



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 12 May 2026 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 Richard Rickard
Cllr Anita Lawrence
Cllr Charles Brown
Cllr Ron Flitter
Cllr Katherine Jarman

In attendance: Marie Singleton – Parish Clerk.

1327 **Agenda item 1 - Apologies for Absence**
All in attendance.

1328 **Agenda item 2 - Declarations of Interest**
Nothing to declare.

1329 **Agenda item 3 - Public Participation**
None in attendance.

1330 **Agenda item 4 - Approval of the Minutes of Planning Committee held 14 April 2026**
The minutes of the Planning Committee Meeting held 14 April 2026 were unanimously approved. Proposed by Cllr Lawrence, seconded by Cllr Flitter. Cllr Foott signed the minutes as Chair of the Planning Committee.

1331 **Agenda item 5 - Matters arising from the Minutes of the meeting held 14 April 2026**
To consider any matters arising solely from the minutes relating to the meeting held on 14 April 2026.

Cllr Lawrence advised that she had spoken to Cllr Birch in relation to the ABE CLT working with the ADC Housing Department, this request was made as a result of the ABE CLT having no meaningful help from developers and feeling that working with ADC would be more beneficial. A meeting is being held on 14.05.26 where more information will be available which can be fed back to the ABE CLT.

1332 **Agenda item 6 – Chair’s Report**

It was noted that AL/11/24/OUT, Land East of Westergate, a hybrid application for up to 400 dwellings had been refused by ADC 8.05.26, the officers report was excellent and dealt with all concerns in depth, the parish council have provided a public statement to residents and awaits official notification of the refusal. The Clerk was asked to write to Hannah Kersley, Planning Officer at ADC thanking her for the quality of the report and for ensuring that the Aldingbourne Neighbourhood Plan policies were cited as part of the refusal.

A meeting of the BEW Strategic area was held 11.05.26 – Cllr Foott provided a verbal update to councillor’s details of the previous notes and agenda were circulated to councillors for information 05.05.26. Cllr Foott will chase ADC for copies of the 11.05.26 minutes so the discussions that were held could be put into the public domain and minuted at the next meeting. Concerns were raised at the meeting by Southern Water on water capacity, the Lidsey pumping station requiring an upgrade to increase capacity before new developments across the BEW can come online, and where surface and flood water will be discharged into.

1333 **Agenda item 7 – Planning Correspondence**

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

- It was noted that the Clerk had responded to ADC on planning decisions as per the previous minutes.
- National Scheme of Delegation for Planning committees from Neil Crowther ADC – circulated 30.04.26.
- SDNPA planning committee agenda 14.05.26 – circulated 05.05.26.

1334 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

Nothing new to note.

1335 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

See Chair’s report agenda item 6 above.

1336 **Agenda item 10 – ABE Community Land Trust (CLT)**

See matters arising agenda item 5 above.

1337 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/26/26/S73– deadline 29.05.26

Address: Land adjacent to Woodgate Nurseries, Lidsey Road PO20 3SU

Application details: Application under section 73 of the Town and Planning Act to vary condition 30 following the grant of AL/129/21/OUT (which was the subject of a S106 agreement), for the trigger point for the as built drainage drawings to be provided to be changed from prior to any occupation of any part of the development to prior of the occupation of the final dwelling.

OBJECTION – The parish council absolutely does not agree for this condition to be changed. There is over whelming evidence to show that there are issues with drainage, sewage and water capacity at the Lidsey pumping station and as per the condition imposed on a recent approved development AL/89/24/OUT which states in the decision report, that *“Prior to first occupation of the development details of phasing which demonstrates that occupations will align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development. Reason: To ensure adequate foul capacity is available to satisfactorily drain the development and avoid foul water flooding offsite in accordance with policies D DM1, W DM1 and W SP1 of the Arun Local Plan and National Planning Policy Framework”*.

It is felt that this precedent should also be in place for this application and it is imperative that this work is undertaken prior to the commencement of any development on this site and not at the end. This is not an appropriate proposal and there are concerns for flooding and water issues for residents that would already have been in situ before this condition is discharged, with then being no recourse if there are ongoing issues, and the developer then being able to absolve themselves of any problems with only one house left to be occupied.

In support of our arguments, we would draw your attention to a letter dated 6 February 2026 from Southern Water to Arun District Council on AL/105/25/DOC in which they advise " Southern Water are unable to discharge Condition 15 (foul drainage) due to the completed capacity check resulting in inadequate capacity within the network."

Application Number: AL/27/26/RES– deadline 29.05.26

Address: Land West of Lidsey Road (A29) Lidsey PO20 9RG

Application details: Approval of reserved matters following outline consent AL/70/23/OUT for the development of 155 No residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure, works and demolition of existing structures, This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

OBJECTION by all councillors. The parish council deems that there has not been enough information provided over concerns on infrastructure, the capacity of the Lidsey pumping station to deal with an additional development with Southern Water as yet not having responded. The traffic management report is outdated and incorrect on its assumptions on number of cars, and the changes to the Woodgate crossing timetable not considered. There are discrepancies in the drainage reports with conflicting statements between the SUDS Report Maintenance, and Storm Water Drainage Calculation Reports.

The parish council agreed to request Steve Tilbury, Planning Consultant to review the reports on both above applications, as they should be considered together and not in isolation and provide a response to the parish council to formulate further its intention to object. The report should cover all aspects of the proposed application by reference to the Aldingbourne Neighbourhood Plan policies and any relevant Arun policies.

A budget of £1k was agreed, proposed Cllr Flitter, seconded Cllr Foott. The Clerk was asked to contact Mr Tilbury and Cllr Foott will be the contact for any questions.

1338 **Agenda item 12 - To note any recent planning decisions**

Nothing to report.

1339 **Agenda Item 13 - Date of next meeting** – Tuesday 9 June 2026, this meeting follows the Full Council meeting.

Meeting finished 8.10 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 JUNE 2026.