



APPLICATIONS & APPEALS SERVICES

**DEMOLITION OF STABLES AND POLE BARN.
CONSTRUCTION OF REPLACEMENT BUILDING
COMPRISING A ONE-BEDROOM HOLIDAY LET
AND VEHICLE STORE**

AT

**CARRIAGE HOUSE, BURTON PARK ROAD,
PETWORTH, GU28 0JS**

**SUPPORTING ECOSYSTEMS SERVICES
STATEMENT**

JUNE 2022



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1.0 INTRODUCTION & BACKGROUND

1.1 This Ecosystems Services Statement has been prepared to accompany a planning application that seeks planning permission for the demolition of stables and a pole barn and the construction of a replacement building to comprise a small one-bedroom holiday let and a vehicle store at Carriage House, Burton Park Road, Petworth, GU28 0JS. Due to the topography of the site, the proposal also includes the construction of a low level stone gabion wall to the front of the new building.

1.2 This Statement has been prepared having consideration to Policy SD2 of the South Downs Local Plan with regard also given to the relevant technical guidance. The scale of this Statement is commensurate with the scale and nature of this modest proposal. Further details regarding the development proposal are contained within the supporting Planning, Design and Access Statement.

1.3 This Statement responds to the requirements of this policy, it is however recognised that there are linkages with other relevant policies of the Local Plan, for instance to:

- Policy SD4 – Landscape Character
- Policy SD5 - Design
- Policy SD8 – Dark Skies
- Policy SD9 – Biodiversity and Geodiversity
- Policy SD10 - International Sites
- Policy SD11 – Trees, Woodland and Hedgerows
- Policy SD17 – Protection of the Water Environment
- Policy SD45 – Green Infrastructure
- Policy SD48 - Climate Change and Sustainable Use of Resources
- SD49 – Flood risk management

Figure 1: Policy SD2

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;*
- 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.*

Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.

2.0 PHYSICAL CONTEXT

- 2.1 Carriage House is a two storey detached dwelling with outbuildings located within the South Downs National Park, approximately 2 miles to the south of Petworth. The dwelling is located to the northern side of Burton Park Road and is adjacent to Barlavington Manor Care Home and Assisted Living Retirement Village along with the neighbouring dwelling, Bavington Lodge.
- 2.2 Carriage House is situated on a sloped site and to the east are stables and a pole barn in poor condition. These buildings are the subject of this planning application.
- 2.3 The property is surrounded and well screened by mature trees to the north and east. Burton Park, a grade II listed park is situated to the south, on the opposite side of the road and there are clusters of other residential development within the vicinity, including to the east, beyond woodland and to the west along Burton Park Road.
- 2.4 The South Downs Landscape Character Assessment confirms that the site is located within Landscape Character Type 'Wealden Farmland and Heath Mosaic' which lies on the sandstones of the Folkstone Formation to the north of the chalk

escarpment of the South Downs. The geology is formed of well-drained, sandy lowland landscape supporting a mosaic of oak-birch woodland, conifer plantations, open sandy heaths and rough grazed pasture.

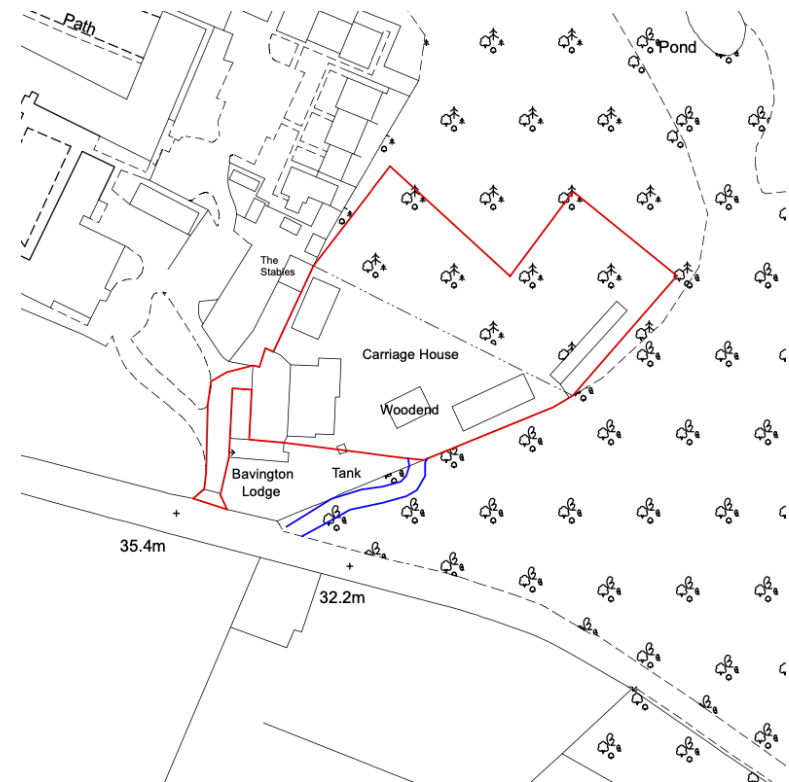
- 2.5 More specifically the site is located within the Landscape Character Area 'Rother Farmland and Heath Mosaic' which forms a long, elevated plateau. The northern boundary of the area adjoins the River Rother while the southern boundary adjoins the Rother Valley Mixed Farmland and Woodland Vale. The boundaries of the area transition with adjacent farmland landscapes. Areas of arable land occur throughout and within a heavily wooded landscape.
- 2.6 The plateau is drained by small streams which flow into the Rother together with a large pond at Burton, formed by damming a tributary stream, associated with the former Wealden iron industry. It later fed an 18th century mill for corn milling.
- 2.7 The International Dark Sky Reserve covers the entirety of the National Park and the application site is located within the Dark Night Sky Core.

2.8 The application site is not located within an area designated for nature conservation and protection however it is close to the following local designations:

1. Burton and Chingford Ponds Local Nature Reserve is located just to the south on the opposite side of the road.
2. Black Pond Copse Local Wildlife Site located to the south west (within Burton Park).
3. Hammer Moor and woodland west of Coats Castle Local Wildlife Site to the east.
4. Heath End Sand Pit Local Geological Site located to the far west on the opposite side of the A285.

2.9 The site is located a substantial distance away from any of the International Nature Conservation Designations within the National Park.

Figure 1: Site Location Plan



3.0 ECOSYSTEMS ASSESSMENT

3.1 The SDNPA's Ecosystems Services Technical Advice Note (Non-Householder) has been taken into account. The guidance sets out how an Ecosystems Services Statement shall be prepared which is responded to below.

Stage 1: Evidence Gathering

3.2 The South Downs National Park Ecosystems Services Map shows in spatial form the relative capacity and demand within the National Park for the following services:

- Accessible nature
- Air purification
- Carbon storage
- Education
- Green travel
- Local climate regulation
- Noise regulation
- Pollination
- Water purification

3.3 Having regard to the online Ecosystems Services Map, the following is identified in relation to Carriage House:

1. Accessible nature – Accessible nature occurs where green space or semi-rural habitats give health and well-being benefits to people through regular walking, cycling or jogging. The location of Carriage House does not score highly in respect of accessible nature capacity however it is close to a number of local nature designations as described. The location of the property scores high in respect of demand for accessible nature.
2. Air purification – This occurs where habitats help to intercept or absorb airborne pollutants produced from road traffic. The site is located within an area of low air purification capacity but close to areas of high capacity including at Burton Park and Burton and Chingford Ponds Local Nature Reserve. The site is located within an area of low air purification demand.
3. Carbon storage – This occurs in vegetation and soil. The site is located within an area of medium to high carbon storage capacity and high carbon storage demand.
4. Education – Education and knowledge capacity is mapped by illustrating the number of broad habitat types that occur in a nearby local area (within a 5 mins walk/300m). The site itself is not located within an area of high education

and knowledge capacity although areas that score more highly are located in close proximity. The site is located in an area of low educational demand.

5. Green travel – Green travel routes are linear travel networks within a high cover of green infrastructure where people may benefit from a safer, calmer or more aesthetically pleasing travel route. The site is not located on a green travel route however there are a number within the vicinity and a network that reaches Petworth. The site is located within an area of low green travel demand.
6. Local climate regulation – Local climate regulation reflects the ability of different ecosystems and habitats to absorb or intercept sunlight and reflected heat, controlling local temperatures and reducing the urban heat island effect. The site is located close to areas of medium to high levels of local climate regulation capacity (covering the Burton Park area) and is located within an area of low demand.
7. Noise regulation – Noise regulation capacity reflects the ability of different ecosystems and habitats to absorb noise pollution. The application site is not located within an area of high noise regulation capacity or high demand.

8. Pollination – Pollination capacity reflects the ability of different ecosystems to support wild pollinators using an estimate of likely visitation by pollinators. The site is located in an area of high pollination capacity but low-average pollution demand. The site is not located in a Pollination Management Zone.
9. Water purification - Water purification occurs in areas where vegetation may help to purify water and reduce pollution impacts before reaching watercourses. The application site is located within a medium water purification capacity area but in an area of low demand. The site is not located within a water purification management zone.

Stage 2: Analysis of Evidence

- 3.4 In addition to consideration of the above environmental factors, the closest Local Nature Conservation Designations are noted at paragraph 2.8. The proposed development, which is small in scale, will have no impact upon any of the nearby local nature conservation designations. Furthermore, the site is also not in close proximity to any of the International Nature Conservation Designations within the National Park.

- 3.5 In respect of the site itself, the planning application is accompanied by a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA). The PEA finds that the proposed development will have no direct impact to any notable habitats, however, due to the proximity of the site to deciduous woodland, indirect effects could occur during construction. It is therefore recommended that a Construction Environmental Management Plan is prepared to outline best practice measures to minimise any potential pollution and/or tree damage during construction.
- 3.6 It is further confirmed that a suitable reptile habitat will be retained and no impacts are anticipated on reptiles as a result of the proposed development. Further reptile surveys are not therefore advised as being necessary.
- 3.7 In terms of bats, the proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, any new lighting could affect bat foraging activity and therefore a low impact lighting strategy is advised for the site.
- 3.8 It is noted that birds could nest within the existing buildings, trees and hedgerows on the site including within the adjacent woodland. It is therefore recommended that works should be

undertaken outside of the period 1st March to 31st August but if this cannot be achieved, a close inspection of the buildings and vegetation should be carried out by a qualified ecologist prior to the commencement of works. Any active nests will need to be retained until the young have fledged.

- 3.9 The habitats on site could not support various species of invertebrates and there is no suitable habitat for otters, water voles. No suitable amphibian habitat will be lost, no evidence of badger activity has been found on site and no adverse impact is found to occur to hazel dormouse or hedgehogs. However, precautionary working methods will be implemented during construction.
- 3.10 It is therefore confirmed that the proposed development is carefully considered in respect of ecology and the proposal complies with Local Plan policies SD9 (Biodiversity and Geodiversity) and SD11 (Trees, Woodland and Hedgerows).
- Stage 3: Determining the site strategy for Ecosystem Services**
- 3.11 In terms of ecology, the proposed development will be carried out in accordance with the recommendations of the PEA and PRA.

- 3.12 In terms of dark night skies, the International Dark Sky Reserve covers the entirety of the National Park and the application site is located within the Dark Night Sky Core. Local Plan policy SD8 (Dark Night Skies) requires development proposals to conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core of the National Park.
- 3.13 The proposal does not include the provision of any new external lighting and any new lighting can be agreed by condition. For the holiday let, the amount of glazing has been kept to a minimum and which is only included to two sides of the building with no windows included to the vehicle storage part of the building. The glazing provided is necessary to ensure sufficient natural light levels and to create a pleasant living environment for visitors. Blackout blinds and curtains will be installed which will prevent any potentially harmful levels of light pollution.
- 3.14 However, it must be noted that the proposed development is small in scale and the dense tree screening to the boundaries, tree canopy cover and secluded location on lower land will further assist to limit any potential light pollution. There is as such no conflict with the requirement of Local Plan policy SD8 to protect the dark night skies of the National Park.

Stage 4: Implementation of Strategy

- 3.15 As the proposal is small in scale and given the above ecosystem/environmental assessment, an implementation strategy (beyond the imposition of any reasonable conditions and the recommendations of the ecology surveys) is not necessary in this instance.

Policy SD2: Ecosystems Services

- 3.16 Policy SD2 is a criterion based policy therefore the criteria will be set out and responded to in turn.
- a) *Sustainably manage land and water environments;*
- 3.17 The proposal will have no impact upon the sustainable management of land and water environments and as such there is no conflict with Local Plan policies SD9, SD11, SD17 and SD18.

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

3.18 The proposal is small in scale with no impact upon natural habitats. There is as such no conflict with Local Plan policies SD9, SD10, SD11, SD17 or SD45.

c) Conserve water resources and improve water quality;

3.19 The proposal raises no significant implications in respect of water resources or quality. The provision of just one small holiday let will not greatly increase the demand upon water resources. However, this planning application is accompanied by a Water Neutrality report which sets out the water consumption of the development and the strategy for reducing this, seeking to achieve water neutrality within the development. There is no conflict with Local Plan policies SD17, SD48 and SD49.

d) Manage and mitigate the risk of flooding;

3.20 The application site lies outside of any risk from fluvial flooding and there is no conflict with Local Plan policies SD17, SD45, SD48 and SD49.

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

3.21 The proposed building will be energy efficient, in accordance with current Building Regulation Standards. The proposal complies with Local Plan policies SD9, SD14, SD45 and SD48.

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

3.22 The site is well screened to the boundaries by mature trees and none are to be removed as part of the proposal. The proposed development will not therefore impact upon the sites present ability to store carbon. There is as such no conflict with Local Plan policies SD4, SD5, SD9 and SD11.

g) Conserve and enhance soils;

3.23 The proposed building will replace existing structures and the proposed provision of a low level gabion wall and turning space for vehicles will result in limited reduction of soils. There is no conflict with Local Plan policies SD4 and SD39.

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

3.24 The proposed development has a neutral impact in respect of criterion h.

i) Reduce levels of pollution;

3.25 The development makes efficient use of an existing developed site. The proposed use will not increase levels of pollution including light pollution. The proposal complies with Local Plan policies SD11, SD20, SD45 and SD64.

*j) Improve opportunities for peoples' health and wellbeing;
and*

3.26 The proposed holiday let will enhance visitor's understanding and enjoyment of the National Park. The proposal has a positive impact in respect of criterion j.

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

3.27 The proposed holiday let will provide an opportunity for access to the natural and cultural resources within the National Park, complying with criterion k.

4.0 CONCLUSION

- 4.1 This Ecosystems Services Statement demonstrates that the impacts of the proposed development upon the natural environment and the health and wellbeing of the users of the National Park have been given full consideration. No adverse impact will occur and the requirements of Policy SD2 of the South Downs Local Plan have therefore been met.