

ECOSYSTEM SERVICES STATEMENT

Proposed change of use, The old farmhouse, Seaford road, BN9 0EE

This statement reviews the potential of the development to have an overall positive impact on the natural environment to contribute goods and services.

SDNPA Local Plan Policy

Core Policy SD2 of the South Downs Local Plan (2019) requires applicants to consider the landscape and environment in terms of its functions and the wider benefits it provides. The proposed development responds to the criteria set out in Policy SD2 as follows:

<u>Ecosystem services actions</u>	<u>Policy SD2 criterion</u>
The change of use will enable offices of local businesses to be set in a rural landscape and allow access to the local surroundings via the local path network.	J, K
The site is located just a hundred meters from the A259 and its Bus stop for the number 12 and 12A bus service, as well as the dedicated cycle lane between Seaford and Newhaven (national cycle network route 2). Which will help to encourage car free commuting.	E, I
No alterations will be required to the building or grounds to facilitate the change from holiday let into offices (as seen in the plans provided).	A, B, D, G, H, I,

Key to references:

- A. Sustainably manage land and water environments
- B. Protect and provide more, better and joined up habitats
- C. Conserve water resources and improve water quality
- D. Manage and mitigate the risk of flooding
- E. Improve the National Parks 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
- 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 well being
- K. Provide opportunities for access to the natural and cultural resources which contribute to the special qualities

CONCLUSION

On the above basis, the proposed development meets all the relevant criteria set out in Local Plan Policy SD2.