

Item	Required by the LVR	YES/NO	Additional Comment
1	Affordable Housing Statement	NO	
2	Biodiversity Survey & Report	YES	8) COMPLETED + ATTACHED * ✓
3	Land Contamination Assessment (LCA)	NO	
4	Economic Development Statement (B)	YES	INCLUDED AS CHANGE OF USE *
5	Retail Impact Assessment (RIA)	NO	
6	Flood Risk Assessment	NO	OUTSIDE ZONE 2 OR 3
7	Foul & Surface Water Drainage Statement	NO	NO SURFACING PERFORMED
8	Land Engineering Works Statement	NO	
9	Landscaping Strategy	NO	MINOR APPLICATION
10	Lighting Assessment		
11	Noise/Extraction Assessment	NO	
12	Bin Storage & Collection Provision	NO	NOT A NEW DEVELOPMENT
13	Parking Plan	NO	
14	Planning Application Summary	NO	
15	Street Scene	NO	CHANGE OF USE; NO EXTERNAL ALTERATIONS TO STRUCTURE
16	Structural Survey & Conversion Method Statement	NO	
17	Telecommunications Development Statement	NO	
18	Transport Assessment (TA)/Travel Plan (TP)	NO	BELOW SIZE.
19	Transport Statement (TS)	NO	BELOW SIZE
20	Tree Survey & Arboricultural Implications	NO	NO TREES AFFECTED
21	Lidsey Foul Water – Environmental Assessment Statement	NO	OUTSIDE THIS AREA
22	Validation Checklist	YES	I BELIEVE THIS IS THE LIST
23	Plan & Drawing Requirements	YES	FLOOR PLANS ATTACHED *
24	Historic Environment Records Search	NO	NOT HERITAGE
25	Draft S106 legal agreement for the Pagham Harbour Management Contribution	NO	
26	Heritage Statement	NO	

MINOR DEVELOPMENT; CHANGE OF USE.



ARUN

DISTRICT COUNCIL

BIODIVERSITY CHECKLIST

Please complete this form having regard to the Biodiversity Checklist Notes, which can be found at:

<http://www.arun.gov.uk/biodiversity-checklist>

If you tick Yes, you must provide supporting information/statement with the application. If you do not the application will be held as invalid until you do so.

Site Address/Application Reference Number:

PP-07213846

FG/160/18/A

Bats

YES

NO

Has the site been surveyed for bats?

☐
☒

Are there any structures on site which have the potential to support roosting bats?

☐
☒

Structures with high potential include all agricultural buildings, buildings with weather boarding, tunnels, mines, ice houses, bridges, cliff faces with crevices and woodland. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines' available from www.bats.org.uk and the Bat Mitigation Guidelines available from:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/bats.aspx>

Are there any trees on the site which have the potential to support roosting bats?*

☐
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Trees with high potential to support roosting bats include old and veteran trees and any tree with cracks or crevices. Where appropriate, foraging and commuting routes should be incorporated into the design of the scheme. Further guidance can be found in 'Bat Surveys: Good Practice Guidelines'.

Barn Owls

YES

NO

Has the site been surveyed for barn owls?*

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Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?*

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Barn owls often nest in farm buildings, dovecotes, bale stacks, hollow trees and a wide variety of derelict buildings. Barn owls require habitat which supports high number of small mammals including pasture, hedgerows and woodland. Further information can be found at <https://www.gov.uk/guidance/construction-near-protected-areas-and-wildlife>

Breeding birds

YES

NO

Has the site been surveyed for breeding birds?*

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Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal?*

☐
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If 'Yes' then mitigation measures to ensure occupied nests are protected should be included with the application.

Badgers

YES

NO

Has the site been surveyed for badgers?*

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Is there any evidence of badgers on or near the application site?*

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Are badgers commuting through the site to foraging areas?*

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Badgers use a wide variety of habitats and setts can be found in hedgerows, woodlands, scrub and field margins. Where appropriate, safe routes to foraging areas should be incorporated into the development proposals. Further information can be found in 'Badgers and Development' available at:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/badgers.aspx>

Updated 11/05/16

BIODIVERSITY CHECKLIST

Dormice

Has the site been surveyed for dormice?*

YES

NO

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Is there suitable habitat for dormice on, or close to the application site?*

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Dormice are found in a variety of habitats including ancient semi-natural woodland, scrub, young plantations (both broadleaved and coniferous) and hedgerows. Occasionally they are recorded in gorse scrub, heathland and alder trees in reedbeds.

<https://www.gov.uk/guidance/bazel-dormice-protection-surveys-and-licences>

Great crested newts

YES

NO

Has the site been surveyed for great crested newts?*

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Is there suitable habitat for great crested newts on, or close to the application site?*

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Great crested newts are often recorded in ponds, reedbeds, ditches and mineral workings. Terrestrial habitat used by newts is varied and includes semi-natural grassland, woodland, hedgerows and pasture and are often found in urban sites including gardens. Further guidance on great crested newts can be found in the Great Crested Newt Mitigation Guidelines from:

<https://www.gov.uk/guidance/great-crested-newts-protection-surveys-and-licences>

Reptiles

YES

NO

Has the site been surveyed for reptiles?*

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Is there suitable habitat on the site for reptiles?*

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Reptiles use a variety of habitats including rough grassland, heathland, allotments, scrub, brownfield sites, field margins and abandoned gardens. Further information can be found at:

<https://www.gov.uk/guidance/reptiles-protection-surveys-and-licences>

Requirement for the LVR/checklist, part 4: Economic Development Statement

Development: Change of use from A2 (offices) to D1 (health clinic).

Location: 30 Ferring Street Ferring

"A statement setting out details of marketing of the property including how, for how long and responses where the retail use is proposed to be lost. In respect of changes of use from Class A1 to other types of retail units a statement setting out the impact of the proposal on the retail function of the town centre, or outside of town centres the viability and vitality of retail function"

As proposed in the submitted application, we are applying for the change of use of the 30 Ferring Street, from Class A2, to D1.

Though we understand the Local plan highlights 'concerns' over the loss of retail units, we would point out that the recent use of the premises for the past 3+ years held no 'direct to public' retail function, and served only as offices for a local care agency. There were no products available for sale to the public within the premises, and it did not attract 'local footfall' to the area as the mainstay of their business was on the phone.

Since the premises was vacated by Abbeyfield Care in April 2018, the property has been advertised by Spratt and Son estate agents - as I understand it, we (the Shoreskin clinic ltd) have been the only interested party in the premises.

In my experience of the current running of our clinic, I would expect our usage of the premises to hold 'more retail function' than the previous tenants, despite their class being **A2** and ours being **D1**. This is because in order to offer facial aesthetic treatments (botox and dermal fillers), we require class D1 use; whereas beauticians and hairdressers can operate under class A1. Our practice/clients/floor sales are likely to be very similar - patients from around the area will be attracted to the local Ferring vicinity in order to visit the clinic and utilise its products and services.

I hope the above explanation is enough to reassure the local planning committee that this change of use is not going to result in 'loss of retail use', in absolute terms.

Yours Sincerely

Dr Ian and Dr Rebecca Pidgeon
Directors,
The Shoreskin Clinic