



## ALDINGBOURNE PARISH COUNCIL

**MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 12 August 2025 at 7.00pm at Aldingbourne Community Sports Centre, Olivers Meadow, Westergate PO20 3YA.**

**Members:** Cllr Sue Foott (Chair of the parish council and the planning committee)  
Cllr Katherine Jarman  
Cllr Richard Rickard  
Cllr Charles Brown  
Cllr Ron Flitter

**In attendance:** Marie Singleton – Parish Clerk.

No members of the public were in attendance.

1210 **Agenda item 1 - Apologies for Absence**  
Cllr Anita Lawrence (illness).

1211 **Agenda item 2 - Declarations of Interest**  
Cllr Rickard declared an interest in planning application AL/64/25/HH.

1212 **Agenda item 3 - Public Participation**  
None in attendance.

1213 **Agenda item 4 - Approval of the Minutes of Planning Committee held 8 July 2025**  
The minutes of the Planning Committee Meeting held 8 July 2025 were unanimously approved. Proposed by Cllr Brown, seconded by Cllr Flitter. Cllr Sue Foott signed the minutes as Chair of the Planning Committee.

1214 **Agenda item 5 - Matters arising from the Minutes of the meeting held 8 July 2025**  
To consider any matters arising solely from the minutes relating to the meeting held on 8 July 2025.

Item 1191 – Letter to ADC regarding housing targets sent to ADC, response received advising they are looking into the matter.

Item 1205 – response to ADC regarding BEW funding – Cllr Foott advised that along with Cllr Harbord a letter had been drafted and would be circulated to members of the APC/ACSC Development Working Party by the next meeting scheduled for 11.09.25.

Item 1201 – Tree Survey of Westergate Street – Cllr's Jarman and Rickard are now able to undertake the survey and will report back in due course.

All other items resolved.

1215 **Agenda item 6 – Chair’s Report**

Cllr Foort advised that the Enforcement Notice ENF/47/25 had been successful and that the Redrow Homes sign in Meadow Way has been removed. Cllr Jarman agreed to draft a notice for the parish council social media platforms.

1216 **Agenda item 7 – Planning Correspondence**

All the planning related correspondence was noted, and any responses agreed as appropriate.

- To note Clerk has responded to ADC on planning decisions as per the previous minutes.
- Analysis report from Gradko Environment on pollution monitoring – circulated 21.07.25.
- WSCC Planning and Rights of Way Committee agenda posted – circulated 14.07.25.
- SDNPA News – circulated 14.07.25.
- Chichester Local Plan 2021 0 39 – notification of publication of the Inspectors recommendations – circulated 24.07.25.
- Chichester Local Plan update – circulated 25.07.25.
- WSCC Confirmation of EV Charging location approvals – circulated 19.06.25 – to note e-mail from Cllr Rickard regarding further possible locations and funding opportunities for private landowners dated 20.06.25- noted.
- ADC response re enforcement notice ENF/57/25 – circulated 07.08.25

1217 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

Nothing new to report.

1218 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

See agenda item 5 above.

1219 **Agenda item 10 – ABE Community Land Trust (CLT)**

Nothing new to report.

1220 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

**Application Number:** AL/64/25/HH – Deadline 14.08.25

**Address:** 4 Beech Close, Westergate, Aldingbourne

**Details:** Single storey flat roof side extension.

**NO OBJECTION by 4 councillors, Cllr Rickard declared an interest.**

**Application Number:** BN/85/25/OUT – Deadline 01.09.25

**Address:** Land North of Barnham Road and east of Fontwell Avenue Eastergate.

**Application Details:** ADC give notice that on 16th July 2025 Barratt David Wilson Homes applied to Arun District Council for planning permission for Outline application with all matters reserved, other than means of access, for and the construction of up to 525 No residential dwellings, care home, public open space including recreational space and associated infrastructure, following the demolition of existing dwelling and outbuildings. This application is in strategic allocation SD5, affects a Public Right of Way, may affect the setting of listed buildings and is the subject of an Environmental Statement.

Readvertisement due to amended description Further information has been received in relation to the Environmental Statement which has already been provided and there is a requirement in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for publicity and consultation on this further information. Members of the public may inspect copies of- the application- the plans- the environmental statement and related further info.

After a full discussion it was agreed by all in attendance to once again object to this application on the following basis:-

- The road traffic from this development will become an additional burden on the existing road infrastructure and contribute to significant increase in congestion at the A29 War Memorial junction and the Woodgate level crossing, both of which were identified by WSCC Highways in its A29 Realignment Scheme. There is still no approval plan or timescale for this project.
- The application still does not include any provision for secondary school places.
- The sewage system in this area is overloaded and Southern Water have also expressed concerns due to the inadequacies of the existing sewage system and water capabilities to sustain this development.
- The application does not demonstrate how it will achieve water neutrality. Water for household use is a finite resource and new housing developments are taking water from this existing resource, therefore depleting its ability to meet the need
- Recent flooding in Aldingbourne due to the heavy rain and the subsequent run-off from fields will become more common and there is flood risk on agricultural fields.
- 10% affordable housing numbers being considered are a concern. The proposed development fails to make an adequate provision of affordable housing and fails to provide justification for provision not in accordance with policy AH SP2 of the Arun Local Plan.
- The wildlife and biodiversity policy conflicts with the Aldingbourne Neighbourhood Plan.

**Application Number:** AL/68/25/S73

**Address:** Bayard Level Mare Lane, Eastergate PO20 3SA

**Application Details:** Removal of condition 2 (occupation limited to those employed by the adjacent livery stables) following the grant of AL/116/94.

**NO OBJECTION by all councillors in attendance.**

**Application Number:** AL/71/25/HH

**Address:** The Square House, Hook Lane, Aldingbourne

**Application Details:** Construction of 1 no building on the site of the former Malthouse to form a garage. (resubmission of AL/17/25/HH)

**NO OBJECTION by all councillors in attendance.**

**Application Number:** AL/72/25/L

**Address:** The Square House, Hook Lane, Aldingbourne

**Application Details:** Listed building consent for construction of 1 no building on the site of the former Malthouse to form a garage. (resubmission of AL/18/25/L)

**NO OBJECTION by all councillors in attendance but the applicant must comply with any recommendations of the conservation officer.**

1221 **Agenda item 12 - To note any recent planning decisions**

**Application Number:** AL/50/25/HH

**Address:** 9 Kennet Mead, Woodgate PO20 3BU

**Application Details:** Install conservatory to the rear of the property.

**APPROVED 29.07.25**

**Application Number:** AL/60/25/PIP

**Address:** Land West of St John's Close

**Application Details:** Application for planning in principle for the construction of 5-7 no residential dwellings and associated access and landscaping.

**APPROVED 25.07.25 and circulated 28.07.25**

**Application Number:** AL/40/25/HH

**Address:** Jasmine Cottage, 4 Dukes Road, Fontwell, BN18 0SP

**Application Details:** Proposed flat roof rear dormer to replace 3 no hipped roof dormers.

**APPROVED 07.07.25.**

**Application Number:** AL/54/25/HH

**Address:** Pond Cottage, Lidsey Road PO20 9PQ

**Application Details:** Single storey extension to garage and new pitched roof above.

**APPROVED 04.08.25**

1222 **Agenda Item 13 - Date of next meeting – Tuesday 9 September 2025 at 7.00pm.**

Meeting finished 7.45 pm.

Signed ..... (Chair of the Planning Committee)

Date .....

**PLEASE NOTE THESE MINUTES ARE IN DRAFT AND SUBJECT TO AMENDMENT UNTIL APPROVED AT THE NEXT PLANNING MEETING TO BE HELD ON TUESDAY 9 SEPTEMBER 2025.**