

Client	Mr and Mrs Lower
Project	Ecclesden Barns
Document	Ecosystem Services Statement
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Author	SL



1. Introduction

- 1.1. This Ecosystem Services Statement has been prepared on behalf of the applicants, Mr and Mrs Lower, in support of a Full Planning Application for the following development:

'Redevelopment of redundant agricultural outbuilding to form 2no. holiday lets at Manor Barn, Ecclesden Lane, Angmering, BN16 4DQ'.

2. The Site

- 2.1. The existing barn known as Ecclesden Barn is located on the northern end of Ecclesden Lane in the village of Angmering. The site of the proposed holiday let development, as outlined in red on the plans submitted with the Planning Application comprises a redundant agricultural barn with associated access and parking.

3. Ecosystem Service Statement

- 3.1. Core Policy SD2: Ecosystem Services of the adopted South Downs National Park Local Plan (2019) states that development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services as follows:

This will be achieved through the use of high quality design, and by delivering all opportunities to:

- a) Sustainably manage land and water environments;*
- b) Protect and provide more, better and joined up natural habitats;*
- c) Conserve water resources and improve water quality;*
- d) Manage and mitigate the risk of flooding;*
- e) Improve the National Park's resilience to, and mitigation of, climate change;*
- f) Increase the ability to store carbon through new planting or other means;*
- g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;*
- h) Support the sustainable production and use of food, forestry and raw materials;*
- i) Reduce levels of pollution;*
- j) Improve opportunities for peoples' health and wellbeing; and*
- k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.*

- 3.2. The following table sets out how the development proposal impacts on the Ecosystem Services within the local and wider area.

Policy SD2 Criteria	Potential Impact and Proposed Mitigation
a) Sustainably manage land and water environments	Existing vegetation on the site will be retained and protected. The site will not increase flooding on site in which existing drainage services will be utilised.
b) Protect and provide more, better and joined up natural habitats	The proposed development would have no impact on this amenity space or any natural habitats. Please refer to the Preliminary Ecological Appraisal produced by Lizard.
c) Conserve water resources and improve water quality	Surface water and foul drainage will be disposed of through existing drainage services.
d) Manage and mitigate the risk of flooding	The development is located within flood zone 1.
e) Improve the National Park's resilience to, and mitigation of, climate change	In terms of flood risk, the proposal is located in flood zone 1.
f) Increase the ability to store carbon through new planting or other means	All the existing trees and vegetation will be retained for the benefit of storing carbon.
g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land	The proposal will not negatively impact on soils. The proposal is a conversion of the former barn.
h) Support the sustainable production and use of food, forestry and raw materials	The proposal has limited opportunity to support the production of food, forestry and raw materials.
i) Reduce levels of pollution	The main source of pollution would be from car exhausts. The proposal seeks to limit the amount of car usage on site and promote walking, hiking, cycling and horse riding.
j) Improve opportunities for peoples' health and wellbeing	The site is located within the SDNP and in this regard is well positioned to offer potential for people to improve their health and wellbeing.
k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities	The site is well located with regards to public rights of way and has a direct footpath to the SDNP. Guests will be given a Visitor Pack which educates them about the special qualities the National Park holds.