Lewes Working Men's Club, Malling Street, Lewes, BN7 2RJ
Proposed change of use from social club to 3 no. residential units, including alterations to rear projection, hip to gable roof extension to rear, addition of dormers, and associated works

Ecosystems Services Statement

Policy SD2 of the South Downs Local Plan, is the National Park Authority's policy on Ecosystem Services. This states;

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.

This is a planning application for the proposed change of use from social club to 3 no. residential units, including alterations to rear projection, hip to gable roof extension to rear, addition of dormers, and associated works at the former Lewes Working Men's Club, Malling Street, Lewes, BN7 2RJ.

In accordance with the Ecosystem Services Technical Advice Note, reference to the requirements of Policy SD2 and how these are addressed in the development is set out in the table below.

Policy SD2 criterion	Ecosystem Services Actions
a) Sustainably manage land and water environments	Neutral impact. The development will be constructed on previously development land and will reuse an existing building. It has been guided by a Flood Risk Assessment that identifies appropriate flood mitigation and safe access/egress to/from dry land.
b) Protect and provide more, better and joined up natural habitats;	Slight positive impact. This is a previously developed site within an existing town. Any habitats that exist on the land are likely to be limited in number. Those that may be present will be widespread and common and therefore of no conservation concern. New habitat provision as part of the development includes the creation of garden spaces measuring 87.1 sq m in total and additional new planting to common parts.
c) Conserve water resources and improve water quality;	Neutral impact. There will be no impact on existing water resources or water quality. A Foul and SuDS Drainage Statement can be required via a standard condition attached to the grant of planning permission to ensure the development does not increase the risk of flooding

	elsewhere, that there is no net increase in surface water run-off taking account of climate change and gives priority to the use of suitable sustainable drainage systems.
d) Manage and mitigate the risk of flooding;	Neutral impact. The proposed development has been guided by a Flood Risk Assessment that identifies appropriate flood mitigation and safe access/egress to/from dry land. A Foul and SuDS Drainage Statement can be required via a standard condition attached to the grant of planning permission to ensure the development does not increase the risk of flooding elsewhere, that there is no net increase in surface water run-off taking account of climate change and gives priority to the use of suitable sustainable drainage systems.
e) Improve the National Park's resilience to, and mitigation of, climate change;	Neutral impact. The recommendations of the submitted Flood Risk Assessment will be followed as part of the development and can be controlled by a standard condition. These include a recommendation that internal construction up to a height of 1.7m will be carried out using flood resilient materials and techniques such as waterproof screed and durable flooring with integral skirting and waterproofing up to the critical level; routing electrical supplies down from the ceiling; plasterboard installed horizontally; wood fixings below critical level to be resilient and with protective coatings; boilers and meters installed above critical level; and foul sewers fitted with non-return valves. Other measures recommended and to be included within the scheme include low level (up to 0.6m) barrier systems on all doors for less severe flooding incidents. Safe access to dry land in extreme events is addressed in a Flood Risk Management Plan including raising awareness, early warnings, and personal plans for evacuation ahead of incidents. In the event that occupants are unable to avoid the maximum flood heights, safe refuge is available on the first floor. New tree planting will provide natural shading to parts of the development.
f) Increase the ability to store carbon through new planting or other means;	Positive Impact. New tree and shrub planting will be incorporated into the proposed development.
g) Conserve and enhance soils;	Positive impact. This is a previously developed site. The development includes the creation of garden spaces measuring 87.1 sq m in total and additional new planting to common parts.
h) Support the sustainable production and use of food, forestry and raw materials;	Positive impact. The development will not result in the removal of any land used for agricultural or forestry purposes or for the winning of raw materials. The proposed development will also not result in the loss of agricultural buildings that support local agricultural activities. The proposed development will include 87.1 sq m of gardens

	that will support the growing of food by occupants of the development.
i) Reduce levels of pollution;	Neutral impact. The proposed development would be 'car free' and any future parking demand would be managed by the East Sussex County Council Permit Management arrangements. The development site is within easy reach of the town centre by foot or cycling, and there are a number of public transport options for travel further afield. Future occupants would have plenty of choice to meet their travel needs, including active travel, without recourse to a private vehicle. Cycle storage will be provided sufficient to accommodate the cycle storage needs of each dwelling, and meet the required standards for a development of this scale. This approach will help to reduce pollution caused by transport movements. In terms of noise generation and activity, the proposed residential use will be more compatible with the neighbouring residential properties than the previous use of the land.
j) Improve opportunities for peoples' health and wellbeing;	Positive impact. The proposed residential units will benefit from private garden spaces. The proposed development would be 'car free' and the development site is within easy reach of the town centre by foot or cycling to encourage these more healthy travel options. The recommendations of a Noise Assessment submitted with the planning application can be followed to protect the amenity of future occupiers of the development. The three proposed units meet the Government's *Technical housing standards – nationally described space standard* in terms of size of accommodation and the scheme has been designed to protect the occupants' privacy.
k) Provide opportunities for access to the natural and cultural resources which contribute to the special qualities.	Positive impact. The historic centre of Lewes is accessible on foot or by cycle from the proposed development. Access to undeveloped countryside (Malling Down) lies 75 metres to the east of the application site with alternative routes onto Malling Down or to the River Ouse available within a 10-15 minute walk.