

Mr Harwood & Ms Wyld
High Clere
Easebourne Lane
Easebourne
West Sussex
GU29 9AY

11th February 2024

Dear Mr Harwood & Ms Wyld

Architectural Design & Planning Services

Please see your Ecosystems Services Statement for your planning application below.

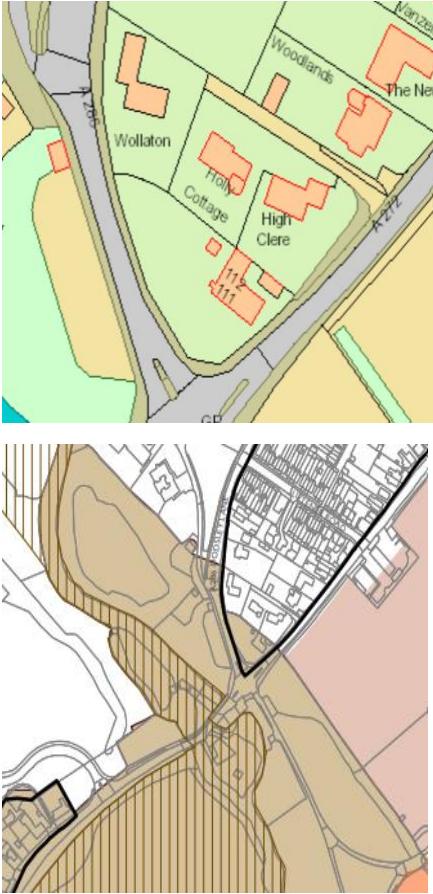
ECOSYSTEMS SERVICES STATEMENT

AT

High Clere
Easebourne Lane
Easebourne
West Sussex
GU29 9AY

Date	11/02/2024
Report Prepared by:	JAS
Version:	V1 for Comment



Date	11/02/2024
Client / Project	567 (HARWOOD/WYLD)
Site Address	High Clere, Easebourne Lane, Easebourne, West Sussex, GU29 9AY
Proposed development details	<p>Proposed two-storey rear infill extension with doors & windows to match existing. Internal Alterations.</p> <p>Total Additional Floor Area less than 30% of the original area of the existing two storey house.</p>
Report Purpose	Ecosystems services statement to accompany the householder planning application submitted to South Downs National Park Authority.
Site Summary	<p>The Application Site consists of a detached dwelling located within the Easebourne Settlement Boundary. The dwelling is two storeys.</p> <p>The principal side and rear elevations are all constructed in facing brickwork. The windows are a Georgian style double glazed UPVC and the roof is dual pitched and finished in clay roof tile.</p> <div style="display: flex; align-items: flex-start;">  <div style="margin-left: 20px;"> <ul style="list-style-type: none"> Settlement Boundary SD25 Housing Allocation Strategic Allocation Local Employment Site SD35 Safeguarded Principal Employment Site SD35 Local Green Space Designation SD47 Safeguarded Non-motorised Travel Route SD20 Town or Village Centre SD36/SD37 Primary Shopping Frontage SD37 Secondary Shopping Frontage SD37 Conservation Area SD15 Registered Park and Garden SD12 Scheduled Monument SD12 International Nature Conservation Designation SD9 (where present) National Nature Conservation Designation SD9 (where present) Local Nature Conservation Designation SD9 (where present) <p style="font-size: small; margin-top: 10px;">Sources: Historic England; Natural England; Sussex Biodiversity Records Centre</p> </div> </div>

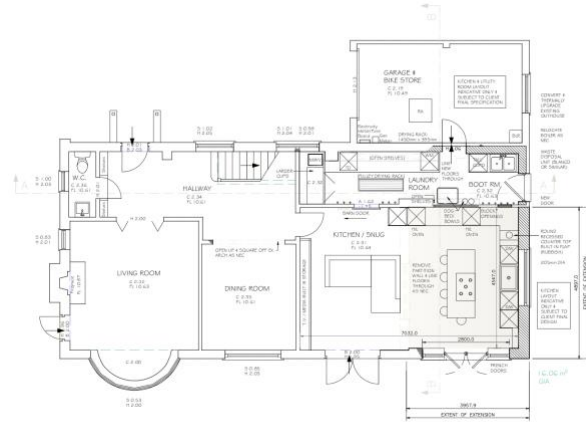


	<p>High Clere lies within the Midhurst and Easebourne Settlement Area and the South Downs National Park.</p> <p>The property lies outside of the Midhurst and Easebourne Conservation Area that lies to the southern boundary of the property (shown brown).</p> 
<p>Site Photos</p>	 <p>[REAR ELEAVTION]</p>
<p>Local Planning Authority</p>	<p>South Downs National Park Authority</p>
<p>Site Constraints</p>	<p>Within the South Downs National Park Flood Zone 2</p>
<p>Relevant Planning History</p>	<p>The South Downs National Park website does not have any planning applications for this property shown online.</p>

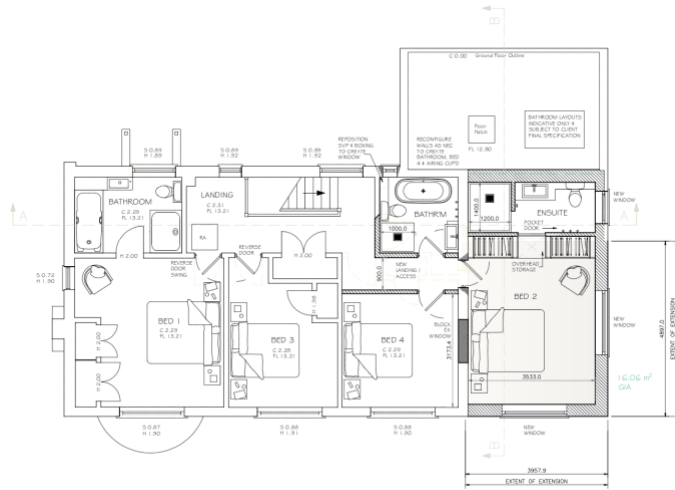


Description of Proposals

The application seeks consent for a two-storey infill side/rear extension.



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50



[REAR ELEVATION]



<p>Ecosystems Services Statement</p>	<p>The South Downs National Park Local Plan (adopted July 2019) states that:</p> <p><i>Core Policy SD2 Ecosystem Services</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"><i>a) Sustainably manage land and water environments;</i><i>b) Protect and provide more, better and joined up natural habitats;</i><i>c) Conserve water resources and improve water quality;</i><i>d) Manage and mitigate the risk of flooding;</i><i>e) Improve the National Park's resilience to, and mitigation of, climate change;</i><i>f) Increase the ability to store carbon through new planting and other means;</i><i>g) Conserve and enhance soils, use soils sustainably and protect the best and most versatile agricultural land;</i><i>h) Support the sustainable production and use of food, forestry and raw materials;</i><i>i) Reduce levels of pollution;</i><i>j) Improve opportunities for peoples' health and wellbeing; and</i><i>k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.</i><i>l) Development proposals must be supported by a statement that sets out how the development proposal impacts, both positively and negatively, on ecosystem services.</i> <p>We address these points below.</p> <p>Criterion A): Sustainably Manage Land & Water Environments The proposed addition is to be constructed on an area within the site currently an existing area of hard landscaping. There will therefore be no change to the land or water environments as a result of the proposals.</p> <p>Criterion B): Protect & Provide Natural Habitats Given the nature of this part of the property, the proposed addition should not have any impact on natural habitats in the locality. Existing Natural habitats within the site will be protected as there will be no impact on the existing mature shrubs, trees and hedges in and around the proposal site. No planting will be removed as a result of the proposals. It is proposed to incorporate new planting following the completion of the scheme to the side of the property. This will provide a new natural habitat to encourage wildlife. Wherever possible pollinator plants will be incorporated to new planting areas to encourage insects such as butterflies and bees. In addition, bat boxes will be installed on local woodland trees to support the local bat population.</p>
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	<p>Criterion C): Conservation of Water Resources Rainwater harvesting is proposed with the use of a simple Water Butt to collect and water the garden and plants. This will be located to the rear of the property and existing garage.</p> <p>Criterion D): Flood Risk Mitigation The proposed addition is to be constructed on existing hard landscaping and will retain and improve existing permeable surfaces around the proposed outbuilding. The site is located within Flood Zone 2 where there is a medium probability of flooding.</p> <p>Criterion E): National Park Resilience to Climate Change The applicants propose to increase areas of planting in the garden to include a diverse mixture of native species to intercept surface water to contribute to the mitigation of climate change.</p> <p>Criterion F): Carbon Storage Existing landscaping areas are to be retained within the overall grounds. Wherever possible additional planting will be included within the garden to attract wildlife and to increase the ability to store carbon.</p> <p>Existing native trees are to be retained and incorporated within the overall design. New fruit trees are proposed within the wider garden area. The carbon footprint of the property will be improved through the inclusion of thermally efficient windows and doors. The thermal performance of the house will be improved with new and better performing double glazed windows, and the inclusion of thermal insulation within the roof space and extensions. Replacement doors to the kitchen/dining area will encourage natural daylight to the main living areas, reducing the need for daytime electric lighting. Other energy improvements could also be achieved by the house by the inclusion of strategically placed solar panels.</p> <p>Criterion G): Soil Conservation A compost heap will be included to improve soils and compost waste green/garden material</p> <p>Criterion H): Sustainable Production Wherever possible the applicant will support the sustainable production of food, and will include the planting of vegetables and herbs within the garden</p> <p>It is proposed that an area of the garden will be set aside to provide a vegetable growing area, to enable the sustainable production of herbs and vegetables for use by the residents of High Clere. It is hoped that fruit trees can be incorporated into the site.</p>
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	<p>Criterion I): Pollution</p> <p><i>General:</i> Improved soft landscaping will be provided in the garden to help minimise pollution.</p> <p>There is an existing compost heap in the garden, and any waste green/garden material will be recycled wherever possible. Switching to electric or hand-powered lawn equipment. Using natural methods of pest control and minimising the use of harmful garden chemicals.</p> <p><i>During Construction Process:</i></p> <ul style="list-style-type: none">▪ Using water sprays or sprinklers to keep the dust down during activities such as filling skips, breaking concrete and managing stockpiles.▪ Reducing Fuel Consumption▪ Reducing Noise Pollution▪ Reducing Waste Generation▪ Implementing Erosion Control Measures▪ Minimising Discharge of Contaminants▪ Accelerating Timelines▪ Teaming Up for Energy-Efficient Buildings <p>Criterion J): Health & Wellbeing</p> <p>The proposed extension will enable the provision of a more useable ancillary accommodation to the main dwelling, which will enhance the enjoyment of the property by the residents.</p> <p>The proposed extension and alterations will enhance the function and flow of the existing property, opening up the views of the beautiful countryside from the side of the property, enabling appreciation of the environment from within the property, promoting tranquil points for relaxation and reflection within the house.</p> <p>The observation of the natural garden area and the views that extend beyond the garden, will be possible from both inside and outside of the property, promoting health and wellbeing.</p> <p>Criterion K): Access to Natural and Cultural Resources</p> <p>Consideration has been given to supporting the Natural Dark Skies policy to ensure protection of the natural resources within the South Downs National Park.</p> <p>The potential contribution of any development to ecosystems services is proportionate to its scale.</p>
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<p>CONCLUSION</p>	<p>The proposals seek consent for a two-storey rear infill extension with doors, windows and external material choices that will complement the existing. Modest internal alternations are also proposed to improve the general accommodation use and flow.</p> <p>Total Additional Floor Area is less than 30% of the original area of the existing two storey house.</p> <p>The proposal has been sensitively designed in a style entirely compatible with the main dwelling and surrounding area.</p> <p>The replacement structure will provide a positive enhancement to the adjoining Conservation Area and will not lead to any adverse impacts on the visual or residential amenity of the area.</p> <p>The potential contribution of any development to ecosystems services is proportionate to its scale.</p> <p>The infill side/rear addition will not have any adverse impact on biodiversity or other natural resources.</p> <p>Where possible additional planting and other benefits will be provided so as to ensure that a positive net contribution is made to the ecosystem services, thereby meeting the requirements of Policy SD2.</p> <p>It has been demonstrated that the proposals are in full accordance with the national and Local Plan policies.</p> <p>We therefore conclude that the proposed extensions and alterations to High Clere will meet the requirements set out in Policy SD2.</p> <p>On this basis, we respectfully request that planning permission is granted for the proposals.</p>
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