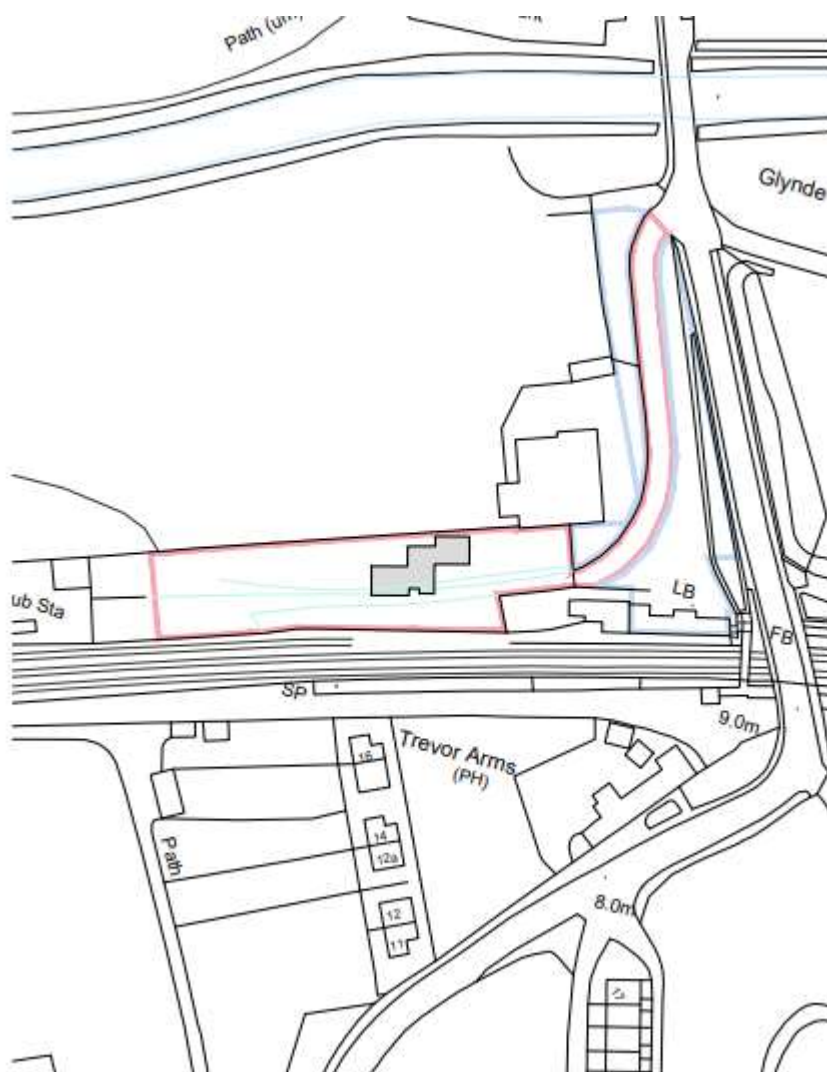


Land adjacent to Glynde Station, BN8 6SS – New Dwellinghouse  
Ecosystems services statement – May 2022

Site

The application site is located within the Sussex Downs Area of Outstanding Natural Beauty – part of the South Downs National Park and within the Glynde Conservation Area.

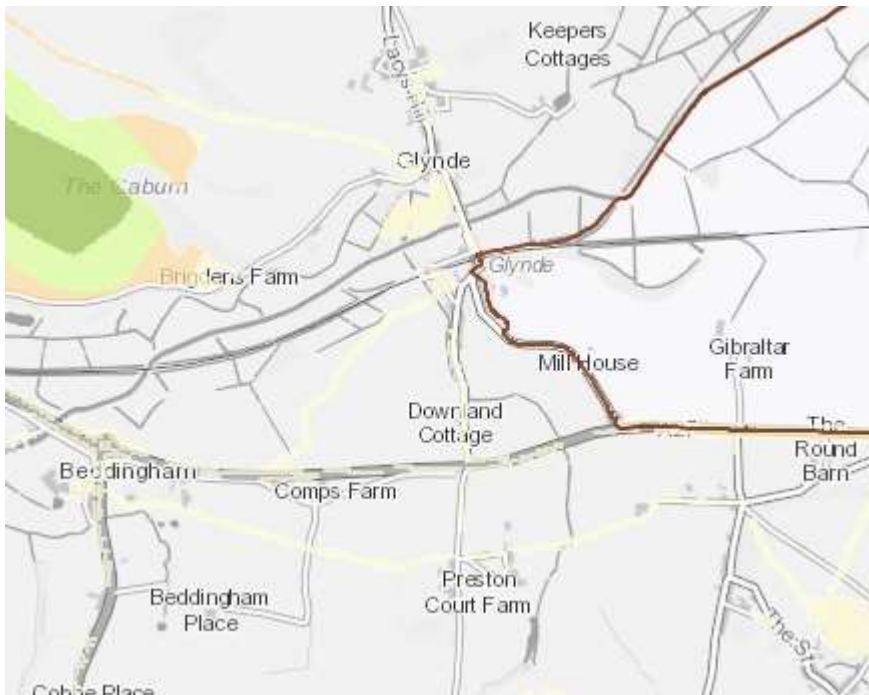
The site itself is a Brownfield Site – a former station yard - which sits immediately adjacent to the north side of the railway tracks at the west end of Glynde Station. The site incorporates a dirt track (which is also a right of way) which connects Glynde Station carpark at the east and the electricity substation situated at the west end of the site.



*Fig 1 – Site Location*

The proposed dwelling does not replace any historic buildings that might provide habitat for protected species. If officers deem it necessary, further ecological enhancements can be incorporated within the scheme, for example, bird boxes can be installed on new walls.

With regard to natural habitat, the SDNP's Ecosystem Services maps do not show the site as being significant for Accessible Nature Capacity:



The maps show the general area as being of medium significance for Accessible Nature Design with the site itself being of low significance for Accessible Nature Design:



Similarly, for Accessible Nature Management Zones, the site is located as providing access for intermittent and low demand:



The proposed dwelling will not have any material impact on any of these features or their significance.

#### Opportunities for Ecosystems Contributions and Services

Being a new dwelling on a currently vacant brownfield site, there will be some initial removal of relatively low lying wild scrub on the site, but also an opportunity to clean up and plant new species of shrubs and trees on the site to increase biodiversity - especially at the north boundary of the site and this is reflected on the drawings. A tree-planting plan will be produced prior to construction commencing.

In even simpler terms, the site will be enjoyed again - by people - whereas at present it is a neglected area and neither is it particularly pleasant to look at – being used mainly for access, parking and storage purposes at present. Care of the proposed garden areas by future residents of the house will permit the site to become more productive than at present on several levels related to new plant/tree management and the possible growing of food for home owner consumption. The garden will be of limited size, so it is difficult to attribute a huge increase in yield and/or benefit beyond that for the immediate owners, but the small scale impact of tidying the site up and increasing biodiversity on it, will be in a positive direction.

The Design Statement has already described the sustainable performance that the proposals aim for, reducing the energy consumption of the house and reducing in a small way the pollution it will produce from consumption of fossil fuel-burning heating appliances.

The opportunity to benefit from the rare opportunity to place a house so close to an operating railway station is very exciting and it is to be hoped that future owners will be able to benefit from the convenience of 'on-tap' rail travel to the larger towns in the area, including Eastbourne, Lewes

and Brighton. In addition, the new Cycle route 90 along the A27 allows for safe off road cycle commuting to the Lewes, Berwick & Polegate all of which have main line railway stations.

The village is close to many trails and hill walks, which will allow the future residents and their guests to have an easily accessible escape into the wilderness – reducing the need for car use for recreational walks.

There will be an opportunity to provide wildlife habitat boxes on the house, but it would be requested that their number and positions are confirmed later, by condition if necessary.

**LF Architecture    May 2022**