



Established 1894

Angmering Parish Council

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MINUTES OF THE MEETING OF THE PLANNING AND INFRASTRUCTURE COMMITTEE HELD IN KING SUITE, ANGERING VILLAGE HALL ON TUESDAY 14 JULY 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, Norma Harris, James Thompson, Jo Thompson and Sally Taylor.
- In attendance:** Rachael Wilkes (Committee Clerk), one member 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	PI26/042	APOLOGIES FOR ABSENCE Apologies were received and approved from: Cllr. Nikki Hamilton-Street, Cllr. Alan Evans, Cllr. John Oldfield and Cllr. Paul Bicknell. Apologies were not received from Cllr. Carey Bennett	
2	PI26/043	DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. Councillor Norma Harris declared a non-pecuniary interest in the application associated with St Margaret's Church.	
3	PI26/044	APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 23 June 2026 were agreed by all and signed by the Chair.	
4	PI26/045	THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA. No questions were received.	

Additional items to the Chair's Report:

Action in Rural Sussex has published its Summer 2026 Newsletter which focuses on Rural and Affordable Housing

5 PI26/046 PUBLIC CONSULTATION

A member of the public attended the meeting to speak regarding the situation with the land proposed for an additional primary school in Angmering and the Section 106 monies, (S106), relating to that land/school has requested that the following be minuted:

'A local resident said he is perturbed to have been told, a few weeks ago, that the County Council no longer intends to deliver the long promised New Angmering Primary School on the dedicated site they already own abutting the Angmering Senior School despite having received sufficient earmarked funds to fully build it and fit it out.'

There followed much discussion between councillors and the member of the public regarding this land and the monies held. The member of the public suggested that any new school should be a Secular school as the only other two primary schools in Angmering Village are faith schools.

The Chair concluded this discussion by stating that she is also concerned about this situation and the fact that the developer of Bramley Green sold this piece of land to WSCC for £1 for the intention of a school. She also said that the Clerk has been running with this for some time through West Sussex County Council and our MP Dr Beccy Cooper but is yet to receive a substantive and definitive answer from both. However, things may be overtaken by the introduction of Local Government Re-organisation and Devolution plans. It has been understood for many years, that the number of places available in local schools does not support an additional school of this type.

The Chair stated that the following questions and suggestions need to be put to our West Sussex County Councillor, Deborah Urquhart by the Clerk:

1. Is there an expiry date for the S106 monies to be allocated?
2. Should Angmering Parish Council continue to insist that the school is built as promised?
3. Can this piece of land now be given over to the Parish for inclusion in the Neighbourhood Plan Review regarding additional housing or environmental purposes?
4. Could it be an extension to the park for resident enjoyment, recreation and events? Currently it is an area untouched and ideal to encourage wildlife habitation.
5. Will the S106 monies be used for Angmering purposes – “Sports Hub” “Blanket 20mph speed” etc.

As it is currently, there is the possibility it could be used for anti-social behaviour. It was agreed that any responses should be taken to the next Full Council and PI meetings.

ACTION The Clerk to continue to pursue West Sussex County Council on the S106 situation and use of the land as discussed at this meeting.

KH

6 PI26/047 PLANNING APPLICATIONS

FILE LIST 280

<u>A/75/26/PL</u>	ADDRESS
Alterations of the existing freestanding lychgate on the eastern main entrance to churchyard plus	St Margaret's Church Angmering

protection measures against damage by vehicles. This application may affect the setting of a listed building, may affect the character and appearance of the Angmering Conservation Area and is in CIL Zone 2 (Zero Rated) as other development Decision: No Objection Comment: APC welcomes the work to be done to repair and protect one of Angmering's historic features. The work being carried out is sympathetic to the Grade II* Listed Church and to the Conservation Area. <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. This Application has already been heard at the APC P&I meeting on 23rd June when it declared a no objection but commented that only temporary approval be given. <u>A/69/26/DOC</u> Approval of details reserved by condition under A/109/23/PL relating to condition 26-SuDS verification. Noted: APC notes the Drainage Engineers report and decision not to object <u>A/80/26/CLP</u> Lawful development certificate for a proposed single storey rear extension. Noted	<u>ADDRESS</u> Worthing Rugby Club Roundstone Lane Angmering <u>ADDRESS</u> Land Off Arundel Road Angmering <u>ADDRESS</u> 56 Arundel Road Angmering
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FILE LIST 281

<u>A/77/26/HH</u> Rear extension. Decision: No Objection Comment: APC notes that this property is on the non-designated asset list for ADC. It also welcomes the removal of the conservatory and the intention to replace this with an extension that will compliment and preserve the historical aspect of the main building. <u>A/85/26/NMA</u> Non-material amendment following the grant of A/88/24/S73 regarding play space. Noted <u>A/86/26/NMA</u> Non-material amendment following the grant of A/86/25/HH to replace the false garage door with a window on the front elevation, reduce the opening size of the bi-fold doors on the rear elevation and the addition of 2 No roof lights to the front elevation.	<u>ADDRESS</u> Flint Cottage Roundstone Lane Angmering <u>ADDRESS</u> Land North of Water Lane Angmering <u>ADDRESS</u> 16 Speedwell Chase Angmering
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Noted <u>A/53/26/PL</u> Change of use of buildings and canopies from shop and cafe to a flexible use of agriculture or Class E c) (iii) any other services which is appropriate to provide in a commercial, service and business locality, e) medical services and F) non residential creche uses. This application is in CIL Zone 3 (Zero Rated) as other development. This application has already been approved by Arun District Council	<u>ADDRESS</u> Roundstone Farm Littlehampton Road Ferring
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FILE LIST 282

<u>A/92/26/CLP</u> Lawful development certificate for a proposed single storey flat roof rear extension. Noted <u>A/58/26/CLE</u> Lawful development certificate for the existing conversion of the existing garage building to a habitable space. This application has already been approved by Arun District Council	<u>ADDRESS</u> 9 The Pines Angmering <u>ADDRESS</u> Fairlawn Station Road Angmering
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- 7 **PI26/048 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI26/049 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI26/050 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **PI26/051 PLANNING DECISIONS – NOT APPROVED**
These were noted.
- 11 **PI26/052 LICENSING MATTERS**
None.
- 12 **PI26/053 CONSERVATION AREA REPORTS**
Nothing further to report on the Extension Assessment
- 13 **PI26/054 SOUTH DOWNS NATIONAL PARK**
Summer 2026 Parish Meeting - As said in the Chairs Report the transcript and presentations of the meeting on Wednesday 1 July will be forwarded on to you. You can view the recording of the meeting and the presentation slides on the SDNPA website under Town & Parish Meetings. You can also access previous Parish meetings dating back to 2017. The main topic of the meeting was about Rural & Community Led Housing, something we may want to consider for the Neighbourhood Plan Review.

The presentations were given by:

Claire Tester SDNPA Head of Strategic Planning - Update on the local plan and where we are with that

Stella New	SDNPA Development Management Lead - Affordable housing and our strategy
Tom Warder	Chief Executive of Action in Rural Sussex - Promoting Rural Affordable Housing
Claire Morgan	Action in Hampshire – Community Project Specialist the Housing
Anna Miles	Action in Hampshire – Community Project Specialist the Housing

14 PI26/055 COMPLIANCE & ENFORCEMENT

ENF/6/20 – Construction of the Footpath along Dappers Lane from the Swallows Gate Development to Merryfield Crescent.

The ADC Planning Committee Agenda for the Wednesday 22 July 2026, shows that under Agenda Item 14 -Appeals, the Former Merry England Nursery, (Swallows Gate) non-provision of footpath will be discussed.

There are three options for District Councillors to consider:

- Option 1 Submit a planning application to construct the footpath in line with approval A/91/18/PL. If approved, apply for a Section 278 agreement from WSCC and, subject to its approval, proceed with construction. Estimated cost: at least £100,000 which has been estimated from a quote from WSCC. The costs would be likely to occur over the next 2–5-year period after obtaining permission and implementing this route.
- Option 2 Take no further action in respect of the breach and notify residents of Swallows Gate and any other interested parties. No associated cost.
- Option 3 Issue a new Breach of Condition Notice requiring the footway shown in Appendix 1. The notice would be served on the property occupants, who would then be responsible for providing it. No associated cost.

The Officer Recommendations are

- The non-provision of the footpath by the developer has resulted in an under provision of sustainable travel options for the site resulting in fewer benefits for site occupants and other residents.
- The merits of providing the footpath are recognised. However, it is not considered expedient to commit the LPA to funding the costs of providing a footpath in the given circumstances.

QUESTION: Where does this leave Angmering, Swallows Gate and the building of the much-needed footpath?

ACTION: The Clerk to follow up

KH

There followed a discussion where the Chair stated that as this is a longstanding situation, she would recommend Angmering Parish Councillors to watch or attend the planning meeting on the Wednesday 22 July to find out the decision. If councillors wish to make a statement at the meeting, they should notify the Clerk and Arun District Council, (ADC), of their intention. A copy of their 3 minute speech must be presented to the ADC Planning Committee Chair on the day.

15 PI26/056 APPEALS

Arun District Council:

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.

Still awaiting a date for a Site Visit.

We are still waiting the result of both appeals, the hearings of which could take months. However, as both appeals are by written representation we are not notified as to when the hearings take place, therefore the Chair will continue to monitor the Planning Inspectorate's website.

16 PI26/057 CORRESPONDENCE

Correspondence (letter/e-mail) received relating to Development, Infrastructure, Highways, Transport/Traffic and Environment (Flooding) matters.

There has been correspondence from the residents of Mayflower Meadows (A/44/26/PL) which was sent to all PI Committee members on Wednesday 8 July. APC reviewed this application in June and had no objection, subject to the report from the ADC Drainage Engineers. However, the letters show sharply opposing perspectives. We can only wait for the decision by ADC on this application when it comes to ADC Planning Committee later this year.

17 PI26/058 HIGHWAYS MATTERS

In accordance with the Terms of Reference

As a result of the Councillors Highways Meeting on Monday 15 June, the Clerk has updated the previous action plan to cover all areas of Angmering.

For councillor consideration on the Plan:

- Does it cover all aspects of highways safety?
- Is there anything that could be added to ensure further safety?

Councillors are asked to monitor their areas and report any problems to the appropriate authority and to notify the APC office. Councillors are also asked that when visiting the South Downs National Park, (SDNP), they report any highways issues within Angmering's part of the park to the SDNP Authority using email address - info@southdowns.gov.uk to WSCC and to the APC office. The inclusion of photographs in a report will assist the authority in identifying the location and problem.

After discussion the Chair recommended that all updates to this plan should be highlighted in blue. The attendant member of the public has noted APC's new Highways Safety Action Plan and welcomes the approach APC and the PI committee are taking towards highways safety within the parish.

18 PI26/059 TREE POLICY 2026

The Committee had read the proposed changes to the policy and had nothing further to add.

19 PI26/060 TRAFFIC REGULATION ORDER (TRO) CONSULTATION ARN9018MM – ANGMERING

The Committee and present resident have suggested that in the interest of road safety barriers should be placed either side of the crossing on the pavement with the intention of preventing children running uncontrolled across the crossing.

20 PI26/061 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Council Chambers, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

- **Planning Committee Meeting**
Next meeting, Wednesday 22 July 2026 at 2pm.
Agenda published, councillors to be aware of the Swallows Gate footpath discussion.
- **Planning Policy Committee Meeting**
Next meeting, Thursday 3 September 2026 at 6pm

21 PI26/062 MATTERS REQUIRING CONSIDERATION BY THE CHAIR AT FUTURE MEETINGS OF:

This Committee:

- Progress of the intended speed gates and 20mph speed limit.
- Dapper Lane footpath progress
- Highways Safety Action Plan and its effectiveness

Full Council:

- Progress of the Neighbourhood Plan review.

DATE OF NEXT MEETING

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

The meeting concluded at **20:45**

..... Date.....
Chairman



Planning & Infrastructure Committee

Chairs Report 4th August 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	26 th August	Agenda Awaited
ADC	Planning Policy	3 rd September	Agenda Awaited
SDN	Planning	10 th September	Agenda Awaited
WSC	Planning & Rights of Way	1 st September	Agenda Awaited
WSC	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 System Impacts**

At the recent ADALC meeting on 12th May (ADALC minute item 7) concerns were raised regarding planning policy and the impact of development across the district with particular focus on the NPPF. There has been correspondence suggesting that Parish and Town Councils form a collective position on this impact and to include our Planning Consultant and MP. Our Clerk has taken this on board and advised that we should all wait for the publication and implementation of the new NPPF and exactly what its impact will be.

4) **Angmering Sports Hub Update**

We have been advised that a non-material amendment application is expected to be submitted fairly soon. This relates to the condition concerning cricket provision during the construction of the Hub. Arrangements have been made that the cricket club will continue to use the Angmering School facilities during the construction phase.

5) **S106 Monies & Education Land**

Due to the concerns raised by a member of the public at the last P&I meeting, the Clerk has investigated the amount of S106 monies due to Angmering from the developments so far for a new primary school. There appears to be some discrepancy which the Clerk is currently investigating. That same member of the public also raised concerns about the plot of land earmarked by WSCC for a primary school, it is now understood that consideration is being paid to the possible building of a Special Educational Needs and Disabilities (SEND) school attached to The Angmering School and Lavinia Norfolk building. We await confirmation of this.

6) **Rail Network - Level Crossings**

Correspondence has been received regarding the level crossings affecting Angmering residents. Our MP Dr Beccy Cooper has written to the Secretary of State for Transport the Rt Hon Heidi Alexander MP requesting the situation be urgently considered with a view to automated signalling technology being used.

She said "Apparently upgrading the signalling has been planned several times but the funding has never been made available. As a priority, can automated signalling technology used elsewhere on the rail network be looked at with a view to installing it on the West Coastway Line"

7) Arundel Road Bend

There has been more correspondence between the owner of School House, Arundel Road and the Authorities regarding the bend on Arundel Road opposite Fletchers Field and The Vestry. This situation has been going on for very many years since the early 2000's. The Owner of School House has proposed a resolution for the area that she has put to WSCC. We await the answer to this proposal.

Sylvia G M Verrinder

Councillor Sylvia Verrinder TD

Chair: Planning & Infrastructure Committee 2026-2027

Angmering Parish Council

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	Cull
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	Comments/Action
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		
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	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		
Comments/Action:									
13	Water Lane	No continuous footpath	Pedestrians forced into carriageway, creating direct safety risk	Pedestrians	Provide new or extended footpath links	1	WSCC, ADC		
Comments/Action:									
14	Dappers Lane	Incomplete pedestrian routes	Interruptions in walking routes reduce safety and usability	Pedestrians	Complete missing path sections	1	WSCC, ADC		
Comments/Action:									
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		
Comments/Action:									
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	
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	Comments/Action:
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		
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
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		