Established 1894

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

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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 6 OCTOBER 2026 AT 7.30PM

Committee: **Sylvia Verrinder (Chair)**
John Oldfield, Norma Harris, Paul Bicknell, Carey Bennett, Alan Evans, 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, Sally Taylor, Carey Bennett, and Alan Evans.**

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; Traffic Regulation Order: TRO.**

AGENDA ITEM	MINUTE NO.		ACTION FOR
1	PI26/119	**APOLOGIES FOR ABSENCE** Apologies were received and approved for Cllr. Nikki Hamilton-Street, Cllr. Oldfield, Cllr Thompson and Co-opted Member of the Public, Jo Thompson. Apologies were not received from Cllr Harris and Cllr Bicknell.	
2	PI26/120	**DECLARATIONS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN ITEMS ON THE AGENDA.** NONE	
3	PI26/121	**APPROVAL OF MINUTES** Approval of the minutes of the meeting of the committee from **Tuesday 15 September** were agreed by all present and signed by the Chair.	
4	PI26/122	**THE CHAIR'S REPORTS ON ANY MATTERS OF INTEREST AND THOSE OUTSTANDING FROM PREVIOUS MEETING, BUT NOT INCLUDED IN THIS AGENDA** **Chair's Report:** This report was sent to all, no comments or questions were raised. **Additional Items to the Chair's Report received since the agenda was published:** These were read with no comments or questions raised. **Bus Service Improvement Programme** The Clerk has been in touch with the public Transport manager at WSCC requesting the installation of more bus shelters within Angmering. She has received a reply to this request stating that it will be placed on a further programme for shelter	

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improvements over the next two years. The Clerk is also liaising with Stagecoach to arrange for their public information bus to visit Angmering Village, this will provide a direct point of contact for villagers to discuss their concerns about local bus services direct. The Clerk will let everyone know when we have a date for this and relevant promotion of the event will be undertaken.

Angmering Advisory Group Meeting:

The meeting of the 29 September was cancelled; however, questions were raised prior to the meeting and the answers from ADC are:

Persimmons Timings for bringing an Outline Planning Application for Land West of Station Road. We have no information. *(See item d below for an update).*

Angmering Flood Alleviation Scheme Phase 1 Delivery programme and plans for Phase 2 – We received the following update from Dominic Henley at WSCC:

"WSCC remain keen to see the Angmering Flood Alleviation Scheme delivered. However, access to the land is required before we can undertake any works. To date, the necessary permissions have not been secured and, as a result, we have been unable to make significant progress on the ground. We are making a concerted effort to obtain the required access agreements, but ultimately this is dependent on the willingness of the landowners. A new planning application will also be required. In the meantime, we have been able to undertake some of the necessary environmental surveys, which will help avoid delays associated with the seasonal constraints of survey work. There are currently no plans to progress any additional phases of the scheme, although this remains an option open for future consideration."

Ecclesden Park (South of Water Lane) compliance on landscaping from entrance along Water Lane:

We will be undertaking site visits over the next couple of weeks to check on landscaping and will include this in the written update in lieu of the advisory group meeting (now cancelled).

Footway delivery on Dappers Lane:

This was taken to committee on 26th August, and the decision was not to take any further action for the non-delivery of the footpath. The minutes from that meeting have been uploaded to Arun District Council's website. The Clerk is liaising with WSCC and ADC to understand if any of the S106 monies can be used for this purpose.

Mayflower Meadow:

*The Planning Officer advises that ADC's Drainage Engineers have now been able to recommend approval with a planning condition requiring a verification plan to trigger following implementation of the approved surface water drainage system and within six calendar months of this decision. ADC are therefore now able to finalise the recommendation. It has been agreed that the decision will be issued under **delegated powers** but first we need the applicant to enter a unilateral undertaking to pay WSCC the required secondary school transport contribution. Once this agreement has been signed and completed, we will then be able to issue the decision. The applicant is aware and has agreed to progress this.*

Any updates on Reserved Matters coming forward for Land West of Bewley Road:

We do not have any updates. (see item d below for update).

a) National Emergency Briefing – Climate Change

On Tuesday 29th September, I watched a briefing given by Action Network who are trying to get the Government to give an Emergency Briefing to the whole national community, as to what is really happening with climate change and the devastation that it is causing, together with what it is doing about it. This organisation is trying to spread the word by asking communities through a "screening film" to hold their own "Peoples Emergency Briefing" as well as a televised national briefing. The screening is presented by Chris Packham with other notable celebrities interested in climate change. As a result of the 2012 flooding of Angmering an Emergency

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Committee was formed to produce an Emergency and Resilience Plan for Angmering.

b) Update to proposed Developments off Bewley Road and Land north A259 and West of Station Road:

Since May 2026, the Clerk has been in contact with the Strategic Development Team Leader at ADC for an update on these two sites. An update has now been received as follows:

i. Bewley Road. It is still unknown who the developer for this site will be, once known hopefully negotiations regarding highway improvements in that area may begin.

ii. Land west of Station Road and North A259. Although Persimmon has presented their intention to APC, there has not been a planning application submitted yet for this site. Preliminary negotiations regarding highway improvements on Station Road and Greenwood Drive as part of this application are ongoing at ADC.

5 PI26/123 PUBLIC CONSULTATION

No members of the public were present.

6 PI26/124 PLANNING APPLICATIONS

To consider Arun District Council File Lists 292, 293 and 294:

FILE LIST 292

A/137/26/DOC Approval of details reserved by condition imposed under A/109/23/PI relating to conditions 26-as built drainage drawings **Decision:** Objection **Comment:** APC notices the confusion as to which condition this application relates to and to the comment by the Drainage Engineers who are still awaiting further requested information before they can complete their report.	**ADDRESS** Harvest Rise Land off Arundel Road Angmering

FILE LIST 293

A/140/26/T Radial spread reduction to 2 No. Cedrus deodara (T1, T2) to leave spread of 4.5m **Comment on this Application by 15 October 2026** **Decision: No Objection** **Comment: No Comment**	**ADDRESS** The Firs Roundstone Lane Angmering
A/139/26/T Crown reduction to No. Beech (T10 to leave a height of 9.5m and spread of 5m (North) 4.5m (South, East and West). Removal of branches under 5cm diameter to a height of 2m above ground level. Crown reduction to No. Blue Cedar (T2) to leave a height of 8.5m and spread of 6.5 (North) 4m (South and East) and 3.5m (West). Crown thin of 10%. **Comment on this Application by 15 October 2026** **Decision: No Objection** **Comment: No Comment**	**ADDRESS** Blue Cedars 1 Blue Cedars Close Angmering
A/97/26/HH Rear /Side single storey flat roof extension **APPROVED**	**ADDRESS** 53 Chantryfield Road

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	Angmering

FILE LIST 294

A/143/26/HH Proposed rear orangery, following removal of existing conservatory **Comment on this Application by 22 October 2026** **Decision: No Objection** **Comment: No Comment**	**ADDRESS** Westerley Ham Manor Angmering
A/98/26/HH Demolition of the existing detached single garage: erection of a single-storey side and rear extensions: and construction of a new roof incorporating first-floor accommodation. **Approved subject to Conditions**	**ADDRESS** Grey Tiles Ham Manor Way Angmering

7 PI26/125 PLANNING APPLICATIONS NOT ON A WEEKLY LIST

None.

8 PI26/126 WEST SUSSEX COUNTRY COUNCIL PLANNING APPLICATIONS

None.

9 PI26/127 SOUTH DOWNS NATIONAL PARK PLANNING APPLICATIONS

None.

10 PI26/128 PLANNING DECISIONS – REFUSED

A/101/26/DOC

BMW House Chandlers Garage Ltd (Oakleaf Place) Water Lane Angmering

Details Approval of details reserved by condition under A/11/23/PL relating to condition 8 Cycle Parking.

Reason: The condition requires cycle parking to be both secure and covered. As such, whilst the proposed provision is acceptable in many respects, it does not meet the requirement for the cycle parking to be both secure and covered. The application is therefore refused. The applicant is advised to submit another application.

A/91/26/DOC

Show Home and Marketing Suite 1 Buxton Crescent Angmering

Details Approval of details reserved by condition under A/248/21/PL relating to condition 29 Surface Water Drainage.

Reason: Despite repeated attempts since January 2026 by ADC Drainage Engineers, the outstanding matters have still not been addressed, nor has the verification report been updated.

11 PI26/129 LICENSING MATTERS

None.

12 PI26/130 CONSERVATION AREA REPORTS ALL MATTERS RELATING TO ANGMERING'S CONSERVATION AREA AND OTHER AREAS/INFRASTUCTURE OF SIGNIFICANT HERITAGE AND CULTURAL IMPORTANCE

Nothing further to report on the progress of the Weavers Hill extension assessment. The Clerk continues to approach the Conservation Officer at ADC for an answer without much success.

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13 PI26/131 SOUTH DOWNS NATIONAL PARK (SDNP) - ALL MATTERS RELATING TO THAT PART OF THE PARISH IN THE NATIONAL PARK

- The SDNP Parish & Town Meeting was held on Wednesday 30th September 2026. A Report by the Chair of P&I who attended this meeting is to follow.
- The Local Plan is progressing, see Chairs Report
- The Agenda for the Planning Meeting on 8th October has now been published. There are no applications affecting Angmering but there are three Policy & Strategy items that could have a bearing on Angmering and the Neighbourhood Plan update which are:

Agenda Item 9 - Local Development Scheme
Agenda Item 10 - Revised Statement of Community Involvement (Version 7)
Agenda Item 12 - Enforcement Update (as it relates to Arun District)

14 PI26/132 COMPLIANCE/ENFORCEMENT – ALLEGED BREACHES OF APPROVED APPLICATIONS AND OTHER PLANNING MATTERS NOT GRANTED PERMISSION.

None

15 PI26/133 APPEALS SOUGHT BY AN APPLICANT AS A RESULT OF AN APPLICATION REFUSED BY THE LOCAL PLANNING AUTHORITY ADC

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. It is understood that a site visit has now been made. Awaiting result of the Appeal.

16 PI26/134 CORRESPONDENCE

None.

17 PI26/135 ANGMERING HIGHWAYS SAFETY ACTION PLAN 2026

i) Update on the Safety Action Plan:

Items 1, 2, 11, 14, 21, 23, 25, 26, have been updated. No comments or questions were asked.

ii) Speeding - Angmering

You will have received the speed indicator device (SID) information for the period 15th to 27th September on Water Lane. The general speeds in and out of Water Lane are in the region of 20mph with the outgoing speeds being slightly higher than the incoming speeds. There is no evidence of excessive speeding above the legal limit during this time. The volume of traffic during this period remains high at over 35k which indicates the importance of Water Lane as a main access route through the village.

In the interest of highway safety, APC wishes to thank motorists for their continued support and observance of speed limits throughout Angmering and asks residents to report to the police any incidents of excessive or disrespectful driving throughout the Parish that they observe. APC also thanks the Speed Watch Team who throughout the year have monitored the speed of traffic at various locations within Angmering in all weathers.

18 PI26/136 ARUN DISTRICT COUNCIL PLANNING COMMITTEES

Planning Committee Meeting
Next meeting to be held on 21 October 2026
Planning Policy Committee Meeting
Next meeting 30th November 2026

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19 PI26/137 MATTERS REQUIRING CONSIDERATION AT FUTURE MEETINGS OF:

This Committee: Draft ANP Project Delivery Plan
Full Council: ANP Project Delivery Plan

DATE OF NEXT MEETING

The Committee's next meeting is on Tuesday 27 October 2026 at 7.30pm, King Suite, Angmering Village Hall.

The meeting concluded at **20:00**

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

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Planning & Infrastructure Committee Chairs Report 27th October 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	18th November	Agenda Awaited
	Planning Policy	30th November	Agenda Awaited
SDNP	Planning	12th November	Agenda Awaited
WSCC	Planning & Rights of Way	3rd November	Agenda Awaited
	Community, Highways & Environment Scrutiny	23rd November	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.

Planning Permission not Required: None
Withdrawn: None
Part Approved: None

3) Meetings Attended: There has been quite a few meetings regarding Climate Emergency & Change this month. These have been given by The National Emergency Briefing Network (NEB), Arun District Council (ADC), National Association of Local Councils (NALC) and South Downs National Park Authority (SDNPA). It appears that in view of the current Super El Nino and its probable impact on the UK, which was felt during this summer with the very high temperatures, and the impending storms and wet weather for the winter period, the matter of Climate Change is being taken more seriously. I shall be attending the Carbon Literacy Training given by the SDNPA on the 11th November, this is a full day event.

The Government has at last responded to the NEB petition (approx. 150K) to hold a UK-wide briefing on "Climate and Nature Risks". This is scheduled for debate on 16th November 2026 https://petition.parliament.uk/petitions/767687. The House of Commons Petitions Team will e-mail to me a video and transcript afterwards. So, how robust will our MP speak out on behalf of her constituency.

WSCC has published two final reports which can be viewed on their website:

- Climate Change Mitigation Action Plan, and
- Climate Change Adaptation Action Plan.

The NEB has published their "A call to action for local councils". *"It is understood that under the Civil Contingencies Act 2004, councils have a responsibility as Category 1 Responders (????) for assessing and managing foreseeable risks to their communities, including through risk registers, resilience planning and emergency preparedness"* – After the 2012 flooding, Angmering formed an Emergency & Resilience Committee (no longer in existence) but does have a Plan that needs updating. So:

- How at risk, prepared and practised is Angmering?
- Should APC be encouraging its Residents to form an "Angmering Emergency & Climate Change Committee"? To ensure the safety of Angmering during such times.

Sylvia G M Verrinder
Councillor Sylvia Verrinder TD
Chair: Planning & Infrastructure Committee 2026-2027
Angmering Parish Council

PUBLIC NOTICE

DEPARTMENT FOR TRANSPORT

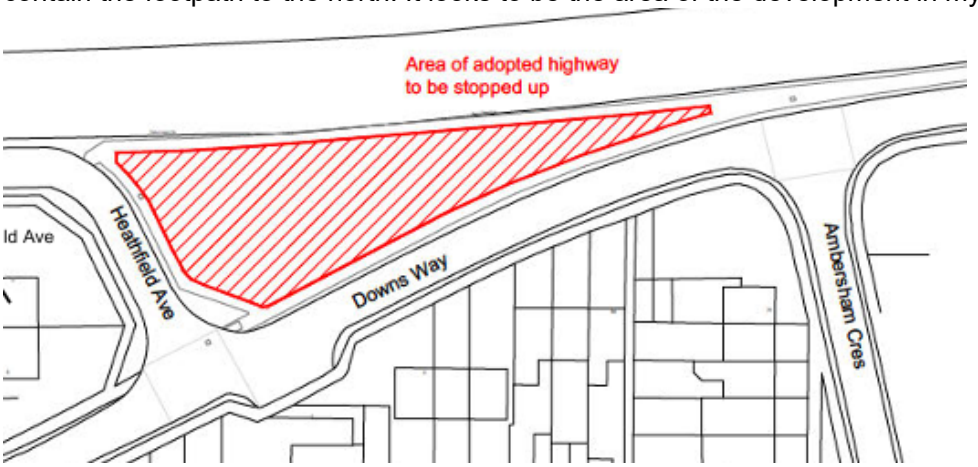
TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State hereby gives notice that the draft order under section 247 of the above Act to authorise the stopping up of a northern part width of Downs Way at its junction with Heathfield Avenue at East Preston in the District of Arun, referred to in the notice published on 22 February 2024 under reference NATTRAN/SE/S247/5375 has been withdrawn.

K Tweddle, Casework Officer

From: [redacted]
To: Katie Herr
Subject: RE: WITHDRAWN ORDER: SE/5375 - WITHDRAWAL OF THE PROPOSED STOPPING UP OF HIGHWAY AT LAND AT JUNCTION WITH HEATHFIELD AND DOWNS WAY, EAST PRESTON BN16 1AB
Date: 20 October 2026 14:47:03
Attachments: image006.png
image007.png
image009.png
image010.png
image011.png
image012.png
image001.png
image013.png

Many thanks for the photos Katie.
In that case the approval is extant as footing works have been undertaken.
In terms of the Stopping up Order, the area which was to be stopped-up doesn't appear to contain the footpath to the north. It looks to be the area of the development in my opinion.



It may be best to contact WSCC Highways as I'm unsure what powers they may have if the hording needs to be removed etc.
Thanks,

[redacted] Planning Department
Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays
T: 01903 737789
E: [redacted]
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Katie Herr
Sent: 20 October 2026 10:55
To: [redacted]
Subject: RE: WITHDRAWN ORDER: SE/5375 - WITHDRAWAL OF THE PROPOSED STOPPING UP OF HIGHWAY AT LAND AT JUNCTION WITH HEATHFIELD AND

DOWNS WAY, EAST PRESTON BN16 1AB

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Katie Herr
Clerk and RFO to Angmering Parish Council
01903 772124
admin@angmering-pc.gov.uk
www.angmering-pc.gov.uk

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

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From: Katie Herr
Sent: 20 October 2026 10:40
To: [redacted]
Subject: RE: WITHDRAWN ORDER: SE/5375 - WITHDRAWAL OF THE PROPOSED

STOPPING UP OF HIGHWAY AT LAND AT JUNCTION WITH HEATHFIELD AND DOWNS WAY, EAST PRESTON BN16 1AB

[redacted]

I have just spoken to 2 colleagues and they have advised that initially you couldn't access the path to the north of the site and this was queried and opened up. Then the stopping up was put in.
The hoarding is still in place, and we believe footings have been started.
I think that the stopping up has been withdrawn as they intend to leave the path in situ – does that make sense?
Please correct me if I am wrong.
Thanks
Katie

Katie Herr
Clerk and RFO to Angmering Parish Council
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From: [redacted]
Sent: 20 October 2026 10:17
To: Katie Herr <katie.herr@angmering-pc.gov.uk>
Subject: RE: WITHDRAWN ORDER: SE/5375 - WITHDRAWAL OF THE PROPOSED STOPPING UP OF HIGHWAY AT LAND AT JUNCTION WITH HEATHFIELD AND DOWNS WAY, EAST PRESTON BN16 1AB

Dear Katie,
Many thanks for this.
I know the site has been surrounded by hording for the past few years but do you know if any works have occurred on site? It may be that the permission has now lapsed regardless of the withdrawn stopping up order.
Kind regards,

[redacted] Planning Department
Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays
T: 01903 737789
[redacted] Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Katie Herr <katie.herr@angmering-pc.gov.uk>
Sent: 20 October 2026 09:34
To: [redacted]
Subject: FW: WITHDRAWN ORDER: SE/5375 - WITHDRAWAL OF THE PROPOSED STOPPING UP OF HIGHWAY AT LAND AT JUNCTION WITH HEATHFIELD AND DOWNS WAY, EAST PRESTON BN16 1AB

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[redacted] well.
Please, in layman's terms, what does this mean for the development.
Kind Regards
Katie

Katie Herr
Clerk and RFO to Angmering Parish Council
01903 772124
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From: NATIONALCASEWORK <NATIONALCASEWORK@dft.gov.uk>
Sent: 20 October 2026 08:14
To: NATIONALCASEWORK <NATIONALCASEWORK@dft.gov.uk>
Subject: WITHDRAWN ORDER: SE/5375 - WITHDRAWAL OF THE PROPOSED STOPPING UP OF HIGHWAY AT LAND AT JUNCTION WITH HEATHFIELD AND DOWNS WAY, EAST PRESTON BN16 1AB

OFFICIAL

Transport Infrastructure Planning Casework Unit
PO Box 1393
Newcastle Upon Tyne
NE99 5FQ
Email: nationalcasework@dft.gov.uk
www.gov.uk

Department for Transport

nationalcasework@dft.gov.uk

Our ref: NATTRAN/SE/S247/5375

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 247

WITHDRAWAL OF THE PROPOSED STOPPING UP OF HIGHWAY AT LAND AT JUNCTION WITH HEATHFIELD AND DOWNS WAY, EAST PRESTON BN16 1AB

OS GRID REFERENCE: E:506880, N:103141

Please find enclosed a copy of a public notice in relation to the above stopping up Order. You will see from the notice that the Secretary of State has decided to withdraw the order.

Please note that this is for information only and there is no need for you to respond to this letter.

Yours faithfully

Transport Infrastructure Planning Casework Unit

[redacted]
Casework Admin Officer, Transport Infrastructure Planning Casework Unit,
PO Box 1393, Newcastle Upon Tyne, NE99 5FQ

[redacted]
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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	Arundel Road	JT/PB
Comments/Action: No speed data/collision data to support village wide scheme. Wait for signalised crossing to be installed in Arundel Road before progressing the 20mph for Arundel Road. SUGGESTION - This item turns in 20mph for Arundel Road ONLY - still needs confirming.									
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	JT/PB
Comments/Action: Project approved for 4 sets of gates. Licence signage to go up for 28 days from Friday 23 October 2026, as per WSCC licensing requirements.									
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	Dappers Lane	
Comments/Action: Suitable location discussed of Dappers Lane. In spring 2027 contact WSCC for speed data, as this will allow for the 20mph limit to have a full years data									
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	High Street, Nursery Road, north Angmering on junctions.	
Comments/Action: WSCC Officers taken away changes in front of McCarthy Stone site regarding drop curb trip hazard and removal of single white line. Suggest applying for a TRO for double yellows around the bend on Nursery Road and junction protection in North Angmering, specifically on the bus route.									
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: Collect data in support of this scheme/near misses etc. Findon have put in for a one way system. WSCC to advise how this goes and give further advice									
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: The proposed changes were due to happen overnight 20/10/2026-21/10/2026. Awaiting proof.									
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: Contact Lee Moses re Angmering Village Only sign and No HGV's on A280 roundabout - have to wait until WSCC take ownership.									

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
12	Village-wide	Delivery routing through village	Adds unnecessary traffic and contributes to congestion	Residents	Engage delivery companies to encourage appropriate routing	2	WSCC		
				Comments/Action: Rachael sending out w/c 31/08/2026					
14	Dappers Lane	Incomplete pedestrian routes	Interruptions in walking routes reduce safety and usability	Pedestrians	Complete missing path sections	1	WSCC, ADC		
				Comments/Action: KH to email WSCC and ADC re no further acton being taken to provide the path. Email sent to WSCC and ADC - response back from WSCC, chased 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		
				Comments/Action: Emailed councilors to encourage reporting to office for the WSCC Rangers - none received to date					
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: Siding works completed through the winter, raise as normal WSCC website issues, not via Rangers					
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	Water Lane (between Ecclesden Park and Langmead Place), near schools	
				Comments/Action: WSCC Officers discussed formal crossing point to the north of Greenwood Drive to aid school children crossing.					
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/ADC	Mayflower Park	
				Comments/Action: See LCWIP updates from ADC.					
19	North Drive	No dedicated cycle space	Increased interaction between cyclists and vehicles	Cyclists	Introduce marked cycle lane or shared-use provision	2	WSCC/ADC		
				Comments/Action: See LCWIP updates from ADC.					
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		

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: Received an email about light on path from library to St Nicks. KH to investigate. Awaiting updated from the Library. Resident aware. 21/10/2026									
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	Angmering School	
Comments/Action: Emailed ADC about a meeting with developers to discuss the improvements. If an application comes forward for the Persimmons land, request a meeting. 21/10/2026									
22	Village-wide	Bus stops poorly equipped	Reduces attractiveness and usability of public transport	Bus users	Introduce real-time information displays	2	Stagecoach		RW
Comments/Action: An addintional 6 stops with real time displays.									
23	Village-wide	Lack of shelters/seating	Makes bus use less accessible, particularly for elderly users	Bus users	Install shelters and benches	2	APC/WSCC	Station Road	
Comments/Action: Advised to register suggestion on WSCC website and ask for it to be forwarded to Bus Team. This is for improvements and shelters. Stage Coach bus is coming to Angmering on 20 November 2026 to talk to residents 21/10/2026									
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	2	Stagecoach		
Comments/Action: Will continue to enquire, but on last ask they said numbers did not support and increase in frequency/not financially viable.									
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	2	Rail operators/East Preston Parish Council	Roundstone Lane and Angmering Station crossings	
Comments/Action: Email update received and will be sent out to all. National Rail not taking any further action. MP Aware. Any other suggestions for improvement - take off list?									
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: Highlight issues to both WSCC and Police when advised.									
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	South of St Margaret's. Rectory Lane (inc in tactile paving)	
Comments/Action: Consider applying for a CHS to put in tactile paving on all crossings up Arundel Road as well as widening the footpath on the eastern side of Arundel Road, to the south of the school.									

Updates in RED

PROTECTING ANGMERING'S FUTURE:
THE CASE FOR A FULL NEIGHBOURHOOD PLAN RE-WRITE

THE STEERING GROUPS INITIAL PROPOSALS OF THE WAY FORWARD

This report is presented to the APC Planning & Infrastructure Committee meeting on 27th October 2026 and to the APC Full Council meeting on 9th November 2026.

The report forms part of the "Draft Project Delivery Plan" (November 2026) requiring approval by APC Full Council members and sits in the first of five phases of work to be carried out before examination and approval by a Government Examiner at phase 5.

In view of the Planning & Infrastructure Committees Terms of Reference that highlights their responsibilities of monitoring and reviewing the Neighbourhood Plan, it is necessary for them to review the proposed Draft Project Delivery Plan and Steering Group initial report before presentation to Full Council for ratification.

CONTENT:

1 Plan Vision Statement
2 Purpose of the Report
3 Recommendation
4 Executive Summary - Protecting Angmering for the Next 15 Years
5 Devolution & Local Government Re-Organisation
6 Background Content– Why Angmering's Neighbourhood Plan Needs Renewing
7 Why a re-write is required
8 Project Governance & Responsibilities
9 Key Proposals & Strategic Roadmap
10 Finances & Resource Implications
11 Risk Management
12 Conclusion & Decision Required.
13 Next Steps

1. PLAN VISION STATEMENT

"To protect and enhance Angmering's unique character, environment and community, whilst supporting sustainable development that meets the needs of current and future residents."

2. PURPOSE OF THE REPORT

2.1 To set out a strategic assessment of the future options for the Angmering Neighbourhood Plan (ANP).

2.2 To reference and present the newly prepared Angmering Neighbourhood Plan: Project Delivery Strategy & Roadmap (November 2026).

2.3 To request Full Council support and formal ratification for a Recommendation to undertake a comprehensive Full Plan Re-write for a further 15 years rather than a minor/partial review.

3. RECOMMENDATION

It is **RECOMMENDED** that Full Council:

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3.1 APPROVE the formal undertaking of a comprehensive Full Re-write of the Angmering Neighbourhood Plan to establish a new 15-year planning framework, replacing the 2014–2029 Made Plan.

3.2 ENDORSE the approach set out in the Angmering Neighbourhood Plan: Project Delivery Strategy & Roadmap (November 2026) as the operational baseline for project execution over the 18-24 month delivery schedule.

3.3 AUTHORISE the Neighbourhood Plan Steering Group to proceed with Phase 1 baseline evidence gathering, stakeholder engagement, and project governance mobilisation under the approved hybrid delivery model and within the budget allocation of £35,000.

4. EXECUTIVE SUMMARY – PROTECTING ANGMERING FOR THE NEXT 15 YEARS

4.1 The original Angmering Neighbourhood Development Plan was commenced in 2010 and successfully passed examination and referendum in 2014, establishing a 15-year horizon through to 2029.

4.2 Over the past 12 years, Angmering has experienced significant unexpected housing growth with over 2,000 new homes delivered, largely outside original plan allocations, resulting in severe cumulative pressure on healthcare, education, highways, and sewerage infrastructure.

4.3 Major national planning reforms - specifically the Levelling-up and Regeneration Act (LURA) 2023, the Town and Country Planning (Local Planning) (England) Regulations 2026, and the National Planning Policy Framework (NPPF, August 2026) - have fundamentally shifted the statutory landscape. These changes introduced National Decision-Making Policies (NDMPs), rules-based planning, mandatory climate/nature alignment, and anti-blocking provisions.

4.4 The Steering Group considers that a full re-write represents the most appropriate and robust response to re-establish legal protection, regain 2-year protective weight against speculative development, and embed a defensive, rules-based non-allocation strategy

5. DEVOLUTION & LOCAL GOVERNMENT RE-ORGANISATION

5.1 The Plan progress must also bear in mind the Governments proposal for **Local Government Re-organisation and Devolution** for the whole of Sussex and its future impact of governance, planning policy and strategic planning responsibilities on Angmering. As of September 2026, West Sussex has **currently paused** the work being carried out with no confirmed date as to when the pause will be lifted. The Steering Group will monitor this situation and act when information is to hand.

5.2 The Purpose of Devolution & Local Government Organisation (LGR): is to move decision-making power away from national government (Whitehall) and place it closer to local communities, while simplifying how councils operate.

5.2.1 **Devolution**

- Transfer of Power: Moves responsibilities, authority, and funding from central government to local or regional bodies (such as combined or strategic authorities).
- Local Control: Allows local leaders—including elected mayors—to tailor policies to their region's specific economic and social needs.
- Key Areas: Gives communities greater control over local jobs, transport, housing, skills training, public services, and a share of tax revenues.
- Goal: Replaces over-centralised decision-making with choices made by people who understand the local area best.

5.2.2 **Local Government Re-Organisation**

- Structural Reform: Reconfigures how responsibilities and funding are split among local authorities.

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- Moving to Unitary Authorities: Replaces the current two-tier system (which splits duties between county and district/borough councils) with single-tier unitary authorities.
- Target Size: Generally, aims to create larger councils serving populations of 500,000 or more to streamline services.
- Goal: Removes administrative duplication, cuts down confusion for residents, and creates more efficient public service delivery.

5.2.3 **The Role of Parish & Town Councils** remains as that of a Statutory Consultee with some additional responsibilities and tasks passed to them from the formed Strategic and/or Unitary Authority.

6. BACKGROUND & CONTEXT – WHY ANGMERING'S NEIGHBOURHOOD PLAN NEEDS RENEWING

6.1 **The 2014 Plan Legacy:** Angmering was an early pioneer in neighbourhood planning, adopting its original plan in 2014. While the plan has served the Parish well in resisting inappropriate developments , its material planning weight has steadily diminished due to age and outdated baseline data, as demonstrated by the recent Appeal Decision for Land West of Bewley Road.

6.2 **Loss of 2-Year Protective Status:** Under national planning rules, a Made Neighbourhood Plan only affords enhanced statutory protection regarding 5-Year Housing Land Supply (5YHLS) deficits if it is less than two years old. Angmering's current plan lost this status years ago, leaving the Parish highly exposed to speculative developer applications during periods of district-level land supply shortfalls.

6.3 **Scale of Growth:** Since 2014, over 2,000 homes have been approved or constructed across the Parish, vastly exceeding the scope anticipated in the 2014 document and placing unprecedented strain on local services.

6.4 **Neighbourhood Plan 2014 – 2029 : Policies Structure –** Advice from our Planning Consultant has suggested that some of the former policies may not be necessary as they could be covered in full in the NPPF and Local Authority Plans. However, this will be for the working groups to ascertain and to consider modification if necessary.

Current Policy			Recommended Remove or Replace	
Housing	HD 1	Built up area boundary	Remove	Potentially Remove/covered by NPPF/Local Plan - subject to Working Group review
	HD 2	Parish Housing Allocation	Retain but align	But enhance
	HD 3	Housing Mix	Partial retain	
	HD 4	Materials	Remove	Potentially Remove/covered by NPPF/Local Plan - subject to Working Group review
	HD 5	Built Form	Remove	
	HD 6	Housing Layout & Design	Remove	
	HD 7	Housing Density	Remove	
	HD 8	Parking – New Developments	Remove	
	HD 9	Phasing of Residential Developments	Remove	
Community, Leisure & Wellbeing	CLW 1	Provision of a Youth Centre	Retain	But Enhance Consider the needs of the Youth
	CLW 2	Protection of Local Green Spaces	Retain	
	CLW 3	Provision of Allotments	Retain	
	CLW 4	Health Facilities	Retain	
Employment & Retail	ER 1	Retail Provision	Remove	Potentially Remove/covered by NPPF/Local Plan - subject to Working Group review
	ER 2	Local Employment	Remove	
Traffic & Movement	TM 1	Local Highways	Partial Retain	But Enhance
	TM 2	Cycling, Walking & Equestrians	Partial Retain	
	TM 3	Parking at Angmering Station	Stay	
	TM 4	Parking in the Village Centre	Stay	
Environment & Heritage	EH 1	Development in the Conservation Area	Retain	
	EH 2	Protect the Landscape settings of the SDNP	Retain	
	EH 3	Flood Prevention	Retain	

6.5 A detailed technical audit confirms that a simple "review" or minor policy edit would not give the most appropriate and robust response for the following key reasons:

A. Statutory Compliance with 2026 NPPF & LURA Reforms

- National Decision-Making Policies (NDMPs): The 2026 NPPF introduces standardised national policies. Neighbourhood plans are legally prohibited from repeating, restating, or modifying NDMPs. Old generic policies in the 2014 plan carry "very little weight" and must be replaced with hyper-local, evidence-backed rules.

- Abolition of General Conformity & 'No Less Housing' Rules: Under Section 99 of LURA, updated neighbourhood plans must complement local growth without creating 'no-growth' moratoria. A full re-write allows Angmering to construct an explicit "defensive, non-allocation strategy" that directs infill housing to infrastructure-supported sites while legally protecting key gaps.

- New Basic Conditions (Climate & LNRS Integration): Renewed plans must demonstrate statutory alignment with the West Sussex Local Nature Recovery Strategy (LNRS) and local climate adaptation mapping. This requires brand new evidence streams that do not exist in the 2014 plan.

B. Total Obsolete Evidence Base

- Current data streams (housing needs, visual sensitivity, infrastructure metrics) stem from 2010–2014.

- Legal precedent and examiner guidance require evidence to be "relevant, proportionate, and up-to-date." A complete evidence overhaul [(including a Landscape Visual Impact Assessment (LVIA), seasonal visual baselines, and Infrastructure Capacity Audits)] is mandatory, making the scope of work equivalent to a brand-new plan.

C. Threshold for Statutory Process ("Substantial Renewal")

- Under Ministry of Housing, Communities and Local Government (MHCLG) plan review guidance, updates that alter spatial policies, introduce new design codes [National Model Design Code (NMDC)], or designate new strategic gaps are classified as Substantial/Strategic Changes.

- Consequently, even a "review" would be required to undergo the complete statutory cycle: full evidence gathering, Regulation 14 public consultation, Regulation 15 submission, independent examination, and a public referendum. Attempting to shortcut this process via a "partial update" risks Plan failure at examination.

7 PROJECT GOVERNANCE, OVERSIGHT AND RESPONSIBILITIES

The following governance structure is proposed to support efficient delivery and clear accountability:

7.1 **Parish Council**: As the Qualifying Body and ultimate decision-making authority, the Parish Council is responsible for formal resolutions, including approval under Regulation 14, financial oversight, and submission of the final plan to the District Council for consideration and to the Examiner for approval. The full Parish Council must formally ratify all significant milestones, policy directions, and budget allocations to ensure transparency and community representation.

7.2 **Planning & Infrastructure Committee:** The Committee will receive progress reports from the Steering Group Chair / Lead. If no amendments are proposed, it will recommend the report to the Full Council for ratification.

7.3 **Steering Group**: Led by the Chair of the APC Planning & Infrastructure Committee. The Steering Group will include two other P&I Committee members and the chairs of the working groups. It will oversee the working groups and prepare the final plan for consultation, submission to the Local Authority, and examination.

7.4 **Working Groups**:

7.4.1 The working groups will comprise Parish Councillors and registered parish residents. Members may bring relevant experience or knowledge, but should primarily share a commitment to Angmering, seek to ensure future development is appropriately planned and supported by infrastructure and legislation imposed by public authorities, and ensure that residents' needs are properly addressed.

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7.4.2 Each group will research its subject, gather supporting evidence, and consult Angmering residents, parish groups, organisations, and businesses. It will then prepare a report setting out its findings and recommendations.

7.4.3 Members of the working groups will be expected to abide by the principles implicit in the Code of Conduct adopted by Angmering Parish Council

7.4.4 The working group titles remain to be discussed and confirmed.
Suggested titles:-

- Housing, Design & Infrastructure
- Movement Connectivity & Transport
- Environment, Landscape & Climate
- Community, Health & Wellbeing
- Economy, Business & Heritage

See attachment for more detail

8. KEY PROPOSALS & STRATEGIC ROADMAP

8.1 The Project Delivery Strategy & Roadmap (November 2026): The accompanying Project Delivery Strategy & Roadmap outlines a robust, 5-Phase schedule designed to deliver a Made Plan by 2029:

Phase 1: Scoping & Baseline (Months 1–3): Housing scheme audit, council resolutions, and grant/funding strategy.

Phase 2: Structural Protections & Evidence (Months 4–7): Local Green Space (LGS) scoring, Infrastructure Capacity Log (WSCC/NHS data), Strategic View & LVIA mapping, Village Design Guide update (NMDC), and Well-Connected Stations Assessment.

Phase 3: Policy Drafting & Screenings (Months 8–10): Drafting defensive rules-based gap and infrastructure policies, SEA/HRA environmental screenings.

Phase 4: Consultation (Months 11–13): Statutory 6-week Regulation 14 public consultation, Consultation Statement, and Basic Conditions Statement.

Phase 5: Submission & Examination (Months 14–18): Formal Regulation 15 submission to Arun District Council, independent examination defence, and referendum preparation.

8.2 **Defensive Non-Allocation Strategy:** Rather than allocating new greenfield sites, the re-written plan will focus on legally locking in protections for Strategic Green Gaps (preventing coalescence with Poling and Rustington), safeguarding rural skylines, enforcing a minimum 12-month marketing rule for community pubs/facilities, and binding development permissions to proven infrastructure capacity.

9. FINANCIAL & RESOURCE IMPLICATIONS

9.1 Project Budget: The projected total cost for the re-write is £35,000.

9.2 Cost Allocation breakdown:

- Infrastructure Capacity Assessment: £5,000
- Nature & Biodiversity Assessment (LNRS Alignment): £5,000
- Landscape Character & Strategic Views (LVIAs / LLCAs): £5,000
- Pedestrian, Cycle & Green Corridor Connectivity: £5,000
- Well-Connected Station Assessment: £5,000
- Consultation & Basic Conditions Statements: £5,000
- Design Guide Updates (NMDC) & Technical Project Management: £5,000

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9.3 Funding Strategy: Funding will be met through a combination of Parish Council earmarked reserves, initial government grant allocations (£40,000 grant baseline), and LPA DELTA (DELTA online data collection system**)** technical support partnerships following the cessation of central Locality grant funding.

9.4 Delivery Model: The working group recommends Option C: Hybrid Delivery Model (Parish-led steering group supported by targeted specialist planning consultants), providing the optimal balance of community control, legal soundness, and cost efficiency.

10. RISK MANAGEMENT

10.1 Risk of Inaction: Maintaining the 2014 plan without a re-write leaves Angmering more vulnerable to speculative planning applications under the NPPF "tilted balance" whenever district land supply targets fluctuate.

10.2 Arun Local Plan & SDNP Alignment: The Roadmap ensures Angmering's local defensive policies are established ahead of or alongside Arun District Council's Local Plan examination, securing maximum legal weight.

10.3 National Planning Reform Risk: With changes in Government and within Government, planning changes will be inevitable and may have an impact on:

- National planning policy,
- Related government reforms
- Local planning policy, and
- Neighbourhood planning guidance.

Therefore, a risk of either a further update or re-write of the neighbourhood plan may become necessary to ensure the protection of the parish but at a financial cost to the community.

11. CONCLUSION & DECISION REQUIRED

11.1 **The Steering Group considers that a partial review** would not adequately address the modern rules-based framework introduced by the 2026 NPPF and LURA.

11.2. **A comprehensive Full Plan Re-write** equips Angmering Parish Council with the necessary legal tools, up-to-date evidence, and statutory protections to defend the village's character and infrastructure for the next 15 years.

11.3 **Full Council** is requested to support the Recommendations set out in Section 3.

12 NEXT STEPS

If Full Council ratify the proposals presented, then the Steering Group will begin work on organising a Public Drop-In Session to advise of the intentions and reasons why a re-write is necessary. This, as well as upcoming events, will be an opportunity to encourage more residents to come forward as part of the working groups.

The Steering Group
October/November 2026

Attachment – Proposed Working Group and Policy Sections

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NEIGHBOURHOOD PLAN UPDATE 2026

SHAPING ANGMERING'S FUTURE: WORKING GROUPS AND POLICY THEMES

This document proposes a structure for reviewing and developing Angmering's neighbourhood plan policies, helping each working group identify local priorities and distinguish them from matters already addressed by national and local planning frameworks.

The plan is proposed in five sections, each covering the relevant topics listed below. Every topic should be checked against the National Planning Policy Framework and the two Local Plans to establish whether it is already addressed in full. This review will help ensure that each policy responds specifically to Angmering's needs rather than duplicating existing policy. The plan should recognise that its policies affect all residents and should address their needs inclusively.

Working Groups / Policy Sections	Suggested Themes	
Housing, Infrastructure & Design "The Built Environment"	**Housing Developments**	Housing Mix
		Affordable Housing
	Buildings	Dwellings
		Garages
		Storage Premises
	Infrastructure Capacity	
	Utilities, Needs, & Maintenance	Water
		Drainage
		Sewage
		Electricity & Gas
		Communication
		Broadband
		Mobile Connectivity
	Design & Materials	Design Codes
Movement, Connectivity & Transport "Getting Around"	**Highways**	Main & Internal Roads
		Roundabouts
		Signage
		Bridges
		Traffic Capacity
	Walking & Cycling	Footpaths / Bridleways / Cycleways
	Sustainable Transport	Road, Rail, Sea, Air, IWW
	Parking	Furniture & Shelter
		Village Centre
		Station
		Buildings & Highway
	Connectivity & Boundaries	Improvements
	Active Travel	
Environment, Landscape & Climate "Life Sustainability & Support"	**Environment**	Flood Prevention
		Black Ditch, Watercourses, Ponds & Lakes.
		Wildlife & Habitat
		Nature Recovery
		Contamination
		Clean Air
		Dark Night Skies
	Landscape	Gaps – Visual, Strategic
		Spaces – Local Green & Open
		Key Views
		Trees, Hedges & Ditches
	Biodiversity & Climate	Biodiversity
		Biodiversity Corridors
		Clean Air
		Dark Night Skies
		Contamination
		Climate Change & Emergency
	Agriculture / Horticulture	Farming Land Use
		Horticulture Land Use
		Food Production
		Agriculture Land Protection

Working Groups / Policy Sections	Suggested Themes	
Community, Health & Well-being "Facilities & Services"	**Health & Well being**	Medical Support & Needs
	Education	Schools etc
	Sport & Leisure	
	Library	
	Community Activities & Events	
	Community Facilities & Facilities at Risk	Public Houses
		Village Hall
		Community Centre
	Youth Provision	
Economy, Business, & Heritage	**Business Types**	
	Business Premises	
	Employment	
	Retail & Shops	
	Entertainment	
	Conservation	
	Heritage Assets	
	Monuments	
	Tourism	