

Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 2 SEPTEMBER 2025 AT 7.30PM

Committee: Sylvia Verrinder (Chair)

John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, David

Marsh and Nikki Hamilton-Street (as Chair of APC)

For the meeting to take place 3 committee members need to be present, this is

known as quorum and is a legal requirement.

Present: Councillors; Sylvia Verrinder, John Oldfield, Carey Bennett, Norma Harris and

David Marsh

In attendance: Tracy Lees (Committee Clerk), 5 members of the Public

Acronym: Planning and Infrastructure Committee: PI; Angmering Parish Office: APC;

West Sussex County Council: WSCC; Arun District Council: ADC; South Downs National Park: SNDP; Conservation Area: CA; Environment Agency: EA; AFAS: Angmering Flood Alleviation Scheme. Construction Management Plan: CMP;

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	PI25/084	APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Nikki Hamilton-Street and Alan Evans. No apologies were received for Cllr. Paul Bicknell and therefore not approved.	
2	PI25/085	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.	
3	PI25/086	APPROVAL OF MINUTES	

Approval of the minutes of the meeting of the committee from **Tuesday 12**

August 2025 were agreed by all present and signed by the Chair.

4 PI25/087 THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA. TO ALSO INCLUDE AN UPDATE ON THE STATUS OF THE ACTION LIST.

A copy of the Chairs report had previously been sent to all committee members and was accepted with no questions being asked. The report was also uploaded onto the APC website.

The Chair then reported on these Additional items:

WSCC Highways, Transport & Planning Newsletter has been published

There are articles that will relate to Angmering:

- a) New Flood Risk Management Strategy for West Sussex
- b) Signalised junction refurbishment on the A259 by Rustington Retail Park From Monday 8 September 2025, West Sussex County Council's Traffic Signals team will begin the refurbishment of traffic signals at the junction on the A259 with the Rustington Retail Park. The works will last about 7 weeks and will be managed using temporary traffic signals. The works will involve replacing all signal equipment, updating the control system to the latest technology, installing low-energy LED lights, replacing tactile paving, and improving visibility by clearing overgrown vegetation. Apologies for any inconvenience. Further details at https://one.network/?GB142626653
- c) West Sussex can now be followed on Facebook under "West Sussex Highways"

The Town & Country Planning Authority e-Bulletin for August 2025

Under News & Blogs, there are two very interesting articles in this edition (tcpa.org.uk) of the bulletin regarding the Governments Planning & Infrastructure Bill (PIB), they are entitled:

- a) Planning & Infrastructure Bill: Developers' friend or foe? by Sally Haymes
- b) Is this the end of democratic planning? by Hugh Ellis

It is to be noted that Part 3 of the Bill will resume and progress its way through the House of Lords in early September.

Action List None.

5 PI25/088 PUBLIC CONSULTATION

The members of the public were in attendance to discuss Mayflower Meadows a development by Sigma Homes.

It was stated by one member of the public saying that what had actually been built was not what was detailed on the submitted drawings. There were also issues with, amongst other things, the top soil (tests have been done which shows that the top soil used did not meet the specifications required) the lighting bollards are unsafe i.e. can be easily pushed over or not working which leaves the site in darkness three quarters of the time, not enough EV charging points and drainage concerns.

The same member of the public reported that Sigma have done nothing to address these issues and the whole site was a mess with many of the houses unoccupied.

It was reported that a meeting had taken place with ADC, which at the time was productive but then Sigma did nothing to rectify the issues. In total these issues have been going on for at least 70 weeks.

The meeting was then joined at 19:40 by two more members of the public who were also there to discuss Mayflower Meadows.

Cllr. Oldfield asked who the members of the public have been speaking with at ADC and advised that this is a compliance issue so can only be dealt with by ADC.

Cllr. Marsh commented that he could see these issues were causing distress to the residents and that there seemed to be no incentive for Sigma to put these and other issues right. A lengthy discussion then took place.

APC feel the bulk of the problem is the drainage and this needed to be addressed as a matter of urgency. The Chair explained the process and that APCs comments would be added to the portal.

Different time scales were discussed relating to different routes that could be taken. It was also a concern that refusing the application will delay things even further.

It was clear during the meeting that there are differences of opinion between residents on what had been reported and that some feel the application should be agreed and some not, both sides put their points across with one stating they felt Sigma were trying very hard to put things right, this was disputed by the other members of the public.

The Chair stated she would bring the application to the top of Item 6 so members of the public did not have to stay any longer than they needed/wanted to. This did happen, however, no members of the public left before the meeting ended.

Before moving on Cllr. Oldfield suggested the Clerk write to ADC to inform them of tonight's discussion and asked the members of the public to send in their concerns to the Clerk so she had all the points to enable her to write the letter, this was agreed.

<u>Action</u>: The Clerk to write a letter to ADC once information has been received from the members of the public.

Cllr. Marsh finished be saying it was sad that this whole situation had resulted in a split within the community.

6 PI25/089 PLANNING APPLICATIONS

To consider Arun District Council File Lists 235, 236 and 237 of 2025:

<u>FILE LIST 235:</u> Observations to Arun District Council by 26 September 2025

A/116/25/DOC

Approval of details reserved by condition imposed under reference A/248/21/PL relating to condition number 11 - Schedule of Works.

DECISION: Objection

COMMENT: APC supports the comments in the Ecology Report and reserves the right to make a comment on sight of the requested further information by the Ecology Officer.

A/118/25/DOC

Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 6 - landscaping of northern bund.

DECISION: Objection

COMMENT: APC feels that the number of trees quoted would be insufficient to reduce the noise generated and for Co2 absorption adjacent to the A27, it also feels that this number is contrary to early discussions.

A/119/25/DOC

Approval of details reserved by condition imposed under reference A/88/24/S73 relating to condition number 4 - fence to be erected along the northern site boundary with the A27.

ADDRESS

Land North of Water Lane Angmering KH

ADDRESS

Land North of London Road Angmering

ADDRESS

Land North of Water Lane Angmering This application has already been heard by ADC and was **refused**

<u>FILE LIST 236</u> – Observations to Arun District Council by 12 September 2025

A/115/25/PL

Retention of 40 No. dwellings (after demolition of previous buildings) and associated operations. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

DECISION: Objection

COMMENT: APC objects to this application as it feels it does not address the problems of the previous application that was refused and dismissed at an appeal. No Drainage Engineers Reports are presented therefore APC objects to this application but reserves the right to make comment once the reports are published.

A/122/25/DOC

Approval of details reserved by condition imposed under reference A/129/21/PL (APP/C3810/W/22/3298192) relating to condition number 19 - surface water drainage scheme.

DECISION: Objection

COMMENT: APC feels there is a lack of clarity on changes since 2022 and that as no Drainage Engineers report has been published APC reserves the right to make comment when this report is published.

ADDRESS

Former Shrublands Nursery Roundstone Lane Angmering

ADDRESS

Rustington Golf Centre Golfers Lane Angmering

<u>FILE LIST 237</u> – Observations to Arun District Council by 27 September 2025

A/124/25/TC

1 No. Purple Leaf Plum (T1) to fell.

This tree is within the Angmering Conservation Area.

DECISION: No Objection

COMMENT: APC has no objection to the felling of this tree, however, in accordance with the requirements of ecology, environment and biodiversity and its Tree Policy, APC requests that a replacement natural British tree is planted either within the property or close by as agreed with APC.

ADDRESS

Brocketts High Street Angmering

- 7 PI25/090 PLANNING APPLICATIONS NOT ON A WEEKLY LIST None.
- 8 PI25/091 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS None.
- 9 PI25/092 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS None.

10 PI25/093 PLANNING DECISIONS – NOT APPROVED

The refusals were noted by the committee.

11 PI25/094 LICENSING MATTERS

None.

12 PI25/095 CONSERVATION AREA REPORTS

Apart from the one outstanding matter regarding the extension to the current Conservation Area awaiting a reply by the Conservation Officer, there are no other conservation matters relating to Angmering.

13 PI25/096 SOUTH DOWNS NATIONAL PARK

The Chair reported that in the latest edition (Summer/Autumn) of the "SDNP Planning Newsletter" there are articles that could affect Angmering:

- the update progress of the Local Plan Review,
- an article by Claire Tester a former planning adviser to APC and now the Planning Policy Manager for the SDNPA
- Best practice for highway planning
- Call for traveller sites

She also reported that APC have received the Agenda for the SDNP Planning Meeting on 11th September 2025. This meeting can be watched "livestream". There are no applications relating to Angmering but under "Policy & Strategy" there is an item (Agenda item 7) to approve the Infrastructure Business Plan and spending of the 2024/2025 Community Infrastructure Levy (CIL) receipts. Angmering is mentioned twice at appendix 3 on page 21.

14 PI25/097 COMPLIANCE/ENFORCEMENT

Breaches of conditions set at application approval, and breaches of other matters requiring enforcement.

ENF/6/20

Land at Merry England Nursery/Swallows Gate, Dappers Lane.

It appears that the entrance into the development and footpath along the eastern side of Dappers Lane from the site, part towards Merryfield Crescent is now constructed, ADC has yet to confirmed they are satisfied with this construction work.

The Chair stated that she had walked to the site from Merryfield Crescent, and that the footpath on the western side of Dappers Lane to Merryfield Crescent from the crossover point is still to be constructed, therefore Condition 10 cannot be deemed as having been fully complied with so cannot be discharged. There are no signs that the developer intends to construct this footpath. More information on the progress of this is awaited. It is possible that the upcoming appeal will relate to this part of Condition 10. The developer still has until April 2026 (7 months) to comply with the Enforcement Notice.

Cllr. Bennett gave his views and a short discussion then took place saying that this was a valuable route.

15 PI25/098 APPEALS

Broadlees 20 dwellings Dappers Lane - PINS ref: APP/C3810/W/24/3358077

Application A/133/24/RES was Refused by ADC on 3rd February 2025. Approval of reserved matters (appearance, landscape, layout, and scale) following outline consent A/153/22/OUT. This application is in CIL Zone 2 and is CIL Liable as new dwellings. We await a date of the appeal hearing and venue

<u>Swallow Gate Vehicle Access/footpaths, Dappers Lane</u> - PINS ref: APP/C3810/C/25/3364403

We have been advised that from the 29th May 2025, the issue of an Enforcement Notice (ENF/6/20) is being appealed. we currently await further information on this appeal regarding the non-compliance with Condition 10 of A/142/16/OUT as varied by A/91/18/PL and detailed by A/111/23/DOC of 27th June 2023. Date for comments is now closed. See 14 above. We await a date of the appeal hearing and venue

Land West of Bewley Road. - PINS ref: APP/C3810/W/25/3369419

Gleeson Land has now appealed against the refusal by ADC for the development of 190 residential dwellings and a community building together with the provision of open space, landscaping and associated infrastructure. Application A/154/24/OUT refers. Date of the Inquiry is 28th October 2025 for a period of approx. 8 days.

To fight this appeal, APC is partnering with the Protect Farmland West of Bewley Road Group in an alliance to be known as the "Angmering Community Alliance". News has been received that the CPRE - The Countryside Charity would like to join the alliance.

Meetings are being held to discuss the way forward and all Councillors are being updated as matters progress. There will be a meeting on Tuesday 9 September in Angmering Community Centre from 19:30 hosted by the Angmering Community Alliance, this meeting will be discussed at the next Full Council meeting on Monday 8 September.

16 PI25/099 CORRESPONDENCE

None.

17 PI25/100 HIGHWAYS MATTERS

The Highways Concerns Spreadsheet (a copy was sent out with the Supporting Papers) was talked through by the Chair drawing the committee's attention to the following updates:

Update on Blue Star Roundabout markings

The Clerk has been chasing this one and WSCC are saying they have heard back from their contractors regarding the keep clear lining. The traffic management team has attended the site twice, but on both occasions, they refused to set up the traffic management required for the lining work to proceed. Our contractors are currently investigating the reasons behind this refusal. WSCC will also continue to monitor the situation and will update us as soon as they receive any further progress.

Traffic Regulation Orders (TRO)

ARN2404 – Water Lane/Station Road/The Square

We currently await the result of the consultation and more information on the progression of the TRO relating to the car parking spaces outside the Village Square retail premises.

No questions were asked.

18 PI25/101 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on: Wednesday 17 September at 2pm Awaiting agenda

Planning Policy Committee

Next meeting to be held on: Thursday 13 November at 6pm - Awaiting agenda

The meeting due to take place on Thursday 4 September has been cancelled

Meetings are held at the Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF.

19 PI25/102 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

- 1. This Committee:
 - None.
- 2. Full Council: None.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 23 September 2025 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at 20	0:29	
		Data
Chairman		Date



Planning & Infrastructure Committee Chairs Report 23rd September 2025

1) Future Dates of Authority Planning Committees

Applications and matters that could affect Angmering.

Members are requested to view the following agendas, planning matters and websites, then make comment where necessary.

Authority & Committee		Next Date 2025/26	Comment
ADC	Planning	15 th October	Awaiting Agenda.
ADC	Planning Policy	13 th November	Awaiting Agenda.
SDNP	Planning	9 th October	Awaiting Agenda
WSCC	Planning & Rights of Way	7 th October	Awaiting Agenda.
WSCC	Community, Highways &	24 th November	Awaiting Agenda.
	Environment Scrutiny		

2) Angmering Parish Applications:

Decision by ADC of applications observed by APC that are either, Part Approved, Withdrawn, or do not require planning permission.

Withdrawn

A/130/25/T	The Firs Roundstone Lane	2 No. Beech (G1) crown reduction to leave a height of 9m and a spread of 6m, 2 No. Popular (G2) pollard to leave a height of 7m, 1 No. Cedar (T1) crown reduction to leave a height of 10.5m and a spread of 8.5m, 1 No. Cedar (T2) crown reduction to leave a height of 10.5m and a spread of 8.5m and 1 No. Cherry (T3) crown reduction to leave a height of 8.5m and a spread of 7m	
This application is withdrawn due to errors on the application. A further application may be forthcoming			

3) Broadlees 20 dwellings Dappers Lane - PINS Ref APP/C3810/W/24/3358077

Application A/133/24/RES was Refused by ADC on 3rd February 2025. Approval of reserved matters (appearance, landscape, layout, and scale) following outline consent A/153/22/OUT. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

As this appeal was dismissed on 6th June 2025, with the costs being awarded to the appellant against the Local Planning Authority, the Clerk is in discussion with ADC to find out what the next step will be, a new application or withdrawal from development of the site by this developer.

4) Water Lane - TRO - 3817023

Message received from Oliver King Traffic Engineer at WSCC.

Thank you for your patience with this application. Ultimately after further consideration, the Community Traffic Regulation Order to amend the parking restrictions adjacent to the businesses and shops in Water Lane/The Square will not be progressed at this time. Following the recent formal public consultation, of which the proposal was shared with members of the public in the local newspaper and accessible on our website, we received mixed reviews and a number of objections. With this said, we will not be progressing with this proposal and as such the parking bays will remain as currently installed on the ground. Whilst indeed the current restrictions prohibit parking in some of the bays, the parking bay has been historically designed to also include unprohibited bays, to create section of parking for the use of by residents and residents in the surrounding area with limited parking. I understand this may not be the outcome you were hoping for, but I hope you can appreciate our stance at this time.

As disappointing as it may be, this TRO application is now closed. The parking situation within the Village Square may be visited at a later date.

Sylvia G M Verrinder

Councillor Sylvia Verrinder TD Chair: Planning & Infrastructure Committee 2025/2026 Angmering Parish Council

Issue Number	Highway Issue	Location	Issue/Concern	Method of Resolution	Comment	Date last updated	Delegated to
1	Highways Lines	Station Road and A259 Roundabout	Blue Star Roundabout - Should the former keep clear markings on this roundabout be reinstated to alleviate the blocking of this roundabout when the level crossing barriers are closed at Angmering Station.	Logged on WSCC Portal	Update received from WSCC - "The site has been inspected and a job has been raised to reinstall the "KEEP CLEAR" markings on the Blue Star Roundabout, Angmering. The job has been placed onto a priority ranking system and will be completed once funding has been allocated." Chased Olly again 11/09/2025	11/09/2025	КН
2	Road Signs	Bramley Way and Nursery Road	More speed signs stating 20mph through Bramley Green Estate All road markings are very worn, especially those indicating whose right of way it is at pnch points, speed humps and into adjoining roads. Need for more 20mph roundels on posts along the length of Roundstone Lane to help with speeding and floor markings on speed bumps.	WSCC Enquiry	All issues discussed with WSCC Officer. Nursery Road - Clerk thas logged road marking issues on portal again and mention that WSCC Officer has visited site and to liaise with him. Update: Nursery Road - Road Markings - 3285669: I have inspected site and noted that these roads meet our investigatory levels for intervention. With this said, subject to future funding Nursery Road, Rowan Way and Bramley Way will be added to a future programme of refurbishment road marking works. Enquiry 3285669 - work needed will be completed once funds have been allocated. Bramley Way - As per the above. Roundstone Lane - As per above (part of same equiry) stating repeaters needed for 20mph signs. Update - Lack of 20mph signage - Roundstone Lane - 3285669: I have done some further digging into this section of road and I missed on site that this forms part of the 20mph Zone! The Department of Transport Traffic Signs Manual Chapter 3 (Section 8.7.1) specifies within a 'zone', speed limit repeater signage isn't required, so long as there is a sufficient traffic calming feature at regular 100m intervals. There are many types of traffic calming features that can be used within a zone, including speed humps, road marking roundels, pedestrian refuge, junctions or bends in the road. Within nearby roads such as Nursery Road/Bramley Way, the priority/give way systems are essentially traffic calming features in themselves and unless there is evident need or fundamental change for additional signage at this location, extra 20mph repeater signage would not currently be a high priority at this time.	12/02/2025	КН
3	Road Signs	High Street into village	Fast traffic – suggestion slow sign on the bend at the top of the hill? A report has been submitted for the yellow lines to be repainted, 20mph floor markings to be repainted, as well as the addition of a SLOW floor marking as you travel from the top of the hill, towards the village square.		WSCC have previously not agreed to any of the suggestions made. WSCC officer is visiting Angmering in November and the Clerk will take him to this area as part of their walk around to demonstrate the issues. Chatted re Speed Indicator Devices and a scheme could be put together to include Water Lane, Highstreet and Weavers Hill. Suggestion made about parking on the hill - The Clerk will contact WSCC and the 5278 agreement for Chandlers - to see if something can be added. Advice given to raise a TRO or consider one way traffic again.	06/01/2025	КН
4	Road Signs	Arundel Road	Speed of traffic in Arundel Road. APC wanted to extend the 20mph limit to the full length of Arundel Road.	WSCC Enquiry - with potential TRO.	We can now not go forward (at this time) with extending the 20mph zone due to the change to 30mph further north along Arundel Road by the developer. We will move forward once this has been completed. Still awaiting the completion of the speed change at the north of Arundel Road by the developer (S278/S38). Clerk to continue pursuing a completion date of this alteration and then to go forward with a TRO. 20mph signs have been moved further north as suggested by WSCC. Electronic sign now working. When viewing the issue with school traffic on 11 September it was noted that the 30mph signs had been moved nearer to the A27, meaning the 60mph zone has been shortened. I have now asked if we are good to go with the request to put in a 20mph zone the full length of Arundel Rd	11/09/2025	КН
5	Parking	Parking outside the shops and white parking lines	Concerns being raised by shop owners as customers are not able to park due to cars being parked in spaces for days on end.	WSCC Traffic Regulation Order (TRO)	ARN2404 – Water Lane/Station Road/The Square: Sorry for the delay on this, we are still waiting on dates for the Public Consultation. I have chased our TRO Legal Team for an update and will provide you the details as and when I have it. Results received and shared with all councillors/staff. There will be no changes taken foward due to amount of objections. This item will be removed next month.	15/09/2025	KH
6	Flooding	Area outside houses on Station Road	Flooding constantly and near a school. Ongoing issue for many years and nothing done. Officer stated that gulley clearing is to be done – probably in the next 6-9 months.	WSCC Enquiry	Gulley clearance took place in August 2024. If issues are noted again. Original request under 3246000, quote this if there are further issues. Contact WSCC to ask when the next gully clearance will take place and report back. Information requested Requested WSCC look into this - they replied to state -"Without sufficient ponding evidence, I can't really answer this question. The weather has been mostly dry. Our scheduled maintenance has now been reduced across the county from a max of 4 years per clean, down to 2. When it comes to reactive work, we can only raise jetting and cctv if the ponding is evident, and longer lasting than 2 hrs. I have had very little enquires come through about station road regarding drainage, which is telling the issue isn't severe. I can keep an eye during wet weather, but at this time there is nothing to update your customer"		кн
7	Road Condition	Entrances to the village	Unsuitable for HGV signs. HGV's using village as a cut through.	WSCC Enquiry	Blue Star roundabout has a sign. A27 entrance (Arundel Rd) - WSCC Officer will relook at this one. Clerk to forward over email from National Highways regarding design and location. Update - HGV signage request - Arundel Road: I have looked into this again and discussed this with my Assistant Area Highways Manager. Ultimately, our stance remains the same as my previous email from Enquiry 3239955 in that there would be no suitable location for a sign at this junction within the Highway Boundary. Any signage advising vehicles that the road is unsuitable for HGVs could inadvertently cause a safety issue by alerting drivers too late as they approach the junction. This junction is sharp and manoeuvres could prove difficult, and telling vehicles in advance of the turning would be the most practicable solution. With this said, our stance regarding Unsuitable for HGV signs is that these are not currently a high priority. WSCC has adopted an evidenced based approach for these signs, and with the caveat that access is required to Arundel Road (a C-classification road with genuine business access), there may be no alternative route that is suitable for HGVs to use to enter Angmering. A280 - now the roundabout is being constructed - a sign may possible be added to say "Angmering Village Only" and "Not suitable for HGV's". Need to wait for final sign off of roundabout first. Logged a report with WSCC, got a response saying lines were still to be finalised and signage has been given to Oliver King to sort.	15/09/2025	КН
8	Parking Issues	Greenwood Drive and Rowan Way	This includes road markings, cycle paths and engineered solutions to resolve issues with parking.		Issues raised via The Angmering School. The meeting with WSCC Highways has taken place - awaiting feedback - Nikki will report back. Will be a CHS or Active Travel Plan	06/01/2025	NHS
9	Speeding within the village	Various	Speeding vehicles in both 20mph and 30mph zones.	Speed Indicator Devices - WSCC/Enervio	Device purchased, received and awaiting collection and installation.	15/09/2025	KH
10	Parking - Top of Arundel Road	Arundel Road	Parking of parents in a 60mph zone, offloading children and potential to cause an accident	Meeting with WSCC Officier/TRO	Meeting organised for 11 September at school pick up time with Olly King. Meeting held, Deborag Urquhart also attended half way through. The parking issue at the top of Arundel Road was viewed in person during school pick up. The traffic was parked all the way up to Starling View, with some cars parked extremely close to the exit making it difficult to see and reducing the road to single lane traffic. 30mph zone was viewed to have been extended to a lot nearer the A27. The bus stop marked outside of the school is not an in use bus stop - it is/was used to park the school bus for swimming lessons. Meeting to be set with Head of St Margaret's School.	15/09/2025	КН

Latest updates in BOLD

Key
Task has been started
Task to remain on the list
Task not yet started
Task completed - on separate page