

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 9/3/2011

**FROM: Liam Riddy TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: A/8/11

Avenals Farm, Water Lane, Angmering

Conversion of barn/store to private residence

CONSULTATION DATE: 14/2/2011

RECOMMENDATION:

Advice	☐	Modification	☐	More Information	☐
Objection	☒	No Objection	☐	Refusal	☐

S106 contribution: £ N/A

The Highway aspect of this application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

WSCC considers issues of highway safety, capacity and ecology regarding this application.

Ecology

Ecological objection: Not enough information to allow a suitable determination.

There is a 'reasonable' likelihood of bats being present in these buildings and being affected by the proposed development.

Bats: Wildlife and Countryside Act (1981)
The Conservation (Natural Habitats, &c.) Regulations (1994)

Under paragraphs 98 & 99 in the Circular to accompany PPS9 (ODPM Circ. 06/2005) it is not possible to condition a survey for protected species as part of planning permission. All surveys and mitigation must be completed in advance to inform the planning process.

A bat scoping survey can be done at anytime of year but should there be evidence of bats or the site be deemed to have a high potential for bats then an emergence survey will be required. The earliest time for an emergence survey will be spring.

Highways

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. A/124/10 to which no highway objections were raised.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

WSSC would reiterate the comments provided previously.

Liam Riddy
Don Baker
Local Development