



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 6 JANUARY 2026 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)  
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, James Thompson, Sally Taylor 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, Carey Bennett, Sally Taylor & James Thompson
- In attendance:** Katie Herr (Clerk) and 4 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           | PI25/200   | <b>APOLOGIES FOR ABSENCE</b><br>Apologies were received and approved for Cllr. Nikki Hamilton-Street, Cllr. Oldfield, Cllr. Harris and Cllr. Evans. Apologies were not received from Cllr. Paul Bicknell, and were therefore not approved.                                |            |
| 2           | PI25/201   | <b>DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.</b>  |            |
| 3           | PI25/202   | <b>APPROVAL OF MINUTES</b><br>Approval of the minutes of the meeting of the committee from <b>Tuesday 16 December</b> were agreed by all present and signed by the Chair.   |            |
| 4           | PI25/203   | <b>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.</b><br>There wasn't a written Chairs report, but a verbal report was given. |            |

a) Action in Rural Sussex - AGM

Action in Rural Sussex (AiRs) is an independent charity that exists for all people living in rural areas of Sussex but especially those who are at risk of isolation and/or disadvantage, and for whom rural life brings an additional challenge and cost to their daily lives. On 29th December I attended the AGM online. We are currently awaiting the minutes of that meeting. AiRs finds that since their move

to Lewes they are more financially stable than they have been for some time and things are improving for them.

The Village Halls Week is set to take place from 16-22 March 2026 with the aim of raising awareness of England's 10,000+ rural community buildings. Request that the Clerk makes our Village Hall, Community Centre and other community buildings Management aware of this and to become involved with that week, they must register as soon as possible.

**Clerk  
And  
Cllrs.**

AiRs does a lot for Communities and has in the past helped APC with the production and review of its Neighbourhood Plan; and has published the "Parish Councillors' Guide to Rural Affordable Housing" a very interesting document on Housing Needs. Would any Councillor like to be APC's AiRs Representative, if so, please view their website and contact the Clerk to register your interest.

b) Angmering Sports Hub Application A/154/25/PL - Update

It was hoped that this application would be heard at the next ADC P&I Committee meeting on 14th January 2026. This application is not on the agenda so may not now be heard until February / March. The Clerk is requested to find out the next possible date and reason for any delay.

**Clerk**

c) Private Estate Management

The Government has issued an open consultation entitled "Reducing the Prevalence of Private Estate Management Arrangements" Reducing the prevalence of private estate management arrangements - GOV.UK which is open until 12th March 2026. The consultation focuses on tackling the growing issue of unadopted amenities on privately managed housing estates in England, where roads, drainage systems, green spaces, and other communal infrastructure are maintained by private estate management companies rather than public authorities. This trend has led to unfair charges, poor transparency, and limited homeowner right, creating significant consumer detriment. It has been confirmed that all the new estates in Angmering since the development of Bramley Green are privately managed and that there are no major complaints against them. Councillors are asked to be aware of this and report to the Clerk any negative matters, as mentioned above, being experienced by our residents on these estates.

**Cllrs**

d) Angmering Flooding Issues and Flood Alleviation Scheme

You will have received an email to ADC from the Clerk asking for an update on the AFAS Phase 1, and therefore aware that the development of this phase has been delayed awaiting a date for the application to be heard at ADC P&I. You must also be aware that this phase, which is fully funded, is located on Ecclesden Park and is subject to agreed access with the private management company the new landowner. With regard to Phase 2 there is no update until after April 2026 when funding of the project may have been established with the Environment Agency who are the riparian owners of The Black Ditch. The plans for Phase 1 are available in the Parish Office.

On 9th January 2026 I shall be attending a Teams meeting with Mr Geoff Gibbs and Mr Dominic Henly the new WSCC Flood Risk Management Teams Manager to discuss three concerns regarding flooding in Angmering, discussion of which has been going on for very many years without any positive action or resolution:

i. The 2002 / 2012 flooding of Angmering and what is being done about it. The flow of water from Dappers Lane, Arundel Road, The High Street into the

Square before joining the Black Ditch behind The Big Fry and the overwhelmed culverted Black Ditch along Water Lane.

- ii. The compromised drainage pipe from Herons Park to Arundel Road and
- iii. The culverted ordinary watercourse at Hammerpot that flows under the A27.

e) Swallows Gate – Footpath

As you are aware the Enforcement Notice and Appeal against ENF/6/20 was withdrawn on 26th November 2025. However, the issue of the footpath along Dappers Lane still remains an issue. There are various options to be considered with the possibility that the footpath could be a virtual footpath e.g.: line painting. We now await the outcome of these discussions.

f) Finally – Local Plan and Housing

You will have received today a late e-mail of a letter sent from our MP in response to correspondence with ADC.

**5 PI25/204 PUBLIC CONSULTATION**

All 4 members of the public were wanting to discuss the current situation around the footpath in Dappers Lane. The current situation being that there was a planning application in to remove the requirement for the path to be completed along Dappers Lane – a small section had been laid, and this will stay.

The residents have liaised with ADC and have sent statements to both ADC and APC regarding the situation. The Clerk explained that she had been in touch with the planning officer in charge of the application and was awaiting further information regarding ADC's current standpoint on the situation. The Clerk suggested the residents contact both their District and County Councillors in order to gain their support and ask them to assist in bringing about the path initially stated on the planning application for Swallows Gate.

The Chair thanked those residents present for attending and shedding more light on this complicated situation. She assured those residents that councillors and office staff would assist where possible and continue to investigate further.

**6 PI25/205 PLANNING APPLICATIONS**

To consider Arun District Council File Lists 253, 254 and 255 of 2025:

**FILE LIST 253**

|  |  |
|--|--|
| <p><b><u>A/179/25/HH</u></b><br/>An open timber-built lean-to canopy along the south elevation with solar panels.<br/><b>DECISION: No Objection</b><br/><b>COMMENT: None</b></p>                     | <p><b><u>ADDRESS</u></b><br/>11 Swallows Gate<br/>Angmering</p>            |
| <p><b><u>A/181/25/DOC</u></b><br/>Approval of details reserved by condition imposed under A/248/21/PL relating to condition 29-drainage as built drawing and completion report.<br/><b>Noted</b></p> | <p><b><u>ADDRESS</u></b><br/>Show Home and Mark<br/>Crescent Angmering</p> |

**FILE LIST 254**

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|--|--|
| <p><a href="#"><u>A/182/25/DOC</u></a><br/>Approval of details reserved by condition imposed under A/248/21/PL relating to conditions 17 (phase 2) -parking spaces for cars/motorcycles/bikes for that dwelling and 26-EV charging.<br/><b>Noted</b></p> | <p><b><u>ADDRESS</u></b><br/>Land north of Water Lane Angmering</p>                                |
| <p><a href="#"><u>A/183/25/DOC</u></a><br/>Approval of details reserved by condition imposed under A/122//23/PL relating to condition 11-surface water drainage.<br/><b>Noted</b></p>  | <p><b><u>ADDRESS</u></b><br/>Land north of Mayflower Way Angmering</p>                             |
| <p><a href="#"><u>A/184/25/DOC</u></a><br/>Approval of details reserved by condition imposed under A/121/23/PL relating to condition 11-surface water drainage.<br/><b>Noted</b></p>   | <p><b><u>ADDRESS</u></b><br/>Land East of 22 Speedwell Chase<br/>Speedwell Chase<br/>Angmering</p> |

**FILE LIST 255**

|  |  |
|--|--|
| <p><a href="#"><u>A/186/25/HH</u></a><br/>Conversion of garage into habitable space.<br/><b>DECISION: No Objection</b><br/><b>COMMENT: None</b></p>  | <p><b><u>ADDRESS</u></b><br/>16 Speedwell Chase<br/>Angmering</p>  |
| <p><a href="#"><u>A/188/25/NMA</u></a><br/>Non material amendment following the grant of A/142/16/OUT relating for substitution of plan 5804/101 REVA with 14183/101 REVP1 and deletion of condition 10.<br/><b>Noted – The Clerk is liaising with both residents and ADC on this application and will continue to share information and assist the residents. APC believe this footpath should still be built and will continue to work towards this aim.</b></p> | <p><b><u>ADDRESS</u></b><br/>Former Merry England Nurseries<br/>Swallows Gate<br/>Dappers Lane<br/>Angmering</p> |

- 7      **PI25/206 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**  
None.
- 8      **PI25/207 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**  
None.
- 9      **PI25/208 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**  
None.
- 10     **PI25/209 PLANNING DECISIONS – NOT APPROVED**  
These were noted.
- 11     **PI25/210 LICENSING MATTERS**  
None.

- 12 PI25/211 CONSERVATION AREA REPORTS**  
Rep: Cllr Verrinder  
Nothing further to report, the situation with the Weavers Hill assessment remains the same.
- 13 PI25/212 SOUTH DOWNS NATIONAL PARK**  
Rep: Cllr Verrinder  
On 30th December 2025 The Argus published an article highlighting how the National Park Authority would by 2042 develop a target of 5,814 homes based on 323 dwellings per annum. In the recent Land Availability Assessment (LAA), 800 sites across the Park were evaluated as being suitable, achievable and available giving a possible yield of 7-8 dwellings per site and maintaining the Authority's assessment of no more than 20 dwellings per development site. As previously said and highlighted in the LAA no land within Angmering SDNP is available for development. There will be further rounds of consultation in May 2026. The progress of the Local Plan Review and Partnership Management Plan can be seen on the SDNPA website.
- 14 PI25/213 COMPLIANCE/ENFORCEMENT**  
None.
- 15 PI25/214 APPEALS**  
None.
- 16 PI25/215 CORRESPONDENCE**  
None.
- 17 PI25/216 HIGHWAYS MATTERS**  
Confirmation was received from the Clerk that the Keep Clear wording had been replaced on the Blue Star Roundabout – this will now be removed from the Highways Matters Spreadsheet.  
It was also confirmed that Southern Water had finished in the village along Water Lane and the road was now fully open.
- 18 PI25/217 ARUN DISTRICT COUNCIL PLANNING COMMITTEES**  
Council Chamber, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
**Planning Committee Meeting**  
Next meeting to be held on 14th January 2026. The agenda has been published and there are no applications relating to Angmering. Also published is the latest list of appeals and again there are no appeals relating to Angmering.  
**Planning Policy Committee**  
Next meeting to be held on 27th January 2026 Agenda awaited
- 19 PI25/218 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:**  
This Committee: Report from Cllrs Bicknell and Thompson regarding a village 20mph blanket speed limit with speed gates. The Chair asked for a report to be presented at the P&I meeting on 17th February 2026.  
Full Council: Action in Rural Sussex APC Representative.
- DATE OF NEXT MEETING**  
The Committee's next meeting is on Tuesday 17 February 2026 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:27**

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Chairman

Date.....

DRAFT

| 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."<br>Chased James/Gary at WSCC again 09/12/2025 - update received - I have heard back from the contractor and it's as I suspected, the job was postponed due to the weather. I new date has been scheduled for the 19th December. This will be weather dependent. <b>COMPLETE - acknowledge completion and then remove.</b>   | 19/01/2026        | KH           |
| 2            | Flooding                      | Area outside houses on Station Road | Flooding constantly and near a school. Ongoing issue for many years and nothing done. Officer stated that gully 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.<br>Contact WSCC to ask when the next gully clearance will take place and report back. Information requested<br>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"  | 09/12/2025        | KH<br>KH     |
| 3            | 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.<br>A27 entrance (Arundel Rd) - WSCC Officer will relook at this one. Clerk to forward over email from National Highways regarding design and location.<br>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.<br>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.<br><b>Roundabout safety audit has been completed. WSCC are waiting for a copy in order to take ownership and move on with signs and markings.</b> | 19/01/2026        | KH           |
| 4            | Parking Issues                | Greenwood Drive and Rowan Way       | This includes road markings, cycle paths and engineered solutions to resolve issues with parking.  | WSCC Enquiry/TRO              | Issues raised via The Angmering School. The meeting with WSCC Highways has taken place. Will be a CHS or Active Travel Plan. <b>No further updates.</b>  | 09/12/2025        | NHS          |
| 5            | Parking - Top of Arundel Road | Arundel Road                        | Parking of cars around the school, offloading children and potential to cause an accident  | Meeting with WSCC Officer/TRO | Meeting organised for 11 September at school pick up time with Olly King. Meeting held, Deborag Urquhart also attended half way through.<br>The meeting was held on 14 November with WSCC, APC and school representatives. Yellow lines, foliage cut back, signs, road markings and speed limit were all discussed. APC were advised to put in a Community Highways Scheme to cover all the works. The Clerk will work with the WSCC officer to complete this.<br><b>Another meeting held with WSCC. CHS to be raised to cover speed reduction, tactile paving etc. Line marking will be covered direct with WSCC</b>  | 18/11/2025        | KH           |
| 6            | Safety of users               | Roundabout A280/A259                | A resident has raised several safety concerns regarding the roundabout and the roads leading on/off it. These have been fed direct to WSCC   | Liase with WSCC               | Resident copied us into initial emails and follow up emails from WSCC (via Cllr. Deborah Urquhart). Email has been shared with all councillors. Latest email from resident sent on 21/10/25 "I will await Highways Stage 3 risk assessment and I have noted the inspector's 'intention' to chase up the contractor to deliver the Safety Features outstanding.<br>An observation for now please, as we await the Stage 3 risk assessment is that the assessments at Stage 1 and Stage 2 were completed at a time when the Angmering to Littlehampton A259 was down to a single lane with speed limits in place (40mph) due to the ongoing improvement A259 works (2018 -2023).<br>The risk assessments were completed before the A259 was completed and opened in July 2023. I would like to leave the matter here now and await further works and assessments."   | 21/10/2025        | Office       |
| 7            | Speed on A280                 | A280 Angmering Bypass               | Speed of traffic on A280 - noise and accidents. TRO raised by resident to reduce the speed from 60 to 50.  | Meeting with WSCC Officer/TRO | Information has been received of the amount of accidents on the A280 and the excessive speed together with the use of the road by youngsters for time trailing, both of which are illegal. The County Councillor for Angmering Cllr Deborah Urquhart is in support of the legal speed being reduced to 50mph which will align with that of the A259, and a TRO has therefore been raised. Parish Council agreement will be discussed at the next Full Council meeting on 10th November 2025.<br>The Parish Council agreed to support the application and the resident has been advised. A response has been received from WSCC regarding the TRO stating that the current amendments to the A280 must be allowed to bed in on completion for at least a year. The resident has been advised via email of this on 8 December 2025. There will be no further updates to this item for at least 1 year.   | 09/12/2025        | Office       |
| 8            | Dappers Lane Speed            | Dappers Lane                        | Speed along Dappers Lane even after 20mph TRO went through   | Liase with WSCC               | The Save Dappers Lane Group and APC have been advised that there will be no further adjustments to the signage along Dappers Lane until after a 12-month period when the new signage has bedded in and any problems will have been highlighted. These can then be investigated and dealt with. Councillors and users are requested to report any problems to WSCC Highways and to The Parish Clerk.  | 19/01/2026        | Office       |

Latest updates in **BOLD**

#### Key

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