



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	APOLOGIES FOR ABSENCE 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	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.	
3	PI25/202	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 16 December were agreed by all present and signed by the Chair.	
4	PI25/203	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. 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.

Regulatory Authority for the Main River Sylvia Verrinder

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



FILE LIST 254

<p><u>A/182/25/DOC</u> 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. Noted</p>	<p><u>ADDRESS</u> Land north of Water Lane Angmering</p>
<p><u>A/183/25/DOC</u> Approval of details reserved by condition imposed under A/122//23/PL relating to condition 11-surface water drainage. Noted</p>	<p><u>ADDRESS</u> Land north of Mayflower Way Angmering</p>
<p><u>A/184/25/DOC</u> Approval of details reserved by condition imposed under A/121/23/PL relating to condition 11-surface water drainage. Noted</p>	<p><u>ADDRESS</u> Land East of 22 Speedwell Chase Speedwell Chase Angmering</p>

FILE LIST 255

<p><u>A/186/25/HH</u> Conversion of garage into habitable space. DECISION: No Objection COMMENT: None</p>	<p><u>ADDRESS</u> 16 Speedwell Chase Angmering</p>
<p><u>A/188/25/NMA</u> 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. 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.</p>	<p><u>ADDRESS</u> Former Merry England Nurseries Swallows Gate Dappers Lane 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**


Chairman

Date 27 Jan 2026