



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, ANGERING VILLAGE HALL ON TUESDAY 10 MARCH 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, Norma Harris & James Thompson and Alan Evans
- In attendance:** Tracy Lees (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 | PI25/257 | APOLOGIES FOR ABSENCE Apologies were received and approved for Cllrs. Hamilton-Street and Oldfield. Apologies were not received from Cllr. Bicknell and were therefore not approved. | |
| 2 | PI25/258 | DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA. None. | |
| 3 | PI25/259 | APPROVAL OF MINUTES Approval of the minutes of the meeting of the committee from Tuesday 17 February were agreed by all present and signed by the Chair. | |
| 4 | PI25/260 | THE CHAIRS REPORT ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM THE PREVIOUS MEETING, BUT NOT INCLUDED ON THIS AGENDA. TO ALSO INCLUDE AN UPDATE ON THE STATUS OF THE ACTION LIST. A copy of the Chairs report had previously been sent to all committee members and was accepted with no questions being asked. The report was also uploaded onto the APC website. No questions were asked. | |

The Chair then gave the following update:

Treescapes: You will have been sent the latest issue of the WSCC Tree Plan for 2026 – 2030. Councillors are asked to view this document as trees, in accordance with the Parish Tree Policy, are part of the P&I Terms of Reference and will be relevant when reviewing a planning application. It was decided that this should be an item for discussion at the next P&I meeting.

5 PI25/261 PUBLIC CONSULTATION

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

6 PI25/262 PLANNING APPLICATIONS

To consider Arun District Council File Lists 262, 263 and 264 of 2026:

FILE LIST 262

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <p><u>A/191/25/T</u> Crown lift over car park/ footpath to 2.5m G2 (Field Maple, Lawson Cypress, Common Ash, Wild Cherry and Elder), clear structure/wires/building by 1m and crown lift to 2.5m over car park/footpath to 1 No Sycamore tree (T1), sever and remove ivy to 1.5m above ground level to 1 No Sycamore tree (T4) and crown lift over car park/footpath to 2.5m to 1 No Goat Willow (T6) DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Angmering Medical Centre Station Road Angmering</p> |
| <p><u>A/16/26/CLP</u> Lawful development certificate for a proposed hip to gable with box dormer to rear elevation, roof windows to north roof slope. Noted</p> | <p><u>ADDRESS</u> 31 Palmer Road Angmering</p> |

FILE LIST 263

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <p><u>A/19/26/CLE</u> Lawful development certificate for existing 2 No . residential extensions,1 No. dormer roof extension, 3 No. ancillary residential buildings and use of land as residential garden. DECISION: No Objection COMMENT: None</p> | <p><u>ADDRESS</u> Old Place Farm House Old Place Farm Rectory Lane Angmering</p> |
| <p><u>A/20/26/DOC</u> Approval of details reserved by condition under A/248/21/PL relating to condition 29 -As Built Drainage. Noted - APC noted this application and that there is an Engineers request for further information on their report.</p> | <p><u>ADDRESS</u> Land North of Water Lane Angmering</p> |

FILE LIST 264

| | |
|----------------------------|------------------------------|
| <p><u>None.</u></p> | <p><u>ADDRESS</u></p> |
|----------------------------|------------------------------|

- 7 **PI25/263 PLANNING APPLICATIONS NOT ON A WEEKLY LIST**
None.
- 8 **PI25/264 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS**
None.
- 9 **PI25/265 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS**
None.
- 10 **PI25/266 PLANNING DECISIONS – REFUSED**
These were noted.
- 11 **PI25/267 LICENSING MATTERS**
None.
- 12 **PI25/268 CONSERVATION AREA REPORTS**
The Chair advised we are still awaiting the date of the Consultation – The Clerk is asked to find out when this 4-week consultation will be published and to whom in Angmering.
- 13 **PI25/269 SOUTH DOWNS NATIONAL PARK**
The Chair reported that at the last Full Council meeting an update was given regarding the progress of the SDNP local plan and the Parish & Town Councils workshop attended by the Chair of P&I and Cllr Bennett on 4th March 2026.
- 14 **PI25/270 COMPLIANCE/ENFORCEMENT**
None.
- 15 **PI25/271 APPEALS**
None.
- 16 **PI25/272 CORRESPONDENCE**
None.
- 17 **PI25/273 HIGHWAYS MATTERS**
The action list was talked through, there were no updates. No questions were asked.

Other Highways Issues:

WSCC Highways, Transport and Planning Delivery Programme 2026-2027

The following Highways delivery over the next year that may have an effect on Angmering, and its Residents usage are:-

- 6505668 The Carriageway resurfacing on the A24 southbound
- 6505823 Findon Footway Reconstruction
- 63482166 Patching PRoW surfacing and drainage improvements
- 20 Arundel Road (the old A27), Patching Phase 4 Roadside Infrastructure, Bus Service Improvement Plan.

WSCC – Highways, Transport & Planning Newsletter

You will have received this newsletter in which the following articles will have an effect on Angmering:

- LED Conversion Project – Angmering is in Area 7 where 668 conversions are to take place from March 2029 to August 2029
- Traffic Light Halogen Bulb Replacement Programme – the update is now complete and at the same time pedestrian crossings were also updated
- A259 update progress from Littlehampton to Bognor Regis. Full Business Case submission made to the DoT and contract awarded to Knight Brown Construction.

18 P125/274 REPORTS FROM CLLRS. PAUL BICKNELL & JAMES THOMPSON

Cllr. Thompson presented the proposal that had been circulated to all members of the PI Committee prior to the meeting within the Supporting Papers.

He started explaining about the proposal which was to extend to the current 20 mph zone. This in itself would help with less signage currently showing different speed limits depending on where you were in the village and allow APC to install four village gates which would clearly show this was a village wide speed limit and welcome people to Angmering. It would also be extended to include the crossing point over Water Lane between the new estates and to incorporate the Angmering School entrance on Station Road.

A meeting was recently held with Gary Janaway the Assistant Area Highways Manager for Arun and Lavant to talk through the proposal and the suggestions being put forward. Cllr. Thompson commented that Cllr. Bicknell had made a significant contribution to this meeting. One of the points that came out of this meeting was that there would need to be a 30mph buffer when entering the village if coming off the A280 & A259. The next steps are for Mr Janaway to return to the village and carry out a survey towards the end of March to see if the proposal is possible. It was noted that the proposed speed limit of 20 mph on Arundel Road would, if agreed, be applied for by Community Highway Scheme, as there were other items to include with this application, not just a speed reduction.

Questions were then invited by Cllr. Thompson.

Cllr. Verrinder asked if Ham Manor was going to be included. Cllr. Thompson said as this was a private road this would not be included.

Cllr. Evans had previously given his views via an email sent to the councillors of this committee prior to this meeting, he reiterated his views as to why he felt an extension to the 20 zone was not needed. A lively discussion then took place. No other councilors made comment.

Cllr. Evans and Thompson agreed that the proposal should be shared with all councillors (currently only with councillors within this committee) and should be brought to the next Full Parish meeting, taking place on Monday 13 April, to discuss and be voted on.

Cllr. Verrinder thanked Cllr. Thompson for presenting the proposal and commented on how well the document had been presented.

The proposal along with Cllr. Evans comments will be shared with all councillors prior to the next Full Parish meeting.

19 P125/275 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting

Next meeting will be held on:

Wednesday 18 March 2026 at 2pm – Agenda now published

Planning Policy Committee

Next meeting to be held on:

Monday 26 March 2026 at 6pm – Awaiting agenda

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

20 P125/276 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

1. This Committee: A request was made for the proposed intention of Persimmon to apply once again to develop the site opposite Sainsburys to be discussed at a P&I meeting. The Chair said that this application will be discussed at the next Advisory Group meeting on 16th March.
2. Full Council: None.

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 31 March 2026 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:17**

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

DRAFT



Planning & Infrastructure Committee Chairs Report 31st March 2026

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

Applications and matters that could affect Angmering.

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

| Authority & Committee | | Next Date 2026 | Comment |
|-----------------------|--------------------------------------------|------------------------|------------------|
| ADC | Planning | 15 th April | Awaiting Agenda. |
| ADC | Planning Policy | Unknown | Awaiting Agenda. |
| SDNP | Planning | 9 th April | Awaiting Agenda |
| WSCC | Planning & Rights of Way | 14 th April | Awaiting Agenda |
| WSCC | Community, Highways & Environment Scrutiny | 22 nd June | Awaiting Agenda |

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.

Withdrawn – A/10/26/PL replacement windows with uPVC – Angmering Parish Council

3) **Angmering / Arun Advisory Group Meeting 16th March 2026**

A presentation was given by the Persimmon Group of their proposal to once again develop the land north of Sainsburys with 116 dwellings and large open space. During the presentation it was stated by the representative that the land between Golfers Lane and South Drive may never be developed for various reasons. Also on the agenda was an update on the developments known as Land North of Water Lane (Langmead Estate) and Land South of Water Lane (Ecclesden Estate)

On behalf of APC the Chair of Planning and Infrastructure raised her concerns regarding:

- The Bewley Road Development and discharge of the Planning Inspectorates Conditions.
- The 5yr Housing Land Supply – What this means, the numbers achieved, under construction and still to be built. Why are developers winning appeals because of this.
- Flooding – Which Authority is responsible for what (Environment Agency, WSCC & ADC)
- Land at Lloyd Goring Close – formerly used as allotments and now with ADC, what is the intention by ADC for this land. Only access to this site is by way of a small narrow footpath.
- Condition of Properties within Angmering and the District – lack of care, maintenance and repair by owners, what is ADC's responsibility in getting these properties back to a good condition.
- Herons Park Development – it is confirmed that this development is now complete and that there are no outstanding conditions to be discharged.
- How does ADC Planning decide which applications are "Statutory", "Non-Statutory" and "Other".

The ADC Officer advised that all our concerns will be researched and forwarded to the relevant department to answer.

4) **Angmering Sports Hub** – This was discussed at the ADC Planning Policy meeting on 26th March under Agenda Item 8 – Community Infrastructure Investment Plan (IIP 25-27). The project is currently included on the IIP Baseline longlist. Subject to Committee Approval the project will be moved to the IIP Priority shortlist to enable the allocation of CIL funding. Following its inclusion on the IIP Priority shortlist, a CIL contribution of £1 million will be released to support delivery of the project as authorised by Committee. – Awaiting minutes of that meeting and confirmation of approval.

5) **ADC Planning Policy Meeting** – Also on the Agenda for the meeting on the 26th March were:

- a) Community Infrastructure Levy (CIL) Improvement Plan
- b) Arun Biodiversity Action Plan

Again, we await the publication of the minutes.

Sylvia G. M. Verrinder

Councillor Sylvia Verrinder TD,

Chair: Planning & Infrastructure Committee. Angmering Parish Council

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

Please ask for: Mr D Easton
Email: david.easton@arun.gov.uk
Your Ref:

3rd February 2026

PiNS Reference: 6003625
Original Reference: A/39/23/PL
Appeal Ref: 2752

Dear Sir / Madam,

Town and Country Planning Act 1990

Description: Demolition Of Existing Structures On Site And The Erection Of An Employment Park For Use Class E(G)(li) And B8 Floorspace With Ancillary Offices And Structures, Delivering The Enabling Works Phase, Public Right Of Way Diversion, Associated Access, Reptile Re-Location, Drainage And Landscaping Scheme, Followed By The Delivery Of Each Development Parcel Via Severable Phases. This Application Is In Cil Zone 4 (Zero Rated) As Other Development.

Location: Land west of Brook Lane and South of A259 Angmering BN16 3JL

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Arun District Council to **refuse planning permission**.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representation Procedure) (England) Regulations 2009 as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so

on line at <https://acp.planninginspectorate.gov.uk>

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by the 6th March 2026 Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the PINS reference beginning APP/ .**

Please note that any representation you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal..

The application documents, including plans and any decision notice, may be inspected on the Council's website <https://www.arun.gov.uk/planning-appeals>

You can get a copy of the Inspectorate's 'Guide to Taking part in Appeals' booklet free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

Please do not hesitate to contact the case officer on the above details if you have any questions or queries.

Yours sincerely



Neil Crowther
Group Head of Planning

| Issue Number | Highway Issue | Location | Issue/Concern | Method of Resolution | Comment | Date last updated | Delegated to |
|--------------|-------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| 1 | 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. Contact WSCC to ask when the next gully clearance will take place and report back. Information requested Requested WSCC look into this - they replied to state -"Without sufficient ponding evidence, I can't really answer this question. The weather has been mostly dry. Our scheduled maintenance has now been reduced across the county from a max of 4 years per clean, down to 2. When it comes to reactive work, we can only raise jetting and cctv if the ponding is evident, and longer lasting than 2 hrs. I have had very little enquires come through about station road regarding drainage, which is telling the issue isn't severe. I can keep an eye during wet weather, but at this time there is nothing to update your customer" In recent weather this area has been observed and the water does go away eventually. Persimmons have stated that they will be looking into this if their planning application is successful and it will be part of their works! | 24/03/2026 | KH |
| 2 | Road Condition | Entrances to the village | Unsuitable for HGV signs. HGV's using village as a cut through. | WSCC Enquiry | Blue Star roundabout has a sign. A27 entrance (Arundel Rd) - WSCC Officer will relook at this one. Clerk to forward over email from National Highways regarding design and location. Update - HGV signage request – Arundel Road: I have looked into this again and discussed this with my Assistant Area Highways Manager. Ultimately, our stance remains the same as my previous email from Enquiry 3239955 in that there would be no suitable location for a sign at this junction within the Highway Boundary. Any signage advising vehicles that the road is unsuitable for HGVs could inadvertently cause a safety issue by alerting drivers too late as they approach the junction. This junction is sharp and manoeuvres could prove difficult, and telling vehicles in advance of the turning would be the most practicable solution. With this said, our stance regarding Unsuitable for HGV signs is that these are not currently a high priority. WSCC has adopted an evidenced based approach for these signs, and with the caveat that access is required to Arundel Road (a C-classification road with genuine business access), there may be no alternative route that is suitable for HGVs to use to enter Angmering. A280 - now the roundabout is being constructed - a sign may possible be added to say "Angmering Village Only" and "Not suitable for HGV's". Need to wait for final sign off of roundabout first. Roundabout safety audit has been completed. WSCC are waiting for a copy in order to take ownership and move on with signs and markings. CHASED | 24/03/2026 | KH |
| 3 | 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. No further updates. | 09/12/2025 | NHS |
| 4 | 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, Deborah Urquhart also attended half way through. 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. Another meeting held with WSCC. CHS to be raised to cover speed reduction, tactile paving etc. Line marking will be covered direct with WSCC | 18/07/1905 | KH |
| 5 | 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 | Liaise 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. 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). 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 |
| 6 | 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. 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 |
| 7 | Dappers Lane Speed | Dappers Lane | Speed along Dappers Lane even after 20mph TRO went through | Liaise 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 |