

## EcoSystems Services Statement

Proposed Temporary Prototype Modular Showhome at Merryfield Farm, Soames Lane, West Tisted, Ropley, Nr Alresford, SO24 0HF.

The purpose of an EcoServices Statement is understood to be one which helps understand the context of the site and proposals to ensure wider benefits to the landscape and environment can be provided through any proposals. This Statement complements the Design and Access Statement and other information provided with the application.

As a reminder, the proposals are to erect a prototype modular showhome for a temporary period to exhibition and sales purposes only, and without any occupation, and without the provision of any services except for electricity for the purposes of conducting exhibitions with potential customers and other sales related activities. The showhome will be removed in the period up to 24 months from installations.

It should be noted that the showhome is intended to demonstrate similar degrees of sustainability as those which are accredited for passivhaus designs.

### **Policy SD2a) Sustainably Management Land Environment**

The site measures 0.01ha.

The existing site of the proposals comprises an existing concrete base forming part of a former farm complex associated with Merryfield Farm. A photograph of the base can be seen as follows:





The baseline condition is a concrete base which has been long installed within the ground. It represents existed expended resources. The re-use of this base would be more desirable than seeking to install another base nearby, which would use additional resources.

Surrounding the base is gravel and other hardstanding. These will remain unaffected by the proposals, and there would be no further resource consumption by these.

These would sustainably management the land by not increasing any development. There is compliance with Policy SD2(a).

### **Policy SD2b) – Protect Habitats**

There is existing hedging around the farm complex, which was recently installed and will be unaffected, although maintenance will continue. This provides new opportunities for wildlife, etc as well as provides screening to the proposals. There are no trees adjacent to the site which might be affected.



In terms of wildlife, the site has been extensively studied over the past five years, and it is known that there are bats and barn owls located in the vicinity, in a brick building on site. The applicant has already installed bat and barn owl boxes in neighbouring woodlands to support the wildlife identified on site.

### **Policy SD2c) Conserve Water**

The proposals will have no affect on water quality or resources. The showhome, being a commercial exhibition centre, will have no access to water resources, and will not affect any existing water resources as none exist on site.

### **Policy SD2d) Manage Flood Risk**

The site will have no affect on flood risk as according to the Environment Agency's Flood Map for Planning, the site is located in Flood Zone 1.

Whilst not connected, the showhome is designed around eco-sustainability, and will demonstrate the suitability of managing water resources within the dwelling. This includes rain water collection systems for use in grey water systems.

### **Policy SD2e) Manage Climate Change**

As noted above, the showhome will only be connected to electricity which is sourced from 100% renewable energy resources. No other services will be provided.

The showhome's purpose is to demonstrate construction methods which can reduce impacts on the environment throughout the construction process. This is one of Easi-space's primary goals: to simplify construction methods for new buildings and minimise environmental impacts as a result. They have been very successful with regards to commercial and governmental operations, and the showhome proposed will help Easi-space to attract new customers who are looking for environmentally-responsible methods that can be employed in the residential development industry.

The purpose of Easi Space's research is to facilitate more sustainable construction and deliveries, and part of their remit is to reduce deliveries to much smaller and manageable sizes to avoid the use of large delivery vehicles which results in carbon intensive operations. The majority of their operations already utilise electric vehicles at the moment, and this is being expanded all of the time.

The proposals will help to demonstrate to potential builders that eco-friendly construction methods can be adopted.



### **Policy SD2f) Storage of Carbon**

The proposals will have no discernible effect on carbon emissions, and the applicant has already installed hedging around the former farm complex to reduce carbon. Operations are already undertaken via electric vehicles wherever possible.

### **Policy SD2g) Management of Soils**

The proposals will have no effect on soils as the site already comprises an existing concrete base on which the proposed showhome could be sited without any further ground works.

### **Policy SD2h) Supporting Sustainable Production**

As outlined above, Easi-space's entire purpose is to develop construction methods to assist in reducing the usage of raw materials in the production of construction.

The proposals will have no discernible effect on the production of food, forestry or raw materials, although if their show home is successful, construction of dwellings in the area may require less raw materials in their own right.

### **Policy SD2i) reducing pollution levels**

The showhome structure will be located immediately adjacent to the existing exhibition centre and can be accessed via foot from all buildings within Easi-space's operations at Merryfield Farm. Construction will take place on site via materials and equipment already available, and as such, there would be no discernible effect on pollution-related.

### **Policy SD2j) Improving People's Health**

The proposals seek to showcase a new form of sustainable home, which will be attractive to live in. It will be sited within an existing commercial estate for a temporary period no longer than necessary. It will have no discernible effect on dark skies or access the public right of ways or the natural beauty of the area.

### **Policy SD2k) Access to Natural and Cultural Resources**

The proposals will not affect access to natural and cultural resources. The farm complex on which the showhome will be stationed does not provide access to any cultural or natural resources.

### **Conclusions**



The proposals have considered the environment and sustainability and the submitted eco-services statement demonstrates that the proposals will reuse existing resources and will have no discernible effect on the environment. It seeks to enhance the environmental conditions within its context. It complies with Policy SD2.

