



ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 9 June 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 Charles Brown
Cllr Katherine Jarman

In attendance: Marie Singleton – Parish Clerk.

There were 16 members of the public in attendance, as well as Cllr's Michelle Harbord, and Denise Ramshaw.

1340 **Agenda item 1 - Apologies for Absence**
Cllr's Anita Lawrence & Cllr Ron Flitter (personal).

1341 **Agenda item 2 - Declarations of Interest**
Nothing to declare.

1342 **Agenda item 3 - Public Participation**
Most of the residents were in attendance regarding continuing building work at the Woodgate Road development, with issues on access, parking, construction traffic and pollution. Cllr Sue advised that despite Arun District Councillor Sue Wallsgrove being unavailable through illness she had spoken directly to her and advised residents of the following:-

The development will go ahead as it has approved planning permission, Cllr Foott is in regular contact with Richard Brown the post implementation officer at ADC, and both have been on site multiple times. WSCC Highways had been asked to look at the parking and road situation as a matter of urgency, but they have deemed the road capable of taking construction traffic. Richard Brown has advised that conditions cited by residents have been met and he is also in contact with the site manager. Cllr Foott also advised that environmental health was also involved due to concerns about conditions on site and that she had already spoken personally to all parties including ADC, WSCC, Lovells the developer and Environmental Health.

It was suggested that as it was felt all local options had been explored and that as residents were still unhappy with the situation then they could maybe lobby the WSCC cabinet member for highways, councillor Erika Woodhurst-Trueman.

Cllr Foott advised that she had suggested with Richard Brown that one resident should be the spokesperson for residents and meet with the site manager to try and put relations back on a

better footing. Cllr Wallsgrove will help with she is able, but if there are concerns on roads pavements and kerbs etc, then residents should report these on the WSCC portal.

A resident raised concerns on the water and sewage capacity across the whole area, and Cllr Foott advised that ADC were taking legal advice and working with Southern Water to look at the position, there is a condition in place to manage this.

Cllr Jarman also suggested to residents that maybe they should have a working party in place with the developer to make matters smoother whilst building work is taking place.

A resident was in attendance to discuss Land rear of St Johns Close. The Clerk confirmed that she had been in correspondence with an advocate who had e-mailed on resident's behalf and had answered all the procedural questions that had been outlined. Cllr Foott advised that ADC had delegated authority on all planning matters of 10 houses or less without having to go to a planning committee. The application had been posted on the parish council planning agenda, and no residents attended the meeting in July 25. This has now been approved, and it was unlikely that any technical application would come to the parish council. The resident advised that ADC councillor Paul Ayling had been approached by the residents asking for support but with no response, Cllr Foott agreed to talk to Cllr Ayling but reiterated that the parish council has no remit on this topic.

1343 **Agenda item 4 - Approval of the Minutes of Planning Committee held 12 May 2026**

The minutes of the Planning Committee Meeting held 12 May 2026 were unanimously approved. Proposed by Cllr Jarman, seconded by Cllr Rickard. Cllr Foott signed the minutes as Chair of the Planning Committee.

1344 **Agenda item 5 - Matters arising from the Minutes of the meeting held 12 May 2026**

To consider any matters arising solely from the minutes relating to the meeting held on 12 May 2026.

A reminder e-mail had been sent to Mark Warwick, Tree Officer at ADC regarding the tree surveys undertaken by the parish council and details of trees that could be considered for a TPO, as there had been no response the Clerk advised that she would try and speak to Mark directly.

1345 **Agenda item 6 – Chair's Report**

A report received from Steve Tilbury planning consultant was noted. It was agreed by councillors that it is felt that there is no cohesion from ADC on all the planning applications for the parish and that they were still being looked at in isolation rather than part of a bigger picture that affects, infrastructure, transport, water, sewage and flooding issues. Steve Tilbury is drafting a letter on behalf of the parish council bringing all these concerns together and how it affects all communities including other parish councils. There is also still no ADC Local Plan in place. Once this is received a decision will be made on how to share with other parties.

1346 **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.
- Copied into e-mails from 2 residents regarding Woodgate Centre regarding traffic and use of machinery, WSCC councillor Sue Wallsgrove has responded on both matters and is dealing with the situation with ADC.
- WSCC Planning and Rights of Way Committee agenda 09.06.26 posted – circulated 01.06.26.
- Portsmouth Water draft drought plan public consultation – circulated 26.05.26 and put on the website and social media platforms.
- WSCC survey of Ash dieback taking place summer 26 – information will be provided if any concerns found – circulated 11.05.26.
- WSCC Highways, transport and planning newsletter – circulated 01.06.26 and put on the website and social media platforms.

1347 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

Nothing new to note.

1348 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

Nothing new to report. Next meeting is November 26.

1349 **Agenda item 10 – ABE Community Land Trust (CLT)**

Nothing new to report.

1350 **Agenda item 11 – To discuss any recent Planning Applications as noted below**

Application Number: AL/35/26/RES– deadline 25.06.26

Address: Land rear of Meadow Way, Westergate

Application details: Approval of reserved matters following outline consent AL/178/22/OUT for appearance, landscaping, layout and scale for the construction of 89 No residential dwellings, together with open space, landscaping and associated infrastructure, with access taken from Meadow Way (resubmission following AL/137/24/RES). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

Several residents were in attendance to discuss this application which is the third reserved matters application for the site, with the previous two already being refused. Following a discussion the parish council once again agreed to object to this application based on the fact there has been no clear changes to the previously refused reserved matters applications by ADC and a number of the points raised in the previous Officers Reports have still not been met, the following Aldingbourne Neighbourhood Policies are still relevant to this objection:-

- Affordable Housing - It is noted that in the previous application AL/35/26/RES, ADC refused based on the affordable housing distribution and it is felt that this has not

been resolved. By reference to the clustering of affordable housing along the southern edge of the site.' The Officers' Report expressed it as follows:-

'There is also concern with the proposed affordable housing which is entirely located along the southern edge in the denser part of the site. The council's policy (backed up by the consultee comments) is clear that large clusters must be avoided, and that affordable housing should be spread through a site. In addition, affordable housing must be visually indistinguishable from market housing. There should also be a mixing of house types to maintain quality levels between tenures' (Officers Report AL/137/24/RES page 14 of 22).

This should have been a priority in the new application and we note that the proposed affordable housing continues to be clustered predominantly along the southern edge of the development - very particularly the 18 affordable rented dwellings (of the total 27 total), and especially the 10 properties clustered in the southwest corner with direct access to Hook Lane.

The Officers also require affordable housing to be visually indistinguishable from market housing. The current Application 'accommodation schedule' shows the 18 affordable rent houses have a GIA of 71.6sq.m compared to 119.6sq.m for the 62 open market properties - very nearly half the size (59.8%) (GIA = gross internal area).

- Overall scale of the development and Housing Density - the parish council is still disappointed to note that the number of homes in the development remains 89, despite Arun's conclusion in the summary paragraph of their Officer's Report that "There are several issues with the layout, design and scale of the Reserved Matters submission which together suggest that a scheme of 89 homes in total may not be appropriate (noting that the outline permission was for 'up to 89')". Aldingbourne Neighbourhood Plan (ANP) policy H3 on 'housing density' applies here: To ensure that (housing development) does not harm the established character and appearance of the local area by over- development of sites giving rise to cramped and out-of-character developments".
- Lidsey Water Treatment Plant - the parish council is aware from other applications made to them that Southern Water has highlighted capacity issues at the Lidsey Treatment works and consider the development should not proceed until these issues have been resolved. If you are minded to grant this application, it needs to be the subject to a condition that no occupancy of the development should be permitted until the Treatment works have resolved the capacity issues.
- Surface Water Drainage, Management & Flood Mitigation – not clear if this has all been resolved.
- ANP Policy GA2 – Footpath and Cycle Path Network - we note that the footpath position has worsened in the new plans. The loss of existing footpaths will be resisted, and it is still not clear from the application whether PROW 299 (the section between Hook Lane and Meadow Way) will be left as an unlit footpath, or whether the intention is to widen it to a cycle path with additional lighting. This is also referenced

in the Decision Notice on AL/50/24/RES and has still not been answered. It is also noted that the Hook Lane entrance does not have a gate showing and concerns are raised that it will be used as a car access route, this needs to be blocked for cars by either bollards which still allow cycle access or by hedgerow.

- ANP para 5.2 - Energy efficiency and climate change – The updated paragraph 163 of the NPPF requires that, in assessing planning applications, "the need to mitigate and adapt to climate change should also be considered, taking into account the full range of potential climate change impacts". This objective is in line with the multiple statements by Arun District Council with regards to the impending climate emergency, the importance attributed to it in the Local Plan (in particular policies ECC SP2 Energy & Climate Change Mitigation and ECC DM1 Renewable Energy), and the consequent inclusion of considerations of energy efficiency in part K of the Arun District Design Guide SPD. According to this last document, "All new development must be designed to reduce energy demand and carbon emissions in line with national and local standards including the Arun Local Plan. Approaches to design must demonstrate that each step of the energy hierarchy has been followed whilst also ensuring the incorporation of low and zero carbon (LZC) technologies and clear commitments to comprehensive energy monitoring and transparency of performance."

Nonetheless, it is difficult to find in the documents provided by the applicant any mention of climate change or indeed energy efficiency, making it clear that this aspect has not received the consideration it deserves in the current trying circumstances.

- ANP Policy EH10 – Unlit Village Status - the parish council notes the lighting plans in the new application, but it does not show whether the Dark Skies Policy has been complied with.
- ANP Policy GA1 – Promoting sustainable movement - The policy requires that new developments will be supported only when they are in places accessible to community transport or actively contribute to the promotion of sustainable movement. To argue the point, the applicant lists a series of amenities and services and their distance from the promoted development, as evidence of their alleged ease of access without recourse to car journeys. Unfortunately, the information is incorrect and outdated, as there is no local pub anymore, the schools listed by the applicant are already oversubscribed and have been for several years now. Therefore, it is the opinion of this parish council that this development must not be considered to be "sustainable" or "promoting sustainable movement", as any one of the basic needs arising from the occupation of the planned dwellings could be satisfied only in conjunction with additional car trips, adding further pressure to an already strained transport network, and increasing the levels of air pollution in the areas of Meadow Way and Westergate Street.
- Ecology - The parish council is concerned to note in the new application that the number of breaks in the long southern boundary has been increased from one to three. In its pre-application meeting with the applicant, the council had stressed the

great importance of retaining the integrity of the mature hedge, which comprises numerous native hedge species and sustains a significant amount of wildlife, including bats. Policy EH12 of the Aldingbourne Neighbourhood Plan - Protection of Bat Habitats, states that in order to be fully compliant with the Habitats Directive relating to the Singleton and Cocking Tunnels SAC qualifying features, proposals for the development of greenfield sites within the parish (most of which falls within the SAC's 12km Wider Conservation Area) must evaluate whether there is a potential for the loss of suitable foraging habitat and/or the severance of commuting flight lines, such as in the form of mature treelines, hedgerows and watercourses. If so, such features must be preserved unless surveys demonstrate that they are not used by Barbastelle, Bechstein or other bats linked with nearby roosting sites. In addition, residents, including parish councillors, have regularly spotted in the hedge or on the adjacent footpath (WSSC 299) the following species: Stag beetles (male and female): a globally threatened species, protected under the Wildlife and Countryside Act 1981 and listed as a priority species for conservation in the UK Biodiversity Action Plan. Slow worms: the previous applicants' own ecology surveys established a population on the site of 20 adults and 6 juveniles, with individuals recently seen on the footpath adjacent to the hedge. Songbirds: the hedge sustains many songbirds, which use it for both nesting and shelter. In addition to ANP EH12, Increasing the number of breaks in the hedge contravenes ANP policies EH6 - Protection of Trees and Hedgerows, and EH2 - Green Infrastructure and Ecosystem Services. For these reasons, the parish council objects to the increase in the number of breaks in the hedge, and requests that the previous single break, to access the footpath, be restored. It is also not clear whether the ecology biodiversity net gain has been met on this development.

- A29 - the parish council still cannot stress enough that it is felt that again with all the developments in the area that the A29 re-alignment should be in place before any developments are started as a condition precedent. The parish council has previously provided a Transport Report alongside its original objection to this development and advised of the considerable changes that had taken place with Southern Railway issuing a new timetable. This impact on traffic has still not been addressed.

1351 **Agenda item 12 - To note any recent planning decisions**

Nothing to report.

1352 **Agenda Item 13 - Date of next meeting – Tuesday 14 July 2026.**

Meeting finished 9.20 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 14 JULY 2026.