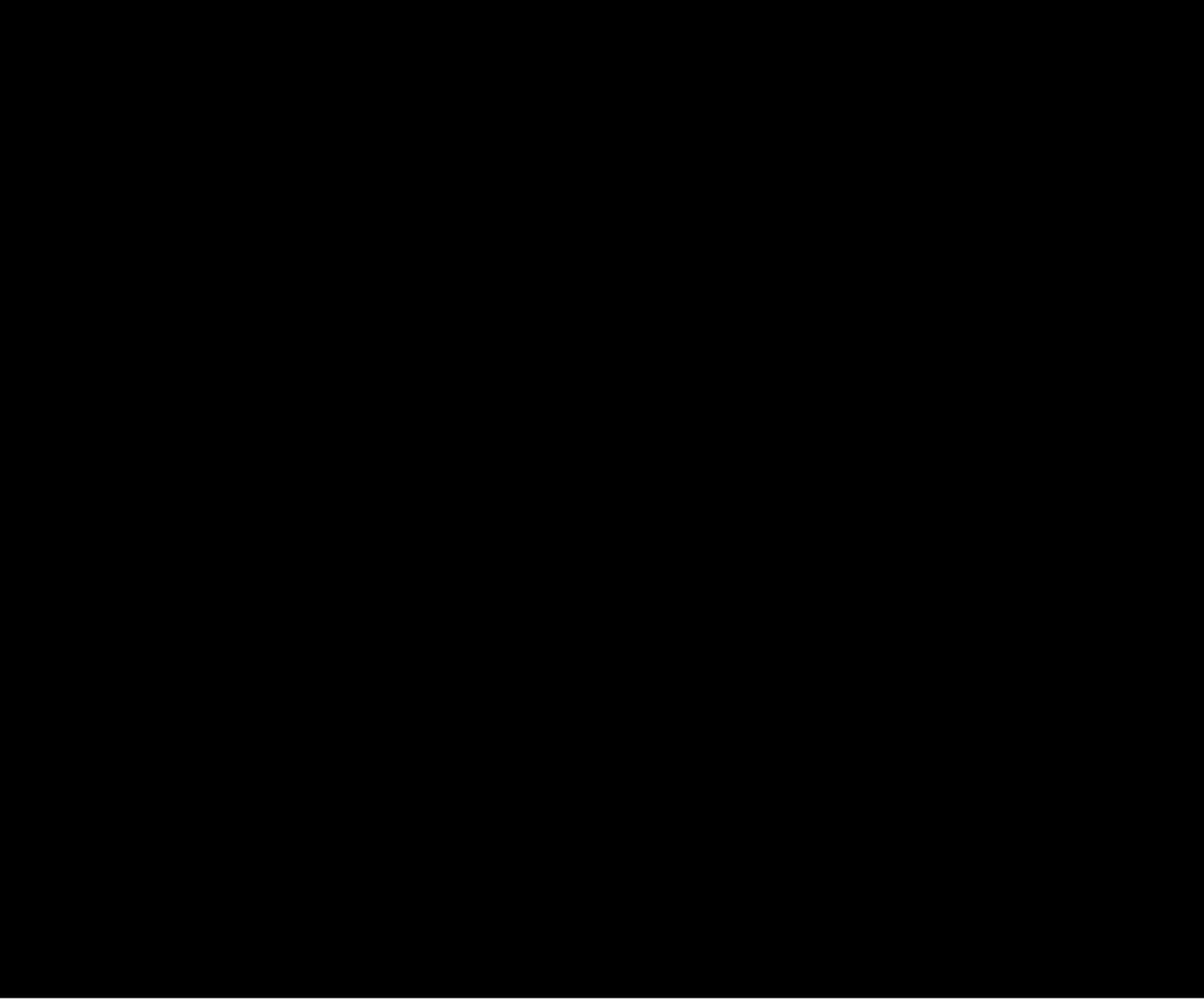




From: Obafemi Okusipe

Sent: 27 April 2022 14:51

To: [REDACTED]

Subject: FG/43/22/PL - Ferring Country Centre, Rife Way

Dear Mrs Cheesmur,

Firstly, I have a concern relating to the description of the project (construction of new single storey timber framed building to provide a Fitness Studio for **adults with learning disabilities and day centre visitors**) in conjunction with how it is presented in the DAS. The project description needs to be reviewed because it appears ambiguous and there is no clarity. Correct me if I am wrong, I presume this proposed single storey timber framed building to be used as a fitness studio will be strictly for your day care clients (**adults with learning disability**) and not open to the general public (day centre visitors). Kindly clarify in order to confirm.

Secondly, I observe you have not responded to a query from the Ferring Parish Council and request for additional information in order to progress this application as stated below;

1.Ferring Parish Council

Ferring Parish Council seek clarity on the following matters (a - c), without which the Parish Council will be obliged to request this is registered as a formal objection to the application.

a) The application description is given as -- to provide a Fitness Studio for adults with learning disabilities and day centre visitors.

This raises a discrepancy with the Design and Access Statement under the heading 'USE' which stipulates that the facility will be for 'the Centres day care clients'

Can ADC i) amend the description to conform with the stated use in the DAS

ii) confirm that should this application be granted, that a suitable condition is placed on the Decision Notice to ensure that the facility is confined to the provision of fitness activities for the Centre's day care clients with disabilities and not used for any commercial activity or in any way for general visitors or other nonday care clients.

b) We request that ADC confirm that this application can be considered Sui Generis due to its special, established local charity status and would not provide any basis for precedent for any similar facility which would be outside the built-up area and / or otherwise a Departure from the Development Plan.

6th April 2022.

c) The application states that hours of operation are not relevant but given that the facility is for its day care clients only, it would not be unreasonable to stipulate operational hours. Please can these be confirmed in the application and made conditional.

2. CDC Ecology

"Ecology

No protected species surveys have been undertaken on the site so we are unable to establish if protected species are present. Prior to determination we require that an extended phase one habitat survey is undertaken on the site to determine if there is potential for protected species. If there is potential for protected species then further surveys would be required. These surveys plus any mitigation strategies required will need to be submitted as part of the planning application prior to determination.

Policy ENV DM5

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination.. Examples of what we would be expecting to see include;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species
- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- two hedgehog nesting boxes included on the site

Kindly respond to these concerns and provide additional information as requested above to progress this application. Many thanks for your cooperation.

Kind regards,

Obafemi Okusipe
Senior Planner

E: obafemi.okusipe@arun.gov.uk

Kindly note that I work on Mondays, Wednesdays, Thursdays and Fridays only.

Arun District Council, Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

