

January 2021

Client – Pikes Peak

Site – Buckmore Farm, Beckham Lane, Petersfield, GU32 3BU,

Ecosystems Services Report

The logo for Mission Town Planning Consultancy features the word "Mission" in a large, bold, white sans-serif font. Below it, the words "Town Planning Consultancy" are written in a smaller, white sans-serif font. The text is centered within a dark grey rounded rectangle. Behind the text is a decorative graphic of blue dots of varying sizes, arranged in a pattern that resembles a sunburst or a cluster of stars, with the dots being more densely packed around the word "Mission".

Mission
Town Planning Consultancy

Description of Development – Installation of Sprinkler System and associated plant in connection with application SDNP/17/05966/FU



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1. Introduction

- 1.1 This report has been prepared on behalf of the applicant, Pikes Peak. The report will fulfil the requirements of the local validation process and discusses the ecosystems approach as set out within the Council's adopted policy.
- 1.2 Discussed within the report are a number of factors as set out within the policies and we explain how these elements are addressed.
- 1.3 This report is intended to support an application for a sprinkler storage system that is required for the adjacent development that was consented under application SDNP/17/05966/FUL and was granted planning permission for the "Construction of a bespoke facility to store, display and maintain a private car collection and three storey building comprising 1000sqm offices together with associate landscaping and access". The system is required to be able to store water on site in the event of fire.

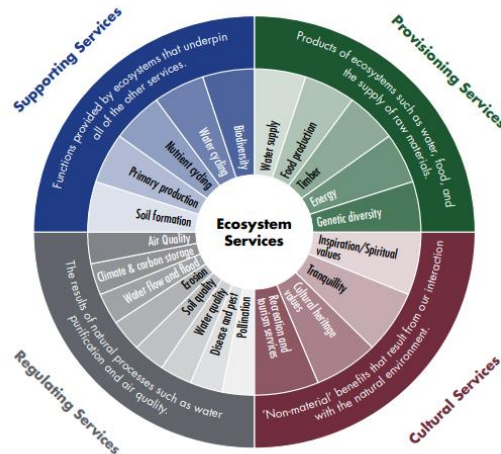
2. Policy Requirements

- 2.1 South Downs National Park Authority (SDNPA) have adopted an ecosystems approach, which is embedded within their planning policy in line with the Partnership Management Plan. This is the overarching strategy for the management of the SDNPA.
- 2.2 Taking this through to planning policy, the South Downs National Park Local Plan (SDLP) adopted July 2019, sets out the fundamental commitment to the Ecosystems Services approach. This helps to identify how the benefits derived from nature and their value and to build them into the planning process and ensure that this is key to any decision made and the management of any subsequent management of consented schemes.
- 2.3 The SDLP sets out four broad aspects of ES which cannot be viewed in isolation from one another. These are ecologically and functional interdependent.
 - Supporting Services include the functions provided by ES that underpin all of the other services. These services offered by flora and fauna and micro-organisms are essential for healthy soils, habitats and nutrient cycling, which underpin the environments natural goods and services which benefit people.
 - Provisioning Services which include products of ecosystems such as water, food and the supply of raw materials. These services relate to the products and productivity of the natural environment. Approximately 85% of the SDNP is farmed and its soils support it being a major producer of cereal crops. Approximately 25% of the SDNP is wooded, which contributes renewable fuel, like biomass.



- Regulating Services which include the results of natural processes such as water purification and air quality. These services are the controls from the natural environment. For example, rivers which help to control water flow, drainage and flooding.
- Cultural Services which include ‘non-material’ benefits that result from our interaction with the natural environment. These services relate to people’s enjoyment of the SDNP and its special qualities.

FIGURE 1.3: THE FOUR ASPECTS OF ECOSYSTEM SERVICES



2.4 Core Policy SD2 is the key Development Plan Policy directing the application of Ecosystem Services. The purpose of this policy is to embed a holistic approach to managed natural resources sustainably for the future.

Core Policy SD2: Ecosystem Services

1. Development proposals will be permitted where they have an overall positive impact on the ability of the natural environment to contribute goods and services. 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.
2. Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.



- 2.5 In addition, the adopted policy requires that development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services. It should be noted that the supporting text confirms this statement should be proportionate to the impact. It recommends use should be made of the mapping services and available evidence published by the SDNPA in support of this policy.
- 2.6 The supporting text of the policy advises what the criteria encapsulates of the Ecosystem Services approach and what the natural environment contributes to people. It considers this integrated approach is critical as development can have multiple effects across these services. Furthermore, it confirms development proposals should take a positive approach to the delivery of Ecosystem Services and take account of the economic benefit of enhancing Ecosystem Services.

3.0 Considerations

- 3.1 The site is located on the western edge of Petersfield, off Winchester Road. The site lies within the settlement policy boundary for Petersfield as delineated in the Local Plan Proposals Map.
- 3.2 The site is around 0.07 hectares and is directly adjacent to the consented (ref; SDNP/17/05966/FUL) bespoke facility to store, display and maintain a private cars. This building is now nearing completion and to accord with regulations in regards to the prevention of fire a water storage tank if required to provide for a sprinkler system.
- 3.3 It lies immediately south of the buildings of Buckmore Farm.
- 3.4 To the east of the site lies the car storage facility and beyond this the residential development at Stoneham Close. These are predominately two storey houses.
- 3.5 To the south and west of the site is Petersfield Services comprising a hotel, petrol filling station, M&S Simply Food and McDonald's drive thru.
- 3.6 The wider site is Buckmore Farm which was allocated under policy IB1: Industrial and Business Land Allocations in the 2006 East Hampshire Local Plan for industrial and business uses, and as such the principle of locating development has been established.
- 3.7 The farm buildings of Buckmore Farm sit to the north of the site. These have been converted to commercial uses.
- 3.8 The site is located within Flood Zone 1 and so is not at risk of flooding. There are no heritage assets within or adjacent to the site.



4 Compliance with Ecosystem Policy

- 4.1 This application has been prepared with full regard to, and in accordance with the SDLP and the preparation of this Statement has had regard to the ES Technical Advice Note (Non-householder).
- 4.2. Each of the requirements of Policy SD2 will now be considered in turn to establish whether they are firstly applicable to the application site/development and if so, how the scheme positively responds to the Ecosystem.

a) Sustainably manage land and water environments;

The application is not for a habitable area, and the rainwater will drain into the already consented SUDS system for the wider application.

While the purpose of the proposal is for the storage of water this will be filled in conjunction with the agreement of the relevant supplier and will not unduly impact the land or water environment.

In terms of the land environment, the building will be located directly adjacent to a consented structure and will further be within an employment and industrial allocation adjacent to a service area and the A3 beyond.

b) Protect and provide more, better and joined up natural habitats;

As the land is directly adjacent to commercial use and adjacent to a parking and service area to the west it is of low ecological value.

Following a search of the statutory records it is confirmed that the site is not within or adjacent to any habitat or ecological designations.

The proposed development will have a neutral impact on the provision and connectivity of natural habitats. This would comply with Policies SD4, SD11 and SD17.

c) Conserve water resources and improve water quality;

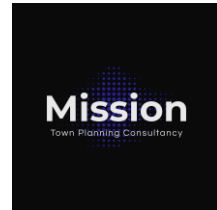
The application is not for a habitable area, and the rainwater will drain into the already consented SUDS system for the wider application.

While the purpose of the proposal is for the storage of water this will be filled in conjunction with the agreement of the relevant supplier and will not unduly impact the land or water environment.

d) Manage and mitigate the risk of flooding;

The Environment Agency Flood Maps for Planning confirm that the application site is located within Flood Zone 1, which has the lowest flood risk.

This site is not at risk from surface water flooding.



The proposed development will collect rainwater via guttering to discharge into a SUDS. The use of SUDS would ensure rainwater returns into the water table slowly.

The scheme will have a minor positive benefit on mitigating flood risk. This would comply with Policies SD17 and SD49.



- e) Improve the National Park's resilience to, and mitigation of, climate change;

As a result of climate change, a proposed SUDs manages surface water on site, rather than increasing pressure on sewer networks.

These measures would help improve the SDNP's resilience to, and mitigation of, climate change in a small but positive way.

- f) Increase the ability to store carbon through new planting or other means;

The scheme will store water and comprise a pump house, the main scheme proposes an agreed planting scheme.

- g) Conserve and enhance soils, use soils sustainably and protect the best, and most versatile agricultural land;

The scheme would accord with the above, and takes place adjacent to a service area, and will not have any adverse impact on soils or the provision of agricultural land.

- h) Support the sustainable production and use of food, forestry and raw materials;

This requirement is not directly applicable. The direct impact on the sustainable production and use of food, forestry and raw material is therefore neutral.



i) Reduce levels of pollution;

The proposal is for a water storage and pump house and will have a very limited if any implication in terms of pollution.

j) Improve opportunities for people's health and well-being; and

The scheme will provide security in terms of fire prevention and ensuring the safety, security and health and well being of the site.

k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.

This element is not considered to be relevant to the scheme.

5. Conclusions

- 5.1 This report clearly demonstrates that given the above considerations, it is the Applicant's submission the proposal positively responds to Policy SD2 and ES. The scheme would deliver a number of environmental planning gains for the site, which would offer positive enhancements and future climate mitigation.