



Established 1894

Angmering Parish Council

The Corner House
The Square
Angmering
West Sussex, BN16 4EA

Telephone/Answerphone 01903 772124

E-mail: admin@angmering-pc.gov.uk

Website: www.angmeringparishcouncil.gov.uk

MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN THE KING SUITE, ANGMERING VILLAGE HALL ON TUESDAY 23 JUNE 2026 AT 7.30PM

- Committee:** Sylvia Verrinder (Chair)
Paul Bicknell, John Oldfield, Alan Evans, Norma Harris, Carey Bennett, James Thompson, Sally Taylor, Jo Thompson, (Co-opted member of the public) 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, Alan Evans, John Oldfield, Norma Harris, Sally Taylor, James Thompson and Jo Thompson.
- In attendance:** Rachael Wilkes (Committee Clerk)
- 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	PI26/043	APOLOGIES FOR ABSENCE Apologies were received and approved from: Cllr. Carey Bennett, Cllr. Paul Bicknell and Cllr. Nikki Hamilton-Street
2	PI26/044	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None.
3	PI26/045	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 2 June 2026 were agreed by all and signed by the Chair.
4	PI26/046	THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA. There was no Chairs Report prior to the issue of this Agenda, but there are additional matters notified since: Angmering Sports Hub – Information has been received that The Premier League has agreed to help fund this project with a grant of £2m. Highdown Garden Centre Application – Application A/30/26/PL will be heard at ADC Planning Committee meeting tomorrow (24.6.26). The

Officers report states that the Drainage Engineers may be offering an objection to this application.

Local Council Walking & Infrastructure Plan (LCWIP) – You will have received the presentation slides of the meeting to which Cllr Alan Evans attended – we can now understand Cllr Evans concerns over the numbering used in the document. Cllr Evans will try to find out what this numbering means and how it affects Angmering. He will report back to the Committee and Council. Information has now been received that the consultation will begin on 29th June until 9th August. Councillors are asked to view this consultation and reply.

ACTION: This item to be brought to the P&I meeting on 25th August 2026 to discuss findings by Cllr Evans and any comments made on the consultation.

Arun District Association of Local Councils (ADALC) – Correspondence and the minutes of the meeting held on 2nd May 2026 have been sent to you all. The minutes show that there is much concern throughout the District over the Governments intended Planning Reforms, especially over the perceived weakening of Parish influence within the planning process. It was also noted within the minutes that Parish & Town Councils application comments would continue to be considered by Planning Officers, however, they may not go to committee meeting. Therefore, P&I will continue to comment on applications.

Councillors Highways Meeting – At the meeting held on 15th June 2026, many issues were discussed but another date is to be set for a continuance. Councillors present, were advised, with a map, of areas they are requested to pay attention to, for any highways problems then report those problems to the appropriate authority. A list of the appropriate reporting authority can be obtained from the office along with your zoned map if you were not present at this meeting.

Major Path Improvements – In the latest newsletter from WSCC there has been a major upgrade to public paths. The question is, was Angmering included in this upgrade? If not, will it be considered in a future upgrade? Do we know which Angmering pathways would benefit from this upgrade?

Local Plans – We have been advised that Horsham District Council will formally begin work on a new-style Local Plan in line with new national plan-making requirements by the Government – the NPPF. It is noted that District Councils are required to formally commence preparation of a new Local Plan under the **revised system by 31st December 2026**. We still await the adoption of the latest version of the NPPF.

The Clerk has contacted the CEO at ADC, Dawn Hudd, for any changes or updates on the progress of the Arun District Council Local Plan. The CEO has passed the request to Neil Crowther at ADC who has stated that two reports will be presented to the **Planning Policy Committee** before the end of the year as follows:-

- on 3rd September 2026, *“Implications of Planning Reforms and Local Government Re-organisation”*, and
- on 30th November 2026 *“Notice of Intention to Commence”*.

Councillors are advised to be aware of these dates and to follow the Planning Policy Committee webinar on those dates, this may enable APC to begin work on the Angmering

Neighbourhood Plan (ANP) review, hopefully before the end of the year. Councillors are also reminded that work on the ANP is part of the P&I Terms of Reference.

ACTION: Councillors to note dates and watch

The Clerk and Chair of Planning & Infrastructure will be monitoring this progress to ensure that all relevant information is passed to APC and Councillors, this will enable APC to put together a plan of action for the way forward and start of the ANP review, also to determine if outside assistance is required and at what cost. In the meantime, Councillors are asked to remind themselves of the content of the current ANP (2014-2029) and to put together a list of questions that they think will need to be asked once the review commences.

The matter to be brought to the next Full Council for commencement action sought from all Councillors.

ACTION: Chair P&I & Clerk and for Councillors to consider questions that need to be asked

Active Travel –You have received information from Cllr Evans regarding Transport and Active Travel showing some facts and ideas coming from the Government. The concept of Active Travel is not new, and attempts have been made in the past to persuade residents to leave their car at home and find a more public and active means of transport. It is interesting to note that the chair of the Independent Parliamentary Advisor for Transport has suggested that a blanket 20mph speed limit as standard in built up areas should be imposed and that councils should pay to increase it to 30mph. It is also interesting to note that APC have for many years tried to get a blanket speed limit of 20mph for Angmering and that currently Cllrs Thompson and Bicknell are working on getting a gated 20mph speed on all four entrances into the village.

5 PI26/027 PUBLIC CONSULTATION

No members of the public were present and no questions had been sent in.

6 PI26/028 PLANNING APPLICATIONS

FILE LIST 277

<u>A/42/26/HH</u>	<u>ADDRESS</u>
Replacement of the existing flat roof to a detached double garage with a pitched gable roof finished in roof tiles to match the house. Decision: No Objection Comment: This property is on the boundary of the Angmering Conservation Area and in a quiet private lane with a few listed buildings. The replacement of this roof to a pitched gable roof will complement the surrounding buildings and not have a harmful effect on the Conservation Area.	Elm Lodge Rectory Lane Angmering

<u>A/63/26/DOC</u> Approval of details reserved by condition under A/129/21/PL (Appeal ref: PP/C3810/W/22/3298192) relating to condition 19- Surface Water Drainage (Phase 4) Decision: Objection Comment: APC will support the decision of a Drainage Engineer when that decision has been made, so until then no comment	<u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering
---	---

FILE LIST 278

<u>A/64/26/PL</u> Proposed change of use of ancillary grassland and siting of mobile sauna unit. This application is in CIL Zone 4 (Zero Rated) as other development. Decision: No objection Comment: Whilst APC has no objection to the placing of this mobile it does request that temporary approval is given	<u>ADDRESS</u> Worthing Rugby Club Roundstone Lane Angmering
<u>A/68/26/T</u> Crown reduction to 1 no. Lime (T1) to leave a spread of 6m and height of 9m. Crown lift to 4m from ground level. Decision: No objection Comment: No Comment	<u>ADDRESS</u> 24 The Groves Angmering
<u>A/59/26/HH</u> Demolition of existing conservatory and construction of a single storey mono-pitched roof extension at rear. Decision: No objection Comment: No Comment	<u>ADDRESS</u> 115 Downs Way Angmering
<u>A/67/26/DOC</u> Approval of details reserved by condition under A/129/21/PL (Appeal ref: PP/C3810/W/22/3298192) relating to condition 7- Public Open Space and Play Areas. Decision: No objection Comment: Whilst APC has no objection to the play equipment, it does have concerns regarding the boulders and requests that they are securely fixed to each other and the ground and therefore immovable.	<u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering

<u>A/72/26/L</u> Listed building consent for the replacement of the main entrance steps with a new entrance arrangement incorporating integrated disabled ramp access with existing steps remaining in situ, fully intact and unaltered but will be temporarily covered by the new structure. Decision: No objection Comment: No Comment	<u>ADDRESS</u> Ham Manor Golf Club West Drive Angmering
<u>A/73/26/L</u> Listed building consent for the conversion of an existing first-floor sash window on the rear elevation into a new outward-opening timber escape door and a new external steel fire escape staircase to provide a secondary means of escape from the first floor and serve the proposed doorway. Decision: No objection Comment: No Comment	<u>ADDRESS</u> Ham Manor Golf Club West Drive Angmering
<u>A/66/26/NMA</u> Nonmaterial amendment following the grant of A/180/24/PL relating to change of opening times. Decision: Objection Comment: APC feels that the suggested timings, the increase in traffic and noise at those times would have a negative impact on the surrounding residents and therefore requests that the approved timings remain as is.	<u>ADDRESS</u> Worthing Rugby Club Roundstone Lane Angmering
<u>A/71/26/DOC</u> Approval of details reserved by condition imposed under A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 15-materials. Approved	<u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering
<u>A/74/26/DOC</u> Approval of details reserved by condition Imposed under A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 13-details of roads, cycleways, footways and casual parking areas. Observations to Arun District Council: Not Required	<u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering
<u>A/76/26/DOC</u> Approval of details reserved by condition	<u>ADDRESS</u> Rustington Golf Centre

imposed under A/129/21/PL (APP/C3810/W/22/329819 relating to condition 20-maintenance and management of surface water. Decision: No objection Comment: APC will support the decision of a Drainage Engineer when that decision has been made, so until then no comment <u>A/65/26/PDH</u> Notification under extended permitted development rights for single storey pitch roof extension, measuring 5 metres from existing dwellinghouse, with a height of 3.81 metres and an eaves height of 2.7 metres. Withdrawn <u>A/71/26/DOC</u> Approval of details reserved by condition imposed under A/129/21/PL (APP/C3810/W/22/3298192) relating to condition 15-materials. Approved	Golfers Lane Angmering <u>ADDRESS</u> Toad Hall 20 East Drive Angmering <u>ADDRESS</u> Rustington Golf Centre Golfers Lane Angmering
--	---

- 7 **PI26/029 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI26/030 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI26/031 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **PI26/032 PLANNING DECISIONS – NOT APPROVED**
None.
- 11 **PI26/033 LICENSING MATTERS**
None.
- 12 **PI26/034 CONSERVATION AREA REPORTS**
Conservation Area Expansion - Because of a resident's enquiry, the Clerk has again requested an update on the Weavers Hill expansion assessment started five years ago. She has been advised by the Conservation Officer that as he works alone (no staff) he has had to focus on another project but will get back to all the outstanding consultation assessments as soon as possible. With this the Clerk will again request an update and copy in the Head of Planning Policy & Conservation.
Conservation Area Advisory Panel – at the meeting yesterday:
 - the **signage** on the Arundel Road Garage was mentioned, and an assurance has been made that the matter is in hand.
 - Due to the **retirement of two members**, there are now two vacancies, would anyone like to join the Panel?

- **Application A/75/26/PL** was discussed and considered to be an asset to the listed building and the conservation area.
- A discussion was held regarding the **lack of guidelines and information** advising residents living in a listed building, Conservation or Heritage area of the changes they can and cannot make to their property and that all proposed changes or problems must be applied for and notified to the Local Planning Authority. e.g.: types of materials and design internally and externally, etc. It was also considered that some estate agents are not advising purchasers of such properties of the conditions that they must comply with through either the local planning authority or English Heritage. **ACTION: Clerk to speak to Angmering's Estate Agents**

13 PI26/035 SOUTH DOWNS NATIONAL PARK

Re-Nature Campaign 19th June to 28th June 2026

Five years ago, we set out on an ambitious journey with our Re-Nature Campaign, aiming to transform 13,000 hectares (over 20,000 football pitches) into habitat for wildlife by 2030. Our vision is simple: nature everywhere, for everyone.

The annual Re-Nature Festival celebrates the progress made so far, shining a light on the inspiring efforts that are helping us reach this milestone. It's a chance for people of all ages to learn more, get involved, and experience the incredible wildlife, habitats, and landscapes of the South Downs; from our iconic heathlands and chalk grasslands to our treasured dark skies, to name just a few. Whether you're discovering new ways to support nature or sharing your own experiences, there's something for everyone. From guided walks and volunteering opportunities to sunset walks and butterfly spotting, the festival offers a wide variety of activities to enjoy.

This year, we are delighted to host a special day of activities at several sites, including:

- The iconic Seven Sisters in East Sussex and
- Hogmoor Enclosure, near Bordon in Hampshire.

Activities will include:

- Bird-spotting and butterfly walks
- Archaeological discovery walks
- Nature-mindfulness and wellbeing activities
- A ReNature day out with local community groups
- A range of nature-inspired arts and crafts for all ages

14 PI26/036 COMPLIANCE & ENFORCEMENT

ENF/6/20 – Construction of the Footpath along Dappers Lane from the Swallows Gate Development to Merryfield Crescent. Still awaiting further information and action. **ACTION: Request for the Clerk to follow up**

15 PI26/037 APPEALS

Sought by an applicant because of an application refused by the Local Planning Authority.

ADC:

Land west of Brook Lane and South of A259 – Employment / Business site.

A/39/23/PL - Appeal Ref: 2752: PiNS Reference: 6003625 - Written Representation

Awaiting a result of this Appeal.

SDNP:

The Woodman, Arundel Road, Angmering, West Sussex BN16 4EU

Planning Inspectorate Reference: 6006529 / SDNPA Reference:
SDNP/25/03093/FUL

Change of use from offices back to residential, no other changes proposed.

Awaiting result of the Appeal.

16 PI26/038 CORRESPONDENCE

None.

17 PI26/039 HIGHWAYS MATTERS

In accordance with the Terms of Reference

Highways Action List (attached) –.

To receive resolution updates on the ongoing issues still affecting Angmering's highways.

No updates, however, at item 7 request for closure. This was agreed.

ACTION: Clerk to remove item 7

18 PI26/040 ARUN DISTRICT COUNCIL PLANNING COMMITTEES
Council Chamber, Arun Civic Centre, Matravers Road, Littlehampton,
BN17 5LF

- **Planning Committee Meeting**
Wednesday 24 June at 2pm & Wednesday 22 July at 2pm
- **Planning Policy Committee Meeting**
Next meeting 3 September 2026

19 PI26/041 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

This Committee: None

Full Council: None

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 14 July 2026 at 7.30pm, King Suite, Angmering Village Hall, Station Road, Angmering BN16 4HL.

The meeting concluded at **20:30**

.....
Chairman

Date.....



Planning & Infrastructure Committee

Chairs Report 14th July 2026

1) **Future Dates of Authority Planning Committees**

Applications and other 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 2026	Comment
ADC	Planning	22 nd July	Agenda Awaited
ADC	Planning Policy	3 rd September	Agenda Awaited
SDNP	Planning	16 th July	Agenda Awaited
WSCC	Planning & Rights of Way	21 st July	This meeting is cancelled
WSCC	Community, Highways & Environment Scrutiny	10 th September	Agenda Awaited

2) **Angmering Parish Council Applications:**

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

There are no applications withdrawn, part approved or not required.

3) **Planning Applications Refused**

[A/30/26/PL](#) Decision made 24 June Highdown Garden Centre. Demolition of existing open sided structures and erection of retail canopies and restaurant lobby. This application is in CIL Zone 3 (Zero Rated) as other development. As previously stated, it was understood that the Drainage Engineers would object.

[A/66/26/NMA](#) Decision made 30th June Worthing Rugby Club. Nonmaterial amendment following the grant of A/180/24/PL relating to change of opening times. Padel Courts objected to by APC on 23rd June 2026

4) **Angmering Tree Policy** – You will have received the updated APC Internal Tree Policy which was last approved in 2020. As you can see there are a lot of amendments brought about by the concerns of recent correspondence from a resident and other legal changes. This will be discussed at P&I on 14th July. Any amendments requested or comments made at P&I will be heard at Governance on 29th July then approved by Full Council on 10th August 2026.

5) **Highways Action List**

As a result of the Councillor Meeting on 15th June, the Clerk has put together a list of all the matters discussed at that meeting and produced a working action list (Angmering Transport & Safety Action Plan) which will replace that currently used at item 17 on the agenda. When received, Councillors are asked to view the list and ensure that all matters in their area are noticed as a problem and reported to the appropriate authority and to the office. Each problem identified will be discussed at the next P&I meeting. Should Councillors have any other safety concerns not mentioned they are to be forwarded to the Clerk for future discussion and inclusion in the plan. Councillors are also asked that when in discussion with residents on highways safety issues/matters, they are to be noted and residents directed to speak to the office for appropriate action.

6) **Arundel Road Garage Sign**

Concern has been raised as to the type of sign being used at the front of the garage on Arundel Road opposite the school as being inappropriate in size, colouring and design. The matter is currently with ADC who have asked the owners to replace with something more suitable to a Conservation Area, it sits on the road and in the interest of road safety will not cause a distraction to passing motorists. We have now received a reply (3rd July 26) from ADC as follows:

"Thank you for your email. The intention is that the replacement sign would be much smaller than the existing and would therefore not require permission. Where adverts do not require consent, the Local Planning Authority would have no control over their colour. I do appreciate the concerns about the visual impact of the existing sign. However, I believe that the reduction in the size of the lettering will lessen this impact to a significant degree". As part of the new action list above (item 5) when the new sign is installed Councillors are asked to ensure that its new size is significantly smaller and not a highways safety issue.

7) **South Downs National Park Parishes Meeting – 1st July 2026**

I attended this meeting along with Cllr Taylor. On the agenda was an update to the new local plan and a long discussion regarding affordable housing. It is hoped that the new plan will be before the Planning Inspectorate by the end of the year. Notes of this meeting and slides will be forwarded to you as soon as they are received. Both Cllr Taylor and I found the affordable housing discussions very interesting and enlightening and that when reviewing the Angmering Neighbourhood Plan should be considered for the plan. This will need much discussion as to how APC view Affordable Housing within the Parish.

8) Puffin Crossing at St Margaret's School

As you are aware there has been much work done to improve the crossing outside the school, this has resulted in a TRO being approved and produced (ARN9018MM) which is active from 2nd to 23rd July 2026. So, it is with thanks to those who were involved in getting this done. However, there is still much work that needs to be done to improve the safety of children and other pedestrians in this area.

Sylvia G M Verrinder

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee 2026-2027

Angmering Parish Council

Angmering Highways Safety Action Plan 2026

This document sets out a structured approach to addressing long-standing issues affecting movement and safety within Angmering. It supports the shared ambition of creating a safer village in which people can confidently walk, cycle, drive, and use public transport.

The spreadsheet identifies key problem areas and potential interventions, including measures to manage vehicle speeds, improve road safety, enhance pedestrian and cycling infrastructure, and support more effective use of public transport. It considers options such as extending 20mph zones, introducing village gateways, managing parking and yellow line controls, improving signage to reduce rat-running and HGV traffic, exploring one-way systems, increasing pavement capacity, enhancing cycle provision (including improving the safety of routes to schools), upgrading bus stop information, and strengthening the village centre environment.

The proposals contained within this document represent initial ideas developed by Angmering Parish Council. They have not been reviewed, assessed, or approved by West Sussex County Council (WSCC), and no agreement has yet been reached regarding their feasibility, prioritisation, design, or implementation. Further discussion, investigation, and consultation with WSCC and other relevant stakeholders will be required before any proposals can be progressed.

Delivery of any future improvements will require collaboration with relevant agencies and authorities, alongside community involvement, to ensure solutions are practical, effective, and aligned with wider transport and planning strategies.

This work will contribute to the Angmering Neighbourhood Plan and provide a strong evidence base to support future funding opportunities, helping to support the development of meaningful and lasting improvements for the village.

Angmering Highways Safety Action Plan

No.	Location	Problem we are trying to solve	Why it matters	Who is affected	Possible fixes	Priority (1-5)	Who to work with	Area already identified	Cllr
1	Village-wide	Residents report vehicles travelling at unsafe speeds on residential roads	Creates perceived and actual risk of collisions; discourages walking and cycling; reduces quality of life	Residents, pedestrians, cyclists	Consider extending 20mph zone; expand Speed Watch; collect speed data using SIDs to confirm issue	1	WSCC, Sussex Police, Speed Watch		
Comments/Action:									
2	Village entrances	Drivers may not recognise entry into residential village	Vehicles may not slow down appropriately when entering, increasing risk to residents	All road users	Introduce gateway features with signage "Please drive carefully through our village", road markings	1	WSCC	Water Lane, Station Road, Roundstone Lane, Arundel Road	
Comments/Action:									
3	Village-wide	Limited speed monitoring data	Unable to evidence concerns or prioritise interventions effectively	Council, residents	Increase number and rotation of Speed Indicator Devices; data sharing with WSCC	2	WSCC, Speed Watch		
Comments/Action:									
4	Village-wide	Unsafe parking (junctions, pavements)	Reduced visibility at junctions; pedestrians forced into road; access issues	Drivers, pedestrians, emergency services	Review and extend parking restrictions; enforce existing rules	1	WSCC		
Comments/Action:									

No.	Location	Problem we are trying to solve	Why it matters	Who is affected	Possible fixes	Priority (1-5)	Who to work with	Area already identified	Cllr
5	Village-wide	Insufficient formal parking provision	Leads to informal and obstructive parking patterns	Residents, visitors	Identify opportunities for additional or better-designed parking areas	2	WSCC		
Comments/Action:									
6	Village centre	Parking layout inefficient	Congestion, poor vehicle circulation and unsafe manoeuvres	Drivers, shoppers	Review and redesign layout to improve flow and capacity	2	WSCC		
Comments/Action:									
7	Village centre	Vehicles overhang pavements outside village centre shops	Obstructs access for pedestrians, especially wheelchair and pushchair users	Pedestrians, disabled users	Introduce physical measures to prevent overhang	2	WSCC		
Comments/Action:									
8	Weavers Hill/High Street	Conflicting traffic movements	Creates confusion and increased risk of collisions	Drivers	Assess feasibility of one-way or flow changes	2	WSCC		
Comments/Action:									
9	A280 round-about	Unclear lane use	Driver confusion leading to near misses and unsafe positioning	Drivers	Improve road markings and lane guidance	1	WSCC		
Comments/Action: Email received from Lee Moses (WSCC) awaiting developer confirmation of start date to complete line markings and other items.									
11	Village entrances	HGVs using unsuitable roads	Large vehicles increase danger on narrow streets; noise and disturbance	Residents	Install advisory or restriction signage; liaise with freight operators	2	WSCC		

No.	Location	Problem we are trying to solve	Why it matters	Who is affected	Possible fixes	Priority (1-5)	Who to work with	Area already identified	Comments/Action:
12	Village-wide	Delivery routing through village	Adds unnecessary traffic and contributes to congestion	Residents	Engage delivery companies to encourage appropriate routing	1	WSCC		
13	Water Lane	No continuous footpath	Pedestrians forced into carriageway, creating direct safety risk	Pedestrians	Provide new or extended footpath links	1	WSCC, ADC		
14	Dappers Lane	Incomplete pedestrian routes	Interruptions in walking routes reduce safety and usability	Pedestrians	Complete missing path sections	1	WSCC, ADC		
15	Village-wide	Overgrown vegetation narrowing paths	Reduces usable width and accessibility of pavements	Pedestrians	Increase amount of reporting to WSCC and liaise with residents re overgrown private land	2	WSCC, Residents		
16	Village-wide	Path encroachment (mud/grass)	Creates uneven and narrow walking surfaces	Pedestrians	Regular maintenance and clearance/ increase amount of reporting to WSCC	2	WSCC	Water Lane, Station Road and Arundel Road leading to St Margaret's School	

No.	Location	Problem we are trying to solve	Why it matters	Who is affected	Possible fixes	Priority (1-5)	Who to work with	Area already identified	Cllr
17	Village-wide	Lack of safe crossing points	Difficulty crossing roads safely, especially for vulnerable users	Pedestrians	Review and install additional crossings where needed, tactile paving, road markings	2	WSCC, Government Schemes	Bottom of High Street, Water Lane (between Ecclesden Park and Langmead Place), near schools	
Comments/Action:									
18	Village-wide	Lack of defined cycling routes	Cyclists must share space with vehicles; discourages active travel	Cyclists	Identify and mark shared or dedicated routes	2	WSCC	Mayflower Park	
Comments/Action:									
19	North Drive	No dedicated cycle space	Increased interaction between cyclists and vehicles	Cyclists	Introduce marked cycle lane or shared-use provision	2	WSCC		
Comments/Action:									
20	Village-wide	Inadequate lighting	Poor visibility increases risk and reduces sense of safety after dark	All users	Upgrade or extend street and path lighting	2	WSCC		
Comments/Action:									
21	Greenwood Drive	School traffic congestion	Congestion and unsafe conditions during drop-off and pick-up times	Students, parents	Develop traffic and parking management scheme, 2 lane traffic as well as parking, extension to cycle path	1	WSCC		

No.	Location	Problem we are trying to solve	Why it matters	Who is affected	Possible fixes	Priority (1-5)	Who to work with	Area already identified	Cllr
Comments/Action:									
22	Village-wide	Bus stops poorly equipped	Reduces attractiveness and usability of public transport	Bus users	Introduce real-time information displays	2	Stagecoach		
Comments/Action:									
23	Village-wide	Lack of shelters/seating	Makes bus use less accessible, particularly for elderly users	Bus users	Install shelters and benches	3	APC/WSCC	Station Road	
Comments/Action:									
24	Village-wide	Limited bus service frequency	Reduces viability of public transport as alternative to car use	Residents	Work with operator to review service levels	1	Stagecoach		
Comments/Action:									
25	Level crossings	Closures cause traffic build-up	Queueing traffic leads to delays and potential risky behaviour	Drivers	Engage with rail operators to review timings and impact, assess traffic flow	1	Rail operators/East Preston Parish Council	Roundstone Lane and Angmering Station crossings	
Comments/Action:									
26	Dappers underpass	Incorrect vehicle use	Vehicles entering restricted space creates serious safety hazard	All users	Improve signage, enforcement and awareness	2	WSCC, Sussex Police		
Comments/Action:									
27	Arundel Road	Multiple pedestrian safety issues	Narrow paths, crossings and parking create unsafe walking conditions	Pedestrians	Combined approach to widen paths, improve crossings and manage parking	1	WSCC		



ANGMERING PARISH COUNCIL INTERNAL TREE POLICY 2026

ANGMERING PARISH COUNCIL

Authored by: Tracy Lees

Date Updated: July 2026

Version: 2

Contents

SECTION IN PLAN	PAGE
Introduction	2
Why are Trees important	2
Climate and Environmental Benefits of Trees	2
Partnerships working	3
Council as a landowner	3
Maintenance	3
Trees in the Planning process	5
Planning Context and Role of the Parish Council	5
Protected Trees	6
Requests for Tree Work	6
Policy Risk Assessment and Review	7

Introduction

Angmering Parish Council is keen to preserve and enhance the trees in the Parish as they are a key feature of our beautiful village and to maintain our ecological environment and biodiversity.

Why are Trees important

The Woodland Trust states “Trees are important features in the landscape; offering food and shelter for wildlife, providing historical and cultural links, and providing landscape-scale connectivity.”

As well as being central to the visual character of the Parish, trees create a diverse habitat and wildlife corridors for a variety of wildflowers, bugs, birds and mammals. They are also useful in flood prevention and absorbing noise and particulate pollution.

Climate and Environmental Benefits of Trees

The Parish Council recognises the important role that trees play in addressing climate change and supporting environmental resilience. Trees contribute to carbon storage,

provide shade and cooling, support flood mitigation and improve air quality.

The Council will therefore support the retention and planting of suitable tree species that are resilient to changing climate conditions, where appropriate, and that enhance the local environment.

Partnerships working

The Parish Council will endeavor to preserve and enhance the number and quality of trees in the Parish, both as an owner and manager of land and also influencing others. The Parish Council will work with residents, other authorities, charities and landowners. For instance:

- Residents – whether it is in gardens or larger landowners are the key partners in protecting and enhancing trees and hedgerows.
- We are fortunate to have the South Downs National Park within the parish of Angmering and we will actively promote their work and initiatives.
- Respecting the statutory purposes and duties of the South Downs National Parks.
- We will engage with partners such as Woodland Trust and CRPE Sussex and others as we see fit to protect trees.

Council as a land owner

The Parish Council will, for land that it owns or manages, undertake a tree survey to ascertain the number, variety and health of the stock; and identify areas with the potential for new planting.

If a tree falls and causes injury or damage, the relevant landowner could be held negligent if they have failed to take sufficient care of the tree. Therefore, as a landowner, the Parish Council has a duty of care to ensure that all trees on Parish Council-owned land are kept in an acceptable condition and do not put people or property at unreasonable risk.

Maintenance

The Parish Council has adopted a proactive approach to tree maintenance. However, only essential/minimal works will be undertaken in order to manage a tree because the Parish Council supports a policy of tree preservation. The type of works undertaken will

depend on the tree's location, the species of tree and its state of health at that time.

Regular inspections will be carried out to identify issues at the earliest juncture, so that preventative action can be taken where possible. Areas close to roads, buildings and with high public usage will be prioritised.

Inspection regime will be as follows:

- Professionally Qualified Arboriculturist – initial inspection to register, survey recommend maintenance actions and risk assessment – plus map the trees.
- Based on risk assessment repeat inspections by a qualified Arboriculturist.
- Regular visual inspections which are documented and carried out by our Grounds man. He will continue to alert the office to any issues.

As a guide, tree works will be undertaken in the following circumstances;

- Where an inspection has identified the tree as potentially hazardous or an immediate danger.
- If the works are vital to the tree's long-term survival. Dead, dying or diseased trees will only be fully removed when there is no other option.
- To abate an actionable nuisance where branches are touching buildings e.g. physical contact with walls, windows, gutters.
- When previous maintenance regimes have determined future works are of the same specification for that specimen e.g. pollarding, crown reduction.

The impact on local wildlife of all tree works, specifically felling and pruning, will always be thoroughly considered, with the impact minimised where possible.

All tree work will be carried out by a qualified tree surgeon appointed by the Parish Council and in accordance with BS/3998/2010 Recommendations for Tree Work 2010 (and any subsequent revisions). All works must have Parish Council approval and must be carried out by the Parish Council's appointed Tree Surgeon based on their professional advice.

Trees in the Planning process

Trees are an important part of the Parish's character, and from time to time planning applications include proposals affecting trees.

The Parish Council seeks to resist the unnecessary removal of trees and will, as a statutory consultee, use its influence in the planning process to object to the loss of trees or to development that would harm them.

Where tree removal is unavoidable, the Parish Council will encourage appropriate replacement planting, with a preference for more than one tree being planted for each tree lost, where suitable. Replacement planting should take place on site wherever possible, or elsewhere within the Parish if this cannot be achieved.

The Parish Council will encourage development proposals to:

- Retain existing mature and high-quality trees wherever possible;
- Demonstrate that any loss of trees is clearly justified and minimised;
- Provide appropriate replacement planting where tree removal is unavoidable;
- Contribute to the enhancement of biodiversity within the Parish.

The Parish Council will support the use of recognised standards and good practice, including British Standard BS5837 (Trees in Relation to Design, Demolition and Construction), where relevant to planning applications.

The Parish Council recognises that decisions on planning applications are made by the Local Planning Authority (Arun District Council) and that any requirements relating to tree retention, protection or replacement are secured through planning conditions or, where appropriate, planning obligations.

Planning Context and Role of the Parish Council

Angmering Parish Council is a formal planning consultee in the planning process and

does not determine planning applications. However, the Council will provide informed comments to the Local Planning Authority (Arun District Council) to support the protection, retention and enhancement of trees within the Parish.

In doing so, the Parish Council will have regard to relevant national and local planning policies and guidance, including those relating to tree protection, biodiversity and sustainable development.

The Parish Council will seek to ensure that development proposals give appropriate consideration to the value of existing trees and the contribution they make to the character, amenity and biodiversity of Angmering.

The Parish Council supports the principle of biodiversity enhancement within the Parish. Where development proposals are submitted, the Council will encourage measures that contribute to meaningful biodiversity gains, including appropriate tree planting, habitat creation and the retention of existing natural features.

Protected Trees

A Tree Preservation Order (TPO) prevents cutting down, uprooting, topping, lopping, willful damage or destruction of trees (including cutting roots) without permission.

It is an offence to cut down, lop, top, uproot or willfully damage or destroy a tree in a Conservation Area without giving prior written notice to Arun District Council.

Additional approval will be obtained from the Tree Officer at Arun District Council for trees on which there is a TPO or from the Conservation Officer, if located in the conservation area.

Note: Residents can also submit TPO requests to Arun District Council.

Requests for Tree Work

Whilst the Parish Council will consider the impact of trees in each case on individual merit, the Parish Council will not fell or prune trees on Parish Council-owned land if it is for any of the following non-arboricultural reasons:

- Solely to alleviate problems caused by natural and/or seasonal phenomena e.g.

falling leaves, fruit, seeds/berries, bird droppings, pollen etc.

- Solely for reasons of increasing sunlight/views to properties and gardens.
- Solely for the reason that the tree(s) is causing interference with television or satellite reception. In most cases the problem can be resolved by relocating the aerial or satellite dish. Residents are advised to contact their satellite or TV provider for specialist advice. Removal or pruning to enable clear television reception would only be considered in exceptional circumstances.
- Adjacent landowners have a common law right to prune back tree branches to their boundary, providing that would not lead to tree death and providing the tree in question is not protected by a TPO or situated within a Conservation Area.
- Tree roots in gardens are a natural occurrence and root presence is unlikely to be affected by tree pruning or removal. Tree felling and branch pruning in response to root invasion in gardens would not normally be appropriate as such works are likely to worsen the problem. The encroachment of roots into adjoining land is not considered to amount to actionable nuisance. Adjacent landowners have a common law right to prune back tree roots to their boundary, providing that this would not lead to tree death and providing that the tree in question is not protected by a TPO or situated within a Conservation Area.
- Landowners are reminded that if access to Council-owned land is required to carry out pruning you will require written permission from the Parish Council before carrying out such works.
- The Parish Council will consider formal applications for tree works on its land, but these must be in writing, either by letter or email to:

The Clerk, Angmering Parish Council, The Corner House, The Square, Angmering,
West Sussex, BN16 4EA

admin@angmering-pc.gov.uk

For an informal conversation regarding tree works, please call the Parish Office on 01903 772 124.

Policy Risk Assessment and Review

RISK	LEVEL OF RISK
What is the possibility of change	Very low
Overall importance of policy	High
Are there any legal/regulatory issues this policy covers	No

Based on the above assessment the overall risk is classed as **low priority** and should be assigned a review period of **5 years**.

PUBLIC NOTICE

West Sussex County Council
Road Traffic Regulation Act 1984 – Section 23
Angmering: Arundel Road Pedestrian Crossing
And

((Arun District) (Parking Places & Traffic Regulation) (Consolidation) Order 2010)

(Angmering: Arundel Road Amendment) Order 2026

NOTICE is hereby given that West Sussex County Council proposes to install a new puffin crossing on Arundel Road in Angmering at the pedestrian entrance to St Margarets C of E Primary School.

NOTICE is also hereby given that West Sussex County Council proposes to make a permanent Traffic regulation Order under the provisions of the Road Traffic Regulation Act 1984, the effect of which will be to remove the current School Keep Clear markings on both sides of Arundel Road in Angmering so they may be replaced by the white zig-zag markings of the new crossing described above.

Full details of the proposals in this notice can be viewed on the Traffic Regulation Order page of the West Sussex County Council website. The website includes a response form for any comments or objections.

People without access to a computer who wish to view details of the scheme should telephone the West Sussex County Council Contact Centre on 01243 642105 to receive the documents by post.

Any comments or objections about the proposal must be received before 23 July 2026. These may be submitted via the response form on the website mentioned above, by e-mail to tro.consultation@westsussex.gov.uk or in writing to TRO Team, West Sussex County Council, The Grange, Tower Street, Chichester, PO19 1RH. For legal reasons, only correspondence including a full name and address will be considered. Please quote reference ARN9018-MM in all correspondence.

Dated this 2nd day of July 2026.

Executive Director of Law, Assurance & Insight, County Hall, Chichester.

TRAFFIC REGULATION ORDER (TRO) CONSULTATION

ARN9018MM – Angmering: Arundel Road Pedestrian Crossing

2/7/26 – 23/7/26

Contents

Notice	Page 2
Statement of Reasons	Page 3
Draft Order	Page 4
Plan “c_aruntq0605ses” - existing restrictions	Page 5
Plan “c_aruntq0605ses” - proposals	Page 6
Plan “30_Pedestrian_Crossing” - proposals	Page 7

West Sussex County Council
Road Traffic Regulation Act 1984 – Section 23
Angmering: Arundel Road Pedestrian Crossing

And

((Arun District) (Parking Places & Traffic Regulation) (Consolidation) Order 2010)

(Angmering: Arundel Road Amendment) Order 2026

NOTICE is hereby given that West Sussex County Council proposes to install a new puffin crossing on Arundel Road in Angmering at the pedestrian entrance to St Margarets C of E Primary School.

NOTICE is also hereby given that West Sussex County Council proposes to make a permanent Traffic regulation Order under the provisions of the Road Traffic Regulation Act 1984, the effect of which will be to remove the current School Keep Clear markings on both sides of Arundel Road in Angmering so they may be replaced by the white zig-zag markings of the new crossing described above.

Full details of the proposals in this notice can be viewed on the Traffic Regulation Order page of the [West Sussex County Council website](https://www.westsussex.gov.uk). The website includes a response form for any comments or objections.

People without access to a computer who wish to view details of the scheme should telephone the West Sussex County Council Contact Centre on 01243 642105 to receive the documents by post.

Any comments or objections about the proposal must be received before 23 July 2026. These may be submitted via the response form on the website mentioned above, by e-mail to tro.consultation@westsussex.gov.uk or in writing to TRO Team, West Sussex County Council, The Grange, Tower Street, Chichester, PO19 1RH. For legal reasons, only correspondence including a full name and address will be considered. Please quote reference ARN9018-MM in all correspondence.

Dated this 2nd day of July 2026.

Executive Director of Law, Assurance & Insight, County Hall, Chichester.

West Sussex County Council
Road Traffic Regulation Act 1984 – Section 23
Angmering: Arundel Road Pedestrian Crossing

And

((Arun District) (Parking Places & Traffic Regulation) (Consolidation) Order 2010)

(Angmering: Arundel Road Amendment) Order 2026

Statement of Reasons for Proposing to Make the Order

West Sussex County Council proposes to install a new puffin crossing on Arundel Road in Angmering at the pedestrian entrance to St Margarets C of E Primary School.

The proposed new crossing is to be provided by the developer building new housing on land west of Angmering Road. Provision of the new crossing was required by planning consent for the development and is intended to improve pedestrian safety on Arundel Road, particularly for those travelling to St Margarets C of E school.

To accommodate the new crossing it is proposed to remove the current yellow 'school keep clear' markings on both sides of Arundel Road and replace them with the white zig-zag markings of the new crossing. A Traffic Regulation Order is proposed to update the local parking order to reflect this layout. Unlike the yellow school markings, white crossing markings do not need to be shown in parking orders. Instead, the proposed new markings are shown on the crossing layout plan attached.

The crossing layout is shown on the attached drawing, numbered 2020-F05 provided by the developer proposing the crossing. Drawing number TQ0605SES shows the plan for the revised parking order.

Executive Director of Law, Assurance & Insight
15 June 2026
ARN9018-MM

WEST SUSSEX COUNTY COUNCIL
((ARUN DISTRICT) (PARKING PLACES & TRAFFIC REGULATION)
(CONSOLIDATION) ORDER 2010)

(ANGMERING: ARUNDEL ROAD AMENDMENT) ORDER 2026

West Sussex County Council in exercise of their powers under Sections 1 (a) 2 (1) and (2), 4 (2), 45. 46. 49 and 53 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 ("the Act") as amended and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act hereby make the following Order:-

1. The Order shall come into operation on the ***** day of ***** 2026 and may be cited as "West Sussex County Council ((Arun District) (Parking Places & Traffic Regulation) (Consolidation) Order 2010) (Angmering: Arundel Road Amendment) Order 2026".
2. The "West Sussex County Council ((Arun District) (Parking Places & Traffic Regulation) (Consolidation) Order 2010" is hereby amended by the replacement of the plan specified in the First Schedule to this Order, with the plan specified in the Second Schedule, attached hereto.

FIRST SCHEDULE
Plan to be Replaced

TQ0605SES (Issue Number 3)

SECOND SCHEDULE
Replacement Plans

TQ0605SES (Issue Number 4)

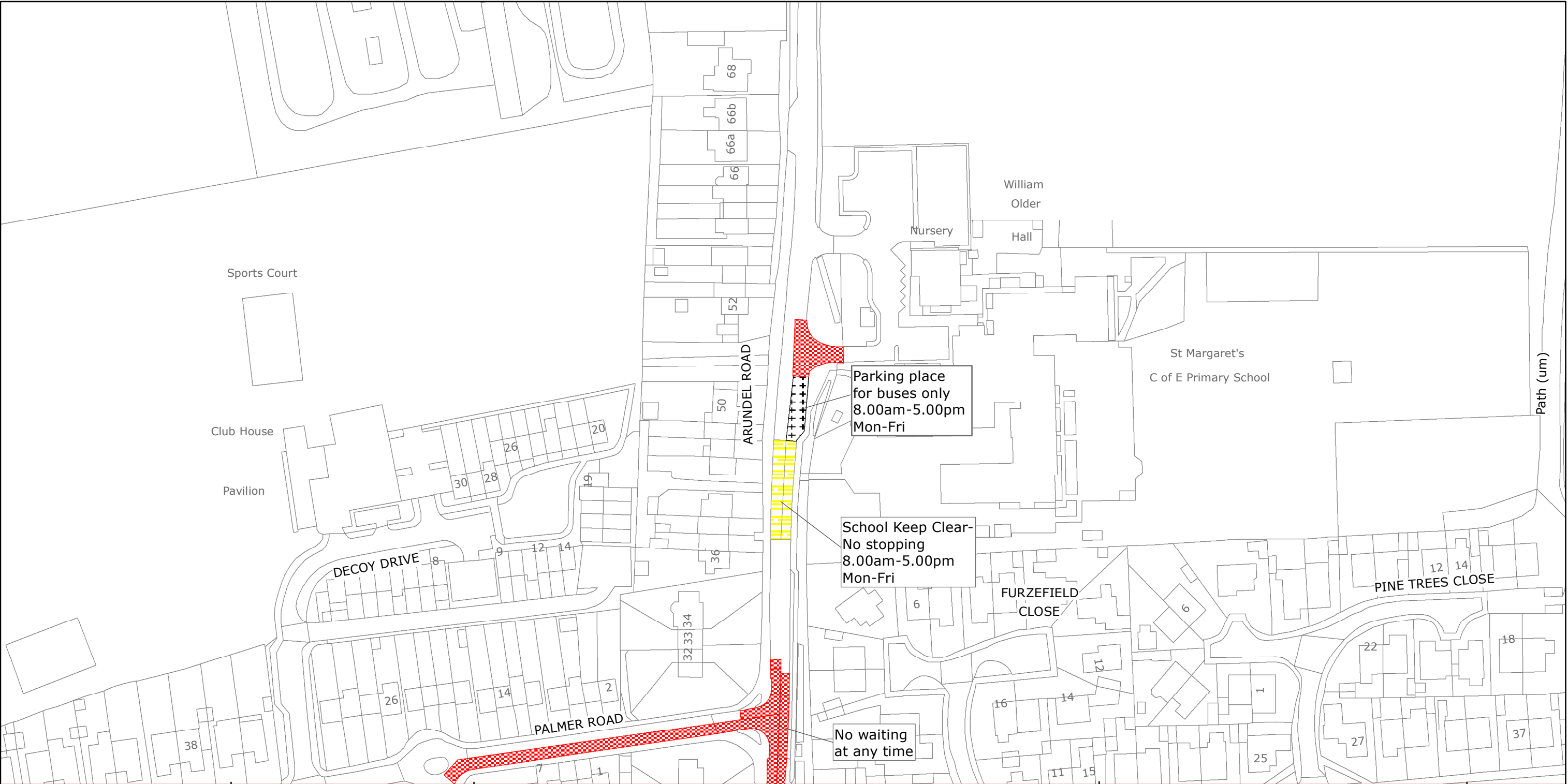
For and on behalf of WEST SUSSEX COUNTY COUNCIL

Authorised Signatory:

NAME:

DATE MADE:

ARN9018-MM



West Sussex County Council
Highways & Transport
The Grange
Tower Street
Chichester
West Sussex
PO19 1RH

ARUN DISTRICT: ANGMERING
WAITING RESTRICTIONS

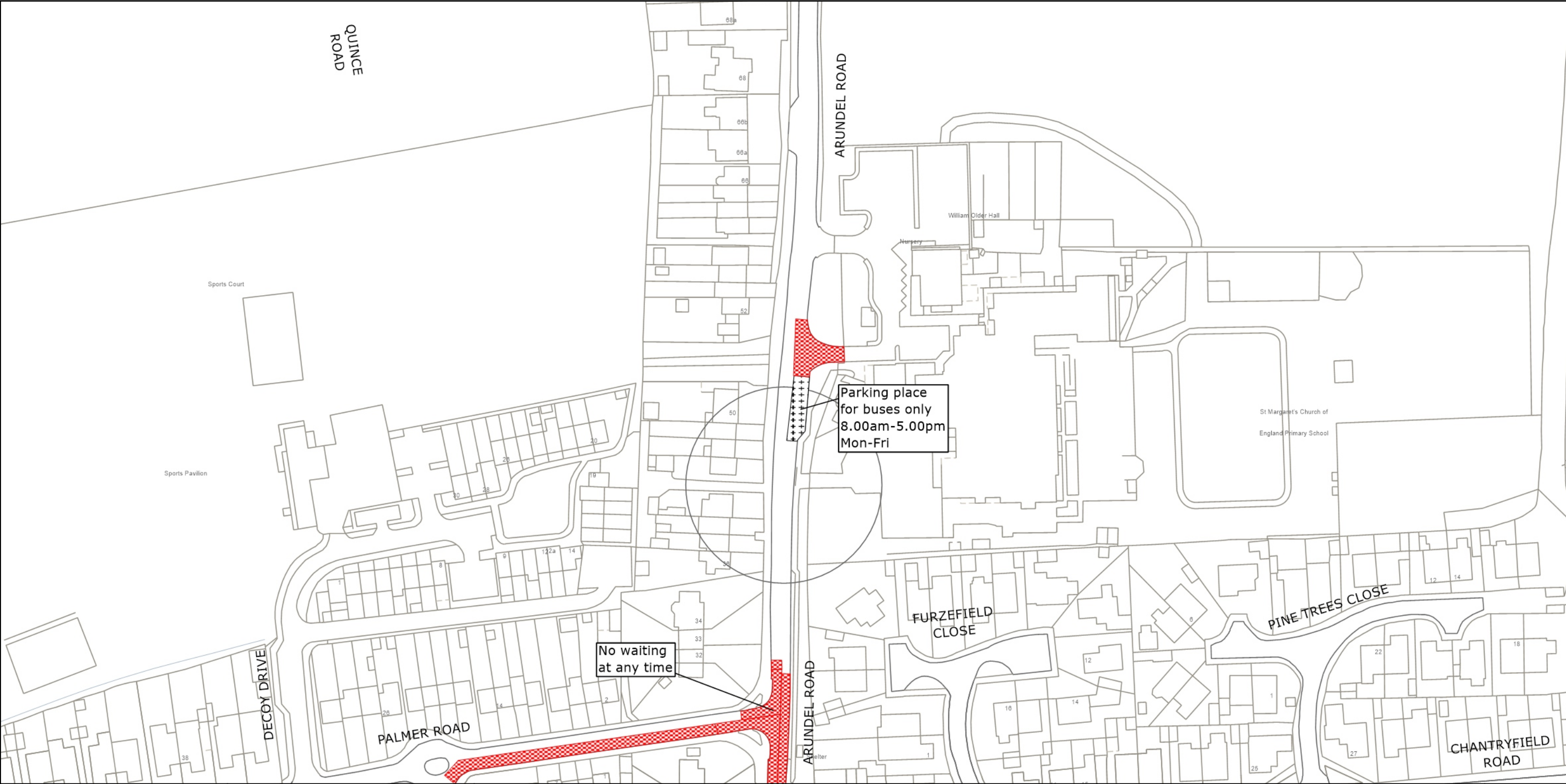
Reproduced from or based upon 2017 Ordnance Survey mapping with permission of the Controller of HMSO (c) Crown Copyright reserved.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings West Sussex County Council Licence No. 100018485

TILE REF NO:
TQ0605SES

SHEET ISSUE NO 3
SHEET ACTIVE FROM - 10/04/2017

N

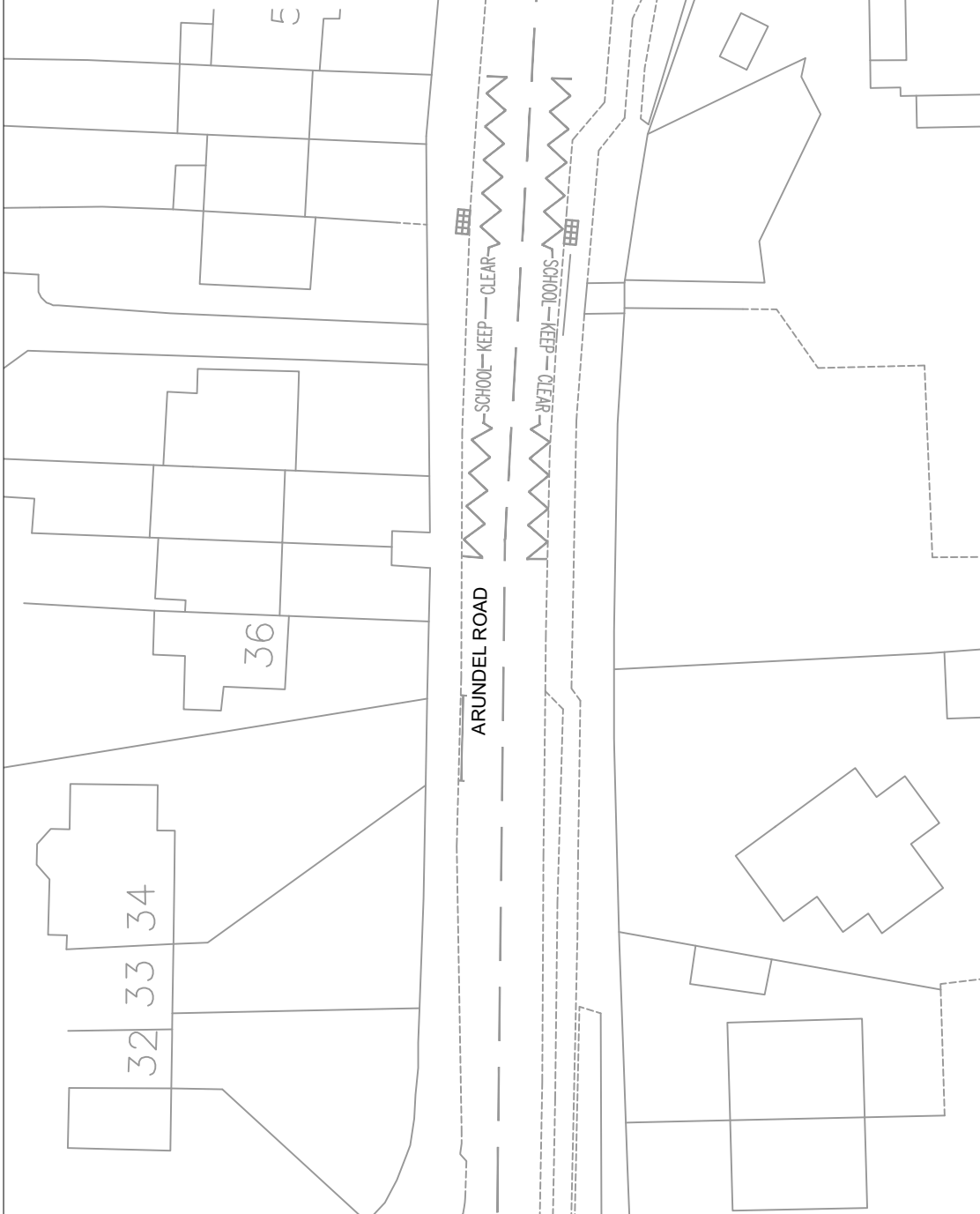
SCALE:
1:1250
at A3 size



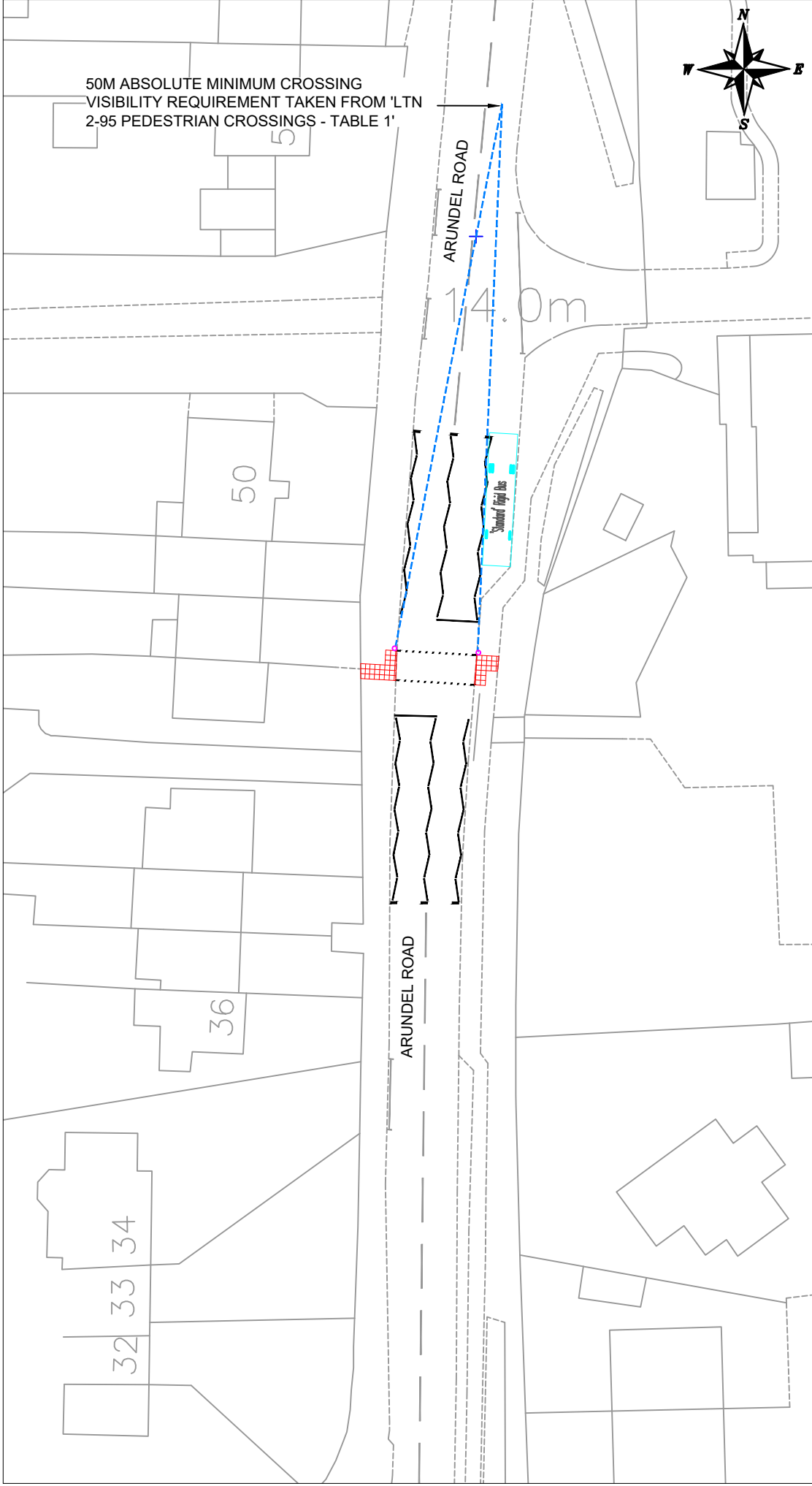
Z:\projects\2020 Arundel Road, Angmering\CAD\Croft Drawings\2020-F05 Rev A.dwg



NORTH SOUTH AERIAL VIEW



CURRENT LAYOUT OF ARUNDEL ROAD

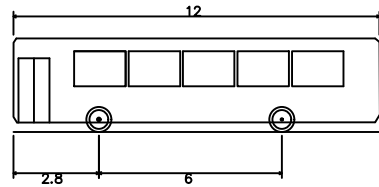


PROPOSED CONTROLLED CROSSING ON ARUNDEL ROAD

NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY.
THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

PROPOSED SIGNAL HEAD



'Standard' Rigid Bus	12.000m
Overall Length	2.550m
Overall Width	3.069m
Overall Body Height	0.309m
Min Body Ground Clearance	2.350m
Track Width	4.00s
Lock to lock time	10.771m
Wall to Wall Turning Radius	



A	RSA AMENDMENTS	LB	MC	OCT 19
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
GLADMAN

PROJECT:
ARUNDEL ROAD, ANGMERING

DRAWING TITLE:
PROPOSED CONTROLLED CROSSING

SCALES:
1:500 @ A3

DRAWN: LB	CHECKED: MR	DATE: JUL 19
-----------	-------------	--------------

Croft Transport Planning & Design
340 Deansgate
Manchester
M3 4LY

Email: info@crofts.co.uk
Tel: 0161 837 7380
Web: www.crofts.co.uk

DRAWING NUMBER:
2020-F05

REVISION:
A

CROFT