

Appendix I. South Downs National Park Authority Schedule of Issues to be considered in Petersfield Neighbourhood Plan examination

Conformity Issues

Proposed representation	Text to be incorporated in PNP
It should be noted that site H1, H4, H5, H7 and H8 are located within the Mineral Safeguarding Area for brick-making clay. Residential proposals of more than 0.5ha, as these sites are, will need to address the mineral potential and whether the proposal can accommodate prior extraction. However, this issue should be considered on balance with the type of proposal and the importance of the mineral resource, which in terms of brick-making clay is not likely to be significant. The following text should be included in Delivery Consideration of sites H1, H4, H5, H7 and H8 in section 12.4, 12.6, 12.7 and 12.8 to ensure future development considers the criteria set out in Policy 15 of the Hampshire Minerals and Waste Plan regarding safeguarded minerals	Following text to be included at section 12.4, 12.6, 12.7 and 12.8 Delivery considerations: Discussion should take place with the South Downs National Park Authority (SDNPA) prior to any specific proposal to develop the site, to establish what mineral resource information (and the level of information) is required by the Mineral Planning Authority
Site H3: Penns Field lies within the Mineral Safeguarding Area for sharp sand and gravel. Residential proposals with a land area of more than 0.5ha, as this site is, will require further information on mineral potential and whether the proposal can accommodate prior extraction. However, this issue should be considered on balance with the type of proposal and the importance of the mineral resource. The following text should be included in Delivery Considerations text of site H3 at section 12.5 to ensure future development considers the criteria set out in Policy 15 of the Hampshire Minerals and Waste Plan regarding safeguarded minerals	Following text to be included at section 12.5: Discussion should take place with the SDNPA prior to any specific development proposal to develop the site, to establish what mineral resource information (and the level of information) is required by the Mineral Planning Authority
The following text should be added to the Delivery consideration of Site H9 (section 12.9 of the PNP) to ensure future development considers the criteria set out in Policy 16 of the Hampshire Minerals and Waste Plan regarding the loss of safeguarded minerals infrastructure.	Following text to be included at Section 12.9 Delivery considerations: Discussion should take place with SDNPA prior to any specific development proposal, to establish how the proposal seeks to address the requirements of Policy 16 in relation to the safeguarded coated roadstone depot

General Comment

Comment	Proposed representation
Policy HP6 is unclear about how much affordable housing is required. It talked about 40% at 11 or more units but provides no figure for smaller sites	Policy HP6 requires further clarification regarding the proportion of affordable housing required on sites between 6-11 dwellings. Amend to ensure clarity on affordable housing requirement for smaller sites.
HP7 criteria... (c) should be quantified (by number of years) and "what happens if they don't"? Some form of claw-back on value I would suggest. (d) – completion within a set amount of time is almost impossible to enforce, because what happens if they're half way through? You can really only set conditions on commencement before planning applications lapse which is generally 3 years	Policy HP6 - criteria (d) - suggest revising the policy wording to reflect standard practice on commencement of development within 3 years of planning permission being granted, not requiring completion within two years of build commencing
Figure 4, page 31 It would provide further clarity to add the parish boundary to the map	To provide further clarity the Parish boundary should be included on Figure 4 on page 31 of the PNP to make clear the distinction between Settlement Policy Boundary and Parish boundary
Paragraph 8.31 refers to an employment land allocation of 3.03 ha which is different to the actual allocation in policy BPI for 3.23	Amend paragraph 8.3.1 where it states a new employment land allocation of 3.03ha, this contradicts the figure in table 12 which states a new employment allocation of 3.23ha
Policy BP5 relates to the redevelopment of Frenchman's Road. For the avoidance of doubt it would be preferable to refer to the redevelopment for commercial and not residential purposes	Policy BP5 to specify the 'commercial' redevelopment at Frenchmans road to comply with the site design key points at section 11.5.2
SDNPA notes the comments in paragraph 5.8.2 of the SEA that the PNP is relatively silent on suitable means for achieving energy efficiency and sustainability in new buildings in relation to sustainability objective SA7: To address the causes of climate change through reducing emissions of greenhouse gases. Given that the SEA is intended to inform that plan-making process, the deferral of the consideration for consideration of District Heating options for the next version of the plan in SDNPA's view would be disappointing and as a missed opportunity. Petersfield Town Council is urged to encourage the PNP team to consider this and fully consider the options for responding to the SA 7 before the PNP is adopted	Paragraph 5.8.2 of the Sustainability Appraisal for the PNP identifies that the plan encourages high levels of energy efficiency and sustainability in new buildings. However the plan does not set out suitable means for achieving this and does not promote technologies such as district heating systems which would be appropriate for Petersfield given the density of housing. It is suggested that PNP group consider including this aspiration in the PNP.