



LECONFIELD ESTATES

The Grove Inn

Landscape Alteration and Omission of
Approved Three Bay Garage

Ecosystems Service Statement

November 2023

ESTATE OFFICE
PETWORTH
SUSSEX GU28 0DU

01798 342502
ESTATE.OFFICE@LECONFIELDESTATES.CO.UK

Policy Background

Applications for development within the SDNP must be accompanied by an Ecosystems Services Statement, demonstrating compliance with policy SD2 of the SDNP Local Plan. Proposals must demonstrate that they will have a positive impact on the natural environment. Such positive impacts will be achieved through a well-considered approach to the design. The full wording of policy SD2 is as follows:

Core Policy SD2: Ecosystem Services

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

Ecosystem Services Actions

The proposal has been sensitively conceived, in accordance with policy SD2, the following factors have been taken into consideration (reference is made to the specific parts of the policy):

- A. The proposed alterations will not have any adverse impact on the management of the land and water environments
- B. The omission of the approved three bay garage with 1st floor office and skylights will reduce the massing and built up area, improving and enhancing the surrounding natural habitats. The planting of a new yew hedge on the east boundary will also provide a new habitat for bird life and other species.
- D. The omission of the approved three bay garage reduces the overall roof area on the site and the rainwater collected by the rainwater goods. The proposed area where the three bay garage would have been sited will drain naturally into the surrounding water course.
- G. The reduction of the large existing 550sqm carpark and turning 376sqm back to lawned garden will conserve and enhance soils.
- H. The proposal will not impact on the production of food, forestry and raw materials.