological importance in the area, there is the potential that other as yet undiscovered sites which would contribute to the archaeological resource of Petersfield are present within the Parish Boundary.

## **9.2 Key Issues for Historic Environment**

- 9.2.1 The following present the key issues relevant to the PNP for the historic environment sustainability theme:
- ▶ Potential blurring of the distinctive character which sets the settlements of Sheet and Petersfield apart from one another;
  - ▶ Potential effects on the historic environment from inappropriate or poor design and layout of housing, employment, community and retail provision;
  - ▶ Potential direct effects on both designated and undesignated historic environment features as a result of the development in and around Petersfield;
  - ▶ The development of the PNP has the potential to lead to effects on the setting of historic environment features (such as the listed buildings present in the Petersfield Conservation Area, and historic landscapes associated with the South Downs;
  - ▶ Traffic growth stimulated by new developments has the potential to lead to effects on the historic environment over a wider area. This includes effects on the historic environment in surrounding villages such as Buriton and South Harting; and
  - ▶ Archaeological remains, both seen and unseen, have the potential to be affected by new development areas.

## **9.3 Likely evolution of the baseline**

- 9.3.1 The following presents the likely evolution of the baseline for the historic environment theme without the implementation of the Petersfield Neighbourhood Plan.

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<sup>45</sup> Archaeology of Petersfield and Surrounds

<sup>46</sup> Historic Environment Record [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

- ▶ It is possible that a there will be a merging of settlements around Petersfield which will lead to a loss of local, individual character of these towns and villages;
- ▶ There is a risk that poorly designed developments will lead to negative impacts on the overall appearance of the Petersfield Conservation Area; and
- ▶ Development may have a greater effect on listed buildings and features as well as both discovered and undiscovered archaeological sites.



# 10 Housing

## 10.1 Baseline Data

### *Housing stock, types, tenures and completions*

- 10.1.1 The housing stock of Petersfield was 5,945 in 2004<sup>47</sup>. The Average number of rooms per household is 5.6<sup>48</sup>. Of the household spaces in Petersfield the proportion of detached house / bungalows, semi-detached / terraced houses / bungalow and Flat maisonette or apartment; or caravan or temporary structure are 30%, 45% and 23%, respectively<sup>49</sup>. The distribution of properties in Petersfield is more biased towards the higher Council tax bandings than elsewhere in the SE indicating a predominance of larger properties.
- 10.1.2 There are 5,607 affordable housing units in East Hampshire, the majority of which are 2 and 3 bed dwellings<sup>50</sup>.

### *House prices and affordable housing*

- 10.1.3 Across the past year, the average price paid for a property in Petersfield is £372,844; prices have seen an average 8.54% and 16.75% rise across this last year and 5 years, respectively<sup>51</sup><sup>52</sup>. House prices in Petersfield are elevated and remained so throughout the recession. The average price of a house in Hampshire is £269,801 and in East Hampshire is £324,324<sup>53</sup>. Petersfield has the second highest average house prices in Central Hampshire<sup>54</sup>. Further, an annual salary of £60,623 is needed to buy an average priced house in East Hampshire<sup>55</sup>. An average house in Petersfield costs approximately 8 x the average salary<sup>56</sup>. Private rented properties are also relatively expensive with average asking rents of: £1,090 per calendar month<sup>57</sup><sup>58</sup>. This highlights

<sup>47</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>48</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>49</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>50</sup> East Hampshire District Council (2004) East Hampshire Housing Strategy

<sup>51</sup> Zoopla (2014) <http://www.zoopla.co.uk/house-prices/petersfield/> (accessed: 08.01.2014)

<sup>52</sup> Based on the sale of 280 of properties.

<sup>53</sup> Land Registry figures, accessed via the BBC website:

[http://news.bbc.co.uk/1/shared/spl/hi/in\\_depth/uk\\_house\\_prices/counties/html/county43.stm](http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/counties/html/county43.stm) (Accessed: 08.01.2014)

<sup>54</sup> David Lock (2011) Petersfield Plan Baseline Report

<sup>55</sup> Shelter Housing Watch, 2011

<sup>56</sup> ibid

<sup>57</sup> Zoopla (2014) <http://www.zoopla.co.uk/house-prices/petersfield/> (accessed: 08.01.2014)

the difficulties experienced by lower wage households of being able to access the Petersfield housing market both for rental and purchase and thus the need for affordable housing in the area and property market.

- 10.1.4 According to the Central Hampshire and New Forest Strategic Housing Market Assessment (SHMA) (2007), there is a strong need for larger homes in the HMA, particularly with the increasing popularity of people working from home and the changing needs of families needing greater flexibility<sup>59</sup>.
- 10.1.5 The level of housing need in East Hampshire exceeds what is being delivered by way of affordable housing each year. There are currently 3,765 households on the waiting list in East Hampshire, equating to 7% of total households in the District<sup>60</sup>. The SHMA identifies that between 280 and 350 affordable homes per year are required in East Hampshire, as a minimum, to meet current need. Upper estimates suggest that up to 660 units are needed per annum<sup>61</sup>. In terms of future affordable housing need, the SHMA identifies a significant level of need for social rented accommodation in East Hampshire. The SHMA also notes a reliance on the medium sized and smaller towns in the district, such as Petersfield, to deliver affordable housing<sup>62</sup>.
- 10.1.6 Strong growth in household numbers is projected for all of Central Hampshire, much of which is driven by increases in smaller and non-traditional households units. Couple households including families will however remain the largest household group, representing over 50% of the total<sup>63</sup>. The proportion of the population of pensionable age is anticipated to increase from 13% in East Hampshire in 2001 to 18% by 2026<sup>64</sup>. This demographic shift will have specific impacts on housing need with additional requirements for smaller units in which to downsize, sheltered accommodation and care facilities.
- 10.1.7 Petersfield has 804 households on the housing waiting list who are in need or aspire to be housed in affordable housing. However, households on the waiting list in East Hampshire have a unit size requirement for 1 and 2 bed units as opposed to larger family houses (see Table 10.1 below)<sup>65</sup>. Demand for one bed houses in the district is increasing, reflecting national patterns, although this does not necessarily translate into a need for smaller dwelling sizes<sup>66</sup>.

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<sup>58</sup> Based on 52 properties to rent.

<sup>59</sup> DTZ (2007) Central Hampshire and New Forest Strategic Housing Market Assessment  
[http://www.newforest.gov.uk/media/adobe/t/b/BP16\\_Central\\_Hants\\_and\\_NF\\_SHMA.pdf](http://www.newforest.gov.uk/media/adobe/t/b/BP16_Central_Hants_and_NF_SHMA.pdf)

<sup>60</sup> David Lock (2011) Petersfield Plan Baseline Report

<sup>61</sup> *ibid*

<sup>62</sup> *ibid*

<sup>63</sup> *ibid*

<sup>64</sup> *ibid*

<sup>65</sup> Hampshire Home Choice Data (Housing Waiting List by Local Connection) – May 2011 cited in Nathaniel Litchfield and Partners (2001) East Hampshire Local Housing Requirement  
[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/26170015D4A6E77D8025798E003DB21B/\\$File/12701+EHDC+Local+Housing+Requirements+Study+FINAL+Re-issue+18-07-11.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/c9fbd1571b60536c8025756e004af43d/26170015D4A6E77D8025798E003DB21B/$File/12701+EHDC+Local+Housing+Requirements+Study+FINAL+Re-issue+18-07-11.pdf) (accessed: 08.01.2014)

<sup>66</sup> David Lock (2011) Petersfield Plan Baseline Report

- 10.1.8 The Local Housing Requirement Study<sup>67</sup> (LHRS) considers the housing requirement across East Hampshire for the period 2010 to 2028. The Study recommended that a dwelling requirement of between 400 and 600 dwellings per annum. Across the 18 year plan period this would equate to between 7200 to 11,124 dwellings. Drawing upon this study, the Joint Core Strategy sets a distinct housing requirement for 10,060 dwellings across the period 2011 to 2028.

**Table 10.1: Petersfield Housing Waiting List (Source: Hampshire Home Choice Data (Housing Waiting List by Local Connection) – May 2011)**

Parish	1 Bed incl sheltered	2 Bed	3 Bed	4 Bed	Total
Petersfield	462 (57%)	256 (32%)	71 (9%)	15 (2%)	804

- 10.1.9 The LHRS suggests that up to 30% of the housing requirement for East Hampshire could fall within the National Park. The study suggests that a minimum level of housing that only provides for local needs (i.e. a zero net migration for the NP) would lead to as little as 12% of the requirement falling within the National Park. Although the study recognises that housing growth in Petersfield should take account of planning strategy based issues, including the role and potential benefits of new housing development in Petersfield. Consequently, the JCS set the proportion of housing to be directed to Petersfield as a minimum of 700; the sites for which will be identified through the Petersfield Plan<sup>68</sup>.

## 10.2 Key Issues for Housing

- 10.2.1 The bullet points below summarise the key issues for the housing factors sustainability theme relevant to the East Hampshire and Petersfield.
- ▶ The demand and need for housing is increasing.
  - ▶ Strong growth in household numbers is projected for all of Central Hampshire, much of which is driven by increases in smaller and non-traditional households units.
  - ▶ High demand drives up property prices. Petersfield has the second highest average house prices in Central Hampshire.
  - ▶ An average house in Petersfield costs approximately 8 x the average salary and private rented properties are also relatively expensive.
  - ▶ Access to the Petersfield rental and purchase market is relatively unaffordable for lower income groups. It is likely that this is causing young people and newly formed families to move out of the town.
  - ▶ There is high market demand for larger properties in Petersfield.
  - ▶ Housing needs, and the need for affordable housing, suggest that one and two bed units are required.

<sup>67</sup> ibid

<sup>68</sup> East Hampshire District Council and South Down National Park Joint Core Strategy (incorporating proposed modifications) (August 2013) <http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/Joint+Core+Strategy> (accessed: 08.01.14)

- ▶ An ageing population in the town will increase demand for certain types of specialist housing (particularly extra care accommodation) and demand for housing adaptations as elderly people aspire to remain independent and in their own homes for longer.

### **10.3 Likely evolution of the baseline**

10.3.1 The following bullet points present the likely evolution of the baseline for the housing theme without the implementation of the Petersfield Neighbourhood Plan.

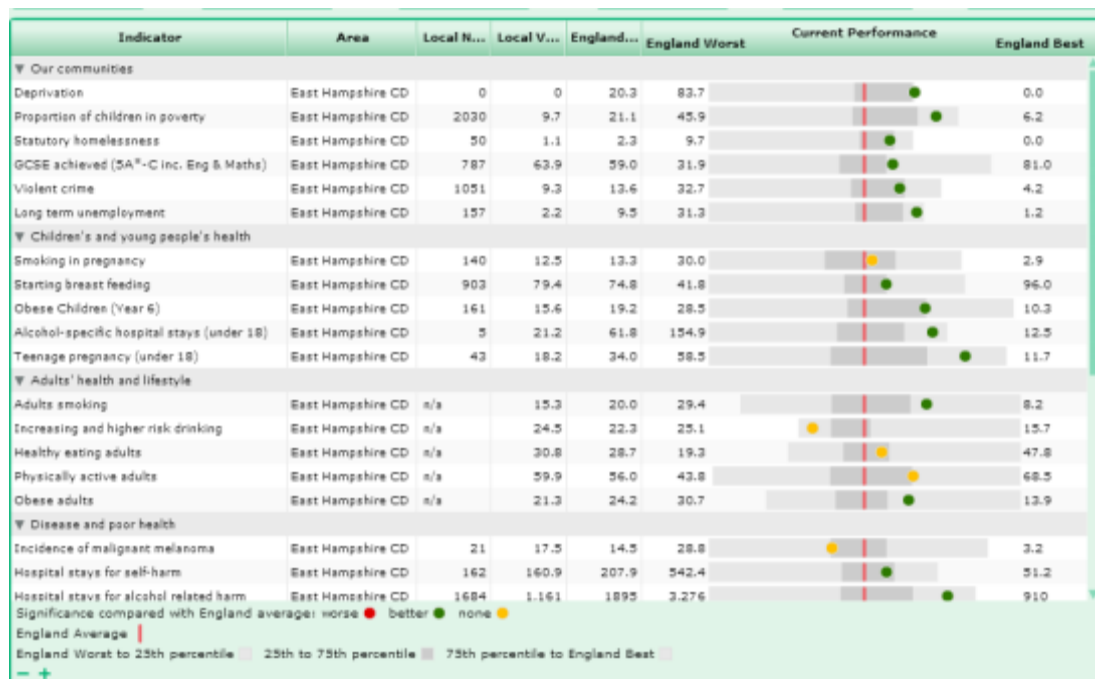
- ▶ Due to an expanding population there is a need for an increased number of houses in Petersfield. Without the implementation of the plan this may not be met, however, this issue is also addressed by the EHDC and SDNP Joint Core Strategy;
- ▶ It is likely that the cost of housing in Petersfield will continue to increase. Without the implementation of the plan there may not be enough affordable housing to meet demand, which may subsequently lead to young people or new families leaving the town;
- ▶ The demand for both smaller 1 and 2 bed properties and larger properties in Petersfield may not be met; and
- ▶ The specialist housing needs of an increasingly ageing population may not be addressed in the absence of a Neighbourhood Plan.

# 11 Human Health

## 11.1 Baseline Data

### Health indicators

- 11.1.1 In general the health of the population of East Hampshire is good and compares well with national and Hampshire County averages. In East Hampshire average life expectancy for men is 83.0 for men and 86.4 for women. This is higher than Hampshire as a whole (80.8 and 84.2, respectively) and significantly higher than England averages (78.9 and 82.9)<sup>69</sup>. Only the indicators relating to increasing/higher risk drinking, incidents of malignant melanoma, excess winter deaths are below the national average with road injuries and deaths significantly above the national average. The district experiences low levels of deprivation, crime and child poverty, indicators of health and wellbeing and are favourable when compared with the England average. Figure 11.1 below provides an overview of the indicators that make up the Health Profile for East Hampshire<sup>70</sup>.



**Figure 11.1: Health profile East Hampshire District Council 2013 (Source: Public Health England, East Hampshire Health Profile 2013)**

<sup>69</sup> Association of Public Health Observatories (September 2013) East Hampshire Health Profiles 2013: [http://www.apho.org.uk/addons/\\_126889/atlas.html](http://www.apho.org.uk/addons/_126889/atlas.html) and Hampshire Health Profiles 2013: [http://www.apho.org.uk/addons/\\_126891/atlas.html](http://www.apho.org.uk/addons/_126891/atlas.html) (accessed: 13.01.2014)

<sup>70</sup> Association of Public Health Observatories (September 2013) East Hampshire Profiles 2013: [http://www.apho.org.uk/addons/\\_126889/atlas.html](http://www.apho.org.uk/addons/_126889/atlas.html) (accessed: 13.01.2014)

- 11.1.2 A higher percentage of the East Hampshire population (aged 40-79) are physically active (26%) when compared with Hampshire County (24%). Furthermore, and related to improve physical activity in the district, there are fewer preventable cases of Total Deaths, Coronary Heart Disease, Breast Cancer and Colorectal Cancer (see Table 11.1below)<sup>71</sup>.

**Table 11.1: Health Impact of Physical Inactivity (HIPI): Burden of Illness and Death from Physical Inactivity (Ages 40-79), Hampshire and East Hampshire (Source: Public Health England, Health Impact of Physical Inactivity (HIPI))**

Indicator	East Hampshire			Hampshire County		
	Latest Annual Figure	Preventable if 100% active	% Preventable	Latest Annual Figure	Preventable if 100% active	% Preventable
Total Deaths	385	66	17	4595	808	18
Coronary Heart Disease (Emergency Hospital Admissions)	198	11	6	2236	254	11
Breast Cancer (New Cases)	84	16	19	916	184	20
Colorectal Cancer (New Cases)	59	11	19	639	125	20
Diabetes (Prevalence)				50588	6690	13
Adults Physically Active (%)	26			24		

- 11.1.3 As Table 11.1 shows, in the 2011 Census, 85% of people reported that they were either in 'very good health' (50%) or 'good health' (35%). Of the population of Petersfield, 3% reported 'bad health' and 1% reported 'very bad health'. This indicates that Petersfield has both higher levels of good health and lower levels of 'not good' health in comparison to regional, sub-regional and national trends but marginally lower health levels than the district of East Hampshire.
- 11.1.4 The 2011 Census also reported that 16% of people in Petersfield had a limiting long-term illness (LLTI); this is similar to district, sub-regional, regional and national averages (see Table 11.2). Similar statistics for the cohort of the population aged 16-64, which exclude those most likely to suffer LLTI show lower a percentage, 5%, yet comparative trends at larger spatial scales show similar trends.

<sup>71</sup>Public Health England, Health Impact of Physical Inactivity (HIPI): [http://www.apho.org.uk/addons/\\_122359/atlas.html](http://www.apho.org.uk/addons/_122359/atlas.html) (accessed: 13.01.2014)

**Table 11.2: Levels of health in Petersfield with national, regional sub-regional and local comparisons<sup>72</sup>**

	Pop.	%	Very good health	%	Good health	%	Fair health	%	Bad health	%	Very bad health	%
<b>Petersfield</b>	14974	100	7523	50	5219	35	1716	12	394	3	122	1
<b>East Hampshire</b>	115,608	100	58,330	51	40113	35	12885	11	3336	3	944	1
<b>Hampshire</b>	1,317,788	100	646,983	49	460937	35	156806	12	41411	3	11651	1
<b>South East</b>	8,634,750	100	4,232,707	49	2989920	35	1037592	12	291456	3	83075	1
<b>National</b>	53,012,456	100	25,005,712	47	18141457	34	6954092	13	2250446	4	660749	1

**Table 11.3: Limiting long-term illness (LLTI) and levels of health in Petersfield with national, regional sub-regional and local comparisons (whole population)<sup>73</sup> (Source: Nomis, 2011 (Table KS301EW)<sup>74</sup>**

	Pop.	%	Day-to-day activities limited a lot	%	Day-to-day activities limited a little	%	Day-to-day activities not limited	%
<b>Petersfield</b>	14974	100	986	7	1320	9	12668	85
<b>East Hampshire</b>	115608	100	7402	6	9841	9	98365	85
<b>Hampshire</b>	1317788	100	87889	7	119436	9	1110463	84
<b>South East</b>	8634750	100	593643	7	762561	9	7278546	84
<b>National</b>	53012456	100	4405394	8	4947192	9	43659870	82

- 11.1.5 Alcohol consumption is on the increase, with an estimated 10,400 adults in East Hampshire drinking at levels hazardous or harmful to health. 5,800 of these are drinking at a level where they are either physically or psychologically dependant on alcohol.

<sup>72</sup> Nomis Census Data (Table: KS301EW) (2011) <http://www.nomisweb.co.uk/census/2011/ks301ew> (accessed 13.01.14)

<sup>73</sup> Nomis Census 2011 Data (Table: KS301EW) (2011) <http://www.nomisweb.co.uk/census/2011/ks301ew> (accessed 13.01.14)

<sup>74</sup> Nomis Census 2011 Data (Table: KS301EW) (2011) <http://www.nomisweb.co.uk/census/2011/ks301ew> (accessed 13.01.14)

**Table 11.4: Limiting long-term illness (LLTI) and levels of health in Petersfield with national, regional sub-regional and local comparisons (of population aged 16-64)<sup>75</sup>**  
(Source: Nomis, 2011 (Table KS301EW)<sup>76</sup>

	Pop	%	Day-to-day activities limited a lot	%	Day-to-day activities limited a little	%	Day-to-day activities not limited	%
Petersfield	9008	100	305	2	510	3	8193	55
East Hampshire	71716	100	2611	2	4190	4	64915	56
Hampshire	828011	100	32902	3	52706	4	742403	56
South East	5510646	100	235133	3	351447	4	4924066	57
National	34329091	100	1924080	4	2452742	5	29952269	57

11.1.6 In England, obesity is responsible for 9,000 premature deaths each year, and reduces life expectancy by, on average, 9 years. For the first time since the war, the next generation may live shorter lives than their parents. Obesity is increasing, with 21.4% of East Hampshire adults classed as obese. 14.6% of 10 year olds are obese (predicted to rise by 6% in the next two years) and a further 14.5% are overweight<sup>77</sup>. Obesity is therefore seen as an increasing issue, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.

11.1.7 Alongside this, an ageing population has the potential to have implications for services in Petersfield. This stems from the impact of the growth of the older population on the development of health and social care services, and an ageing population will increase the dependency ratio in the Petersfield.

## 11.2 Key Issues for Human Health

11.2.1 The bullet points below summarise the key issues for the health factors sustainability theme relevant to East Hampshire and Petersfield.

- ▶ East Hampshire is comparatively affluent and this is very closely linked to health.
- ▶ On average, men and women in East Hampshire can expect to live longer than the rest of England and life expectancy is increasing, especially for men.
- ▶ A high percentage of the East Hampshire population (aged 40-79) are physically active (26%) when compared with Hampshire County (24%).

<sup>75</sup> Nomis Census 2011 Data (Table: KS301EW) (2011) <http://www.nomisweb.co.uk/census/2011/ks301ew> (accessed 13.01.14)

<sup>76</sup> Nomis Census Data (Table: KS301EW) (2011) <http://www.nomisweb.co.uk/census/2011/ks301ew> (accessed 13.01.14)

<sup>77</sup> East Hampshire Community Partnership (2008) East Hampshire Community Strategy 2008-26 [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/\\$File/CommunityStrategy20082026.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/$File/CommunityStrategy20082026.pdf) (accessed: 14.01.14)



- ▶ There are fewer preventable cases of Total Deaths, Coronary Heart Disease, Breast Cancer and Colorectal Cancer. The priorities for action identified for East Hampshire<sup>78</sup> include heart disease and cancer, alcohol, healthy ageing, obesity and smoking.
- ▶ Petersfield has both higher levels of good health and lower levels of poor health in comparison to regional, sub-regional and national trends but marginally lower health levels than the district of East Hampshire.
- ▶ Petersfield has fewer people with Life Limiting long-term illnesses when compared with sub-regional, regional and national trends. However, when the whole population is compared with district trends, there reverse is true.
- ▶ Petersfield, in common with many other areas, is experiencing an ageing population. This will have implications for health service provision and accessibility to other services, facilities and amenities.

### 11.3 Likely evolution of the baseline

11.3.1 The following bullet points present the likely evolution of the baseline for the human health theme without the implementation of the Petersfield Neighbourhood Plan.

- ▶ Obesity and associated health implications are increasing nationally and in East Hampshire. This trend is likely to continue, although the enhancement and creation of walking and cycling routes as a result of the Petersfield Neighbourhood Plan may help limit this.
- ▶ Petersfield currently has good levels of health in comparison to national and county averages and this trend is likely to continue despite the implementation of the plan.
- ▶ There are fewer preventable cases of Total Deaths, Coronary Heart Disease, Breast Cancer and Colorectal Cancer in Petersfield when compared to district averages, this is likely to continue despite the implementation of the plan.

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<sup>78</sup> East Hampshire Community Partnership (2008) East Hampshire Community Strategy 2008-26  
[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/\\$File/CommunityStrategy20082026.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/$File/CommunityStrategy20082026.pdf) (accessed: 14.01.14)

## 12 Landscape

### 12.1 Baseline Data

- 12.1.1 The existing landscape character of Petersfield reflects both natural factors, including geology, landform and ecology, as well as built and agricultural human influences. Due to the interaction between these influences, the historic environment and landscape character in the area in and around the town are closely linked.

#### ***South Downs National Park***

- 12.1.2 Petersfield is entirely located within the South Downs National Park. The landscape within this part of the National Park comprises rolling chalk downland characterised by dry valleys and dotted woodland. Any new development proposed in or around Petersfield will need to consider both views to the South Downs from the development, and conversely views of the development from within the National Park.
- 12.1.3 National Parks are designated under the provisions of the National Parks and Access to the Countryside Act 1949 to protect high quality landscapes and to secure their permanent protection against development that would damage their special qualities. The Environment Act 1995<sup>79</sup> revised the original legislation and set out two statutory purposes for National Parks in England and Wales:
- ▶ Conserve and enhance the natural beauty, wildlife and cultural heritage; and
  - ▶ Promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the Public.
- 12.1.4 When National Parks carry out these purposes they also have the duty to:
- ▶ Seek to foster the economic and social well-being of local communities within the National Parks.
- 12.1.5 The designation order for the South Downs National Park was given in November 2009; the National Park came into being on the 1<sup>st</sup> April 2010 and was operational from the 31<sup>st</sup> March 2011. The South Downs National Park replaces the East Hampshire AONB and the Sussex Downs AONB which were designated in 1962 and 1966 respectively.
- 12.1.6 A Landscape Capacity Study (LCS) was carried out to inform the emerging East Hampshire District Council (EHDC) / South Downs National Park Authority (SDNPA) Joint Core Strategy and future planning policy decisions. In particular this was to help identify where development might be accommodated within Petersfield without unacceptable impact on the

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<sup>79</sup> Environment Act <http://www.legislation.gov.uk/ukpga/1995/25/contents>

landscape<sup>80</sup>. The study identified broad landscape character areas upon which indicative landscape capacities can be established. Assessments of potential landscape impacts of specific development proposals were not undertaken as part of the study, other than four reserve housing sites which are discussed in 12.1.14.

### **Landscape character**

- 12.1.7 The landscape in which Petersfield sits is highly complex in character. The valley location of the town means that the landscape setting of the town is extensive, making it highly sensitive to development and expansion. To the south the setting is bounded by the chalk ridge of the South Downs, Butser Hill in particular, which is designated open access land, a European Special Area of Conservation and Site of Special Scientific Interest and includes a section of the National trail, the South Downs Way which passes largely along the ridgeline of the South Downs.
- 12.1.8 To the west are the Hangers of the chalk/clay plateau with important ancient beech and lime woodland along the scarp slope and the dispersed settlement characteristics of this intricately incised and steep landscape. The A3(M) passes between the Hangers and Petersfield creating an area alongside the town which is sensitive for both impacts on the town quality of life, containing expansion of the town and also in providing an independent landscape setting for the road itself.
- 12.1.9 To the north the upstream river Rother valley continues alongside the Greensand Hills and Wealden heaths which form the eastern Rother valley sides.
- 12.1.10 SDNPA's April 2014 publication *Landscape Capacity Study for Petersfield June 2013, Updated November 2013* identified five Character Areas surrounding the urban area of Petersfield which are shown in Figure 12.1 and listed below:
- ▶ **Area 1:** North West Petersfield;
  - ▶ **Area 2:** The River Rother;
  - ▶ **Area 3:** The Heath Pond;
  - ▶ **Area 4:** East of the Causeway; and
  - ▶ **Area 5:** The A3 Corridor.
- 12.1.11 The capacity of each Landscape Character Area to absorb development without negative visual impact (Landscape Capacity) was assessed using three broad categories: A summary of the results of the assessment is provided in Table 12.1.
- ▶ **Landscape Character Sensitivity** – judging the sensitivity of the landscape as a whole – in terms of landscape character features and how robust they are, for example: the scale of the landscape; the topography and settlement pattern.

<sup>80</sup> Landscape Capacity Assessment <http://www.southdowns.gov.uk/planning/planning-policy/joint-working-with-local-authorities/east-hampshire-district-council/landscape-assessments>

- ▶ **Visual Sensitivity** – consideration of general intervisibility, population in terms of residents, visitors and transport, proximity to high ground, topography and landform, and how the landscape is defined by valued views.
- ▶ **Landscape Value** – the experiential qualities of the landscape in terms of tranquillity, remoteness, natural qualities and designations.

12.1.12 Table 12.1 shows a summary of the results of the Landscape Capacity Assessment. Definitions of sensitivity within the context of the assessment are provided below:

- ▶ **High:** Key Characteristics of the landscape are highly vulnerable to development. Development would result in a significant change in Landscape character and should be avoided if possible.
- ▶ **Medium/High:** Key characteristics of the landscape are vulnerable to change. There may be limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating development.
- ▶ **Medium:** Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating development.
- ▶ **Medium/Low:** Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character. Care is still needed to avoid adversely affecting key characteristics where they occur.
- ▶ **Low:** Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in landscape character.

12.1.13 Landscape capacity indicates the ability of an area to absorb new development or change without adverse landscape impacts. Hence, an area with low capacity is likely to have high sensitivity and value, whereas an area of high capacity will have lower value and sensitivity. None of the four areas was shown to have a high capacity. Areas 1, 3 and 4 were assessed as having a negligible to low landscape capacity and Area 5 was assessed as having a negligible capacity. Area 2 was assessed as having medium landscape capacity with a variety of possible measures identified which could mitigate against visual impacts of development. A map showing the landscape capacity of the areas is shown in Figure 12.1.



# Landscape Capacity

**Figure 12.1: Landscape Character Areas and Capacity Analysis around Petersfield**  
(Source South Downs National Park Authority 2014)



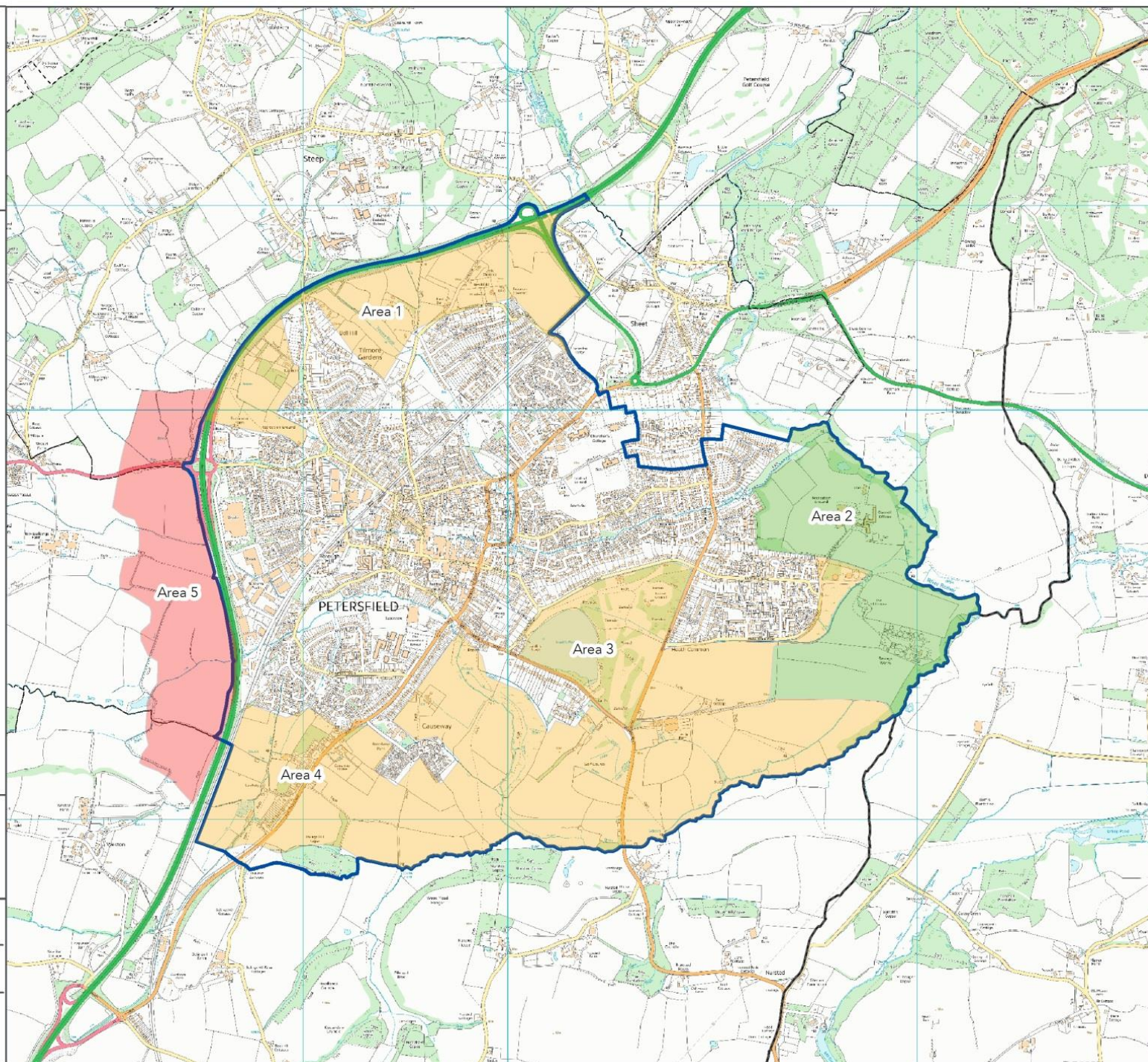
Contains Ordnance Survey data.  
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ENVIRONMENTAL  
CONSULTING  
Unit 5 Westergate  
Business Centre  
Brighton  
BN2 4QN

<b>Scale</b> 1: 25,000	<b>Date</b> May14
<b>Created by</b> SP	<b>Reviewed by</b> NP

**Drawing number**  
UE-0138\_PNP\_SA\_Scoping  
\_LandscapeCapacity\_140515



**Table 12.1: Summary of Landscape Capacity Assessment (Source South Downs National Park Authority 2014)**

Area	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity	Possible mitigation measures
1	Medium/High	Medium	Medium/High	Medium/High	Negligible/Low	Structure planting to screen development could be inappropriate and inconsistent with existing landscape character. Highly varied and complex topography and limited accessibility. Remote nature and important rights of way connections likely to be affected.
2	Low/Medium	Medium	Medium	Medium	Medium	Broad range of structure, planting and Green Infrastructure to reinstate landscape framework.
3	Medium/High	Medium/High	Medium/High	High	Negligible/Low	Development within this area is likely to be problematic due to ecological and historic environment constraints. The high levels of public use of Heath Pond and dominant townscape pattern would make any sizeable development inappropriate in this location. Previously used land may be able to accommodate redevelopment although ecological constraints would need to be overcome together with appropriate landscape mitigation.
4	Medium/High	High	High	Medium/High	Negligible/Low	Significant structure planting is likely to be inappropriate and inconsistent with existing landscape character and could have the potential to affect views. Landscape character is well related to the townscape and forms an important part of the setting of the town. Important rights of way network connections and countryside links. Large scale development would have significant impact on landscape character and visual quality.
5	Medium/High	High	High	Medium	Negligible	The high visibility of this landscape would make development difficult to assimilate into the landscape. Mitigation is likely to be problematic owing to high visibility of landscape. Separation from the town due to A3 and railway corridor.



### **Reserve sites analysis**

12.1.14 Four sites, previously allocated as reserve housing sites were also assessed as part of the LCA, These could be released if needed to deliver housing targets, subject to certain criteria being met, although three of the four sites have been the subject of recent planning applications where permission has been refused on the basis that development is inappropriate pending a comprehensive review of the best options for meeting Petersfield's housing and community needs.

12.1.15 The four sites are:

- ▶ Land South of Larcombe Road;
- ▶ Penns Field;
- ▶ Land South of East Causeway; and
- ▶ Land at Causeway Farm.

**Table 12.2: Sensitivity assessment of the four reserve sites.**

Site	Landscape Character Sensitivity	Visual Sensitivity	Landscape Value	Summary Score
Land south of Larcombe Road	Medium	Medium	Medium	Medium
Penns Field	Medium	Medium	Medium	Medium
Land South of East Causeway	Medium	Medium	Medium	Medium
Land at Causeway Farm	Medium/High	Medium/High	Medium/High	Medium/High

12.1.16 The three smaller sites (Larcombe Road, Penns Field, East Causeway) were assessed as having medium levels of sensitivity suggesting that any development would be likely to result in a change of character requiring mitigation. Causeway Farm was assessed as having a Medium/High score, this suggests that "development would result in a significant change in landscape character and should be avoided if possible".

12.1.17 The assessment of the reserve sites suggests a range of landscape design issues which could be incorporated into the masterplanning of the sites, should they be released for development:

- ▶ A coordinated approach to landscape for all of the sites. The reserve sites are all closely grouped around the southern edge of Petersfield (Penns Field is slightly removed from the other 3 although existing connections are present.) The National Park Authority aims to ensure a consistent, high quality approach to landscape issues for all of the sites by viewing them as a single strategic development.
- ▶ The settlement edge for Larcombe Road, Causeway and SE of Causeway is generally abrupt and significant improvements to the quality of the settlement edge would be desirable if the development of these sites were to progress.

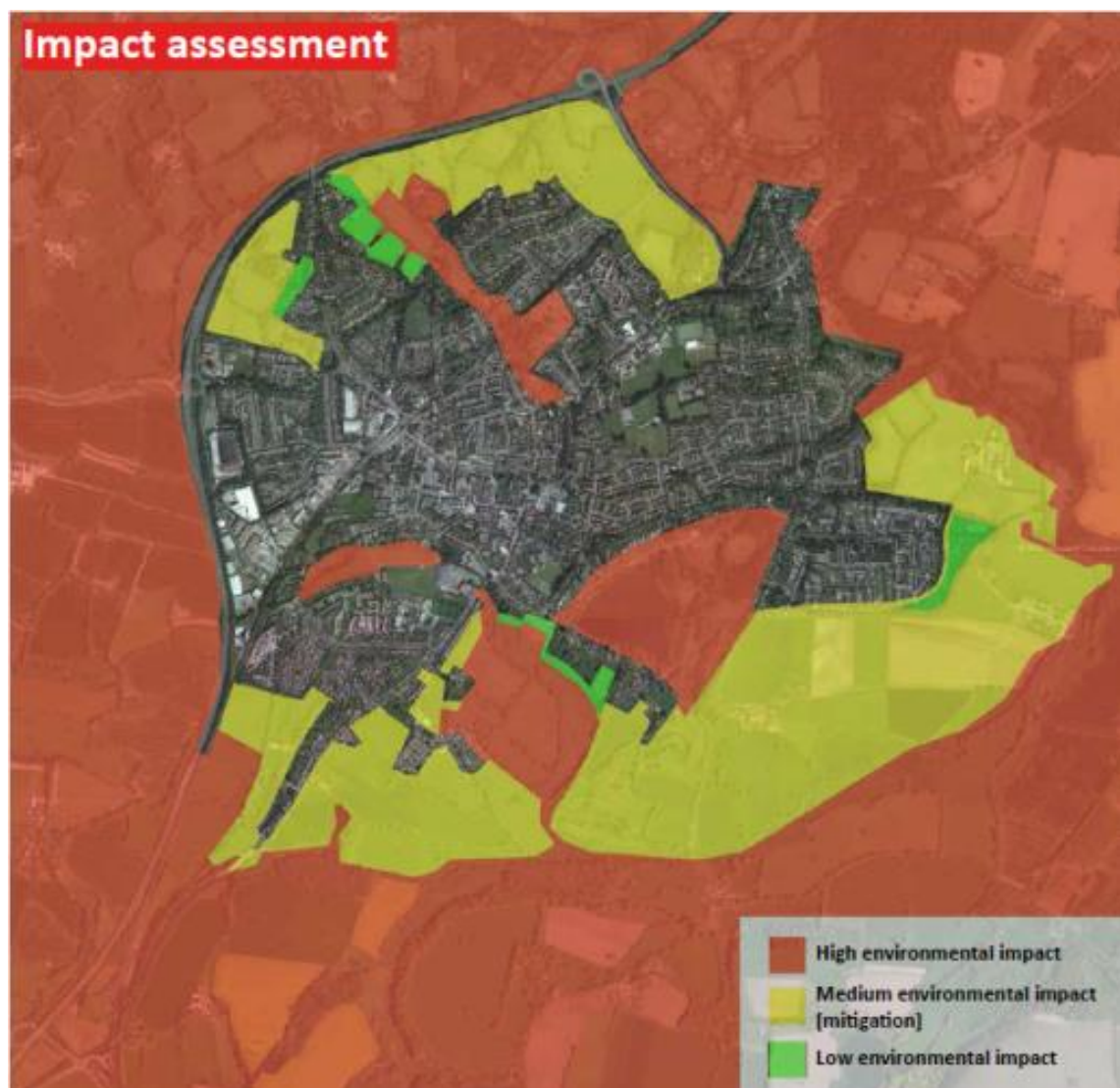
- ▶ The settlement edge is poor quality around the perimeter of the mobile home park to the south east of Causeway Farm. This has a negative impact on the setting of Petersfield from the PROW network and would lead to cumulative impacts arising from the potential developments at SE Causeway and Causeway Farm.
- ▶ Landscape improvements to the settlement edge should include land beyond the current site boundaries. Conservation based land management could achieve enhancements to the landscape structure and ecological framework surrounding the development sites. This is considered in more detail below.
- ▶ Tree planting should be accommodated strategically throughout the development sites in an 'Urban Forestry' approach. Tree planting should be accommodated strategically throughout the development sites in an 'Urban Forestry' approach.
- ▶ Cumulative highway impacts on The Causeway are likely should all three southern sites come forward. Highway improvements would need to be coordinated as part of a masterplanning approach for the Causeway being a major gateway into Petersfield and conversely a transition from the town into the countryside.

12.1.18 The SDNPA is currently finalising a further iteration of landscape assessments for additional potential development sites identified by the PNP steering group, which will be used as part of the SA baseline during the assessment stages once it is available.

#### ***SNUG landscape analysis***

12.1.19 A further round of landscape analysis for the PNP was carried out by SNUG in 2013. This analysis found that, "Development on the western, southern and northern areas surrounding Petersfield is considered highly sensitive to development due to landscape impacts. The area to the east of Petersfield is considered less sensitive and well-contained visually. The location is along the valley floor and follows the natural settlement pattern. There are good sustainable connections to the town center for new development to support and enhance, together with valuable opportunities to enhance the existing river Rother corridor and its potential to offer new public rights of way connections" Figure 12.2 shows a visual representation of the findings.





**Figure 12.2: SNUG Landscape Impact Assessment (2013)**

- 12.1.20 As Figure 12.2 shows almost all areas around Petersfield have a limited capacity to support significant levels of development, having been assessed as areas where development would have a high environmental impact. As a result the assessment suggested that, "The best (only?) option is therefore to plan distributed development at low densities, putting in place suitable mitigation on a site-by-site basis" (SNUG, 2013).
- 12.1.21 However, the SNUG Landscape study used GIS visibility mapping to determine landscape impact. The primary vantage points used for this were Butser Hill, Harting Down and Beacon Hill – all of which are to the South West and South on the South Downs Way. This study therefore did not fully measure the landscape impact of sites which could be viewed from vantage points to the North and East of the town.

## **Tranquillity**

- 12.1.22 New employment, residential and retail growth can have significant effects on landscape quality, including through impacts on noise pollution, light pollution and broader effects on people's perceptions of tranquillity. In 2004 the Campaign to Protect Rural England undertook a study of tranquillity, which examined a range of factors including topography, light pollution, noise pollution, the location of man-made features, people's perceptions of tranquillity and other influences. Based on these factors an appraisal of tranquillity was carried out for the whole of England, which mapped the country through 500m by 500m quadrants<sup>81</sup>.
- 12.1.23 Figure 12.3 presents the findings of the assessment of tranquillity around Petersfield. As illustrated the majority of the settlement area has relatively low levels of tranquillity when compared to the immediately adjacent countryside. It should however be noted that there are few locations within the boundary which are considered to be 'least tranquil'.

## **12.2 Key Issues for Landscape**

- 12.2.1 The following presents the key issues relevant to the PNP for the landscape sustainability theme:
- ▶ Potential negative effects on landscape quality from residential, employment and retail growth linked to the PNP, are widespread and result in major constraints regarding the location of potential developments.
  - ▶ Effects on the settings of historic landscapes and cultural heritage assets.
  - ▶ Potential effects on landscape quality from poor design and layout of new development areas.
  - ▶ Pressures on non-designated sites and landscapes: loss of key landscape and biodiversity features such as meadows or hedgerows.
  - ▶ Potential effects on the integrity of areas with landscapes designated as part of the South Downs National Park, including through effects on views from the surrounding area.
  - ▶ Careful design of mitigation in order to minimise visual impacts in terms of views to and from the surrounding countryside.
  - ▶ Further loss of tranquillity from increasing traffic flows and potentially new transport infrastructure related the new developments allocated within the PNP.

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<sup>81</sup> A more detailed description of the methodology used can be found at: <http://www.cpre.org.uk/what-we-do/countryside/tranquil-places/in-depth/item/1688-how-we-mapped-tranquillity>

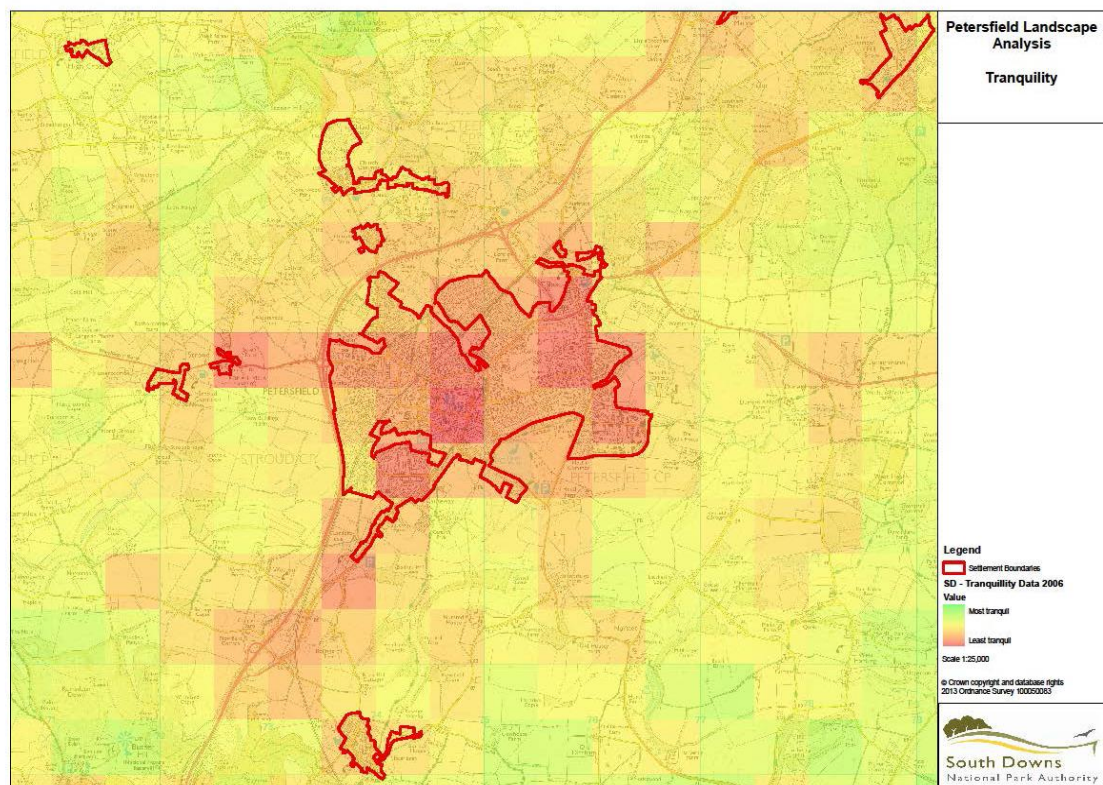


Figure 12.3: Tranquillity in and around Petersfield (source: SDNP from CPRE)<sup>82</sup>

## 12.3 Likely evolution of the baseline

- 12.3.1 The following bullet points present the likely evolution of the baseline for the landscape theme without the implementation of the Petersfield Neighbourhood Plan.
- ▶ Without the plan it is possible that development will take place in areas with a limited capacity to absorb visual impacts, thereby leading to effects on views to and from the SDNP. However these potential effects are also addressed by the EHDC and SDNPA Joint Core Strategy so are likely to be minimal;
  - ▶ It is possible that pressures on non-designated sites and landscapes will result in the loss of key landscape and biodiversity features such as meadows or hedgerows; and
  - ▶ Development may take place without the implementation of suitable landscaping that could mitigate its effects on the wider landscape.

<sup>82</sup> CPRE: <http://www.cpre.org.uk/campaigns/landscape/tranquillity/national-and-regional-tranquillity-maps>

## 13 Material Assets

### 13.1 Baseline Data

#### **Minerals**

- 13.1.1 There are no minerals sites in or around Petersfield, although there are Minerals Safeguarded Areas designated for silica sand and clay around the outskirts of the town<sup>83</sup> (Figure 13.1).
- 13.1.2 The Hampshire Minerals and Waste Plan adopted in 2013 states that “*major minerals and waste development will not be permitted in the South Downs National Park except in exceptional circumstances*”, but that “*small-scale waste management facilities for local needs should not be precluded from the National Parks and AONBs, provided that they can be accommodated without undermining the objectives of the designation*”. Given the landscape constraints discussed in Chapter 11 any proposals for such a site would have to be rigorously examined.

#### **Waste arisings and recycling**

- 13.1.3 Petersfield has a Household Waste and Recycling Centre (HWRC) and Waste Water Treatment Works (WWTW) which service the town. An increase in residential properties has the potential to impact these facilities in terms of capacity.
- 13.1.4 Using most recent data sources, recycling rates in East Hampshire are less favourable compared to regional and national averages. In the 2012-2013 period, approximately 42% of municipal waste was recycled or composted nationally and 44.3% in the South East. During the same period in East Hampshire, 35% of municipal waste was recycled or composted. This is a slight decrease from 2008-2009 (37.61%)<sup>84</sup>.
- 13.1.5 The Petersfield HWRC however recycled 82.04% of waste in 2010/11 which is an increase from 2009/10 (71.33% of waste recycled)<sup>85</sup> though no more recent statistics are available for this site.

#### **Renewable energy provision**

- 13.1.6 As highlighted by the East Hampshire Annual Monitoring Report 2011, “*all new housing development permitted within the district has to be designed to generate at least 10% of the energy it uses from renewable sources*”. Significant opportunities to expand renewable energy provision through the PNP should therefore be implemented where possible.

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<sup>83</sup> Hampshire Minerals & Waste Plan Policies Map - October 2013 (Adopted)

<http://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlan-PoliciesMap.pdf>

<sup>84</sup> Defra: Local Authority collected waste for England – annual statistics:

<http://www.defra.gov.uk/statistics/environment/waste/wrfg23-wrmsannual/>

<sup>85</sup> Annual Monitoring Report <http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/Annual+Monitoring+Report>



### **Green infrastructure**

- 13.1.7 Petersfield has a good provision of large sports and playing pitches, including football, hockey, rugby, tennis and swimming in the eastern side of the town, e.g. at Love Lane and Penns Place. There is also a good distribution of play space around the town, though these are limited in number and provide primarily for younger children. The provision and distribution of informal open space is also high, with a large area to the south of the town (The Heath; a prominent green area), and smaller sites throughout the western side of the town, e.g. Woods Meadow, Bell Hill and Water Meadows. Areas of open space are shown in Figure 13.2.
- 13.1.8 Petersfield's Accessible Natural Greenspace comprises approximately 40ha, and all Petersfield residents are within 2km of a 20ha site. The Heath is Petersfield's only patch of open access land designated under the Countryside and Rights of Way Act 2011, and residents within southern and eastern parts of Petersfield are within 300m of either The Heath or woodland close to Penns Place.
- 13.1.9 The areas of grassland and farmland between the north of the urbanised area and the A3 are designated local gaps, separating Petersfield from Sheet to the north-east. A number of green fingers, such as Lords Farm, Tilmore Farm and Sheet Common, link the urban areas of Petersfield to the countryside. These form important corridors that help retain the rural character of the town whilst linking and concealing Petersfield from the surrounding countryside (Petersfield Tomorrow, 2010<sup>86</sup>). These represent a significant opportunity for biodiversity and recreational enhancements.
- 13.1.10 Petersfield is entirely located within the South Downs National Park, which represents a large area of open land easily accessible from the town. Numerous Public Rights of Way link the town with the surrounding countryside although the majority of these begin at the edge of the urban area of the town.
- 13.1.11 Petersfield is covered by the East Hampshire District Green Infrastructure Strategy<sup>87</sup> which is intended, among other things, as a tool for developers and planning officers in helping them to consider and design-in green infrastructure into proposals. The Strategy assesses the existing green infrastructure of East Hampshire, identifies where there are gaps in provision and explores opportunities to improve the green infrastructure network. The Strategy uses mapped and documentary evidence to develop strategic priorities, taking both a thematic and spatial approach. The scope of the GI strategy extends beyond East Hampshire's boundaries into the South Downs National Park and neighbouring districts. This provides a more complete picture of the green infrastructure resource and identifies opportunities for developing the network and partnership working.

<sup>86</sup> Petersfield Tomorrow (2010) Petersfield Town Design Statement. <http://www.petersfieldtomorrow.co.uk/Home1.php>

<sup>87</sup> Petersfield GI Strategy (2013)

[http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/C2C36BA75896D83780257BB900386612/\\$File/Part+2+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2018.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/C2C36BA75896D83780257BB900386612/$File/Part+2+East+Hampshire+Green+Infrastructure+Strategy+2011+-+2018.pdf)

## **13.2 Key Issues for Material Assets**

13.2.1 The following present the key issues relevant to the town for the material assets theme:

- ▶ Household recycling rates in Petersfield are favourable compared to national, regional and district averages. Continued improvements should be sought to accommodate growth.
- ▶ Improvements to the local recycling centre and waste water treatment works may be required to serve new allocations.
- ▶ There are significant opportunities to increase the capacity of the town's renewable energy generation within new development proposals
- ▶ Open space in and around the town is plentiful and provides opportunities for mitigation such as linking habitats with wildlife corridors or provision of ecological enhancement. The open space is also an important part of the town character and should be retained where possible.

## **13.3 Likely evolution of the baseline**

13.3.1 The following bullet points present the likely evolution of the baseline for the material assets theme without the implementation of the Petersfield Neighbourhood Plan.

- ▶ There will be increased pressure on the open space network in and around the town from development. Without the implementation of the plan open space and connectivity between areas may be reduced;
- ▶ The WWTW and HWRC may struggle to keep up with increased service demand as a result of an increased population; and
- ▶ The Hampshire Minerals and Waste Plan ensure that there is unlikely to be any major extraction or development around Petersfield due to its location in the SDNP even in the absence of a Neighbourhood Plan.

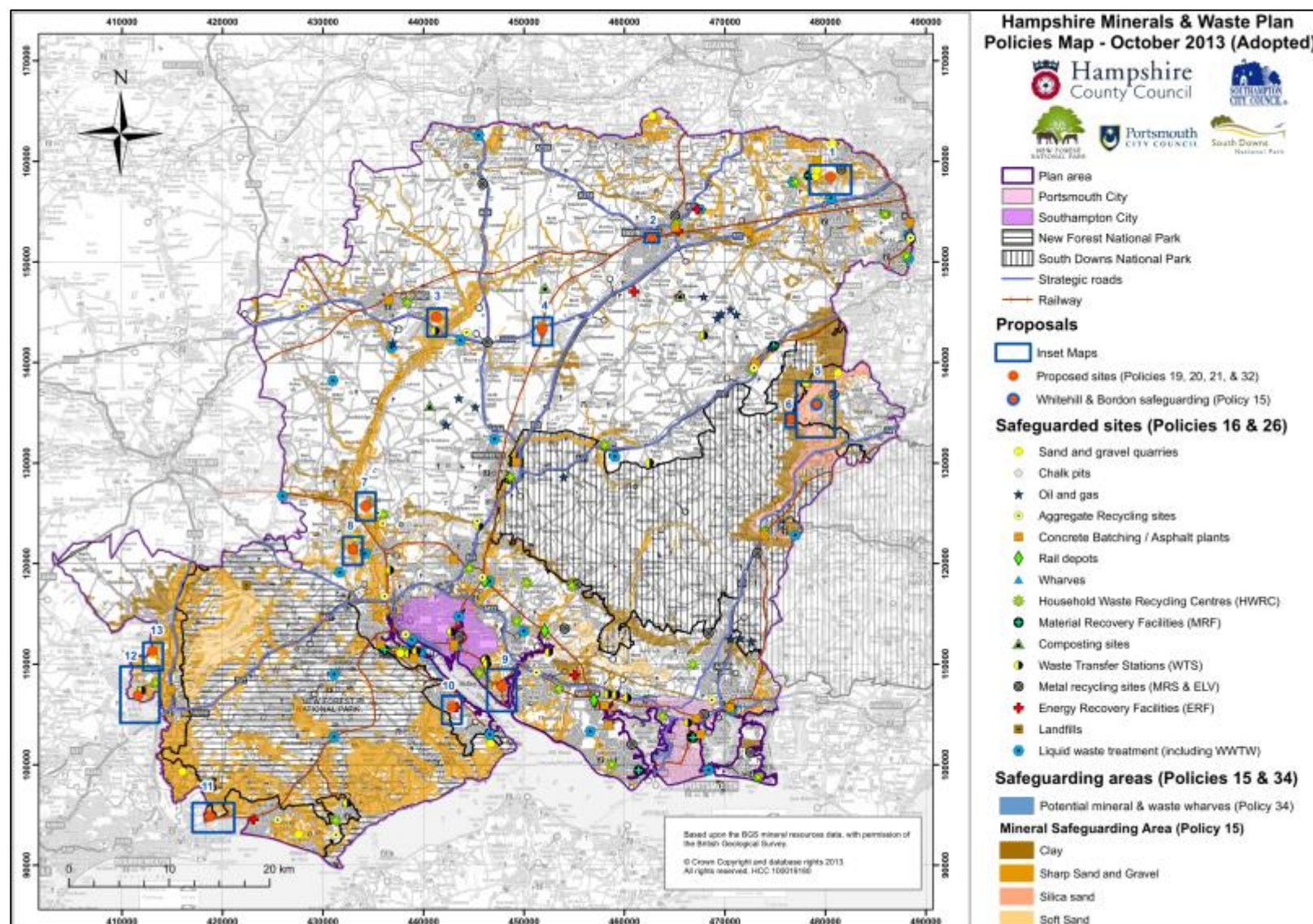


Figure 13.1: Minerals Safeguarded Areas in East Hampshire (Source: Hampshire Minerals and Waste Plan 2011 – Policies Map)



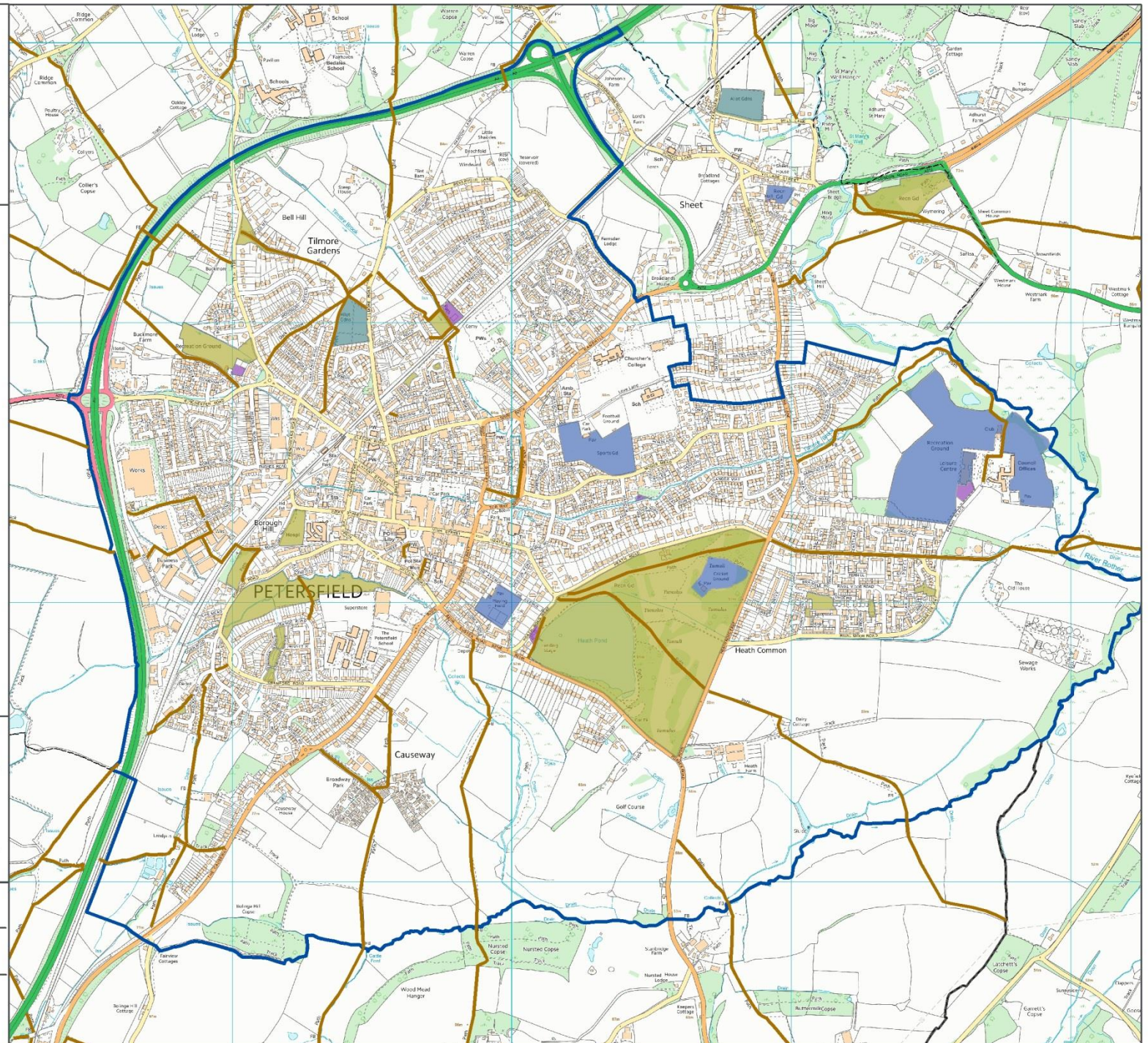
# Open Space



**Figure 13.2: Open spaces in Petersfield (Source: EHDC)**



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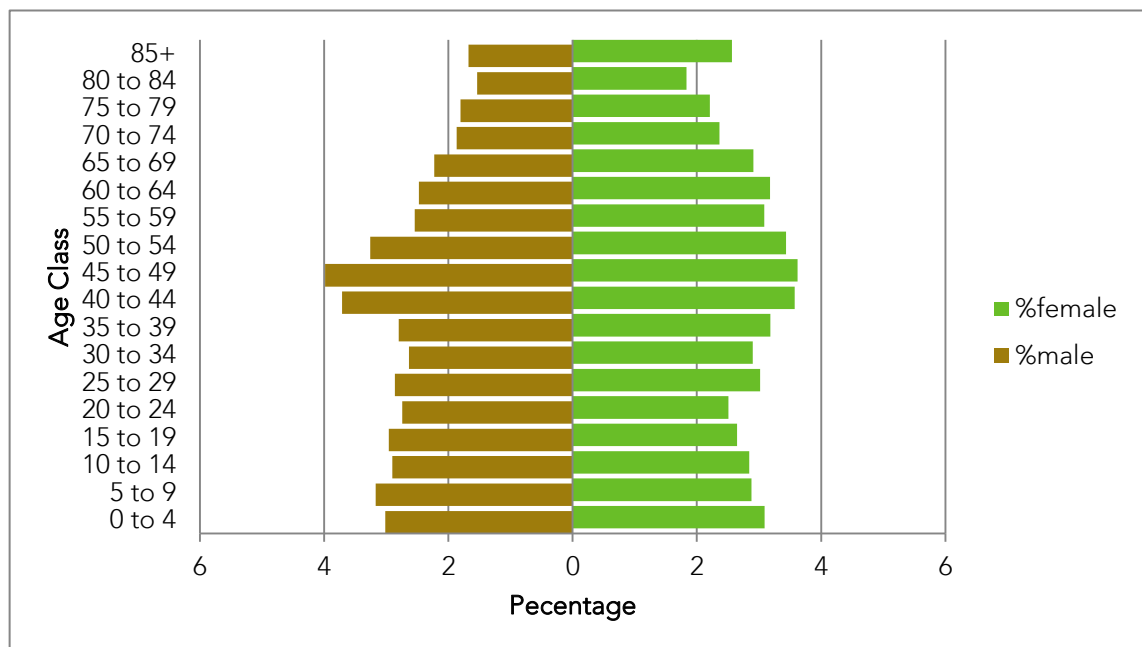


## 14 Population and Quality of Life

### 14.1 Baseline Data

#### *Population size, structure and growth*

- 14.1.1 Petersfield had a population of 14,344 in 2012<sup>88</sup>. The population has remained relatively stable since 2001 (13,303 (ONS, 2011), experiencing a percentage increase of 7.8% (increase count 1,041). The population pyramid below shows the large working age population, particularly those in the mid to latter part of their working life.



**Figure 14.1: Population pyramid for Petersfield 2012 (Source: Hampshire County Council)**

- 14.1.2 Consequently, there are fewer young adults in Petersfield than the national average. This structure has interesting implications for the town toward the end of the Neighbourhood Plan period to 2030. For example, as the latter age working population begin to retire and the elderly population expands issues such as service provision and accessibility issues may become more pressing.
- 14.1.3 Based on statistics provided Hampshire County Council, East Hampshire's population is expected to grow by 6.3% in the next 5 years. In contrast, from 2012 to 2019, Petersfield is expected to experience a small population decrease of around 146 (-1%) over the same period; running counter to local, regional and national population projection trends. Longer term

<sup>88</sup> Hampshire County Council (2012) Small Area Population Forecasts. <http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/small-area-pop-stats.htm> (accessed: 06.01.2014)



population projections<sup>89</sup> for East Hampshire District suggest a 14,074 or 12.5% increase in population across the period 2011 to 2026<sup>90</sup>.

- 14.1.4 Average household size in Petersfield in 2006/7 was 2.17<sup>91</sup>. With most households comprising of a single family (63.56%), then one person household (35.52%) followed by other household types, such as a shared living (3.92%)<sup>92</sup>. One person households in East Hampshire are also projected to increase from 13,000 in 2008 to 19,000 in 2033, although it is not clear whether this a trend to be continued in Petersfield itself.

### ***Ethnicity***

- 14.1.5 Ethnicity data is not available at Parish level. As such it is not possible to provide data for this particular theme for Petersfield. However, the ethnic composition of East Hampshire can provide a proxy measure to gain a limited understanding of the likely ethnic mix for the town. Within East Hampshire in 2009<sup>93</sup> nearly 93% of the population being White (including: British, Irish and other White). As shown in Figure 14.2 below, this is a significant proportion of the total population, which is unlikely to change. Outside of the White ethnic group, the greatest projected annual increase (2008-9) is set to be in the following ethnic groups: Black or Black British - Black African Asian or Asian British - Pakistani Asian or Asian British - Indian; Mixed - Other Mixed; Mixed - White and Asian; Chinese or Other Ethnic Group, albeit from a low base<sup>94</sup>.

### ***Migration and community patterns***

- 14.1.6 Estimations of population change as a result of migration is not an exact science and relies on a number of indicators to build up a picture of likely migration rates. The lowest geography at which migration data can be examined is for local authority (or in the case of East Hampshire) district level.

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<sup>89</sup> It should be noted that these assume delivery of housing in line with the now abolished Regional Spatial Strategy for the South East (or the South East Plan)

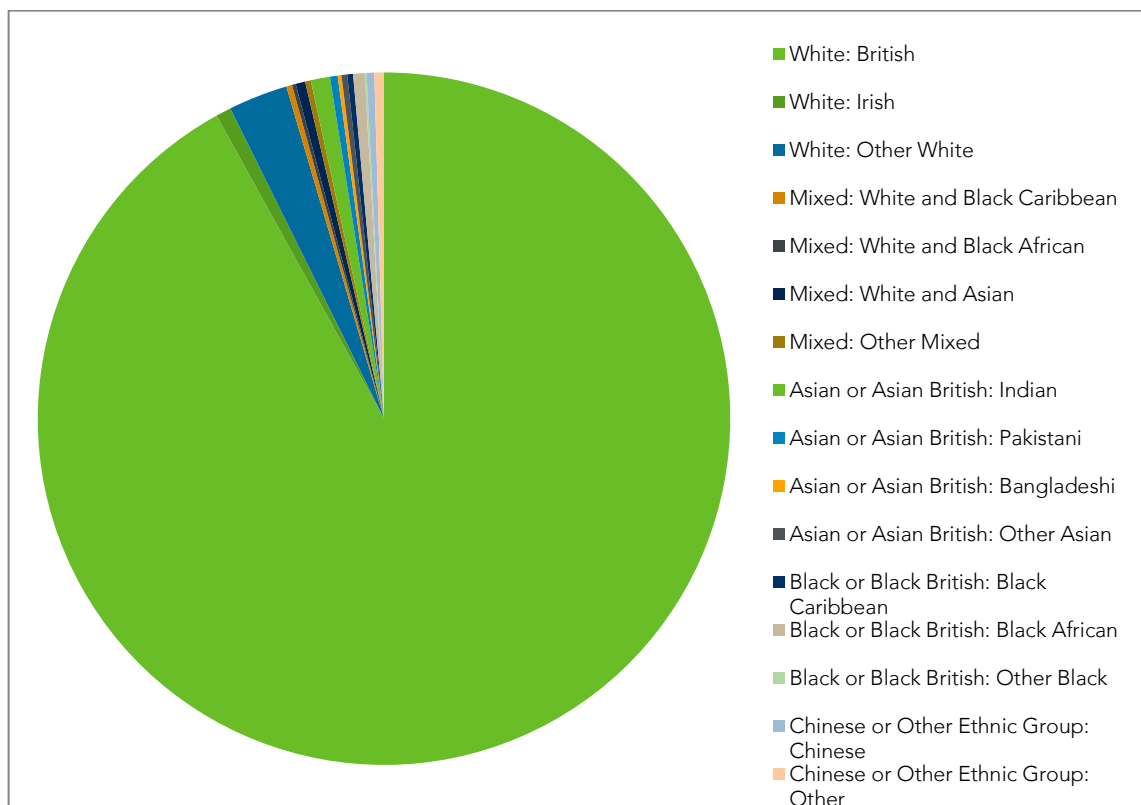
<sup>90</sup> Hampshire County Council (2009) Long-term Population Projections <http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/long-term-proj.htm> (accessed: 06.01.2014)

<sup>91</sup> East Hampshire District Council (2007) East Hampshire Parish Profiles

<sup>92</sup> *ibid*

<sup>93</sup> Population Estimates by Ethnic Group (P EEG) Mid-2009 (experimental data)  
<http://www.ons.gov.uk/ons/taxonomy/search/index.html?nsl=Population+Estimates+by+Ethnic+Group&nsl-orig=Population+Estimates+by+Ethnic+Group&content-type=Dataset&content-type=Reference+table&sortDirection=DESCENDING&sortBy=pubdate> (accessed 06.01.2014)

<sup>94</sup> *ibid*



**Figure 14.2: Ethnic population estimates by ethnic group in East Hampshire (source ONS 2009)**

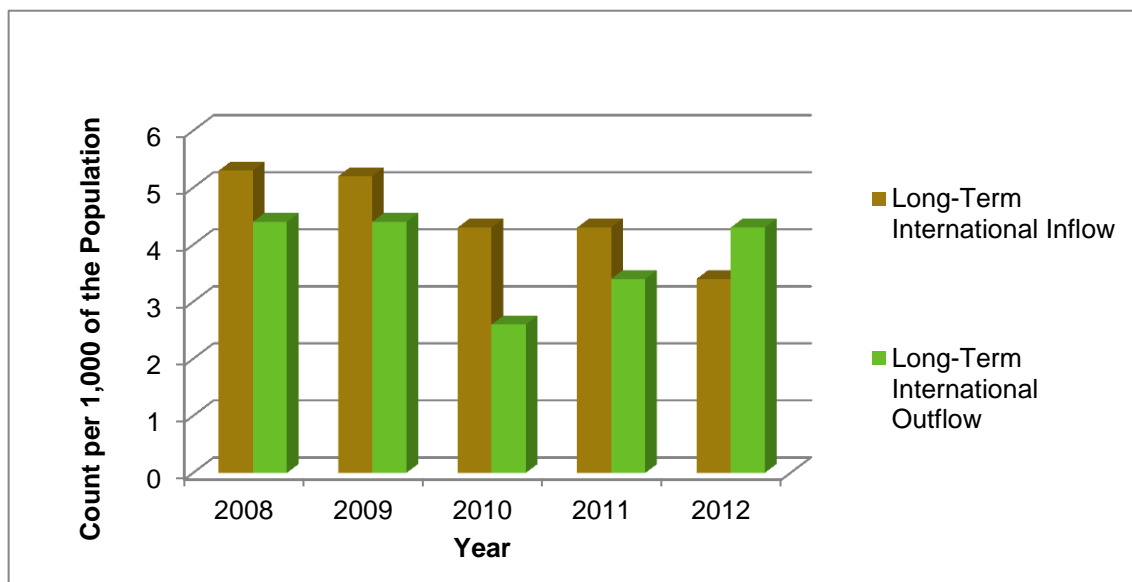
14.1.7 In terms of international migration in East Hampshire, Table 14.1 below shows Long-Term International Inflow and outflow and the resultant net change.

**Table 14.1: Long-term international outflow and resultant net change (source ONS)**

Indicator	2008	2009	2010	2011	2012
Long-Term International Inflow per 1,000 resident population	5.3	5.2	4.3	4.3	3.4
Long-Term International Outflow per 1,000 resident population	4.4	4.4	2.6	3.4	4.3
Long-Term International Migration Net Change per 1,000 resident population	0.9	0.8	1.7	0.9	-0.9

14.1.8 A graphic illustration (see Figure: 14.3 below) of this data demonstrates that International inflow has shown a general decrease whilst outflow has, from 2010, shown a general increase.

However, with annual absolute figures for inflow exceeding outflow in East Hampshire, in all years excluding 2012, the district has experienced a net increase in International migration<sup>95</sup>. Projections beyond 2012 are unlikely to provide robust data partly as a result of unfavourable economic conditions which may skew longer-term trends and partly as a result of monitoring deficiencies and data inadequacies.



**Figure: 14.3 Long term international migration (Source: ONS)**

14.1.9 As Table 14.2 below demonstrates, net internal migration has been positive for each year between 2005 and 2011<sup>96</sup>, which is suggestive of the attractiveness of the East Hampshire area.

**Table 14.2: East Hampshire internal migration**

Year	Inflows	Outflows	Net Change
2011	6,038	5,624	415
2010	6,556	5,865	690
2009	5,807	5,271	536
2008	5,800	5,200	500
2007	7,100	6,300	800
2006	6,500	6,400	200
2005	6,500	6,100	400

<sup>95</sup>ONS (August 2013) Local Area Migration Indicators Suite <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-320124> (accessed 06.01.14)

<sup>96</sup> ONS (2013) Internal migration by local authorities in England and Wales - research series year ending June 2009, June 2010 and June 2012. <http://www.ons.gov.uk/ons/taxonomy/search/index.html?nscl=Migration+within+the+UK&nscl-orig=Migration+within+the+UK&content-type=Dataset&content-type=Reference+table&sortDirection=DESCENDING&sortBy=pubdate> (accessed 06.01.2012)

- 14.1.10 Petersfield exhibits strong two-way commuting patterns. The average distance travelled to work by those living within Petersfield is 20.44 miles (ONS, 2001)<sup>97</sup>. A large number of the higher skilled workers who live in Petersfield (approximately 40% of the population) commute out of Petersfield for employment, many of them taking advantage of the fast rail service to London<sup>98</sup>.
- 14.1.11 Conversely, a similar flow of workers who cannot afford to live in the town travel into Petersfield for employment in the lower skilled jobs found predominately in the Bedford Road estate. These patterns have self-evident implications for local transport and roads, the local housing market, as well as the self sufficiency of the town as a whole<sup>99</sup>.

### **Indices of Multiple Deprivation (IMD)**

- 14.1.12 Petersfield is generally an affluent town which benefits from a large proportion of individuals with higher than average income levels<sup>100</sup>. The population is well educated with above average levels of people educated to degree level.
- 14.1.13 Based on the Indices of Multiple Deprivation (IMD) 2010 <sup>101</sup> deprivation in Petersfield is generally low<sup>102</sup>. There are 8 Lower Super Output Areas (LSOAs)<sup>103</sup> that make up the Petersfield Plan area (see Table 14.3 below). East Hampshire is one of the least deprived of the districts of Hampshire. Similarly, all 8 LSOAs in the Petersfield plan area within the top 50% (out of 32,482) of all LSOAs in England; LSOA E01022626 is in the top 40%; LSOAs E01022622, E01022623, E01022620 are within the top 25%; LSOAs E01022625 and E01022622 are within the top 10% and LSOA E01022624 is in the top 1% of all English Lower Super Output Areas. As shown by the map below (Figure 14.4), which is shaded according to the LSOA rankings for IMD, deprivation in Petersfield is evenly distributed, with the slightly more deprived areas being situated to the south of the plan area.
- 14.1.14 Whilst there are small localised pockets of deprivation within the town, East Hampshire as a District is the 22nd least deprived authority in the country (of 326 authorities). Certain elements of deprivation are present within Petersfield notably in the IMD domains relating to access to

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<sup>97</sup> <sup>97</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>98</sup> David Lock (2011) Petersfield Plan Baseline Report

<sup>99</sup> David Lock (2011) Petersfield Plan Baseline Report

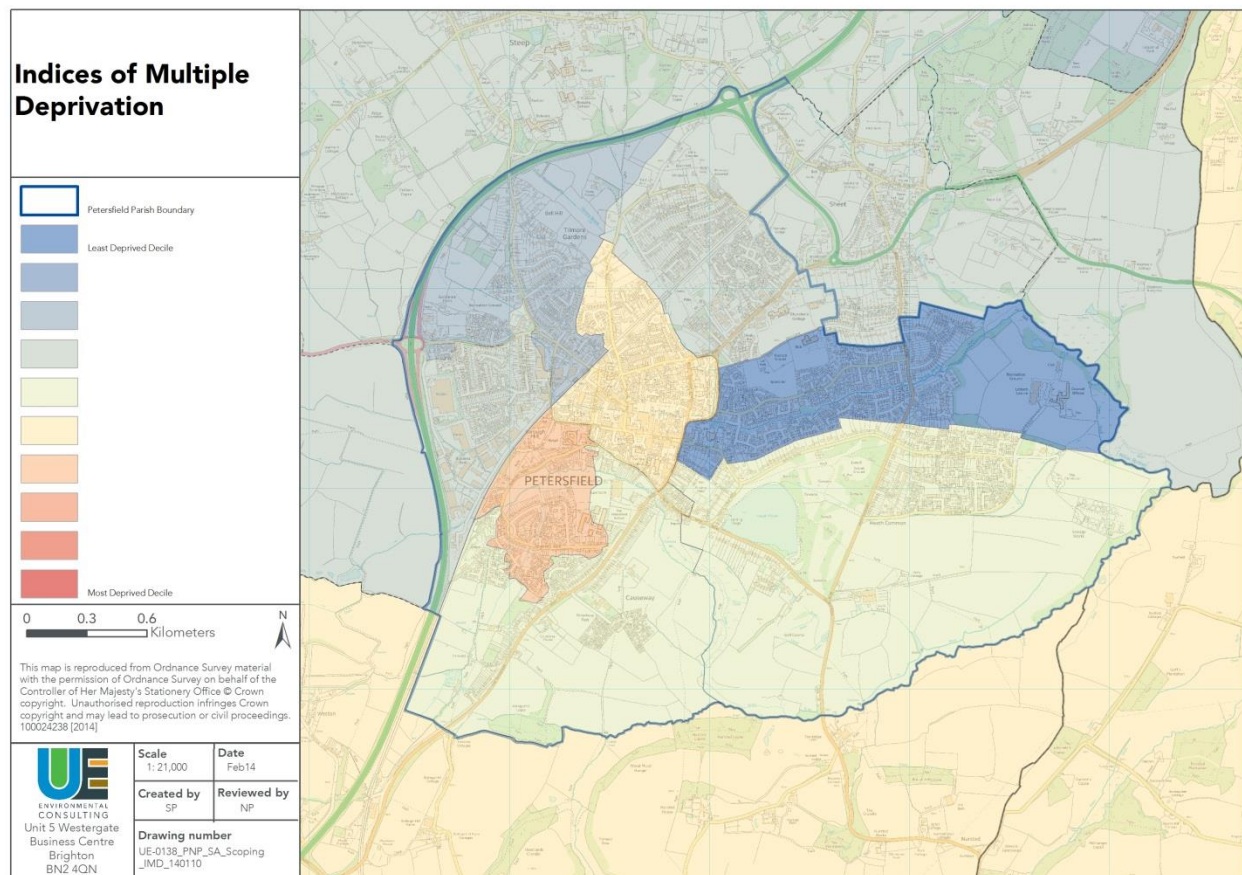
<sup>100</sup> David Lock (2011) Petersfield Plan Baseline Report

<sup>101</sup> The English indices of deprivation identify the most deprived areas across the country. They combine a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. The indices are used widely to analyse patterns of deprivation, identify areas that would benefit from special initiatives or programmes and as a tool to determine eligibility for specific funding streams.

<sup>102</sup> Based on the rank of average IMD score

<sup>103</sup> Lower Output Areas (SOAs) are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales, with the aim of developing a range of areas that would be of consistent size and whose boundaries would not change. These were built from groups of the Output Areas (OAs) used for the 2001 Census.

services and housing<sup>104</sup> and education, skills and training<sup>105</sup>. The former domain is examined in more detail in the housing section.



**Figure 14.4: Map showing Indices of Multiple Deprivation for Petersfield (Source: DCLG)**

**Table 14.3: Indices of Multiple Deprivation across Petersfield Super Output Areas**

LSOA	LSOA Coding	IMD Rank	IMD Score
East Hampshire 012B	E01022621	14,368	19.50
East Hampshire 012E	E01022626	20,850	12.60
East Hampshire 012C	E01022622	24,363	10.26
East Hampshire 012D	E01022623	24,363	9.75
East Hampshire 012A	E01022620	26,194	8.32
East Hampshire 011E	E01022625	27,236	7.46
East Hampshire 012C	E01022622	29,591	10.26
East Hampshire 011D	E01022624	32,277	2.10

<sup>104</sup> IMD 2010: Barriers to housing and services domain <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010> (accessed: 08.01.14)

<sup>105</sup> IMD 2010: Education, skills and training domain <https://www.gov.uk/government/publications/english-indices-of-deprivation-2010> (accessed: 08.01.14)

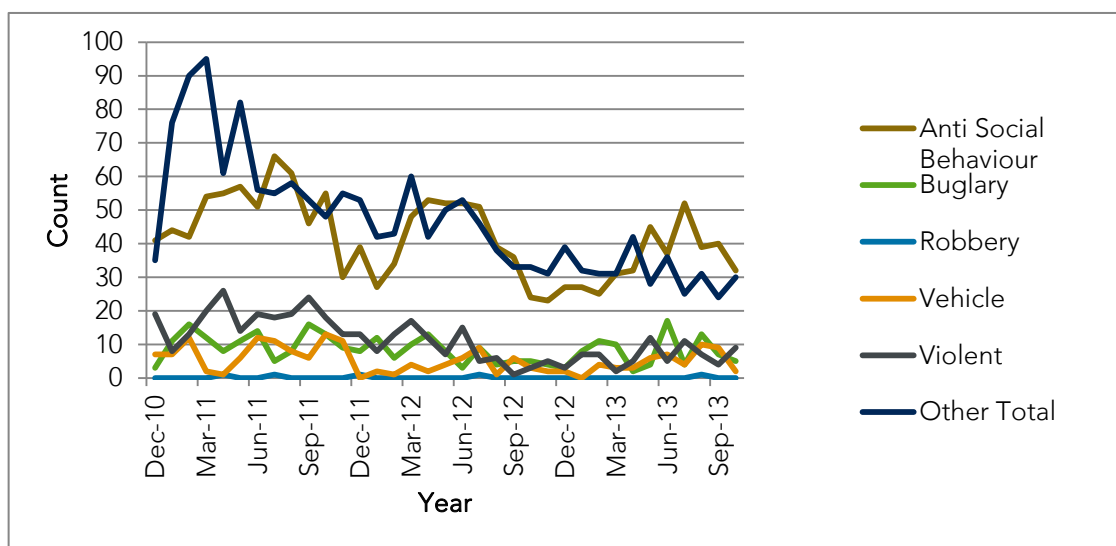


## Unemployment

- 14.1.15 Unemployment in Petersfield is low at approximately 1.9% in 2001<sup>106</sup> and National unemployment is shown to be in the region of 3.7% and district unemployment to be at 3.7%<sup>107</sup>. However, it should be noted that the effects of the recession on unemployment is not captured by this data. Data for 2013, provided by the ONS Labour Market Survey, shows unemployment in the South East to stand at 5.8% in October 2013<sup>108</sup> and nationally the unemployment rate stands at 7.4% in the period August to October 2013<sup>109</sup>. Recent unemployment data at the neighbourhood level is not available.

## Crime

- 14.1.16 Petersfield is policed by Hampshire Constabulary. From December 2010 to September 2013, there has been a general decrease in all type of crimes in Petersfield. Incidents of burglary, robbery, vehicle and violent crime have reduced slightly but remain relatively stable at low levels. Incidents of Anti-social behaviour have also decreased but have shown an increasing trend over the last 6 months of the series. Perhaps not surprisingly, the majority of incidents occurred within the central areas of the town<sup>110</sup>. The Other Crime category (relating to: Drugs, Public Disorder & Weapons (PD&W), Criminal Damage & Arson (CD&A), Theft - Shoplifting, Theft-Other and Other) has also shown a general decrease but has remained relatively stagnant for the year September 2012 to September 2013.



**Figure 14.5: Crime and anti-social behaviour in Petersfield (Source: UK Crime Statistics)**

<sup>106</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004)

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

<sup>107</sup> David Lock (2011) Petersfield Plan Baseline Report

<sup>108</sup> Regions Labour Market Summary (October 2013) [www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-287493](http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-287493) (accessed: 08.01.13)

<sup>109</sup> ONS Labour Market Statistics (December 2013) [http://www.ons.gov.uk/ons/dcp171778\\_338181.pdf](http://www.ons.gov.uk/ons/dcp171778_338181.pdf) (accessed: 08.10.14)

<sup>110</sup> UK Crime Stats, [http://www.ukcrimestats.com/Neighbourhood/Hampshire\\_Constabulary/PETERSFIELD](http://www.ukcrimestats.com/Neighbourhood/Hampshire_Constabulary/PETERSFIELD) (accessed 06.01.2013)

14.1.17 When compared with the surrounding neighbourhood policing in areas within a 5 miles radius<sup>111</sup>, Petersfield ranks last in terms of its crime rate (as at October 2013). This is perhaps a reflection of its position as a larger service centre with an associated higher population<sup>112</sup> and thus greater potential for criminal activities. Levels of crime and perceptions of crime are low, with small scale vandalism being the most visible of crimes in Petersfield.

## 14.2 Key Issues for Population and Quality of Life

14.2.1 The bullet points below summarise the key issues for the population and quality of life factors sustainability theme relevant to the East Hampshire and Petersfield:

- ▶ Population growth in the district will increase pressures on housing, services and infrastructure.
- ▶ There are falling birth rates in East Hampshire<sup>113</sup> and people living longer, this change is leading to shift to a more elderly population.
- ▶ An ageing population and an increased dependency ratio in Petersfield has the potential to lead to implications for service provision. The economic and social consequences of these will become more acute over the next two decades.
- ▶ East Hampshire is the second safest district in the County and one of the safest in the England. 28% of people are afraid of crime when they go out in the evening. Crime and the fear of crime also tends to be concentrated in the more urban areas in the district such as Petersfield<sup>114</sup>.
- ▶ Whilst crime rates are low in Petersfield, perceptions of security and fear of crime can be an issue for many residents (particularly for the the elderly and younger population<sup>115</sup>).
- ▶ Pre-recession unemployment in Petersfield was low in 2001<sup>116</sup> when compared with local and regional trends. Given the economic structure of the town and the relatively strong employment synergies with the London economic area, it is likely that this situation has remained (or possibly been consolidated) in post-recessionary times.
- ▶ The development of a high quality and multifunctional green infrastructure network in the area will be a key contributor to quality of life in the district, which could include improved accessibility to the natural areas of the South Downs National Park.

<sup>111</sup> East Meon & Langrish (2.77 miles); Rogate, Stedham And Harting (4.71 miles) Liss & Hawkley (2.54 miles)

<sup>112</sup> UK Crime Stats, [http://www.ukcrimestats.com/Neighbourhood/Hampshire\\_Constabulary/PETERSFIELD#League](http://www.ukcrimestats.com/Neighbourhood/Hampshire_Constabulary/PETERSFIELD#League) (accessed 06.01.2013)

<sup>113</sup> East Hampshire Community Partnership (2008) East Hampshire Community Strategy 2008-26 [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/\\$File/CommunityStrategy20082026.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/$File/CommunityStrategy20082026.pdf) (accessed: 14.01.14)

<sup>114</sup> East Hampshire Community Partnership (2008) East Hampshire Community Strategy 2008-26 [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/\\$File/CommunityStrategy20082026.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/$File/CommunityStrategy20082026.pdf) (accessed: 14.01.14)

<sup>115</sup> East Hampshire Community Partnership (2008) East Hampshire Community Strategy 2008-26 [http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/\\$File/CommunityStrategy20082026.pdf](http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/7DDF279321745CD48025770C002FA996/$File/CommunityStrategy20082026.pdf) (accessed: 14.01.14)

<sup>116</sup> ONS Neighbourhood Statistics: Petersfield Parish (2004) <http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=795058&c=Petersfield&d=16&e=15&g=450007&i=1001x1003x1032x1004&m=0&r=1&s=1389027385870&enc=1&dsFamilyId=783> (accessed: 08.01.2014)

### **14.3 Likely evolution of the baseline**

14.3.1 The following bullet points present the likely evolution of the baseline for the population and quality of life theme without the implementation of the Petersfield Neighbourhood Plan:

- ▶ It is likely that the population will continue to increase with an associated increase in the demand on services and housing despite the implementation of the plan;
- ▶ Without the implementation of the plan an ageing population and an increased dependency ratio in Petersfield has the potential to lead to more severe implications for service provision;
- ▶ Unemployment and deprivation are mostly low around Petersfield , although this trend would be likely to continue despite the Petersfield Neighbourhood Plan, the plan could increase business provision and encourage employment above the baseline; and
- ▶ The lack of a plan may lead to a loss of green infrastructure development which is recognised by many of the town's inhabitants as being a key contributor to quality of life.

# 15 Soil

## 15.1 Baseline Data

### ***Soil resource***

15.1.1 As highlighted by the Soil Strategy for England<sup>117</sup>, soil is a vital natural resource, with a range of key functions. These include:

- ▶ Nutrient cycling;
- ▶ Water regulation;
- ▶ Carbon storage;
- ▶ Support for biodiversity and wildlife; and
- ▶ Providing a platform for food and fibre production and infrastructure.

### ***Soil quality***

15.1.2 Soil quality has a strong influence on the quality of agricultural land. The Agricultural Land Classification system provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. A number of consistent criteria used for assessment include; climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, texture, stoniness).

15.1.3 The Agricultural Land Classification system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a, which is deemed to be the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non-food uses such as biomass, fibres and pharmaceuticals. As shown in Figure 15.1, a large proportion of the PNP area is underlain by areas classified as poor quality (Grade 4) agricultural land, with smaller areas to the north and south of the town being classified as Grade 3, good to moderate.

## 15.2 Key Issues for Soil

15.2.1 The following section presents the key issues relevant to the SDA for the soil theme.

- ▶ The PNP area is underlain with areas of mainly poor agricultural land or that are designated as in predominantly urban use, although areas to the north and south are of good to moderate quality.
- ▶ Development around the main conurbation may have the potential to lead to a loss of productivity and function in some areas.

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<sup>117</sup> Defra (2011) Soil Strategy for England: <http://www.defra.gov.uk/publications/2011/04/08/pb13297-soil-strategy/>

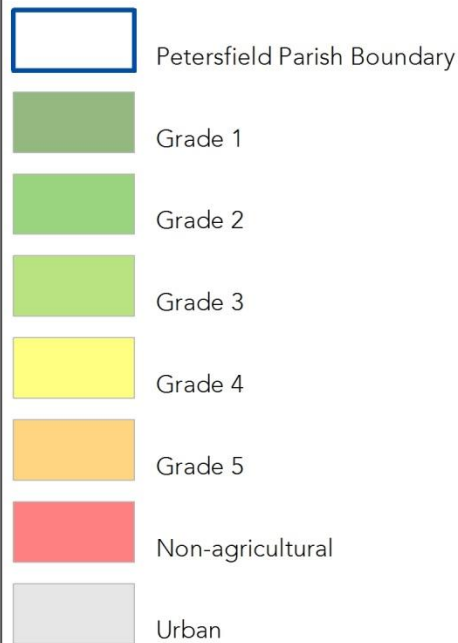
### **15.3 Likely evolution of the baseline**

15.3.1 The following bullet points present the likely evolution of the baseline for the soil theme without the implementation of the Petersfield Neighbourhood Plan:

- ▶ Development of areas of more productive land to the north and south of Petersfield may be more likely without the implementation of the plan and this may lead to a loss of productivity and function.



# Agricultural Land Classification



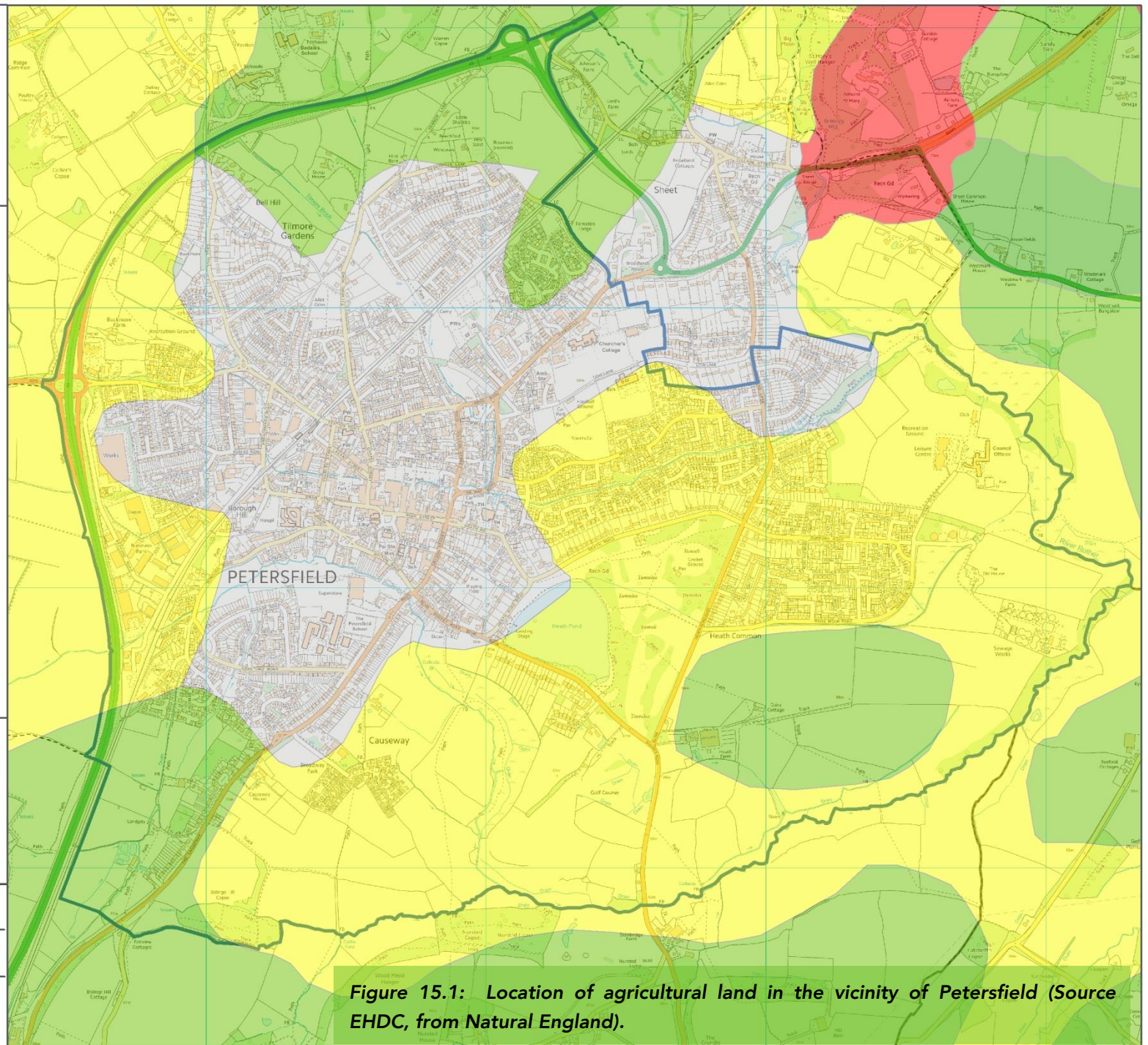
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ENVIRONMENTAL  
 CONSULTING  
 Unit 5 Westergate  
 Business Centre  
 Brighton  
 BN2 4QN

<b>Scale</b> 1: 18,000	<b>Date</b> Jan14
<b>Created by</b> SP	<b>Reviewed by</b> NP

**Drawing number**  
 UE-0138\_PNP\_SA\_Scoping  
 \_ALCt\_140110



**Figure 15.1: Location of agricultural land in the vicinity of Petersfield (Source EHDC, from Natural England).**

## 16 Water

### 16.1 Baseline Data

- 16.1.1 Pressure from new developments and rising household demand is increasing the need for water across the South East. Abstraction in many areas is already exceeding the available natural resource and this also has an effect on river flows and the need to maintain or enhance their ecological condition.

#### **Water courses**

- 16.1.2 Petersfield is within the catchment area of the Western Rother which rises in Hampshire near Liss Forest and drains a catchment area of 350 km<sup>2</sup>. The river is primarily fed by groundwater with the majority of baseflow coming from the underlying Lower Greensand aquifer. The catchment is predominantly rural, with a large cover of woodland, parkland and pasture along the river valley. Agriculture has intensified in the catchment in recent years and arable farming now extends to cover a broad belt to the north of the main east-west river valley. Numerous surface water abstractions for spray irrigation are associated with this arable belt and represent the second largest group of consumptive abstractions behind Public Water Supply (PWS). The dominant feature on the rivers flow regime is the large public water supply abstraction at Hardham at the furthest downstream end, just above its confluence with the tidal Arun.

#### **Water resources**

- 16.1.3 In 2008/09, the average actual per person water consumption in the South Downs National Park was 170 litres per person per day. This needs to reduce to 135 litres per day by 2016 en route to meet the Government aspiration of 130 litres per person per day by 2030 or 120 litres per person, per day with technological development (Environment Agency, 2009). Increasingly metering is being introduced by water companies to regulate demand as part of a 'twin track approach' of resource development with demand management to meet future demand pressures.<sup>118</sup>
- 16.1.4 Abstraction Licensing Strategies (ALS) are strategies developed by the Environment Agency for managing water resources at the local level. ALS are produced for every river catchment area in England and Wales. The PNP area is covered by the Arun and Western Streams ALS<sup>119</sup>.

---

<sup>118</sup> South Downs National Park LP Scoping Report 2013

<sup>119</sup> Environment Agency website. Environment Agency (2003) *Arun and Western Streams Abstraction Licensing Strategy*. <https://publications.environment-agency.gov.uk/skeleton/publications/ViewPublication.aspx?id=8d334abf-cdf8-4431-b7ae-a1999a07fa20>



- 16.1.5 The majority of water supply within the Arun and Western Streams ALS area, with over 60% of all abstraction coming from groundwater, is used for Public Water Supply (PWS), with 12 PWS abstraction licences held by Southern Water, Portsmouth Water and South East Water. The aquifers are also the most important water resource as they not only support water supply but also freshwater inputs to the designated statutory conservation sites in the area, such as the South Downs National Park, Arun Valley SPA and Pagham Harbour SPA.
- 16.1.6 The ALS document contain maps and descriptions of the local Water Management Units, groundwater and surface water, and an assessment of water availability at times of low flow – normally mid to late summer. ALS also classify each Water Management Unit into one of four categories: ‘over-abstracted’; ‘over-licensed’; ‘no water available’; or ‘water available’.
- 16.1.7 The Arun and Western Streams ALS suggests that the Western Rother, together with the major intermediate aquifer underlying the area, are all ‘over abstracted’ during times of high flow and classed as ‘no water available’ during periods of low flow.

### **Water quality**

- 16.1.8 The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. Groundwater Source Protection Zones indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. Designed to protect individual groundwater sources, these zones show the risk of contamination from any activities that might cause pollution in the area. In this context they are used to inform pollution prevention measures in areas which are at a higher risk, and to monitor the activities of potential polluting activities nearby.
- 16.1.9 The Environment Agency has graded Source Protection Zones into four zones, as follows:

#### **Categories of groundwater Source Protection Zones (source: Environment Agency<sup>120</sup>)**

**Zone 1 (Inner protection zone):** Any pollution that can travel to the borehole within 50 days from any point within the zone is classified as being inside zone 1. This applies at and below the water table. This zone also has a minimum 50 metre protection radius around the borehole. These criteria are designed to protect against the transmission of toxic chemicals and water-borne disease.

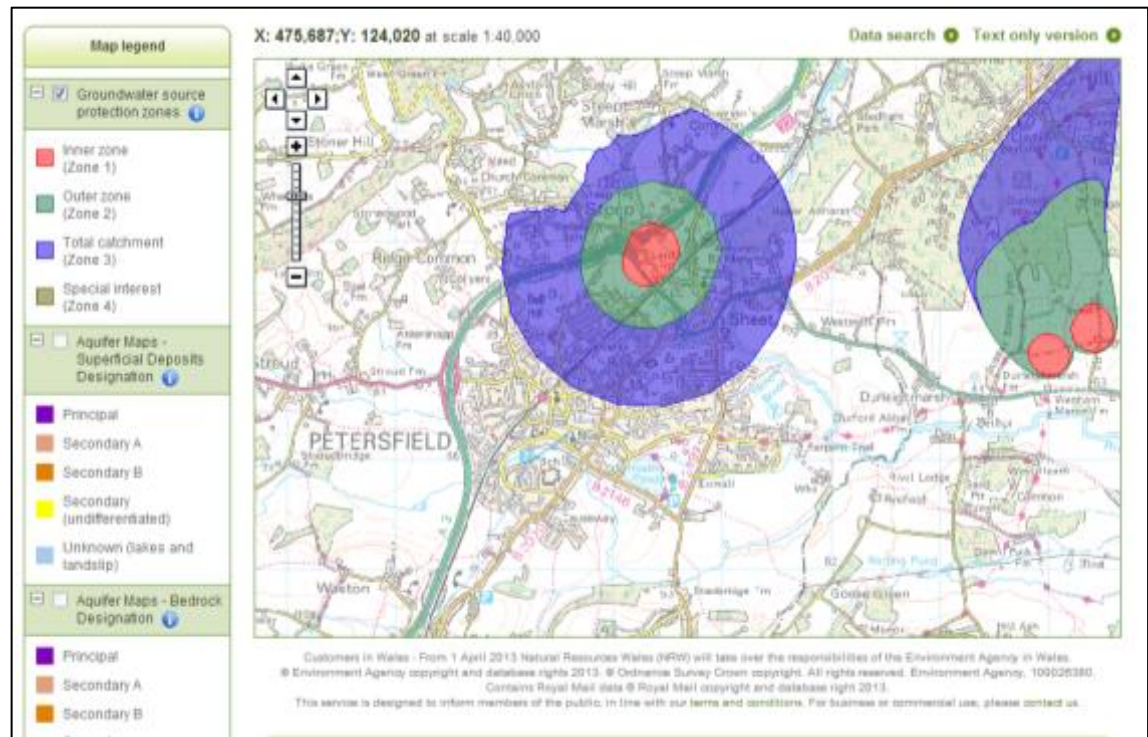
**Zone 2 (Outer protection zone):** The outer zone covers pollution that takes up to 400 days to travel to the borehole, or 25% of the total catchment area – whichever area is the biggest. This travel time was established as the minimum amount of time needed to dilute, reduce in strength or delay pollutants before they reach the borehole.

**Zone 3 (Total catchment):** The total catchment is the total area needed to support removal of water from the borehole, and to support any discharge from the borehole.

**Zone 4 (of special interest):** Where local conditions mean that industrial sites and other polluters could affect the groundwater source even though they are outside the normal catchment area.

<sup>120</sup> Environment Agency website: <http://www.environment-agency.gov.uk/homeandleisure/37805.aspx>

16.1.10 As can be seen in Figure 16.1 the northern part of Petersfield is within a source protection zone<sup>121</sup>. The majority of land lies within SPZ3 with smaller areas within SPZ2. The Inner Zone (SPZ1) is centred around Lord's Farm which is located north of the A3.



**Figure 16.1: Source Protection Zones located in the Petersfield Area Source: Environment Agency Website accessed 08.01.2014)**

### Flooding

16.1.11 In relation to flood risk in the area, a Local Flood Risk Management Strategy (LFRMS) has been prepared for Hampshire which examines the causes and potential for flooding in the county<sup>122</sup>. The NPPF Technical Guidance Flood Risk<sup>123</sup> provides a Sequential Test to enable Local Planning Authorities to apply a risk-based approach to site allocations within their authority boundary. The test classifies sites into one of four flood risk zones based on the annual probability of flooding. These zones are as follows:

- ▶ **Zone 1, Low Probability:** This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%);

<sup>121</sup>Environment Agency Website

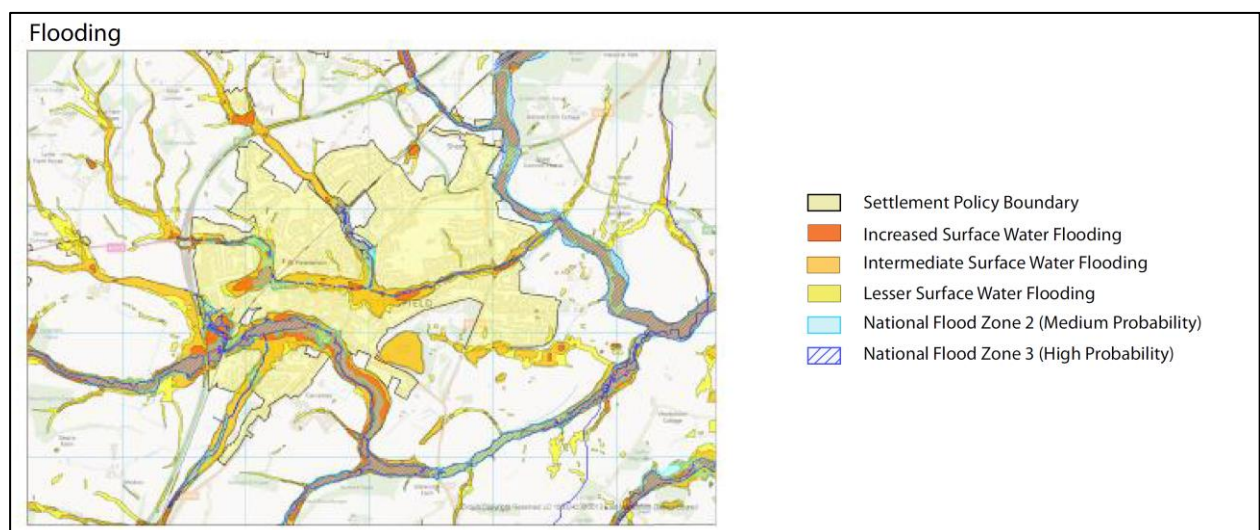
<http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=en&to pic=groundwater#x=475687&y=124020&lg=1,&scale=9>

<sup>122</sup> Hampshire Local Flood Risk Management Strategy <http://documents.hants.gov.uk/flood-water-management/LFRMSdocument.pdf>

<sup>123</sup> Department for Communities and Local Government (2012). NPPF Technical Guidance: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115548.pdf> [Accessed online 27th March 2012]

- ▶ **Zone 2, Medium Probability:** This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year;
- ▶ **Zone 3a, High Probability:** This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year; and
- ▶ **Zone 3b, The Functional Floodplain:** This zone comprises land where water has to flow or be stored in times of flood. This is land assessed as having a 1 in 20 (5%) or greater annual probability of river flooding in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the Local Planning Authority and the Environment Agency.

16.1.12 Flood risk zones within Petersfield are mainly located along the River Rother and Tilmore Brook, which flows through the town centre. Figure 16.3 shows an adaptation of Environment Agency Flood Risk maps. As can be seen, many areas along the watercourses have been assessed as having either a high or medium risk of flooding. Figure 16.2 shows Flood Zones alongside potential areas at risk from surface water flooding.



**Figure 16.2: Potential zones of surface water flooding within the Petersfield Area (Source: Petersfield Settlement Profile<sup>124</sup>)**

## 16.2 Key Issues for Water

16.2.1 The following present the key issues relevant to the borough for the water sustainability theme:

- ▶ Rates of water abstraction are currently over and above the capacity of water bodies and aquifers in the area as illustrated by the Arun and Western Streams ALS. New site allocations will require development to be delivered without requiring substantial new amounts of abstraction in the area.

<sup>124</sup> Petersfield Settlement Profile <http://www.easthants.gov.uk/ehdc/planningpolicy/nsf/webpages/Joint+Core+Strategy+Update>

- ▶ The presence of the Source Protection Zones to the north of the town will require the management of surface water runoff for any developments proposed which overlap the area.
- ▶ Whilst most of the town is not within areas at significant risk of fluvial flooding, any allocations considered close to local watercourses (particularly the River Rother and Tilmore Brook will require the potential for flooding to be considered. There are also several wet meadows and areas within the town where flooding due to groundwater runoff may be an issue.
- ▶ An increase in the number of properties and built area of the town could increase surface water run-off, thereby increasing localised flood risk.
- ▶ New secondary legislation under the Flood and Water Management Act 2010 Schedule 3 will introduce a legal requirement for SuDS to be implemented as a pre-requisite to construction.
- ▶ Waste water will need to be effectively managed through the development of the PNP with the capacity of the Petersfield WWTW being carefully considered.

### **16.3 Likely evolution of the baseline**

- 16.3.1 The following bullet points present the likely evolution of the baseline for the water theme without the implementation of the Petersfield Neighbourhood Plan:
- ▶ Abstraction of water is likely to continue to be over sustainable levels, although development in the absence of a plan may put increased pressure on local water infrastructure; and
  - ▶ There is a possibility that development will be undertaken in areas at a higher risk of flooding, with cumulative localised flooding impacts due to run off from new developments also possible.



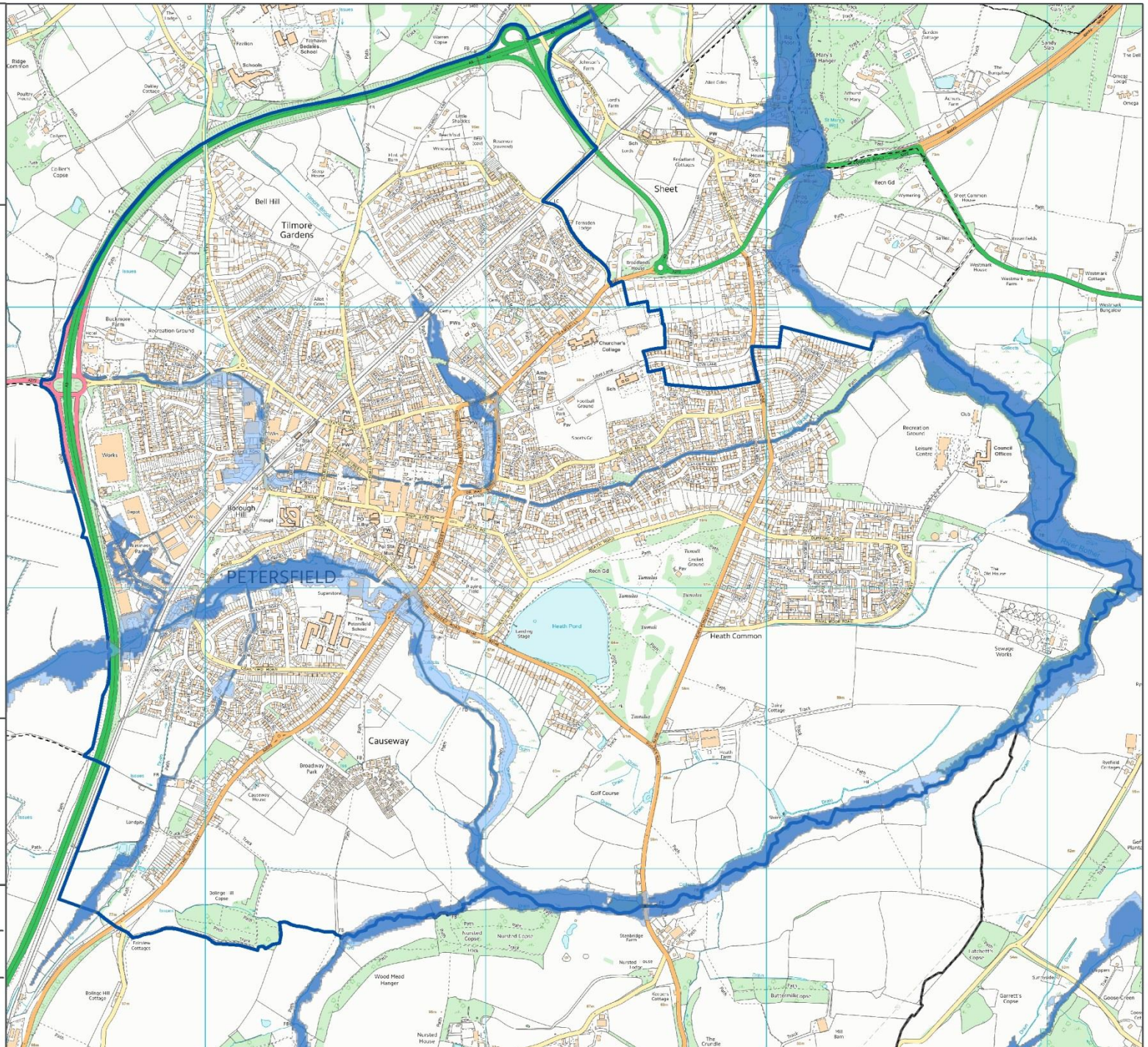
# Flood Risk Zones



**Figure 16.3: Flood Risk Zones in and around Petersfield**  
(Source EHDC from DEFRA)



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## Appendix E: Compatibility Assessment

Please see insert.

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# Petersfield Neighbourhood Plan

## Objectives Compatibility Assessment

## SEA Objectives

SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
------	------	------	------	------	------	------	------	------	-------	-------

No	PNP Objective										
<i>Housing</i>											
HO1	Allocate sufficient development areas to meet the Joint Core Strategy target whilst ensuring an appropriate mix of housing to meet the town's future needs.	✓	✓	✓	✓	✓	?	?	?	?	?
HO2	Provide more affordable housing and more housing for local people.	✓	✓	✓	0	0	0	0	0	0	✓
HO3	Ensure that all new homes are built to appropriate standards.	✓	✓	✓	0	0	0	✓	✓	0	✓
<i>Built Environment</i>											
BEO1	Conserve and enhance the character and quality of the town's built environment and ensure good quality design.	?	0	0	0	✓	✓	?	✓	✓	✓
BEO2	Ensure development is energy efficient, sustainable and adaptable to climate change.	✓	0	0	0	0	✓	✓	✓	✓	✓
<i>Getting Around</i>											
GAO1	Make Petersfield a more pedestrian and cycle friendly place to live.	0	✓	✓	✓	✓	✓	✓	✓	0	✓
GAO2	Improve the town centre spine from the station through to the war memorial, making it more pedestrian friendly, accessible to cyclists and enhancing its overall vitality.	0	✓	✓	✓	✓	✓	✓	✓	0	✓
GAO3	Improve both the management and provision of parking throughout the town.	0	✓	✓	✓	✓	✓	✓	✓	0	✓
GAO4	Encourage sustainable travel including local public transport and street environments that significantly reduce the impact of traffic on the town's community life.	0	✓	✓	✓	✓	✓	✓	✓	0	✓
<i>Community</i>											
CO1	Ensure an adequate provision and mix of community facilities to support the diverse range of users in Petersfield.	✓	✓	✓	✓	✓	?	0	✓	0	✓
CO2	Ensure adequate provision of sport and recreation facilities. To include an adequate provision of built sport facilities and adequate supply of sports pitches and informal recreation areas to meet the needs of local people.	✓	✓	✓	✓	✓	0	0	✓	0	✓
CO3	Meaningful involvement and engagement of the wider community in matters relating to the town's development.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<i>Natural Environment</i>											
NEO1	A green infrastructure network will be provided, developed and enhanced linking the town to the surrounding countryside.	?	✓	✓	✓	✓	✓	✓	✓	✓	0

# Petersfield Neighbourhood Plan

## Objectives Compatibility Assessment

## SEA Objectives

		SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
NEO2	Protect key areas of the town for their landscape, ecological, recreational and historic value.	✓	✓	✓	0	✓	✓	✓	✓	✓	0	0
NEO3	Protect and enhance the landscape.	?	✓	✓	0	✓	✓	✓	✓	✓	✓	0
NEO4	Develop access and enhance links to the surrounding countryside for walking and cycling.	✓	✓	✓	✓	✓	✓	✓	✓	✓	0	✓
NEO5	Encourage and enhance greater biodiversity.	?	✓	✓	0	✓	✓	✓	✓	✓	0	0
NEO6	Reduce flooding risk and enhance waterways.	?	✓	✓	0	✓	✓	✓	✓	✓	✓	0
<b>Business</b>												
BO1	Attract and retain businesses that can provide employment opportunities for local people.	0	✓	✓	✓	0	?	?	0	?	?	?
BO2	Make better use of available land by supporting the intensification of Town Centre industrial sites to transition, where appropriate, to small business and business enterprise facilities.	0	0	✓	✓	0	✓	✓	✓	✓	✓	✓
BO3	Support and encourage small businesses, startups and creative businesses requiring small workshop spaces.	0	0	✓	✓	0	✓	✓	0	0	0	✓
BO4	Improve the quality of the existing business infrastructure provision in Bedford Road and the area of Frenchman's Road adjoining the railway line.	0	0	✓	✓	0	✓	✓	0	0	✓	✓
<b>Retail</b>												
RO1	Create a vibrant Town Centre that is a hub for the local area.	0	0	✓	✓	✓	✓	0	0	0	✓	✓
RO2	Improve the quality and breadth of Petersfield's regular markets.	0	0	✓	✓	✓	✓	0	0	0	✓	✓
<b>Tourism</b>												
TO1	Improve and increase hotel accommodation.	0	0	✓	✓	✓	✓	0	0	0	✓	✓
TO2	Provide a new and expanded tourist hub.	0	0	✓	✓	✓	✓	0	0	0	✓	✓
		SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11

### Key to the High Level Assessment Matrix

✓	Compatible
?	Potentially incompatible
✗	Incompatible
0	No link

## **Appendix F: High Level Assessment of Long List of Sites**

Please see insert.

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# Petersfield Neighbourhood Plan Proposed Site Allocations

## SEA Objectives

		SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
ID	Name											
PNP001	Land west of Upper Tilmore Road	+	0	0	-	0	-	0	0	0	0	-
PNP002	Land at Causeway Farm (Local Plan Reserve Site)	+	0	0	+	0	-	0	-	0	+/-	+
PNP003	Land south of Sussex Road Petersfield	+	0	0	+	0	--	0	0	0	+/-	+
PNP004	115 Sussex Road	+	0	0	+/-	0	-	0	0	0	0	+/-
PNP005	Land South of Russell Way	+	0	0	+/-	0	--	0	0	0	+/-	+/-
PNP006	Land east of Russell Way	+	0	0	+/-	0	--	0	0	0	+/-	+/-
PNP007	Land south east of The Causeway (Local Plan Reserve Site)	+	0	0	+/-	0	-	0	0	0	0	+/-
PNP008	Land at Larcombe Road (Local Plan Reserve Site)	+	0	0	+/-	0	-	0	-	-	0	+/-
PNP009	Land south of Paddock Way	+	-	0	-	0	--	0	-	0	0	-
PNP010	Avenue Pavillion and playing fields	+	--	0	++	0	0	0	0	0	+/-	++
PNP011	The Petersfield School and Playing Fields	+	--	0	+	0	0	0	-	0	0	+
PNP012	Land either side of Borough Hill	+	-	0	++	0	0	0	0	0	0	++
PNP013	BT Central Site	+	0	0	++	0	0	0	0	0	+/-	++
PNP014	Corries Site	+	0	0	++	0	0	0	0	0	0	++
PNP015	Car Park off Frenchmans Road	+	0	0	++	0	0	0	--	0	0	++
PNP016	Land north of Buckmore Farm	+	0	0	-	0	--	0	0	0	+/-	-
PNP017	Herne Junior School	+	--	0	+/-	0	0	0	0	0	0	+/-
PNP018	Land to East of Harrow Lane	+	0	0	-	0	-	0	0	0	0	-

Petersfield Neighbourhood Plan Proposed Site Allocations			SEA Objectives										
			SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
	PNP024	Land south of Durford Road	+	0	0	--	0	+/-	0	0	-	0	--
	PNP025	Land to South of Rival Moor Road	+	0	0	-	0	+/-	0	0	0	+/-	-
	PNP026	Former Police Station of St Peters Road	+	0	0	++	0	0	0	0	0	+/-	++
	PNP027	Causeway Farm, Petersfield (revised submission)	+	0	0	+/-	0	-	0	--	0	+/-	+/-
	PNP029	Land west of Bell Hill Petersfield	+	0	0	-	0	+/-	0	0	0	0	-
	PNP030	Land west of The Causeway Petersfield	+	0	0	-	0	-	0	--	-	+/-	-
	PNP031	Units 1&2 The Domes Durford Road Petersfield	+	0	0	--	0	+/-	0	0	-	0	--
	PNP032	Land South of Sussex Road and Russell Way, Petersfield	+	0	0	+/-	0	--	0	0	0	+/-	+/-
	PNP033	Land south of The Causeway Petersfield	+	0	0	--	0	-	0	0	0	0	--
	PNP034	Land to the rear of The Causeway Petersfield	+	0	0	--	0	-	0	-	0	0	--
	PNP035	Tews Engineering Lavant Street Petersfield	+	0	0	++	0	0	0	+/-	0	+/-	++
	PNP036	Land at Buckmore Stables Bell Hill Petersfield	+	0	0	-	0	--	0	0	0	0	-
	PNP037	Land east of Tilmore Road Petersfield	+	0	0	+/-	0	0	0	0	0	0	+/-
	PNP038	Paris House, Frenchmans Road, Petersfield	+	0	0	++	0	0	0	--	0	+/-	++
	PNP039	Land South of Larcombe Rd & West of the Causeway P	+	0	0	--	0	-	0	-	0	+/-	--
	PNP040	Land to West of Tilmore Road	+	0	0	-	0	-	0	0	0	0	-
PNP041	Land at Buckmore stables, Bell Hill, Petersfield	+	0	0	-	0	-	0	0	0	0	-	
PNP042	Pay and Play Golf Course Sussex Road Petersfield	+	--	0	-	0	--	0	0	0	+/-	-	
PNP043	Land south west of The Causeway, Petersfield	+	0	0	--	0	-	0	--	0	0	--	



Petersfield Neighbourhood Plan Proposed Site Allocations			SEA Objectives										
			SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
PNP044	Land adjacent to Community Centre		+	0	0	+	0	0	0	+/-	-	+/-	+
PNP045	Festival Hall car park		+	-	0	++	0	0	0	0	0	+/-	++
PNP047	Community Centre site		+	0	0	+	0	0	0	0	0	+/-	+
PNP050	Love Lane site including Petersfield Town FC		+	--	0	+/-	0	0	0	0	0	0	+/-
PNP052	Petersfield Infants School		+	0	0	++	0	0	0	0	0	+/-	++
PNP054	Laundry site and car park		+	0	0	++	0	0	0	--	0	0	++
PNP055	Bell Hill Recreation Ground		+	--	0	-	0	+/-	0	0	0	0	-
PNP056	Land east of Bell Hill Ridge		+	0	0	-	0	--	0	0	0	0	-
PNP057	Land Adjacent to Harrier Lane		+	0	0	--	0	-	0	0	0	0	--
PNP058	Land to North of Reservoir Lane		+	0	0	-	0	-	0	0	0	+/-	-
PNP059	Land to North of Reservoir Lane, Area 2		+	0	0	-	0	-	0	0	0	0	-
PNP060	Tilmore Recreation Ground		+	--	0	+/-	0	0	0	--	0	0	+/-
PNP061	Merrits Meadow		+	0	0	+	0	0	0	--	-	+/-	+
PNP062	Allotments to west of Tilmore Road		+	-	0	+	0	0	0	0	0	0	+
PNP063	Borough Road Recreation Ground		+	--	0	+	0	0	0	0	0	0	+
PNP064	Petersfield Heath		+	--	0	+	0	-	0	0	--	--	+
PNP065	Land to South of Heath Farm		+	0	0	-	0	+/-	0	0	0	+/-	-
PNP066	Churchers College Playing Fields		+	--	0	+/-	0	0	0	0	0	0	+/-
PNP069	Land in High St, Dragon St and St Peters Rd		+	0	0	++	0	+/-	0	0	0	-	++

Petersfield Neighbourhood Plan Proposed Site Allocations			SEA Objectives										
			SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
	PNP070	Penns Place (Local Plan Reserve Site)	+	0	0	--	0	+/-	0	0	0	0	--
	PNP071	Unmaintained area adj reserve site	+	0	0	--	0	+/-	0	0	-	0	--
	PNP072	Playing fields - football	+	--	0	--	0	-	0	0	0	0	--
	PNP073	Leisure Centre and Parking	+	--	0	--	0	+/-	0	0	0	0	--
	PNP074	Rugby playing fields	+	--	0	--	0	--	0	0	0	0	--
	PNP075	Rugby first team pitch and clubhouse	+	--	0	--	0	--	0	0	0	0	--
	PNP076	Rugby training area	+	--	0	--	0	--	0	0	0	0	--
	PNP077	Cricket ground	+	--	0	--	0	--	0	0	0	0	--
	PNP078	Penns Place Offices	+	--	0	--	0	+/-	0	0	0	0	--
	PNP079	Churchers College Playing Fields, Penns Place	+	0	0	--	0	+/-	0	0	0	0	--
	PNP080	Land adjacent to railway line off Borough Road	+	0	0	+	0	0	0	0	-	0	+
	PNP081	HCC Depot off Paddock Way	+	0	0	-	0	+/-	0	0	0	0	-
				SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10
Key to the High Level Assessment Matrix													
++	Likely strong positive effect												
+	Likely positive effect												
0	Neutral/no effect												
-	Likely adverse effect												
--	Likely strong adverse effect												
+/-	Uncertain effects												

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 well-being of the population and reduce inequalities in health and well-being.
- 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 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

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## Appendix G: Detailed Assessment Matrices

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# DETAILED ASSESSMENT MATRIX

Overall Housing Allocation: 700 dwellings (to meet JCS requirement)  
- to be developed on final proposed residential site allocations

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	The allocation will meet the JCS housing requirement, and proposals will need to comply with policies HP2, HP3 and HP5 regarding the mix of market housing, size and quality of housing, affordable housing needs and the needs of an ageing population. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The PNP does not make allocations for healthcare facilities (other than the CCRC at H8). However, policies CP4 and NEP7 seek to prevent the loss of a sport, recreation, play or greenspace facilities. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	The housing allocation does not directly relate to the provision of jobs, employment premises or education services, however, 700 new dwellings is likely to increase the need for these services. Negligible negative effects predicted.	-	-	-	Ongoing	Operation	Local	Low	Low	Negligible	Negative	Yes	The PNP's Business policies provide for new employment floorspace to meet the requirements of the JCS, while county level policies and strategies will meet demand for educational facilities.
	4	To improve accessibility to all services and facilities	The housing allocation does not directly relate to accessibility to services and facilities, however, the proposed new homes will support the vitality and viability of the town, albeit that some residential allocations are in out of town locations.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the housing allocation is not directly related to community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Site allocations to meet the housing requirement could adversely affect both views to the South Downs from Petersfield, and views of the town from within the National Park. The potential for landscape impacts has been a central consideration throughout preparation of the Plan and its SA, but nevertheless nine greenfield sites on the edge of the town are proposed for residential or employment development. This has been necessary to achieve the ambitious targets of at least 700 dwellings and 3ha of employment land required by the JCS. The site appraisal and selection process has been informed by a range of landscape character studies and capacity assessments with the intention of allocating the least sensitive sites and those with most capacity for change. However, there will inevitably be changes to the character of the landscape as a result of these developments, both individually and in combination. In the main, soil qualities are noted as Grade 4 (of lower agricultural value), but some sites include areas noted as Grade 3, parts of which may be considered Best and Most Versatile agricultural land.	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	Although it should be possible to reduce negative effects via high quality designs which respond to landscape constraints and use an appropriate selection of materials, developments will need to be supported by Landscape and Visual Impact Assessments and suitable mitigation such as structural landscaping.  Recommendations are made to include small community orchards or allotments to maintain some productive value from sites with better soil quality, for the benefit of future residents.



## DETAILED ASSESSMENT MATRIX

Overall Housing Allocation: 700 dwellings (to meet JCS requirement)  
- to be developed on final proposed residential site allocations

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Individually none of the site allocations are expected to significantly increase carbon emissions, however when taken as a whole, the development ambitions set out in the PNP (and as required by the JCS) will inevitably raise the carbon footprint of the town. This will be the result of a combination of factors including embodied carbon and carbon expended during construction, energy used in operational heating, power and industrial process, increased traffic movements, and a general rise in economic activity.	-	-	-	Ongoing	Construction & Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Residential sites will need to provide dwellings in accordance with CP24 and BEP6 on sustainability and national targets for zero carbon buildings. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The spatial strategy of the plan generally promotes vulnerable (i.e. residential) development in areas of low flood risk, although it is noted that small sections of a number of residential allocations are within Flood Zone 2 or 3.	-	-	-	Ongoing	Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Residential uses should be located outside of areas of elevated flood risk. Development should incorporate SuDS to prevent increase in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The PNP aims for an intensification of uses within the urban area to maximise efficient use of available land, with the benefit of reducing greenfield development and helping to preserve semi-natural habitats. However, the scale of housing to be delivered has resulted in eight residential allocations on undeveloped sites at the edge of the town. The resulting loss of habitats such as rough grassland, scrub, woodland, trees and hedgerows raises the possibility of impacts to protected species, including amphibians, badger, bats, birds and reptiles.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Residential site layout and design should seek to avoid impacts to habitats and species, or mitigate impacts via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	Many of the sites proposed for allocation are within the Conservation Area, or close to listed buildings, and each of these will need to be carefully designed to respond to the setting of historical features. Actions may also need to be taken to prevent impacts during construction and to record or preserve historical remains for the enjoyment of future generations.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via high quality designs which respond to the setting of historical features. Heritage Statements should be prepared where appropriate and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	Many of the sites proposed for allocation are in relatively accessible locations, helping to reduce the need to travel. However, the scale of housing to be delivered has resulted in eight residential allocations at the edge of the town which is likely to increase reliance on car transport for the occupants of these developments.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key			
The 'Duration' column is noted as:	Major negative effect	--	<div>Scale of significance is illustrated as:</div> <div>Severe</div> <div>Major</div> <div>Moderate</div> <div>Minor</div> <div>Negligible</div>
	Negative effect	-	
	Positive effect	+	
	Major positive effect	++	
	Mixed effects	+/-	
	Neutral effect		
			<div>Negative</div> <div>Positive</div> <div>Optimal</div> <div>Major</div> <div>Moderate</div> <div>Minor</div> <div>Negligible</div>

# DETAILED ASSESSMENT MATRIX

Overall Housing Allocation: 768 dwellings (to exceed JCS requirement by around 10%)  
- to be developed on final proposed residential site allocations, at slightly higher densities

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	The allocation will exceed the JCS housing requirement, thereby increasing the overall housing supply and better providing for affordable housing needs (HP5) within the town. Proposals will need to comply with the requirements of policies HP2 and HP3 regarding the mix of market housing, size and quality of housing, and the needs of an ageing population. Moderate positive effects are predicted over the long term.	++	++	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The PNP does not make allocations for healthcare facilities (other than the CCRC at H8). However, policies CP4 and NEP7 seek to prevent the loss of a sport, recreation, play or greenspace facilities. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	The housing allocation does not directly relate to the provision of jobs, employment premises or education services, however, 768 new dwellings is likely to increase the need for these services. Negligible negative effects predicted.	-	-	-	Ongoing	Operation	Local	Low	Low	Negligible	Negative	Yes	The PNP's Business policies provide for new employment floorspace to meet the requirements of the JCS, while county level policies and strategies will meet demand for educational facilities.
	4	To improve accessibility to all services and facilities	The housing allocation does not directly relate to accessibility to services and facilities, however, the proposed new homes will support the vitality and viability of the town, albeit that some residential allocations are in out of town locations.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the housing allocation is not directly related to community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Site allocations to meet the housing requirement could adversely affect both views to the South Downs from Petersfield, and views of the town from within the National Park. The potential for landscape impacts has been a central consideration throughout preparation of the Plan and its SA, but nevertheless nine greenfield sites on the edge of the town are proposed for residential or employment development. This has been necessary to exceed the ambitious targets of at least 700 dwellings and 3ha of employment land required by the JCS. The site appraisal and selection process has been informed by a range of landscape character studies and capacity assessments with the intention of allocating the least sensitive sites and those with most capacity for change. However, there will inevitably be changes to the character of the landscape as a result of these developments, both individually and in combination. In the main, soil qualities are noted as Grade 4 (of lower agricultural value), but some sites include areas noted as Grade 3, parts of which may be considered Best and Most Versatile agricultural land.	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	Although it should be possible to reduce negative effects via high quality designs which respond to landscape constraints and use an appropriate selection of materials, developments will need to be supported by Landscape and Visual Impact Assessments and suitable mitigation such as structural landscaping.  Recommendations are made to include small community orchards or allotments to maintain some productive value from sites with better soil quality, for the benefit of future residents.

# DETAILED ASSESSMENT MATRIX

Overall Housing Allocation: 768 dwellings (to exceed JCS requirement by around 10%)  
- to be developed on final proposed residential site allocations, at slightly higher densities

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Individually none of the site allocations are expected to significantly increase carbon emissions, however when taken as a whole, the development ambitions set out in the PNP to exceed the JCS requirement will inevitably raise the carbon footprint of the town. This will be the result of a combination of factors including embodied carbon and carbon expended during construction, energy used in operational heating, power and industrial process, increased traffic movements, and a general rise in economic activity.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Residential sites will need to provide dwellings in accordance with CP24 and BEP6 on sustainability and national targets for zero carbon buildings. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The spatial strategy of the plan generally promotes vulnerable (i.e. residential) development in areas of low flood risk, although it is noted that small sections of a number of residential allocations are within Flood Zone 2 or 3.	-	-	-	Ongoing	Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Residential uses should be located outside of areas of elevated flood risk. Development should incorporate SuDS to prevent increase in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The PNP aims for an intensification of uses within the urban area to maximise efficient use of available land, with the benefit of reducing greenfield development and helping to preserve semi-natural habitats. However, the scale of housing to be delivered has resulted in eight residential allocations on undeveloped sites at the edge of the town. The resulting loss of habitats such as rough grassland, scrub, woodland, trees and hedgerows raises the possibility of impacts to protected species, including amphibians, badger, bats, birds and reptiles.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Residential site layout and design should seek to avoid impacts to habitats and species, or mitigate impacts via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	Many of the sites proposed for allocation are within the Conservation Area, or close to listed buildings, and each of these will need to be carefully designed to respond to the setting of historical features. Actions may also need to be taken to prevent impacts during construction and to record or preserve historical remains for the enjoyment of future generations.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via high quality designs which respond to the setting of historical features. Heritage Statements should be prepared where appropriate and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	Many of the sites proposed for allocation are in relatively accessible locations, helping to reduce the need to travel. However, the scale of housing to be delivered has resulted in eight residential allocations at the edge of the town which is likely to increase reliance on car transport for the occupants of these developments.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key					
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Negative	Positive
	Negative effect	-		Severe	Optimal
	Positive effect	+		Major	Major
	Major positive effect	++		Moderate	Moderate
	Mixed effects	+/-		Minor	Minor
	Neutral effect			Negligible	Negligible

# DETAILED ASSESSMENT MATRIX

Overall Housing Allocation: 2,000 dwellings (to significantly exceed JCS requirement, based on a mid-range annual projection of affordable housing need of c.53dpa at 40% of overall delivery)  
- to be developed on final proposed residential site allocations at higher densities, plus additional housing land at Penn's Place, Causeway Farm and Land east of Bell Hill

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	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	The allocation will significantly exceed the JCS housing requirement, thereby substantially increasing the overall housing supply for the town and its hinterland, and making a major contribution to meeting affordable housing needs (HP5). Proposals will need to comply with the requirements of policies HP2 and HP3 regarding the mix of market housing, size and quality of housing, and the needs of an ageing population. Major positive effects are predicted over the long term.	++	++	++	Ongoing	Operation	Sub-Regional	High	Medium	Major	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The PNP does not make allocations for healthcare facilities (other than the CCRC at H8). However, policies CP4 and NEP7 seek to prevent the loss of a sport, recreation, play or greenspace facilities. Additional housing land at Penn's Place, Causeway Farm and Bell Hill would result in a loss of playing pitches and semi-natural greenspace, although this would need to be offset under the requirements of CP4 and NEP7. Mixed effects are predicted over the long term.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	The housing allocation does not directly relate to the provision of jobs, employment premises or education services, however, 2,000 new dwellings is likely to place significant additional pressure on these services. Moderate negative effects predicted.	--	--	--	Ongoing	Operation	Local	High	Low	Moderate	Negative	Yes	The PNP's Business policies provide for new employment floorspace to meet the requirements of the JCS, however, additional requirements over and above this may be needed to prevent a significant increase in already high levels of out-commuting. The substantially higher housing figure may necessitate significant expansion of local schools and educational facilities.
	4	To improve accessibility to all services and facilities	Mixed effects predicted - the significantly higher housing figure could help support the vitality and viability of the town, but could also increase congestion particularly regarding edge of centre residential allocations.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the housing allocation is not directly related to community, cultural or sustainable tourism elements.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

Overall Housing Allocation: 2,000 dwellings (to significantly exceed JCS requirement, based on a mid-range annual projection of affordable housing need of c.53dpa at 40% of overall delivery)  
- to be developed on final proposed residential site allocations at higher densities, plus additional housing land at Penn's Place, Causeway Farm and Land east of Bell Hill

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Site allocations and increased densities to achieve a significantly higher housing figure could adversely affect both views to the South Downs from Petersfield, especially the key view from Sussex Road through land at Causeway Farm, and views of the town from within the National Park. Additional/expanded housing sites at Penn's Field are noted to have Medium capacity for new development, but Causeway Farm and Bell Hill have Negligible/Low landscape capacity. The potential for landscape impacts has been a central consideration throughout preparation of the Plan and its SA, but a higher housing target will inevitably increase pressure for development in sensitive locations, leading to changes to the character of the landscape as a result of these developments, both individually and in combination. In the main, soil qualities are noted as Grade 4 (of lower agricultural value), but some sites include areas noted as Grade 3 - including part of Land at Bell Hill - parts of which may be considered Best and Most Versatile agricultural land.	-	--	-	Ongoing	Construction & Operation	National	Medium	Medium	Major	Negative	Yes	Although it should be possible to reduce negative effects via high quality designs which respond to landscape constraints and use an appropriate selection of materials, developments will need to be supported by Landscape and Visual Impact Assessments and suitable mitigation such as structural landscaping.  Recommendations are made to include small community orchards or allotments to maintain some productive value from sites with better soil quality, for the benefit of future residents.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Individually none of the site allocations are expected to significantly increase carbon emissions, however when taken as a whole, the significantly higher housing target will inevitably raise the carbon footprint of the town. This will be the result of a combination of factors including embodied carbon and carbon expended during construction, energy used in operational heating, power and industrial process, increased traffic movements, and a general rise in economic activity.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Residential sites will need to provide dwellings in accordance with CP24 and BEP6 on sustainability and national targets for zero carbon buildings. Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The spatial strategy of the plan generally promotes vulnerable (i.e. residential) development in areas of low flood risk, although it is noted that small sections of a number of residential allocations are within Flood Zone 2 or 3. The north-east fringe of Causeway Farm is within FZ2/3 which, given that the site would be expanded to accommodate the higher housing figure, could result in a risk of flooding both now and in future years.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Residential uses should be located outside of areas of elevated flood risk. Development should incorporate SuDS to prevent increase in surface water flood risk.

# DETAILED ASSESSMENT MATRIX

Overall Housing Allocation: 2,000 dwellings (to significantly exceed JCS requirement, based on a mid-range annual projection of affordable housing need of c.53dpa at 40% of overall delivery)  
- to be developed on final proposed residential site allocations at higher densities, plus additional housing land at Penn's Place, Causeway Farm and Land east of Bell Hill

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The PNP aims for an intensification of uses within the urban area to maximise efficient use of available land, with the benefit of reducing greenfield development and helping to preserve semi-natural habitats. However, the substantially increased scale of housing to be delivered has resulted in ten residential allocations on undeveloped sites at the edge of the town. The resulting loss of habitats such as rough grassland, scrub, woodland, trees and hedgerows raises the possibility of impacts to protected species, including amphibians, badger, bats, birds and reptiles.	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Residential site layout and design should seek to avoid impacts to habitats and species, or mitigate impacts via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	Many of the sites proposed for allocation are within the Conservation Area, or close to listed buildings, and each of these will need to be carefully designed to respond to the setting of historical features. Actions may also need to be taken to prevent impacts during construction and to record or preserve historical remains for the enjoyment of future generations.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via high quality designs which respond to the setting of historical features. Heritage Statements should be prepared where appropriate and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	Many of the sites proposed for allocation are in relatively accessible locations, helping to reduce the need to travel. The substantially increased scale of housing to be delivered has resulted in ten residential allocations at the edge of the town which is likely to increase reliance on car transport for the occupants of these developments.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key					
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative
	Negative effect	-		Major	Positive
	Positive effect	+		Moderate	Optimal
	Major positive effect	++		Minor	Major
	Mixed effects	+/-		Negligible	Moderate
	Neutral effect				Minor
					Negligible

# DETAILED ASSESSMENT MATRIX

H1 (ID PNP087) - Land at Causeway Farm (Reduced Area): 5.68ha site yielding 159 dwellings.

Design Principles & Delivery Considerations:

- Protect views from Sussex Road to the South Downs, ensuring any new development is accommodated on the western part of the site.
- Protect the river corridor and direct development to flood zone 1 areas.
- Establish a well-connected internal street environment with new public rights of way. The existing footpath should be retained although may need to be slightly re-aligned.
- Contain semi-formal green spaces which help to bridge the gap between residential development and the landscape beyond.
- Traffic implications must be carefully considered. Highly desirable to incorporate multiple points of access from the B2070 and possibly Sussex Road.
- The setting of the existing grade II listed barn at Causeway Farm dairy should be respected.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water.
- Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design; site likely to yield 40% affordable units. Moderate positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal has no formal health or sports provision, but reduced development area will preserve countryside to west and includes semi-formal greenspaces. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible		Yes	Landscaping proposals could include exercise facilities such as a fitness trail or 'outdoor gym' equipment.
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements (although it is close to the town centre and schools).									Neutral		Yes	Proposal could include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The site is within 10mins walking distance from the town centre, with good accessibility to services, but is unlikely to yield a mix of uses. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	The existing PROW will be retained with new routes provided. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland Vales and Petersfield Area 4 of <b>negligible/low landscape capacity</b> . Original (larger) site assessed by NPA as <b>Medium/High sensitivity</b> : "Key characteristics of the landscape are vulnerable to change. There may be limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating development" to avoid impacts on views from Hangers Way and wider PROW network. However, the reduced area is restricted to land immediately adjacent to the current built envelope, which lessens the magnitude of impacts. Moderate negative effects are predicted nevertheless. Site is ALC Grade 4 (of lower agricultural value).	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Structural landscaping may be required and should aim for consistency with landscape character, incorporating field corner woodlands, hedge gapping-up and an 'urban forestry' approach. Scope to improve the currently poor quality settlement edge in this location should be explored in tandem with H5 (PNP007). Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.



## DETAILED ASSESSMENT MATRIX

H1 (ID PNP087) - Land at Causeway Farm (Reduced Area): 5.68ha site yielding 159 dwellings.

- Protect views from Sussex Road to the South Downs, ensuring any new development is accommodated on the western part of the site.

- Protect the river corridor and direct development to flood zone 1 areas.
- Establish a well-connected internal street environment with new public rights of way. The existing footpath should be retained although may need to be slightly re-aligned.
- Contain semi-formal green spaces which help to bridge the gap between residential development and the landscape beyond.
- Traffic implications must be carefully considered. Highly desirable to incorporate multiple points of access from the B2070 and possibly Sussex Road.
- The setting of the existing grade II listed barn at Causeway Farm dairy should be respected.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water.
- Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	North-east fringe of site is within FZ2/3, resulting in a risk of flooding both now and in future years, although design framework seeks to prevent building in the flood zone. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Residential uses should be located outside of areas of elevated flood risk. Development should incorporate SuDS to prevent increase in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture, with mature hedgerows towards the boundaries and across the site, with an area of rough grassland to the south-west corner. Loss of habitats could lead to impacts on protected species (e.g. amphibians, badger, bats, birds, dormouse, otter, reptiles, water vole). Minor negative effects are predicted over the long term. Site is adjacent to Cridell Stream which may be subject to negative effects from surface water run-off.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site effectively surrounds the Grade II listed Barn at Causeway Farm, and is c.35m from the Conservation Area. The setting of both these features could be negatively affected. Buried historical features may also be present. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	Negligible positive effect predicted - the proposal has no sustainable transport elements but is in a relatively accessible location, helping to reduce the need to travel.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	The existing PROW will be retained with new routes provided. Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

H2 (ID PNP083) - Land north of Buckmore Farm and West of Bell Hill (Residential): 3.59ha site yielding 101 dwellings. This is a combination of previous sites PNP029 and PNP016 (part).

Design Principles & Delivery Considerations:

- Site H2 is Reserved for self or custom build homes only (See Housing Policy HP7).
- Connect Bell Hill Recreation Ground to the new green space next to the A3, increasing community green space and creating a new green corridor into the town.
- Protection of existing trees and hedges is to be a priority with access to be located where impact to existing landscape features is minimised. This is to reduce visual impact in views from the south/west and protect the visual amenity of the proposed/existing open space. Retain the existing field pattern and mature hedgerows with development respecting these boundaries.
- Provide a connection to Winchester Road via the new employment site to the south.
- Connect the site to existing footpaths, particularly towards the north of the A3.
- The design of roads to include shared surface and other traffic calming measures to prevent access roads being used as short cuts.
- Roads and public realm rather than private gardens are to address the existing trees in order to reduce future pressure to fell.
- Development is to have a positive relationship to the open space with active frontage onto the public realm providing natural surveillance.
- The location and orientation of residential development should make the most efficient use of the land whilst minimising impact is views from the National Park.
- Residential development should reduce in density, scale of blocks and height from south to north.
- Residential development is to be respectful of existing residential amenities to the east of the site.
- Residential development should provide a mixture of unit typologies including flats, semi-detached and terraced houses and detached houses.
- Noise pollution from the A3.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design; site likely to yield 40% affordable units. Moderate positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements (although it is adjacent to existing and proposed areas of open space).									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		Yes	Proposal could include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The site is within 15-20mins walking distance from the town centre, with poor accessibility to services, and is unlikely to yield a mix of uses (although it is adjacent to existing and proposed employment areas). Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 1 (of negligible/low landscape capacity). Assessed by NPA as: "The eastern fields are less sensitive although views to higher ground are possible..." "The Bell Hill (eastern) section was assessed as: "Medium sensitivity with sloping topography which elevates the site. Its steep slope backs onto the settlement edge... and the higher area to north has intervisibility with Butser Hill..." Moderate negative effects are predicted. Site is part ALC Grade 4 (of lower agricultural value), part 'Urban'.	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Existing structural framework of hedgerow/mature trees should be adequately conserved, with gapping-up of hedgerows where appropriate. Will benefit from improved green infrastructure connections via the new public green corridor to Bell Hill Recreation Ground. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

# DETAILED ASSESSMENT MATRIX

H2 (ID PNP083) - Land north of Buckmore Farm and West of Bell Hill (Residential): 3.59ha site yielding 101 dwellings. This is a combination of previous sites PNP029 and PNP016 (part).

Design Principles & Delivery Considerations:

- Site H2 is Reserved for self or custom build homes only (See Housing Policy HP7).
- Connect Bell Hill Recreation Ground to the new green space next to the A3, increasing community green space and creating a new green corridor into the town.
- Protection of existing trees and hedges is to be a priority with access to be located where impact to existing landscape features is minimised. This is to reduce visual impact in views from the south/west and protect the visual amenity of the proposed/existing open space. Retain the existing field pattern and mature hedgerows with development respecting these boundaries.
- Provide a connection to Winchester Road via the new employment site to the south.
- Connect the site to existing footpaths, particularly towards the north of the A3.
- The design of roads to include shared surface and other traffic calming measures to prevent access roads being used as short cuts.
- Roads and public realm rather than private gardens are to address the existing trees in order to reduce future pressure to fell.
- Development is to have a positive relationship to the open space with active frontage onto the public realm providing natural surveillance.
- The location and orientation of residential development should make the most efficient use of the land whilst minimising impact is views from the National Park.
- Residential development should reduce in density, scale of blocks and height from south to north.
- Residential development is to be respectful of existing residential amenities to the east of the site.
- Residential development should provide a mixture of unit typologies including flats, semi-detached and terraced houses and detached houses.
- Noise pollution from the A3.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.200m to the south; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture, with a substantial wooded belt across the centre and mature hedgerows/woodland towards the boundaries. Loss of habitats could lead to impacts on protected species (e.g. badger, bats, birds, dormouse, reptiles). Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The setting of Grade II listed Buckmore Farm Barn (c.130m south) is unlikely to be significantly affected.									Neutral		No	
	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	Minor negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility, increasing the need to travel by car.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key					
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative
	Negative effect	-		Major	Positive
	Positive effect	+		Moderate	Optimal
	Major positive effect	++		Minor	Major
	Mixed effects	+/-		Negligible	Moderate
	Neutral effect				Minor
					Negligible

# DETAILED ASSESSMENT MATRIX

H3 (ID PNP070) - Penns Field (Local Plan Reserve Site): 3.70ha site yielding 89 dwellings.

Design Principles & Delivery Considerations:

- Improve the view from the South Downs into Petersfield by providing well designed frontages which address the landscape.
- In the northern part of the site there is an established belt of trees which acts as a buffer between the existing homes and new development.
- In the southern part of the site the development has been laid out so that new gardens will back onto existing gardens on either side of the mature hedge line.
- Maintain the mature trees and existing field lines to reduce potential visual impact.
- SDNPA and Highways Authority to determine appropriate access arrangements
- A landscape buffer will need to be maintained between development and the River Rother corridor.
- Provide improved pedestrian access to Tilmore Brook with appropriate ecological mitigation measures.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design: site likely to yield 40% affordable units. Moderate positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal has no formal health or sports provision, but includes semi-formal greenspaces and is adjacent to further areas of open space, the leisure centre, and the proposed sports hub. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible		Yes	Landscaping proposals could include exercise facilities such as a fitness trail or 'outdoor gym' equipment.
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		Yes	Proposal could include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The site is over 20mins walking distance from the town centre, with poor accessibility to services (except for sports/leisure), and is unlikely to yield a mix of uses. Moderate negative effects are predicted over the long term.	-	--	--	Ongoing	Operation	Local	High	Medium	Moderate	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA M1 North Rother Valley Sandy Arable Farmland and Petersfield Area 2 of <b>medium landscape capacity</b> . Assessed by NPA as <b>Medium sensitivity</b> : "Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb development, it is likely to cause a degree of change in character..." Minor negative effects are predicted. Site is part ALC Grade 4 (of lower agricultural value), part 'Urban'.	-	--	-	Ongoing	Construction & Operation	National	Negligible	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Tilmore Brook LNR/SINC is a key landscape features, and design should seek to maximise riparian habitat enhancement via coordinated approach to SuDS/GI, while maintaining provision for viable and attractive connections to the disused railway and LNR/SINC. Views to the greensand ridge to the north should be structured and retained via enhanced boundary hedgerows and their incorporation into a GI approach to design. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.

# DETAILED ASSESSMENT MATRIX

H3 (ID PNP070) - Penns Field (Local Plan Reserve Site): 3.70ha site yielding 89 dwellings.

Design Principles & Delivery Considerations:

- Improve the view from the South Downs into Petersfield by providing well designed frontages which address the landscape.
- In the northern part of the site there is an established belt of trees which acts as a buffer between the existing homes and new development.
- In the southern part of the site the development has been laid out so that new gardens will back onto existing gardens on either side of the mature hedge line.
- Maintain the mature trees and existing field lines to reduce potential visual impact.
- SDNPA and Highways Authority to determine appropriate access arrangements
- A landscape buffer will need to be maintained between development and the River Rother corridor.
- Provide improved pedestrian access to Tilmore Brook with appropriate ecological mitigation measures.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Northern fringe of site is adjacent to FZ2/3. No significant effects are predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increase in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture, with mature hedgerows/woodland towards the boundaries. It is adjacent to Tilmore Brook Wood SINC and Rotherlands LNR which may be subject to increased recreational pressure. Loss of habitats could lead to impacts on protected species (e.g. amphibians, badger, bats, birds, crayfish, dormouse, otter, reptiles, water vole). Minor negative effects are predicted over the long term. Site is adjacent to Tilmore Brook which may be subject to negative effects from surface water run-off.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby. No significant effect predicted.									Neutral		No	
	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	Minor negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility (despite its adjacency to an existing cycleway), increasing the need to travel by car.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

H4 (ID PNP089) - Land South of Larcombe Road (Reduced Area): 2.54ha site yielding 71 dwellings. The site is adjacent to the north of H7 (PNP030).

Design Principles & Delivery Considerations (shared with H7):

- Have a well-connected internal street environment with multiple connections to the Causeway and into the existing neighbourhood at Test Close and Larcombe Road.
- Provide frontage to the playing fields and landscape beyond.
- Enable pedestrian access through the development and to the landscape beyond.
- The design of roads to include shared surface, planting and other traffic calming measures should help to prevent access roads being used as short cuts.
- Protect and enhance Standbridge Stream as part of the development.
- The development should contribute to improving the existing play and sports facilities at Paddock Way.
- Traffic implications must be carefully considered
- The setting of the listed building at 211 Causeway Road should be respected
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design: site likely to yield 40% affordable units. Moderate positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal has no health, sports or recreation provision, but is close to play and sports facilities at Paddock Way. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible		Yes	Landscaping proposals could include exercise facilities such as a fitness trail or 'outdoor gym' equipment.
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		Yes	Proposal could include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The site is within 15-20mins walking distance from the town centre, with poor accessibility to services, and is unlikely to yield a mix of uses. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 4 (of <b>negligible/low landscape capacity</b> ). Assessed by NPA as <b>Medium sensitivity</b> . "Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb development, it is likely to cause a degree of change in character..." Moderate negative effects are predicted. Site is ALC Grade 3 and may be Best and Most Versatile agricultural land.	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. The stream running through the site is a key landscape features, and design should seek to maximise riparian habitat enhancement via coordinated approach to SuDS/GI. Limited building heights may be necessary to prevent impacts on views from Butser Hill, particularly on the upper slopes. Existing structural framework of hedgerow/mature trees should be retained and enhanced. Would benefit from improved green infrastructure connections. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).

# DETAILED ASSESSMENT MATRIX

H4 (ID PNP089) - Land South of Larcombe Road (Reduced Area): 2.54ha site yielding 71 dwellings. The site is adjacent to the north of H7 (PNP030).

Design Principles & Delivery Considerations (shared with H7):

- Have a well-connected internal street environment with multiple connections to the Causeway and into the existing neighbourhood at Test Close and Larcombe Road.
- Provide frontage to the playing fields and landscape beyond.
- Enable pedestrian access through the development and to the landscape beyond.
- The design of roads to include shared surface, planting and other traffic calming measures should help to prevent access roads being used as short cuts.
- Protect and enhance Standbridge Stream as part of the development.
- The development should contribute to improving the existing play and sports facilities at Paddock Way.
- Traffic implications must be carefully considered
- The setting of the listed building at 211 Causeway Road should be respected
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Flood Zone 2 and 3 pass through a narrow central section of the site, resulting in a risk of flooding both now and in future years. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Residential uses should be located outside of areas of elevated flood risk. Development should incorporate SuDS to prevent increase in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of rough grassland, with a substantial wooded belt across the centre and mature hedgerows/woodland towards the boundaries. Loss of habitats could lead to impacts on protected species (e.g. amphibians, badger, bats, birds, dormouse, otter, reptiles, water vole). Minor negative effects are predicted over the long term. Site is adjacent to a stream which may be subject to negative effects from surface water run-off.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, the nearest being the Grade II listed Causeway Farmhouse c.165m east. No significant effect predicted.									Neutral		No	
	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	Minor negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility, increasing the need to travel by car.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible



# DETAILED ASSESSMENT MATRIX

H5 (ID PNP007) - Land south east of The Causeway (Local Plan Reserve Site): 3.07ha site yielding 71 dwellings.

Design Principles & Delivery Considerations:

- The development has already been granted planning permission and this drawing reflects the consented scheme.
- Provide access from the roundabout on the B2070.
- Define a well-connected internal street environment with a block structure that addresses new streets.
- Provide frontage to the landscape beyond.
- Contain formalised green public spaces to help break up the tight block structure and provide amenity space.
- Provide new footpath connections linking existing public rights of way.
- Consider opportunities to improve permeability and connections.
- The setting of the grade II listed Causeway Farmhouse should be respected
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design: site likely to yield 40% affordable units. Moderate positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal has no formal health or sports provision, but includes semi-formal greenspaces. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible		Yes	Landscaping proposals could include exercise facilities such as a fitness trail or 'outdoor gym' equipment.
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements (although it is within 500m of the Petersfield School).									Neutral		Yes	Proposal could include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The site is within 15-20mins walking distance from the town centre, with poor accessibility to services, and is unlikely to yield a mix of uses. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 4 (of <b>negligible/low landscape capacity</b> ). Assessed by NPA as <b>Medium sensitivity</b> : "Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb development, it is likely to cause a degree of change in character... Although existing boundary features offer screening, views from the Hangars Way to the south are possible in the near distance." Moderate negative effects are predicted. Site is part ALC Grade 4 (of lower agricultural value), part 'Urban'.	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Existing structural framework of hedgerow/mature trees should be retained and enhanced to form the backbone of a GI approach to design. Scope to improve the currently poor quality settlement edge in this location should be explored in tandem with H1 (PNP087). Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.215m to the north-west: no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.

# DETAILED ASSESSMENT MATRIX

H5 (ID PNP007) - Land south east of The Causeway (Local Plan Reserve Site): 3.07ha site yielding 71 dwellings.

Design Principles & Delivery Considerations:

- The development has already been granted planning permission and this drawing reflects the consented scheme.
- Provide access from the roundabout on the B2070.
- Define a well-connected internal street environment with a block structure that addresses new streets.
- Provide frontage to the landscape beyond.
- Contain formalised green public spaces to help break up the tight block structure and provide amenity space.
- Provide new footpath connections linking existing public rights of way.
- Consider opportunities to improve permeability and connections.
- The setting of the grade II listed Causeway Farmhouse should be respected
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture, with mature hedgerows towards the boundaries. Loss of habitats could lead to impacts on protected species (e.g. amphibians, badger, bats, birds, dormouse, reptiles). Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is c.50m north-east of the Grade II listed Causeway Farmhouse, the setting of which could be negatively affected. Buried historical features may also be present. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	Minor negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility, increasing the need to travel by car.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key					
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative
	Negative effect	-		Major	Positive
	Positive effect	+		Moderate	Optimal
	Major positive effect	++		Minor	Major
	Mixed effects	+/-		Negligible	Moderate
	Neutral effect				Minor
					Negligible

# DETAILED ASSESSMENT MATRIX

H6 (ID n/a) - Town Centre Redevelopment Opportunities (Residential): yielding 62 dwellings.

Residential only sites: Infant School south (after relocation to Herne Junior School); Corner of Hylton Rd & Dragon St.

Mixed use sites: Royal Mail Sorting Office; BT Exchange; West and south of Festival Hall; South of Station Rd.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Sites will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design; a range of affordable yields would be achieved. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No specific educational uses are proposed, but the allocation allows for relocation of the infant school to facilitate expansion. A number sites would be mixed use, providing both residential and employment uses. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	4	To improve accessibility to all services and facilities	A number sites would be mixed use to provide for a range of residential, employment, community and leisure uses. Overall the proposal enhance the town centre's vitality and make good use of available land. Moderate positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	Redevelopment of the Infant School, Hylton Road and Festival Hall areas would promote access to community, cultural, leisure and tourist facilities in central, sustainable locations. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	The sites are previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and town centre uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	The sites will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The area around Hylton Road, Dragon Street and the Tesco overflow is within FZ2, but all other town centre sites are not subject to flood risk. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Preferably these areas should be considered for alternative uses, unless it can be shown that less vulnerable uses can be accommodated at ground floor level while still providing safe means of escape from upper floors. Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The sites are previously developed and generally hold very little semi-natural habitat apart from occasional mature trees. No significant effects predicted. Sites adjacent to water courses (e.g. Tilmore Brook) will need to prevent negative effects from surface water run-off.									Neutral		Yes	Development should incorporate SuDS, if suitable, to prevent impacts on water quality.

# DETAILED ASSESSMENT MATRIX

H6 (ID n/a) - Town Centre Redevelopment Opportunities (Residential): yielding 62 dwellings.

Residential only sites: Infant School south (after relocation to Herne Junior School); Corner of Hylton Rd & Dragon St.

Mixed use sites: Royal Mail Sorting Office; BT Exchange; West and south of Festival Hall; South of Station Rd.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The sites are largely within or very close to the Conservation Area and several listed buildings. The setting of these features could be negatively affected as a result of redevelopment, depending on its design.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features. Heritage Statements should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	The sites are in a central location, and would fit well with the range of mixed uses in the local area. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

H7 (ID PNP030) - Land west of The Causeway Petersfield: 2.30ha site yielding 64 dwellings. The site is adjacent to the south of H4 (PNP089).  
Design Principles & Delivery Considerations: see H4

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design; site likely to yield 40% affordable units. Moderate positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal has no health, sports or recreation provision, but is close to play and sports facilities at Paddock Way. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible		Yes	Landscaping proposals could include exercise facilities such as a fitness trail or 'outdoor gym' equipment.
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		Yes	Proposal could include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The site is within 15-20mins walking distance from the town centre, with poor accessibility to services, and is unlikely to yield a mix of uses. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 4 (of <b>negligible/low landscape capacity</b> ). Assessed by NPA as <b>Medium/High sensitivity</b> : "Due to views, access issues and impacts on the countryside setting of the town, and poor relationship to settlement pattern. Cumulative impacts with Larcombe Road scheme could include access and impacts on the river/stream corridor and the PROW." Moderate negative effects are predicted. Site is ALC Grade 3 and may be Best and Most Versatile agricultural land.	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. The stream running west of the site is a key landscape features, and design should seek to maximise riparian habitat enhancement via coordinated approach to SuDS/GI. Limited building heights may be necessary to prevent impacts on views from Butser Hill, particularly on higher ground. Existing structural framework of hedgerow/mature trees should be retained and enhanced, especially to northern boundary. Would benefit from improved green infrastructure connections. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Western fringe of site is within FZ2/3, resulting in a risk of flooding both now and in future years. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Residential uses should be located outside of areas of elevated flood risk. Development should incorporate SuDS to prevent increase in surface water flood risk.

# DETAILED ASSESSMENT MATRIX

H7 (ID PNP030) - Land west of The Causeway Petersfield: 2.30ha site yielding 64 dwellings. The site is adjacent to the south of H4 (PNP089).  
Design Principles & Delivery Considerations: see H4

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture, with a substantial wooded southern section and mature hedgerows/woodland towards the boundaries. Loss of habitats could lead to impacts on protected species (e.g. amphibians, badger, bats, birds, dormouse, otter, reptiles, water vole). Minor negative effects are predicted over the long term. Site is adjacent to a stream which may be subject to negative effects from surface water run-off.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is c.20m north-east of the Grade II listed Landpits cottages, the setting of which could be negatively affected. Buried historical features may also be present. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	Minor negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility, increasing the need to travel by car.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

H8 (ID PNP024) - Land south of Durford Road: 3.23ha site yielding 48 dwellings.

Design Principles & Delivery Considerations:

- This site is allocated for housing to meet the needs of an ageing population (see Housing Policy HP3)
- Protect and enhance views to the South Downs from the existing residential area of Harrier Way.
- Contain formalised wedges of public space to draw the landscape into the residential development.
- Multiple points of access from Harrier Way and the existing lane to the north.
- Provide frontage to the public space and landscape beyond.
- Land to the north of this site is allocated as employment land and appropriate mitigation should be incorporated to reduce the impact on H8.
- The site is ecologically sensitive and will require careful consideration of biodiversity issues. The low density reflects the fact that some parts of the site may not be developable due to ecological constraints. However, a larger number of dwellings may be accommodated if the planning authority is content that ecological constraints have been met. Maximum density should not exceed 28 dph.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
EA 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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design. Development would meet part of the town's need for housing to serve the growing elderly population. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	A CCRC would provide for some of the medical and nursing requirements of its residents on site, helping to relieve pressure on and improve access to existing healthcare facilities elsewhere in the town.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	A CCRC would contribute towards community vibrancy by meeting the needs of its residents while also providing new jobs. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	4	To improve accessibility to all services and facilities	The site is over 20mins walking distance from the town centre, with poor accessibility to services. However, a CCRC would provide a range of services on site and the proponent has stated that a minibus service to the town centre would be provided. Minor mixed effects are predicted.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised to promote sustainable modal choices by staff, visitors and residents (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	A CCRC would provide for some of the cultural needs of its residents.	+	+	+	Ongoing	Operation	Local	Negligible	Low	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA L2 Rother Farmland and Heath Mosaic and Petersfield Area 3 of <b>negligible/low landscape capacity</b> . Assessed by NPA as <b>Medium sensitivity</b> : "Due to screening function of trees for existing settlement edge. Priority habitat, GI asset and cultural heritage asset [edge of the former Heath Common, east boundary hedgerow is likely to be early C15-17th enclosure, recorded as acid grassland]. Development brief essential." Minor negative effects are predicted. Site is ALC Grade 4 (of lower agricultural value).	-	-	-	Ongoing	Construction & Operation	National	Negligible	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Eastern boundary hedgerow is a key landscape feature. Existing structural framework of hedgerow/mature trees should be retained and enhanced. Mitigation for loss of agricultural land is not feasible, but proposal could include small allotment.



# DETAILED ASSESSMENT MATRIX

H8 (ID PNP024) - Land south of Durford Road: 3.23ha site yielding 48 dwellings.

Design Principles & Delivery Considerations:

- This site is allocated for housing to meet the needs of an ageing population (see Housing Policy HP3)
- Protect and enhance views to the South Downs from the existing residential area of Harrier Way.
- Contain formalised wedges of public space to draw the landscape into the residential development.
- Multiple points of access from Harrier Way and the existing lane to the north.
- Provide frontage to the public space and landscape beyond.
- Land to the north of this site is allocated as employment land and appropriate mitigation should be incorporated to reduce the impact on H8.
- The site is ecologically sensitive and will require careful consideration of biodiversity issues. The low density reflects the fact that some parts of the site may not be developable due to ecological constraints. However, a larger number of dwellings may be accommodated if the planning authority is content that ecological constraints have been met. Maximum density should not exceed 28 dph.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
S	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.200m to the north-east; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	An unmanaged greenfield site dominated by rough grassland with encroaching woodland and scrub, and mature hedgerows/trees to the boundaries especially to east and north. Noted as formerly part of the heath and likely to be degraded acid grassland / remnant heath (priority habitat). Extent of habitat losses within site could be moderate to high despite reduced development density; inappropriate management of undeveloped areas could be equally as damaging. Impacts on protected species are also likely if present (e.g. amphibians, badger, bats, birds, dormouse, otter, reptiles, water vole). Moderate negative effects are predicted over the long term. Site is adjacent to a stream which may be subject to negative effects from surface water run-off.	--	--	--	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Detailed ecological survey will be necessary to identify most valuable areas of grassland/heath, important hedgerows and mature trees, so that these can be protected during development. Ideally, grasslands with most botanical potential could be retained, restored and suitably managed. Impacts to species may be avoidable through site layout, design, or otherwise mitigated via habitat retention/restoration and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby. No significant effect predicted.									Neutral		No	
	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	Negligible negative effect predicted - the proposal has no sustainable transport elements and is in a relatively inaccessible location, but is unlikely to be a significant trip generator.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised to promote sustainable modal choices by staff, visitors and residents (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major		Major
	Positive effect	+		Moderate		Moderate
	Major positive effect	++		Minor		Minor
	Mixed effects	+/-		Negligible		Negligible
	Neutral effect					

# DETAILED ASSESSMENT MATRIX

H9 (ID PNP081) - HCC Depot off Paddock Way: 1.20ha site yielding 42 dwellings.

Design Principles & Delivery Considerations:

- A continuation of the existing residential neighbourhood.
- Access should be provided from Borough Road/Paddock Way.
- Enjoy pedestrian access to the playing fields to the south.
- Maintain a small wedge of green space in the centre of the new blocks.
- Retain the existing buffer of trees between the site and the railway line.
- Opportunity for the negotiation of a second access point to the south-east off Paddock Way.
- Potential for contaminated land – ground water quality will need to be protected.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design; site likely to yield 40% affordable units. Minor positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements (although it is adjacent to an area of informal open space).									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	Development of the site for residential would constitute a minor loss of low density employment. Negligible negative effects predicted.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	
	4	To improve accessibility to all services and facilities	The site is within 15-20mins walking distance from the town centre, with poor accessibility to services, and is unlikely to yield a mix of uses. Minor negative effects are predicted over the long term.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Site is within the urban area (and SDILCA K1) and tucked in between the A3/railway corridor and residential areas at Paddock Way. Negative impacts are unlikely whereas a change to residential use would be more in keeping with surrounding uses. Site is previously developed but classified as ALC Grade 4 (of lower agricultural value).		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Design should aim to respond positively to landscape setting and local architectural vernacular.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.30m to the north-west; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed with mature hedgerows to the boundaries, and woodland to the south. Significant effects are unlikely so long as these features are retained.									Neutral		Yes	Boundary hedgerows and woodland to south should be retained within the development layout as far as possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, the nearest being the Grade II listed Borough House c.230m north-east. No significant effect predicted.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

H9 (ID PNP081) - HCC Depot off Paddock Way: 1.20ha site yielding 42 dwellings.

Design Principles & Delivery Considerations:

- A continuation of the existing residential neighbourhood.
- Access should be provided from Borough Road/Paddock Way.
- Enjoy pedestrian access to the playing fields to the south.
- Maintain a small wedge of green space in the centre of the new blocks.
- Retain the existing buffer of trees between the site and the railway line.
- Opportunity for the negotiation of a second access point to the south-east off Paddock Way.
- Potential for contaminated land – ground water quality will need to be protected.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	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	Minor negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility, increasing the need to travel by car.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Positive	Optimal
	Negative effect	-		Major			Major
	Positive effect	+		Moderate			Moderate
	Major positive effect	++		Minor			Minor
	Mixed effects	+/-		Negligible			Negligible
	Neutral effect						

# DETAILED ASSESSMENT MATRIX

H10 (ID PNP047) - Existing Community Centre site: 0.20ha site yielding 10 dwellings.

Design Principles & Delivery Considerations:

- Provide key and prominent frontage to the junction at Ramshill, a key route into the town.
- Be developed at relatively high density as a small block of flats (perhaps suitable for sheltered housing).
- Provide off street car parking behind the building.
- A small sub-station currently exists on the corner of the site.
- The community centre facility MUST be provided elsewhere in order for this development to come forward.
- Potential for contaminated land – ground water quality will need to be protected.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design; site likely to yield 40% affordable units. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements (although there is an area of open space nearby).									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements (although it is close to the town centre and schools).									Neutral		No	
	4	To improve accessibility to all services and facilities	The site is within 10mins walking distance from the town centre, with good accessibility to services, but is unlikely to yield a mix of uses. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, on-site cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The proposal would result in the loss of a community centre but a new, larger facility would be re-provided nearby at Love Lane.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas between Love Lane and Moggs Mead. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.10m to the south-west; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed with mature trees/hedgerows to the boundaries, especially to the east. Significant effects are unlikely so long as these features are retained.									Neutral		Yes	Boundary hedgerows and mature trees should be retained within the development layout as far as possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, the nearest being the Grade II listed Cliff Cottage c.40m north. No significant effect predicted.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

H10 (ID PNP047) - Existing Community Centre site: 0.20ha site yielding 10 dwellings.

Design Principles & Delivery Considerations:

- Provide key and prominent frontage to the junction at Ramshill, a key route into the town.
- Be developed at relatively high density as a small block of flats (perhaps suitable for sheltered housing).
- Provide off street car parking behind the building.
- A small sub-station currently exists on the corner of the site.
- The community centre facility MUST be provided elsewhere in order for this development to come forward.
- Potential for contaminated land – ground water quality will need to be protected.
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	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	Negligible positive effect predicted - the proposal has no sustainable transport elements but is in a relatively accessible location, helping to reduce the need to travel.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

# DETAILED ASSESSMENT MATRIX

H11 (ID PNP058) - Land to North of Reservoir Lane: 1.42ha site yielding 11 dwellings.

Design Principles & Delivery Considerations:

- Site H11 is Reserved for self or custom build homes only (See Housing Policy HP7).
- Retain the existing residential character of detached dwellings on larger plots.
- The site is only appropriate for low density housing due to access constraints along Tilmore Road and Reservoir Lane.
- The setting of the grade II listed Shirlles/Tilmore House should be respected
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design: site likely to yield 40% affordable units. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal has no formal health or sports provision, but includes semi-formal greenspaces. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The site is on the edge of the 15-20mins walking distance from the town centre, with poor accessibility to services, and is unlikely to yield a mix of uses. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 1 (of negligible/low landscape capacity). Not assessed by NPA. A greenfield site outside of the urban area, landscape impacts are likely to be moderated by strong boundary hedgerows to the north and scattered existing residences to north, east and west. Minor negative effects are predicted. Site is mainly ALC Grade 3 (with a small section of 'Urban') and may be Best and Most Versatile agricultural land.	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Existing structural framework of hedgerow/mature trees should be retained and enhanced, especially to north and eastern boundaries. Would benefit from improved green infrastructure connections. Mitigation for loss of agricultural land is not feasible, but proposal could include small community orchard/allotment.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is comprised of rough grassland and grazing pasture, with mature hedgerows towards the boundaries, especially to the north and east. Loss of habitats could lead to impacts on protected species (e.g. badger, bats, birds, dormouse, reptiles). Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.

# DETAILED ASSESSMENT MATRIX

H11 (ID PNP058) - Land to North of Reservoir Lane: 1.42ha site yielding 11 dwellings.

Design Principles & Delivery Considerations:

- Site H11 is Reserved for self or custom build homes only (See Housing Policy HP7).
- Retain the existing residential character of detached dwellings on larger plots.
- The site is only appropriate for low density housing due to access constraints along Tilmore Road and Reservoir Lane.
- The setting of the grade II listed Shirlles/Tilmore House should be respected
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The setting of Grade II listed Tilmore House, c.15m to the south-west, could be negatively affected.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features.
	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	Minor negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility, increasing the need to travel by car.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible



# DETAILED ASSESSMENT MATRIX

H12 - Land at Bulmer House Site off Ramshill: yielding 40 dwellings.

Design Principles & Delivery Considerations:

- This site is allocated for housing to meet the needs of an ageing population (see Housing Policy HP3).
- Provision of a connection to the nearest point of adequate capacity in the sewerage network, as advised by Southern Water.
- See also proposed mitigation measures detailed at Appendix G of the Sustainability Appraisal.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design. Development would meet part of the town's need for housing to serve the growing elderly population. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	A CCRC would provide for some of the medical and nursing requirements of its residents on site, helping to relieve pressure on and improve access to existing healthcare facilities elsewhere in the town.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	A CCRC would contribute towards community vibrancy by meeting the needs of its residents while also providing new jobs. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	4	To improve accessibility to all services and facilities	The site is within 10mins walking distance from the town centre, with good accessibility to services, but is unlikely to yield a mix of uses. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	A CCRC would provide for some of the cultural needs of its residents.	+	+	+	Ongoing	Operation	Local	Negligible	Low	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1). No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Site will provide dwellings in accordance with CP24 and BEP6 on sustainability and development is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.90m to the south-west; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed with mature trees/hedgerows to the boundaries, especially to the south and east. Significant effects are unlikely so long as these features are retained.									Neutral		Yes	Boundary hedgerows and mature trees should be retained within the development layout as far as possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site, the nearest being the Grade II listed Cliff Cottage c.30m south. No significant effect predicted.									Neutral		No	
	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	Negligible positive effect predicted - the proposal has no sustainable transport elements but is in a relatively accessible location, helping to reduce the need to travel.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

# DETAILED ASSESSMENT MATRIX

B1 (ID PNP090) - Land North of Buckmore Farm (Business): 2.03ha site (with 0.2ha reserved for tree planting/screening). The site would link-up with the new business park to the south to help meet the additional 3ha of business land required by the JCS. The green corridor extending from the Bell Hill recreation ground will act as a separation between residential and business areas.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	There is a recognised shortage of larger industrial and business floorspace in Petersfield. The proposal will contribute almost a third of the additional employment land required for the town, making a significant contribution to the provision of accessible jobs within a range of premises, and helping to secure the town's status as the main employment location in the district. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Proposal could include requirements for a local business incubator facility, particularly if such a provision does not come forward in the Frenchman's Road area, to provide start-up/move-on facilities for the home-workers and micro-enterprises which make up a comparatively high proportion of Petersfield's economy. It could also include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by providing additional jobs, helping to reduce out-commuting, and has good access to the A3 which is one of the reasons for the town's economic strength. However, it is 15-20mins walking distance to the town centre and is unlikely to promote sustainable patterns of travel within Petersfield. A PROW crosses the site. Minor mixed effects are predicted.	+/-	+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Measures to promote sustainable transport choices should be incorporated into the proposal e.g. car sharing, onsite cycle facilities, strengthened links to public transport, enhanced walking/cycling access to centre. A Travel Plan would help to maximise use of sustainable modes and minimise reliance on the A3. PROW access should be retained within/around development.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	The proposal would provide for additional business floorspace in an attractive near-rural setting with good access to the A3. The site is within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 1 (of <b>negligible/low landscape capacity</b> ). Assessed by NPA as: "The <b>eastern fields are less sensitive</b> although views to higher ground are possible..." Moderate negative effects are predicted. Site is ALC Grade 4 (of lower agricultural value).	-	--	-	Ongoing	Construction & Operation	National	Low	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Existing structural framework of hedgerow/mature trees should be adequately conserved, with gapping-up of hedgerows where appropriate. Will benefit from improved green infrastructure connections via the new public green corridor to Bell Hill Recreation Ground. Mitigation for loss of agricultural land is not feasible.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Offices) but development will be in accordance with CP24 and is unlikely to significantly increase carbon emissions. However, proximity to A3 may encourage car use (see also Obj4&11). Negligible negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.115m to the south; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.

# DETAILED ASSESSMENT MATRIX

B1 (ID PNP090) - Land North of Buckmore Farm (Business): 2.03ha site (with 0.2ha reserved for tree planting/screening). The site would link-up with the new business park to the south to help meet the additional 3ha of business land required by the JCS. The green corridor extending from the Bell Hill recreation ground will act as a separation between residential and business areas.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture, with mature hedgerows towards the boundaries. Loss of habitats could lead to impacts on protected species (e.g. badger, bats, birds, dormouse, reptiles). Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The setting of Grade II listed Buckmore Farm Barn (c.8m west) may be negatively affected. Buried historical features may also be present. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	The site's location adjacent to the A3 and 15-20mins walking distance from the town centre is likely to encourage car use, leading to negative effects on this objective. This may offset to a degree by the site's relationship to surrounding existing and proposed residential areas, providing for a mix of uses in this part of town.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Given the mix of uses being proposed for this part of town, including 0.9ha of employment land and 112 dwellings (see H2&H11), together with existing residential areas and the extant permission for a new business park to the south of Buckmore Farm, it may be appropriate to provide for a small neighbourhood centre or convenience shop to service the day-to-day needs of workers and residents in the local area, thereby reducing the need to travel. See also recommendations under Obj4.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

B2 (ID PNP031) - Land at The Domes, off Harrier Way: 1.10ha site. Allocated for business use, likely to be light industrial. The total area of this site is 1.63ha. However, 0.53ha is currently used for business purposes.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements (although it is adjacent to areas of open space and the leisure centre, and the proposed sports hub).									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	There is a recognised shortage of larger industrial and business floorspace in Petersfield. The proposal will contribute around half of the additional employment land required for the town, making a significant contribution to the provision of accessible jobs within a range of premises, and helping to secure the town's status as the main employment location in the district. Moderate positive effects are predicted.	+	+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	Yes	Proposal could include requirements for local employment and skills training during construction.
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by providing additional jobs, helping to reduce out-commuting. However, it is over 20mins walking distance to the town centre and is unlikely to promote sustainable patterns of travel within Petersfield. Moderate mixed effects are predicted.	+/-	+/-	+/-	Ongoing	Operation	Local	High	Medium	Moderate	Mixed	Yes	Measures to promote sustainable transport choices should be incorporated into the proposal e.g. car sharing, onsite cycle facilities, strengthened links to public transport, enhanced walking/cycling access to centre. A Travel Plan would help to maximise use of sustainable modes.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	The proposal would provide for additional employment floorspace in an attractive near-rural setting. Site is within SDILCA L2 Rother Farmland and Heath Mosaic and Petersfield Area 3 of <b>negligible/low landscape capacity</b> . Assessed by NPA as <b>Low/Medium sensitivity</b> : "Due to surrounding trees and brownfield condition. Good relationship with Durdord Road. Careful impact assessment of any tree removal required [quality of boundary trees provides a robust screen for the adjacent settlement edge]. GI opportunities for connectivity via Serpent Trail [to the south]." Minor negative effects are predicted. Site is ALC Grade 4 (of lower agricultural value) but also previously developed.	-	-	-	Ongoing	Construction & Operation	National	Negligible	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to landscape constraints and uses an appropriate selection of materials. Development should be supported by an LVIA. Eastern boundary hedgerow is a key landscape feature. Existing structural framework of hedgerow/mature trees should be retained and enhanced. Mitigation for loss of agricultural land is not feasible.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Light Industrial) but development will be in accordance with CP24 and is unlikely to significantly increase carbon emissions. However, distance from town centre may encourage car use (see also Obj4&11). Negligible negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).

# DETAILED ASSESSMENT MATRIX

B2 (ID PNP031) - Land at The Domes, off Harrier Way: 1.10ha site. Allocated for business use, likely to be light industrial. The total area of this site is 1.63ha. However, 0.53ha is currently used for business purposes.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.80m to the north-east; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is previously developed but currently dominated by secondary wet woodland, with mature hedgerows particularly to the north, east and south. Loss of habitats could lead to impacts on protected species (e.g. amphibians, badger, bats, birds, dormouse, otter, reptiles, water vole). The River Rother SINC (C.160m east) is unlikely to be directly affected. Minor negative effects are predicted over the long term. A stream passes through the eastern end of the site which may be subject to negative effects from surface water run-off.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby. No significant effect predicted.									Neutral		No	
	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	The site's location more than 20mins walking distance from the town centre is likely to encourage car use, leading to negative effects on this objective. This may offset to a degree by the site's relationship to surrounding existing and proposed residential areas, providing for a mix of uses in this part of town.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Measures to promote sustainable transport choices should be incorporated into the proposal e.g. car sharing, onsite cycle facilities, strengthened links to public transport, enhanced walking/cycling access to centre. A Travel Plan would help to maximise use of sustainable modes.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

B3 (ID PNP014) - Corries Main Site: 0.71ha site. The entire Frenchman's Road area is seen as an opportunity area to intensify its business use.

Key Points for the Frenchman's Road area are:

- Reserved for employment use
- Regenerate from existing light-industrial to a more office-based environment
- Potential for provision of serviced office space for small businesses and startups
- Possibility of creating a Business Enterprise Centre using European grant funding
- As part of the regeneration, enhance the green space and make a feature of the stream
- Provide good quality pedestrian access into the town centre

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	Together with B6,7&8, the site comprises 2.2ha of employment land, making a significant contribution to the provision of accessible jobs within a range of premises, and helping to maintain the town's status as the main employment location in the district. Proposals for a range of small business units and an enterprise centre would be of additional benefit to micro-enterprises which make up a comparatively high proportion of Petersfield's economy. Moderate positive effects are predicted.	+	+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	Yes	Seek to retain displaced businesses within Petersfield, for example by offering relocation to employment site B1/B2. Proposal could include requirements for local employment and skills training during redevelopment.
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by providing additional jobs in a near-central, accessible location with good access to the rail station, helping to reduce out-commuting and promoting sustainable patterns of travel within Petersfield. The site further benefits from good access to the A3. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Measures to promote sustainable transport choices should be incorporated into the proposal e.g. car sharing, onsite cycle facilities, strengthened links to public transport, enhanced walking/cycling access to centre. A co-ordinated Travel Plan for sites B5,6,7&8 would help to maximise use of sustainable modes and minimise reliance on the A3.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and employment uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Offices / Light Industrial) but development will be in accordance with CP24 and is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is partially within FZ2 and adjacent to FZ3 to the west, however, the proposed use is less vulnerable in flood risk terms. Negligible negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Development should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed and holds very little semi-natural habitat. No significant effect predicted.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

B3 (ID PNP014) - Corries Main Site: 0.71ha site. The entire Frenchman's Road area is seen as an opportunity area to intensify its business use.

Key Points for the Frenchman's Road area are:

- Reserved for employment use
- Regenerate from existing light-industrial to a more office-based environment
- Potential for provision of serviced office space for small businesses and startups
- Possibility of creating a Business Enterprise Centre using European grant funding
- As part of the regeneration, enhance the green space and make a feature of the stream
- Provide good quality pedestrian access into the town centre

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, the nearest being the Grade II listed Signal Box, Station Road c.100m east. No significant effect predicted.									Neutral		No	
	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	The site is in a near-central location with good access to the rail station, and would fit well with the range of mixed uses in the local area. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible



# DETAILED ASSESSMENT MATRIX

B4 (ID PNP038) - Paris House, Frenchman's Road (RAK Ceramics): 1.03ha site. (See also B3/PNP014.)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	Together with B5,7&8, the site comprises 2.2ha of employment land, making a significant contribution to the provision of accessible jobs within a range of premises, and helping to maintain the town's status as the main employment location in the district. Proposals for a range of small business units and an enterprise centre would be of additional benefit to micro-enterprises which make up a comparatively high proportion of Petersfield's economy. Moderate positive effects are predicted.	+	+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	Yes	Seek to retain displaced businesses within Petersfield, for example by offering relocation to employment site B1/B2. Proposal could include requirements for local employment and skills training during redevelopment.
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by providing additional jobs in a near-central, accessible location with good access to the rail station, helping to reduce out-commuting and promoting sustainable patterns of travel within Petersfield. The site further benefits from good access to the A3. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Measures to promote sustainable transport choices should be incorporated into the proposal e.g. car sharing, onsite cycle facilities, strengthened links to public transport, enhanced walking/cycling access to centre. A co-ordinated Travel Plan for sites B5,6,7&8 would help to maximise use of sustainable modes and minimise reliance on the A3.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and employment uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Offices / Light Industrial) but development will be in accordance with CP24 and is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	A significant part of the site is within FZ2 and FZ3, however, the proposed use is less vulnerable in flood risk terms. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	A Flood Risk Assessment should be carried out prior to redevelopment to define necessary mitigation measures (e.g. evacuation route, means of water ingress/egress, location of plant and electrical fittings). Development should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed with some mature trees to the boundaries. Significant effects are unlikely so long as these features are retained. Tilmore Brook runs through the site: options to open-up the stream's route and de-culvert it to the south should be explored.									Neutral		Yes	Options to open up the stream and de-culvert it to the south should be combined with habitat restoration/creation to improve the quality of the riverine environment. Development should incorporate SuDS, if suitable, to prevent impacts on water quality.

# DETAILED ASSESSMENT MATRIX

B4 (ID PNP038) - Paris House, Frenchman's Road (RAK Ceramics): 1.03ha site. (See also B3/PNP014.)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The setting of Grade II listed 10 Winchester Road (c.10m north) may be negatively affected as a result of redevelopment, depending on its design.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features.
	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	The site is in a near-central location with good access to the rail station, and would fit well with the range of mixed uses in the local area. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

B5 (ID PNP054) - Corries warehouse to south of Paris House: 0.38ha site. (See also B3/PNP014.)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	Together with B5,6&8, the site comprises 2.2ha of employment land, making a significant contribution to the provision of accessible jobs within a range of premises, and helping to maintain the town's status as the main employment location in the district. Proposals for a range of small business units and an enterprise centre would be of additional benefit to micro-enterprises which make up a comparatively high proportion of Petersfield's economy. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Seek to retain displaced businesses within Petersfield, for example by offering relocation to employment site B1/B2. Proposal could include requirements for local employment and skills training during redevelopment.
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by providing additional jobs in a near-central, accessible location with good access to the rail station, helping to reduce out-commuting and promoting sustainable patterns of travel within Petersfield. The site further benefits from good access to the A3. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Measures to promote sustainable transport choices should be incorporated into the proposal e.g. car sharing, onsite cycle facilities, strengthened links to public transport, enhanced walking/cycling access to centre. A co-ordinated Travel Plan for sites B5,6,7&8 would help to maximise use of sustainable modes and minimise reliance on the A3.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and employment uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Offices / Light Industrial) but development will be in accordance with CP24 and is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is almost entirely within FZ2, with FZ3 adjacent to north and south, however, the proposed use is less vulnerable in flood risk terms. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	A Flood Risk Assessment should be carried out prior to redevelopment to define necessary mitigation measures (e.g. evacuation route, means of water ingress/egress, location of plant and electrical fittings). Development should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed with some mature trees to the boundaries. Significant effects are unlikely so long as these features are retained. Tilmore Brook runs through the site: options to de-culvert it and open-up the stream's route should be explored.									Neutral		Yes	Options to open up the stream should be combined with habitat restoration/creation to improve the quality of the riverine environment. Development should incorporate SuDS, if suitable, to prevent impacts on water quality.

# DETAILED ASSESSMENT MATRIX

B5 (ID PNP054) - Corries warehouse to south of Paris House: 0.38ha site. (See also B3/PNP014.)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, the nearest being the Grade II listed 10 Winchester Road c.165m north. No significant effect predicted.									Neutral		No	
	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	The site is in a near-central location with good access to the rail station, and would fit well with the range of mixed uses in the local area. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

B6 (ID PNP015) - Car Park off Frenchman's Road: 0.09ha site. (See also B3/PNP014.)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	Together with B5,6&7, the site comprises 2.2ha of employment land, making a significant contribution to the provision of accessible jobs within a range of premises, and helping to maintain the town's status as the main employment location in the district. Proposals for a range of small business units and an enterprise centre would be of additional benefit to micro-enterprises which make up a comparatively high proportion of Petersfield's economy. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Seek to retain displaced businesses within Petersfield, for example by offering relocation to employment site B1/B2. Proposal could include requirements for local employment and skills training during redevelopment.
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by providing additional jobs in a near-central, accessible location with good access to the rail station, helping to reduce out-commuting and promoting sustainable patterns of travel within Petersfield. The site further benefits from good access to the A3. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Measures to promote sustainable transport choices should be incorporated into the proposal e.g. car sharing, onsite cycle facilities, strengthened links to public transport, enhanced walking/cycling access to centre. A co-ordinated Travel Plan for sites B5,6,7&8 would help to maximise use of sustainable modes and minimise reliance on the A3.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and employment uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Offices / Light Industrial) but development will be in accordance with CP24 and is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	A significant part of the site is within FZ2 and FZ3, however, the proposed use is less vulnerable in flood risk terms. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	A Flood Risk Assessment should be carried out prior to redevelopment to define necessary mitigation measures (e.g. evacuation route, means of water ingress/egress, location of plant and electrical fittings). Development should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed and holds very little semi-natural habitat. No significant effect predicted. Tilmore Brook runs through the site: options to open-up the stream's route and de-culvert it to the south should be explored.									Neutral		Yes	Options to open up the stream and de-culvert it to the south should be combined with habitat restoration/creation to improve the quality of the riverine environment. Development should incorporate SuDS, if suitable, to prevent impacts on water quality.

# DETAILED ASSESSMENT MATRIX

B6 (ID PNP015) - Car Park off Frenchman's Road: 0.09ha site. (See also B3/PNP014.)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, the nearest being the Grade II listed 10 Winchester Road c.85m north-west. No significant effect predicted.									Neutral		No	
	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	The site is in a near-central location with good access to the rail station, and would fit well with the range of mixed uses in the local area. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

B7 (ID PNP035) - Tews Engineering, off Lavant Street: 0.31ha site.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	The proposal would make a significant contribution to the provision of accessible jobs within a range of premises, and help to maintain the town's status as the main employment location in the district. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	Seek to retain displaced businesses within Petersfield, for example by offering relocation to employment site B1/B2.
	4	To improve accessibility to all services and facilities	The proposal would support the vitality of the town by providing additional jobs in a central, accessible location with good access to the rail station, helping to reduce out-commuting and promoting sustainable patterns of travel within Petersfield. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) adjacent to the rail station with residential areas to the east and south. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Offices / Light Industrial) but development will be in accordance with CP24 and is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is adjacent to FZ2&3 to the south, however, the proposed use is less vulnerable in flood risk terms. Negligible negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Development should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed with some mature trees to the boundaries. Tilmore Brook runs along the southern boundary of the site. Significant effects are unlikely so long as these features are retained and protected during construction.									Neutral		Yes	Mature trees should be retained within the development layout as far as possible. Development should incorporate SuDS, if suitable, to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	Site is partially within the Conservation Area but concealed from view except from Lavant Street. The Grade II listed Signal Box, Station Road (c.80m north) is unlikely to be negatively affected. No significant effect predicted.									Neutral		Yes	Redevelopment should aim to enhance the visual quality of the site's access from Lavant Street.
	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	The site is in a near-central location with good access to the rail station, and would fit well with the range of mixed uses in the local area. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	



# DETAILED ASSESSMENT MATRIX

C1 (ID PNP092) - Festival Hall Whole Site (inc Red Lion): 1.71ha Opportunity site (mixed uses).

Key Points:

- Provide access off Tor Way, thus discouraging traffic from accessing the town centre
- Remove through access from Heath Road
- Redevelop existing buildings that front onto the car park to provide a series of high quality residential and employment facilities
- This could offer a good location for a town centre hotel
- Provide a small retail unit behind the Festival Hall together with enhanced landscaping to make the hall and pool more of a destination

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	Site will provide dwellings in accordance with CP10-13 and HP1-9 regarding housing type, tenure, mix, affordability and elderly care, and CP24&29 and BEP6&1 on sustainability and design; site likely to yield 40% affordable units. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no additional health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	The proposal will contribute to the provision of accessible public and private sector jobs within a range of premises, and helping to maintain the town's status as the main employment location in the district.. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by providing additional public buildings and business space in a central, accessible location, helping to reduce out-commuting and promoting sustainable patterns of travel within Petersfield. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	Redevelopment of the site would promote access to cultural activities at the Festival Hall, while developing a hotel would provide additional tourism facilities in a central, sustainable location. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and town centre uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be B1 Offices / C1 Hotel / C3 Dwellings / D2 Assembly & Leisure) but unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is adjacent to FZ2&3 to the north, however, more vulnerable (residential) uses are positioned away from areas of flood risk. Negligible negative effects are predicted over the long term.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Development should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed and holds very little semi-natural habitat apart from occasional mature trees at the boundaries. No significant effect predicted. Site is adjacent to Tilmore Brook which may be subject to negative effects from surface water run-off.									Neutral		Yes	Development should incorporate SuDS, if suitable, to prevent impacts on water quality.

# DETAILED ASSESSMENT MATRIX

C1 (ID PNP092) - Festival Hall Whole Site (inc Red Lion): 1.71ha Opportunity site (mixed uses).

Key Points:

- Provide access off Tor Way, thus discouraging traffic from accessing the town centre
- Remove through access from Heath Road
- Redevelop existing buildings that front onto the car park to provide a series of high quality residential and employment facilities
- This could offer a good location for a town centre hotel
- Provide a small retail unit behind the Festival Hall together with enhanced landscaping to make the hall and pool more of a destination

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is largely within the Conservation Area and contains four Grade II listed buildings (Masonic Hall, Red Lion Pub, Border Cottage, The Old Cottage) and further Grade II listed buildings nearby. The setting of these features could be negatively affected as a result of redevelopment, depending on its design.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	The site is in a central location, and would fit well with the range of mixed uses in the local area. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

C2 (ID PNP026) - Former Police Station off St Peter's Road: 0.08ha Tourism site. Proposal to combine this site with the Petersfield Museum to the rear to form a tourist hub for the town.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Although not providing services and facilities targeted at Petersfield residents, the site is in a central, accessible location. Negligible positive effects are predicted	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	Redevelopment of the site would encourage cultural activities associated with the museum and provide for an improved tourism offer in a sustainable location within a gateway to the National Park. Moderate positive effects are predicted.	+	+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by town centre uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unknown at present (although likely to be D2 Assembly & Leisure / <i>Sui Generis</i> ) but unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.85m to the south; no significant effect predicted.									Neutral		Yes	Development should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed and holds little or no semi-natural habitat. No significant effect predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is within the Conservation Area with a number of listed buildings nearby, most notably the Grade I St Peters Church (c.35m west) which is considered by English Heritage to be 'at risk'. The setting of these features could be negatively affected as a result of redevelopment, depending on its design.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to the setting of historical features. Particular attention should be paid to the setting of St Peters Church. A Heritage Statement should be prepared and, where evidence points to potential presence of remains, mitigation will be required (e.g. investigative trenching, watching brief, recovery & interpretation of remains).
	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	The site is in a central location, and would fit well with the range of mixed uses in the local area. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

C3 (ID PNP010) - Avenue Pavilion and Playing Fields: 1.50ha Community site. Maintain current use of this valued community facility.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	Safeguarding this site will help to maintain an appropriate range of formal sports and recreation facilities within the town, in a highly accessible location. Moderate positive effects are predicted.	+	+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by meeting a recreational need in a central location. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	The site is within the urban area (and SDILCA K1) surrounded by town centre uses. No development is proposed and no significant effect is predicted. The site's ALC classification is 'Urban'.									Neutral		No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being safeguarded for its current use; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is predominantly amenity grassland with a mature hedgerow/tree-line to the south-west boundary. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is adjacent to the Conservation Area to the north and a number of listed buildings are nearby. No development is proposed; no significant effect is predicted.									Neutral		No	
	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	The site provides formal sports and recreation facilities in a highly accessible location. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key					
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative
	Negative effect	-		Major	Positive
	Positive effect	+		Moderate	Optimal
	Major positive effect	++		Minor	Major
	Mixed effects	+/-		Negligible	Moderate
	Neutral effect				Minor
					Negligible

# DETAILED ASSESSMENT MATRIX

C4 (ID PNP017) - Herne Junior School: 2.43ha Education site. Continued allocation for educational uses, including proposed relocation of Infant School to the site, if required later in the plan period.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	Proposal does not include any health or recreation elements, but the site includes playing fields as part of the current educational use. This will lead to positive effects if relocation of the Infant School maintains the current sports provision, but could lead to negative effects if it results in the loss of sports fields.	+	+/-	+/-	Ongoing	Operation	Local	Medium	Low	Minor	Mixed	No	Mitigation will need to be devised in the future if negative effects are likely. Further sports fields are fairly abundant in the local area and so some limited losses may be bearable.
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	Protecting the Junior School while allowing the Infant School to expand will increase the availability of suitable education services. Positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Medium	Low	Minor	Positive	No	
	4	To improve accessibility to all services and facilities	The site is reasonably centrally located, but relocation of the Infant School from its very central current location is likely to result in negative effects on accessibility, particularly for current pupils and parents.		-	-	Ongoing	Operation	Local	Medium	Low	Minor	Negative	Yes	Sustainable transport measures should be maximised to promote sustainable modal choices by staff and parents/pupils (e.g. enhanced walking/cycling access, onsite cycle facilities, strengthened links to public transport and/or a travel plan).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted - the proposal has no community, cultural or sustainable tourism elements.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and educational uses. No significant effect predicted. The site's ALC classification is 'Urban'.									Neutral		Yes	Design of the new Infant School should aim to respond positively to landscape setting and local architectural vernacular to contribute to an improved townscape.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Relocation of the Infant School may lead to a slight increase in length of car journeys, but unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design of the new Infant School should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.190m to the south: no significant effect predicted.									Neutral		Yes	Development of the new Infant School should, if suitable, incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed, comprised mainly of buildings and amenity grassland with mature hedgerows and woodland to the boundaries. Loss of habitats could lead to impacts on protected species (e.g. bats, birds). Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Mature trees and areas of longer grassland should be retained in site layout where possible. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby. No significant effect predicted.									Neutral		No	
	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	The site is reasonably centrally located, but relocation of the Infant School from its very central current location is likely to result in negative effects on accessibility, particularly for current pupils and parents.		-	-	Ongoing	Operation	Local	Medium	Low	Minor	Negative	Yes	Sustainable transport measures should be maximised to promote sustainable modal choices by staff and parents/pupils (e.g. enhanced walking/cycling access, onsite cycle facilities, strengthened links to public transport and/or a travel plan).

# DETAILED ASSESSMENT MATRIX

C5 (ID PNP093) - Love Lane Recreational Area: 3.88ha Community Centre and Recreational Space. This is the proposed location for an enlarged Community Centre, including facilities for young people, once the Town Juniors FC has relocated to be part of the Sports Hub at Penns Place.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal could result in the loss of small areas of open space used for sports and recreation, with some of the facilities being re-provided in a less accessible part of town. However, the majority of sports / recreation facilities will be retained, and would be enhanced by the provision of a new, larger Community Centre. Mixed effects are predicted.	+/-	+/-	+/-	Ongoing	Operation	Local	Low	Low	Negligible	Mixed	No	The relocation of Town Juniors FC and newly allocated Sports Hub help to offset the residual loss of open space.
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements (although it is close to the town centre and schools).									Neutral		No	
	4	To improve accessibility to all services and facilities	The site is within 10mins walking distance from the town centre. The proposal will support the vitality of the town by providing enlarged community facilities in an accessible location, helping to reduce out-commuting and promoting sustainable patterns of travel within Petersfield. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The expanded Community Centre will encourage community and cultural activities. Moderate positive effects are predicted.	+	+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	A previously developed site within the urban area (and SDILCA K1) surrounded by residential areas and educational uses between Love Lane and Moggs Mead. Localised negative impacts on townscape/landscape are likely, resulting from the loss of greenspace. Site is part ALC Grade 4 (of lower agricultural value), part 'Urban'.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Design should aim to respond positively to landscape setting and local architectural vernacular. Mitigation for loss of agricultural land is not feasible
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Operational use is unlikely to significantly increase carbon emissions. No significant effect predicted.									Neutral		Yes	Design should consider energy efficiency and use of renewable energy (e.g. passive solar gain, solar thermal/PV, micro wind, ground source heat, etc.).
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	Nearest Flood Zone is c.100m to the south; no significant effect predicted.									Neutral		Yes	Development should incorporate SuDS to prevent increases in surface water flood risk.
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is previously developed, comprised mainly of sports-related uses, amenity and rough grassland with scattered mature trees. Loss of habitats could lead to impacts on protected species (e.g. bats, birds, reptiles). Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Mature trees and areas of longer grassland should be retained in site layout where possible. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, the nearest being the Grade II listed Cliff Cottage c.150m north-west. No significant effect predicted.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

C5 (ID PNP093) - Love Lane Recreational Area: 3.88ha Community Centre and Recreational Space. This is the proposed location for an enlarged Community Centre, including facilities for young people, once the Town Juniors FC has relocated to be part of the Sports Hub at Penns Place.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	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	Negligible positive effect predicted - the proposal has no sustainable transport elements but is in a relatively accessible location, helping to reduce the need to travel.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. enhanced walking/cycling access to centre, onsite cycle facilities, strengthened links to public transport).

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible



# DETAILED ASSESSMENT MATRIX

C6 (ID PNP093) - Churcher's College Playing Field: 5.71ha Education site. Continued allocation for educational uses.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted.									Neutral		No	
	4	To improve accessibility to all services and facilities	No significant effect predicted.									Neutral		No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	No significant effect predicted.									Neutral		No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No significant effect predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	No significant effect predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	No significant effect predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	No significant effect predicted.									Neutral		No	
	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	No significant effect predicted.									Neutral		No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

C7 (ID PNP011) - The Petersfield School: 6.40ha Education site. Continued allocation for educational uses.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted.									Neutral		No	
	4	To improve accessibility to all services and facilities	No significant effect predicted.									Neutral		No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	No significant effect predicted.									Neutral		No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	No significant effect predicted.									Neutral		No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No significant effect predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	No significant effect predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	No significant effect predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	No significant effect predicted.									Neutral		No	
	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	No significant effect predicted.									Neutral		No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

C8 (ID PNP036) - Land at Buckmore Stables: 2.50ha site - potential Cemetery (only 0.4ha required).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The site is at least 20mins walking distance from the town centre, however, the proposal is unlikely to be a significant trip generator. A PROW crosses the site. Negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	PROW access should be retained/enhanced within the site post-development.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The proposed use would meet a recognised community need. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 1 (of negligible/low landscape capacity). Assessed by NPA as: "High sensitivity owing to access problems, location remote from town, inconsistent with existing dispersed settlement edge and proximity to A3 corridor". However, while proposed use would change the character of the site, it is unlikely to be high impact especially following initial works to lay-out the site to establish access, path network and ancillary facilities. Minor negative effects are predicted in the short- to medium-term. Site is ALC Grade 4 (of lower agricultural value).	-	-		Initial	Construction	National	Negligible	Medium	Minor	Negative	Yes	Development should be supported by an LVIA, with any ancillary facilities located in less visible parts of the site. Existing structural framework of hedgerow/mature trees should be adequately conserved, with gapping-up of hedgerows where appropriate. Mitigation for loss of agricultural land is not feasible.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	The proposed use would not contribute to carbon emissions; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture with mature hedgerows/woodland towards the boundaries, especially to the west and south. Loss of habitats during construction could lead to impacts on protected species (e.g. badger, birds, dormouse, reptiles), but during operation the site is likely to improve in ecological value when compared to its current use. Minor negative effects are predicted over the short- to medium-term.	-	-		Initial	Construction	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The setting of Grade II listed Bell Hill Cottage (c.40m north-east) is unlikely to be significantly affected.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

C8 (ID PNP036) - Land at Buckmore Stables: 2.50ha site - potential Cemetery (only 0.4ha required).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	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	The site's out of town location is unlikely to promote travel by sustainable modes, but the proposal is unlikely to be a significant trip generator. Negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

C9 (ID PNP094) - Land to the North East of Reservoir Lane: 2.10ha site - potential Cemetery (only 0.4ha required).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	No significant effect predicted - the proposal has no health, sports or recreation elements.									Neutral		No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The site is at least 20mins walking distance from the town centre, however, the proposal is unlikely to be a significant trip generator. Negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The proposed use would meet a recognised community need. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland and Petersfield Area 1 (of negligible/low landscape capacity). The site was not assessed by the NPA but is in the south-west corner of a large field in use as grazing pasture, with hedgerows to the east and south boundaries and scattered mature trees to the west boundary. While proposed use would change the character of the site, it is unlikely to be high impact especially following initial works to lay-out the site to establish access, path network and ancillary facilities. Minor negative effects are predicted in the short- to medium-term. Site is ALC Grade 3 and may be BMV agricultural land.	-	-		Initial	Construction	National	Negligible	Medium	Minor	Negative	Yes	Development should be supported by an LVIA, with any ancillary facilities located in less visible parts of the site. Existing structural framework of hedgerow/mature trees should be adequately conserved, with gapping-up of hedgerows where appropriate. Mitigation for loss of agricultural land is not feasible. However, if there is a choice in the proposed location for a new cemetery, Land at Buckmore Stables would be preferable due to its lower agricultural value.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	The proposed use would not contribute to carbon emissions; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Site is greenfield, comprised mainly of grazing pasture with hedgerows to the east and south boundaries and scattered mature trees to the west boundary. Loss of habitats during construction could lead to impacts on protected species (e.g. badger, birds, dormouse, reptiles), but during operation the site is likely to improve in ecological value when compared to its current use. Minor negative effects are predicted over the short- to medium-term.	-	-		Initial	Construction	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby. No significant effect predicted.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

C9 (ID PNP094) - Land to the North East of Reservoir Lane: 2.10ha site - potential Cemetery (only 0.4ha required).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	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	The site's out of town location is unlikely to promote travel by sustainable modes, but the proposal is unlikely to be a significant trip generator. Negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

C10 and C11 (ID PNP091) - Penns Place Sports Hub: 21.94ha Sports/Recreation site. Formalisation and enhancement of existing uses to provide a Sports Hub for the town, including all existing sports/recreational facilities and relocation of Town Juniors FC to Penns Field B (possibly to include a small pavilion).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	Safeguarding and enhancing this site will help to maintain an appropriate range of formal sports and recreation facilities within the town. Moderate positive effects are predicted.	+	+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no new employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The proposal will support the vitality of the town by meeting sport/recreational needs. The site is not in a centrally accessible location, however, this would not be feasible for a facility of this size and the site is already served by public transport, walking and cycling routes. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	A range of cycling improvements en route to Penns Place are already proposed elsewhere in the plan.
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The proposal does not specifically include community, cultural or sustainable tourism elements, but is likely to indirectly benefit these. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA M1 North Rother Valley Sandy Arable Farmland and Petersfield Area 2 of <b>medium landscape capacity</b> . Very little change on site is currently proposed, mainly limited to new pitches on Field B and possibly a small pavilion. Negligible negative effects are predicted. Site is part ALC Grade 4 (of lower agricultural value), part 'Urban'.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Development should be supported by an LVIA, with any ancillary facilities located in less visible parts of the site. Existing structural framework of hedgerow/mature trees should be adequately conserved, with gapping-up of hedgerows where appropriate. Mitigation for loss of agricultural land is not feasible.
	7	To address the causes of climate change through reducing emissions of greenhouse gases	Very little development is proposed, the site being safeguarded for its current use; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is adjacent to the River Rother floodplain to the north and east. However, very little development is proposed, the site being safeguarded for its current uses (which are less vulnerable in flood risk terms). No significant effect is predicted.									Neutral		No	



# DETAILED ASSESSMENT MATRIX

C10 and C11 (ID PNP091) - Penns Place Sports Hub: 21.94ha Sports/Recreation site. Formalisation and enhancement of existing uses to provide a Sports Hub for the town, including all existing sports/recreational facilities and relocation of Town Juniors FC to Penns Field B (possibly to include a small pavilion).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	Penns Field B is greenfield, comprised mainly of rough grassland and encroaching scrub, with mature hedgerows/woodland towards the boundaries. It is adjacent to Tilmore Brook Wood SINC and Rotherlands LNR which may be subject to increased recreational pressure. Loss of habitats could lead to impacts on protected species (e.g. amphibians, badger, bats, birds, crayfish, dormouse, otter, reptiles, water vole). The remainder of the site is formed mainly of buildings and amenity grassland. Minor negative effects are predicted over the long term. Site is adjacent to Tilmore Brook which may be subject to negative effects from surface water run-off.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Impacts to habitats and species may be avoidable through site layout, design, or otherwise mitigated via habitat creation and species translocation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained where possible. Development should incorporate SuDS to prevent impacts on water quality.
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby. No significant effect predicted.									Neutral		No	
	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	Negligible negative effects predicted - the proposal has no sustainable transport elements and has relatively poor accessibility (despite its adjacency to an existing cycleway), increasing the need to travel by car.	-	-	-	Ongoing	Operation	Local	low	Medium	Negligible	Negative	No	A range of cycling improvements en route to Penns Place are already proposed elsewhere in the plan.

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

G1 (ID PNP064) - The Heath: 36.38ha Green Space.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard a key piece of GI in Petersfield, maintaining accessibility to informal recreation/exercise opportunities and making a significant contribution to the health and well-being of the population. Moderate positive effects are predicted over the long term.	++	++	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The site helps to meet the outdoor recreational needs of the community in an accessible location, and makes a significant contribution to the vitality of Petersfield. A number of PROWs traverse the site. Moderate positive effects are predicted over the long term.	++	++	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site is an important component of the cultural heritage of the town and its GI network, and provides a high quality experience for residents and tourists alike. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	The site is within SDILCA L2 and Petersfield Area 3 (of negligible/low capacity) surrounded by residential areas and open countryside. No development is proposed and its continued protection from development is predicted to have major positive effects over the long term. Site is ALC Grade 4 (of lower agricultural value).	+	+	+	Ongoing	Operation	National	Medium	Medium	Major	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being safeguarded for its current use; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	This Site of Importance to Nature Conservation is a mosaic of heath, grassland and woodland, with a large area of open water. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is adjacent to the Conservation Area to the west and a number of listed buildings are nearby. Importantly, it contains 15 Scheduled Monuments - the Petersfield Heath group of barrows. No development is proposed; no significant effect is predicted.									Neutral		No	
	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	The site provides informal recreation facilities in an accessible location. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

# DETAILED ASSESSMENT MATRIX

G2 (ID PNP088) - Green Space East of Causeway Farm: 25.07ha Green Space. New community greenspace.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will create a large new openly accessible green space in close proximity to the town centre, enhancing the provision of informal sports and recreation opportunities. It will make a significant contribution to new green links into the town, and the health and well-being of the population. Moderate positive effects are predicted over the long term.	++	++	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The site will help to meet the outdoor recreational needs of the community in an accessible location, and make a significant contribution to the vitality of Petersfield. A number of PROWs traverse the site. Moderate positive effects are predicted over the long term.	++	++	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form an important component of Petersfield's GI network, providing a high quality experience for residents and tourists alike. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland Vales and Petersfield Area 4 of negligible/low landscape capacity, the site is series of pasture fields with a strongly defined network of mature hedgerows. No development is proposed and its continued protection from development is predicted to have major positive effects over the long term. Site is ALC Grade 4 (of lower agricultural value).	+	+	+	Ongoing	Operation	National	Medium	Medium	Major	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is subject to flood risk but no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is a series of grazing pastures with a strongly defined network of mature hedgerows. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is adjacent to the Conservation Area to the north and a number of listed buildings are nearby. No development is proposed; no significant effect is predicted.									Neutral		No	
	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	The site will provide informal recreation facilities in an accessible location. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

# DETAILED ASSESSMENT MATRIX

G3 (ID PNP096) - Tilmore Brook Green Finger: 6.27ha Green Space. New allocation.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will create a new openly accessible green space, enhancing the provision of informal sports and recreation opportunities. Together with G5,6&10, it will make a significant contribution to new green links into the town, and the health and well-being of the population. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Although on the edge of town, the site will help to meet the outdoor recreational needs of the community close to existing residential areas in north Petersfield, and make a significant contribution to the vitality of town. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form an important component of Petersfield's GI network, providing a high quality experience for residents and tourists alike. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland Vales and Petersfield Area 1 of negligible/low landscape capacity, the site is series of pasture fields with a strongly defined network of mature hedgerows. No development is proposed and its continued protection from development is predicted to have moderate positive effects over the long term. Site is ALC Grade 3 and may be BMV agricultural land.	+	+	+	Ongoing	Operation	National	Low	Medium	Moderate	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is a series of grazing pastures with a strongly defined network of mature hedgerows. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, and no development is proposed. No significant effect predicted.									Neutral		No	
	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	The site will provide informal recreation facilities in proximity to existing residential areas. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

# DETAILED ASSESSMENT MATRIX

G4 (ID PNP082) - Green Space North of Buckmore Farm: 3.26ha Green Space. New community greenspace to link up with Bell Hill Recreation Ground (G7/PNP085).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will create a new openly accessible green space, enhancing the provision of informal sports and recreation opportunities. Together with G7, it will make a significant contribution to new/enhanced green links into the town, and the health and well-being of the population. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Although on the edge of town, the site will help to meet the outdoor recreational needs of the community close to existing and proposed residential and employment areas in west Petersfield, and make a significant contribution to the vitality of town. A PROW traverses the site. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form an important component of Petersfield's GI network, providing a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland Vales and Petersfield Area 1 of negligible/low landscape capacity, the site is used as grazing pasture mature hedgerows/trees to the boundaries. No development is proposed and its continued protection from development is predicted to have moderate positive effects over the long term. Site is ALC Grade 4 (of lower agricultural value).	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is used as grazing pasture mature hedgerows/trees to the boundaries. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is adjacent to a number of listed buildings. No development is proposed; no significant effect is predicted.									Neutral		No	
	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	The site will provide informal recreation facilities in proximity to existing and proposed residential and employment areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

G5 (ID PNP061) - Merrits Meadow: 2.35ha Green Space. New allocation.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard an openly accessible green space, maintaining the provision of informal sports and recreation opportunities. Together with G3,6&10, it will make a significant contribution to new/enhanced green links into the town, and the health and well-being of the population. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Within 10mins walking distance from the town centre, the site will help to meet the outdoor recreational needs of the community close to existing residential areas in north Petersfield, and make a significant contribution to the vitality of town. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form an important component of Petersfield's GI network, providing a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within the urban area (and SDILCA K1), the site is rough grassland and floodplain meadow with mature trees/hedgerows to the boundaries and along the disused railway. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term. Site is noted as ALC 'Urban'.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is subject to flood risk but no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is rough grassland and floodplain meadow with mature trees/hedgerows to the boundaries and along the disused railway. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	The site is adjacent to the Conservation Area to the north and a number of listed buildings are nearby. No development is proposed; no significant effect is predicted.									Neutral		No	
	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	The site provides informal recreation facilities in proximity to existing residential areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

G6 (ID PNP037) - Land East of Tilmore Road: 2.16ha Green Space. New allocation.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will create a new openly accessible green space, enhancing the provision of informal sports and recreation opportunities. Together with G3,5&10, it will make a significant contribution to new green links into the town, and the health and well-being of the population. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Although 10mins walking distance from the town centre, the site will help to meet the outdoor recreational needs of the community close to existing residential areas in north Petersfield, and make a significant contribution to the vitality of town. Minor positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form an important component of Petersfield's GI network, providing a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within the urban area (and SDILCA K1), the site is rough grassland with mature trees/hedgerows to the boundaries. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term. Site is noted as ALC 'Urban'.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is rough grassland with mature trees/hedgerows to the boundaries. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, and no development is proposed. No significant effect predicted.									Neutral		No	
	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	The site will provide informal recreation facilities in proximity to existing residential areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	



# DETAILED ASSESSMENT MATRIX

G7 (ID PNP085) - Bell Hill Recreation Ground: 1.78ha Green Space. To link up with Green Space North of Buckmore Farm (G4/PNP082).

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard the majority of an accessible green space, maintaining the provision of informal sports and recreation opportunities. Although a small area will be lost to proposed residential uses, together with G4 the site will make a significant contribution to enhanced green links into the town, and the health and well-being of the population. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Within 10-15mins walking distance from the town centre, the site will help to meet the outdoor recreational needs of the community close to existing and proposed residential and employment areas in west Petersfield, and make a significant contribution to the vitality of town. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form a component of Petersfield's GI network, contributing towards a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA K1 Rother Valley Mixed Farmland and Woodland Vales and Petersfield Area 1 of negligible/low landscape capacity, the site is amenity grassland with mature trees/hedgerows to the boundaries. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term. Site is part ALC Grade 4 (of lower agricultural value), part 'Urban'.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is amenity grassland with mature trees/hedgerows to the boundaries. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are a number of listed buildings nearby but no development is proposed; no significant effect is predicted.									Neutral		No	
	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	The site provides informal recreation facilities in proximity to existing and proposed residential and employment areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

G8 (ID PNP012) - Land Either Side of Borough Hill: 1.26ha Green Space.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard and enhance an existing green space, maintaining the provision of informal sports and recreation opportunities and contributing to the health and well-being of the population. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The site will help to meet the outdoor recreational needs of the community in an accessible location, and make a significant contribution to the vitality of town. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form a component of Petersfield's GI network, contributing towards a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within the urban area (and SDILCA K1), the site is amenity and rough grassland with mature trees/hedgerows to the boundaries to the east of Borough Hill. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term. Site is noted as ALC 'Urban'.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is amenity and rough grassland with mature trees/hedgerows to the boundaries to the east of Borough Hill. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, and no development is proposed. No significant effect predicted.									Neutral		No	
	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	The site provides informal recreation facilities in proximity to existing residential areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

G9 (ID PNP095) - Borough Hill Recreation Ground and Land adjoining Railway Line: 1.00ha Green Space.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard and enhance an existing green space, maintaining the provision of informal sports and recreation opportunities and contributing to the health and well-being of the population. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	The site will help to meet the outdoor recreational needs of the community in an accessible location, and make a significant contribution to the vitality of town. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form a component of Petersfield's GI network, contributing towards a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within the urban area (and SDILCA K1), the site is amenity grassland with a strong wooded belt to the east and west boundaries. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term. Site is noted as ALC 'Urban'.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is amenity grassland with a strong wooded belt to the east and west boundaries. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or adjacent, and no development is proposed. No significant effect predicted.									Neutral		No	
	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	The site provides informal recreation facilities in proximity to existing residential areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

G10 (ID PNP060) - Woods Meadow (Tilmore Recreation Ground): 0.61ha Green Space.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard an accessible green space, maintaining the provision of informal sports and recreation opportunities. Together with G3,5&6, it will make a significant contribution to new green links into the town, and the health and well-being of the population. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Within 10mins walking distance from the town centre, the site will help to meet the outdoor recreational needs of the community close to existing residential areas in north Petersfield, and make a significant contribution to the vitality of town. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form a component of Petersfield's GI network, contributing towards a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within the urban area (and SDILCA K1), the site is amenity grassland with mature trees/hedgerows to the boundaries. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term. Site is noted as ALC 'Urban'.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is subject to flood risk but no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is amenity grassland with mature trees/hedgerows to the boundaries. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, and no development is proposed. No significant effect predicted.									Neutral		No	
	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	The site provides informal recreation facilities in proximity to existing residential areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

G11 - Recreation Ground south of Paddock Way: 0.79ha Green Space.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard an accessible green space, maintaining the provision of informal sports and recreation opportunities. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Within 15-20mins walking distance from the town centre, the site will help to meet the outdoor recreational needs of the community close to existing residential areas in south Petersfield, and make a significant contribution to the vitality of town. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form a component of Petersfield's GI network, contributing towards a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Site is adjacent to the A3/railway corridor and residential areas at Paddock Way. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is not subject to flood risk and no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site is amenity grassland with trees/hedgerows to the boundaries. No development is proposed; no significant effect is predicted.									Neutral		No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, and no development is proposed. No significant effect predicted.									Neutral		No	
	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	The site provides informal recreation facilities in proximity to existing residential areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

# DETAILED ASSESSMENT MATRIX

G12 - Rotherlands Nature Reserve: 7.3ha Green Space. New allocation.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
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	No significant effect predicted; the proposal has no residential element.									Neutral		No	
	2	To improve the health and well-being of the population and reduce inequalities in health and well-being	The proposal will safeguard an accessible green space, maintaining the provision of informal sports and recreation opportunities. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	3	To create and sustain vibrant communities which recognise the needs and contributions of all individuals	No significant effect predicted - the proposal has no employment or education elements.									Neutral		No	
	4	To improve accessibility to all services and facilities	Within over 20mins walking distance from the town centre, the site will help to meet the outdoor recreational needs of the community close to existing residential areas in east Petersfield, and make a significant contribution to the vitality of town. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
	5	To encourage increased engagement in cultural activity across all sections of the community and promote sustainable tourism	The site will form a component of Petersfield's GI network, contributing towards a high quality experience for residents and tourists alike. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Negligible	Positive	No	
	6	To encourage development of the rural economy, in a manner that balances agricultural and other business interests to maintain a living, valued landscape	Within SDILCA M1 North Rother Valley Sandy Arable Farmland and Petersfield Area 2 of medium landscape capacity. No development is proposed and its continued protection from development is predicted to have minor positive effects over the long term.	+	+	+	Ongoing	Operation	National	Negligible	Medium	Minor	Positive	No	
	7	To address the causes of climate change through reducing emissions of greenhouse gases	No development is proposed, the site being proposed for use as accessible green space; no significant effect is predicted.									Neutral		No	
	8	To ensure the community are prepared for the impacts of climate change by promoting adaptation measures	The site is within the flood plain but no development is proposed; no significant effect is predicted.									Neutral		No	
	9	To conserve, protect and enhance biodiversity and the natural environment both inside and outside the town	The site comprises and is adjacent to a number of SINC's and the Rotherlands LNR. No development is proposed and its continued protection as a greenspace will preserve its benefits over the long term.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
	10	To protect and enhance the town's historic environment, heritage assets and their setting, and promote their enjoyment	There are no known heritage features on site or nearby, and no development is proposed. No significant effect predicted.									Neutral		No	
	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	The site provides informal recreation facilities in proximity to existing residential areas. Negligible positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

## **Appendix H: High Level Assessment of Policies**

Please see insert.



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# Petersfield Neighbourhood Plan

## Proposed Policies

## SEA Objectives

Proposed Policies					SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
Ref	Policy Title														
Housing															
HP1	Allocate development areas sufficient for a minimum of 700 new dwellings (SEE ALSO DETAILED SITE ASSESSMENTS)				++	+	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 (SEE ALSO DETAILED ASSESSMENT FOR H8 AND H12)				+	+	+	+/-	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 (SEE ALSO DETAILED SITE ASSESSMENTS)				+	+	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	+	0
BEP6	Sustainable and adaptable buildings				0	0	0	0	0	+	+	+	0	+	
Getting Around															
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	+

Petersfield Neighbourhood Plan Proposed Policies		SEA Objectives										
		SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
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 multilevel car parking at the Town Station and North side car park 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 user needs	0	0	0	+	0	0	0	0	0	0	+
GAP9	Improve the provision of bus services and coordination of services	0	+	0	+	+	0	+	0	0	0	+
Community												
CP1	Maintain and enhance existing Community Facilities	0	+	0	+	++	+	0	0	0	+	+
CP2	Provide a new Community Centre (SEE ALSO DETAILED ASSESSMENT FOR C5)	0	+/-	0	+	++	0	0	0	0	0	+
CP3	Overall increase of community facility provision	0	0	0	+	++	0	0	0	0	0	+
CP4	Provide appropriate mix of sports and recreation 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, archaeological, ecological 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	++	+	0
NEP5	Developments to contribute positively to the landscape	0	+	0	0	+	++	0	0	+	++	0
NEP6	Links to the countryside	0	+	0	+	+	+	+	0	+	+	+

Petersfield Neighbourhood Plan Proposed Policies		SEA Objectives										
		SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
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
<i>Business</i>												
BP1	Allocate sites specifically for employment use ( <i>SEE ALSO DETAILED SITE ASSESSMENTS</i> )	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 ( <i>SEE ALSO DETAILED ASSESSMENT FOR B3-6</i> )	0	0	++	+	0	0	0	-	0	0	+
BP6	Establish a Business Enterprise Centre	0	0	+	+	0	0	0	0	0	0	+
BP7	Provide small and flexible use employment space in the Town Centre	0	0	+	+	0	0	0	0	0	0	+
BP8	Support small creative businesses requiring workshop space	0	0	+	+	0	0	0	0	0	0	+
BP9	Bedford Road improvements	0	0	+	+	0	0	0	0	0	0	+
<i>Retail</i>												
RP1	Encourage 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	+
<i>Tourism</i>												
TP1	Encourage the provision of hotel and holiday accommodation through the planning process. Ideally this should be a mix of good quality accommodation which responds to visitors' demands and supports a sustainable visitor economy	0	0	+	+	++	+	0	0	0	0	+

Petersfield Neighbourhood Plan Proposed Policies			SEA Objectives										
			SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
	TP2	If feasible, a tourism hub will be created in the town centre bringing together an expanded Petersfield Museum together with the Tourist Information Centre	0	0	0	+	+	+	0	0	0	0	+
	TP3	Relocate the Tourist Information Centre from the library to the new tourist hub	0	0	0	+	+	+	0	0	0	0	+
	TP4	Co-ordinate the promotion of the town and its facilities by the SDNPA, District and Town Councils	0	0	0	0	+	+	0	0	0	0	0
			SEA1	SEA2	SEA3	SEA4	SEA5	SEA6	SEA7	SEA8	SEA9	SEA10	SEA11
	Key to the High Level Assessment Matrix												
	++	Likely strong positive effect											
	+	Likely positive effect											
	0	Neutral/no effect											
-	Likely adverse effect												
--	Likely strong adverse effect												
+/-	Uncertain effects												
Local 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 well-being of the population and reduce inequalities in health and well-being.												
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 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												





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