ALDINGBOURNE PARISH COUNCIL

MINUTES of the Planning Meeting of the Aldingbourne Parish Council held on Tuesday 10 November 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 Ron Flitter
Cllr Katherine Jarman
Cllr Anita Lawrence.

In attendance: Marie Singleton – Parish Clerk.

There was two members of the public in attendance.

1392 A**genda item 1 - Apologies for Absence**
All in attendance.

1393 **Agenda item 2 - Declarations of Interest**
Nothing to declare.

1394 **Agenda item 3 - Public Participation**
Two residents were in attendance regarding application AL/84/26/PL – Land West of St Johns Close, Woodgate and raised the following concerns:-

- The boundary wall to plot 1 is so close to an existing neighbour that the back two bedrooms look directly into their kitchen. It was acknowledged that ADC had attended the site to talk to the resident but was given the impression that this was acceptable.
- The whole site is an area that is concerned with shrinkage, but nothing of this is mentioned in any of the developers reports.
- A tree currently identified to be removed has tree roots under the house of an existing resident's kitchen and they are concerned on the implications that this will have on their property.
- Slow worms and hedgehogs have been noted on site, and this has not been accounted for in an ecology report.
- The access to the site is still not legally possible as no specific owner has been identified to grant access, it has been cited that a piece of land that is required for access to be allowed is owned by WSCC which is incorrect as land registry has no

registration, so no proper legal notices have been served, and if they have it is likely they have gone to the wrong people.

- There are ongoing concerns on surface water in the area and the capacity of the Lidsey Water Treatment Plant, which is known that it will not be able to take any increase in capacity for between 10-15 years.

Councillors then discussed the application, see agenda item 11 below.

1395 **Agenda item 4 - Approval of the Minutes of Planning Committee held 13 October 2026**

The minutes of the Planning Committee Meeting held 13 October 2026 were unanimously approved. Proposed by Cllr Flitter, seconded by Cllr Rickard. Cllr Foott signed the minutes as Chair of the Planning Committee.

1396 **Agenda item 5 - Matters arising from the Minutes of the meeting held 13 October 2026**

To consider any matters arising solely from the minutes relating to the meeting held on 13 October 2026.

The Clerk advised that she had written to ADC regarding the lack of bins on footpath 299 raised by a resident at the last meeting and ADC had responded to say this was being considered.

1397 **Agenda item 6 – Chair's Report**

Cllr Foott advised councillors that she had attended the Arun Flood Forum meeting. The flooding of the A29 at Lidsey is still a major concern and WSCC have acknowledged that this is still work in progress in resolving the situation and that monitoring of the area will ensure that pumps are put in place much sooner to help mitigate the problems with flooding.

1398 **Agenda item 7 – Planning Correspondence**

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

- It was noted that the Clerk has not responded to ADC on planning decisions as per the previous minutes following information provided by our Planning Consultant.
- WSCC Highways, transport and planning newsletter – circulated 27.10.26 and put on the website and social media platforms.
- East Preston Neighbourhood Community Development Plan Review 2025-2041 - ADC confirms acceptance of recommendations – circulated 03.11.26.
- E-mail from resident regarding drainage problems outside new development on Lidsey Road – forwarded to Cllr Foott to raise at the Flood Forum Meeting 04.11.26.

1399 **Agenda item 8 - To receive an update regarding the Aldingbourne Neighbourhood Plan**

Cllr Brown advised that after reading other parish councils neighbourhood plans, he felt it may be now appropriate to revisit reviewing our own. Previous discussions had decided that

following advice from Steve Tilbury on the merits of undertaking such a review and the parish council having been in dialogue with ADC who advised that there was no grant available, the NPFF was still being considered at the time of this discussion, the local government reorganisation was in progress and the new Arun Local Plan had still not been finalised, at that point it was agreed to leave.

Following a discussion between councillors, it was agreed that Cllr Brown would research the idea again and if there was any merit in the idea being reviewed then he would report back so that the ANP working party could be reconvened to make any recommendations to the Full Council, taking into account that any review should not put the parish council in a more difficult position when citing its ANP polices in planning applications.

The Clerk will forward to Cllr Brown a list that had been previously agreed on, that could be included if such a review was to take place.

1400 **Agenda item 9 - To note matters relating to the current BEW Masterplan and management of the Strategic Allocation process.**

It was noted that the meeting due to take place 11.11.26 had been cancelled and a new one provisionally scheduled for 10.12.26.

1401 **Agenda item 10 – ABE Community Land Trust (CLT)**
Nothing new to report.

1402 **Agenda item 11 – To discuss any recent Planning Applications as noted below**
Application Number: AL/90/26/A

Address: Woodgate Centre, Oak Tree Lane

Application details: Display of 6 No flags, 5 no temporary marketing signs, graphics and exterior wall signage with lighting.
NO OBJECTION by all councillors but the Clerk was asked to make a comment to ADC that the flags had been installed prior to the application being considered.

Application Number: AL/59/26/PL

Address: The Coach House, Arundel Road, Fontwell

Application details: 1st floor rear dormer to increase office space and headroom. In CIL Zone 3 (zero rated) as all other development.

NO OBJECTION by four councillors, with two councillors objecting. The parish council has no objection to this application; however, a condition should be in place that no development takes place until a bat survey is undertaken when appropriate.

Application Number: AL/89/26/HH - deadline 12.11.26

Address: Hazeldene, Nyton Road, Aldingbourne

Application details: Installation of a front wall and electric gate including a new dropped kerb.

OBJECTION by all councillors based on the following ANP policies:-

- EH8 – proposals affecting this setting will be required to retain their significance and contribution to local distinctiveness, where proposals would lead to harm or loss should be minimised through retention of features, the parish council does not agree that this policy is being adhered too as the design is out of keeping with the other properties in the area.
- EH6 - the biodiversity report should be undertaken by a specialist ecologist and not an architect and note the discrepancies in the application that state that a wall was previously in place when in fact the hedgerow has been removed which is in contravention of EHP policy EH6, the protection of trees and hedgerows.
- EH12 – there is evidence of bats in the area and protection of their habitats should be complied with.
- The parish council would also like the following to be noted:-
    - The plan submitted does not match what is already in place, as there is already a dropped kerb to a property that has no planning permission, so the parish council see no need for a new one in this position.
    - The building of the wall appears to have already been started despite there being no final decision by the planning authority.
    - The parish council is also disappointed to note that there has been no comment from WSCC Highways regarding this application as the entrance interferes with a WSCC sign which is in place for traffic safety and affects traffic coming from the Oving Road.
    - A full ecology report should be submitted before a decision is made.

Application Number: AL/80/26/HH

Address: 27 Ivy Lane, Westergate

Application details: Conversion of an existing brick outbuilding/room within the residential property to provide an additional bedroom.

NO OBJECTION by all councillors.

Application Number: AL/84/26/PL

Address: Land West of St Johns Close, Woodgate

Application details: Erection of 2 No. 4 bed detached and 4 No. 3 bed semi-detached residential dwellings, with associated access, parking and landscaping. This application is in CIL Zone 2 (CIL Liable new dwellings).

OBJECTION by all councillors based on the following ANP policies. It was acknowledged that the parish council had objected to this application on numerous occasions but noted that the number of houses had been reduced following a permission in principle agreement given by ADC, but having reviewed the new application the following ANP policies still need to be considered:-

- H3 - Housing density – The parish council still views that this is deemed to be an overdevelopment of the site and there is concern that boundaries of the proposed new houses are too close to existing residents.

- EH1 – Built Up Area Boundary (BUAB), the ANP states that proposals for development within the BUAB will generally be permitted but subject to meeting certain criteria which the parish council believes have not been met. The development will protect the local landscape character – NOT MET. The proposal is sensitively designed – NOT MET. There is demonstrated through appropriate assessment that there would be no significant harm to biodiversity – NOT MET see separate section below. There would be no unacceptable environment implications including an increased risk of groundwater flooding – NOT MET. Recent development in Hook Lane has given rise to many problems including high water tables in the local areas causing site flooding – NOT MET, please see EH5 below.

- EH5 – Surface Water Management - The parish council has consistently objected to applications in relation to this site on the ground the proposals increased the existing flood risk. Application AL/132/23/PL was refused on appeal on 21 January 2025 for this reason, the current application supported by the Henry Adams “Planning, Design and Access Statement” seeks to address and overcome the flood risk, but the proposals do not achieve the objective. The parish council maintains the objection to the proposed development on the ground the proposed development does not comply with ANP Policy EH5 and specifically EH 5.1, 5.4, 5.5 and 5.6. Cllr Brown agreed to look at this policy in detail and to submit a report to the Clerk for any additional information to be included in an objection letter.

- EH6 – Biodiversity – Cllr Jarman advised that the tree plan does not show the correct number of trees on the site. It was noted that the Arun Ecologist does not raise any objections to the application, however, the parish council has several ecology-related concerns about the plans, in relation to the removal of trees; disruption to bat flightlines; and harm to protected species. The parish council requests that an appropriate assessment be carried out. Cllr Jarman agreed to provide a full response on this policy to the Clerk for any additional information to be included in an objection letter.

Cllr Foott also advised that that If Arun is minded to grant this application that there needs to be a detailed construction management plan in place that considers the residents given the proposed developed is within close proximity to housing on all sides. There will need to be a traffic management plan in place that considers the difficulties at the junction of Hook Lane and the A29 and that no construction traffic should use Oving road end of Hook Lane as a means of access/egress.

A full letter outlining the above concerns, will be posted to the ADC planning portal site by the deadline 19.11.26.

1403 **Agenda item 12 - To note any recent planning decisions**
Nothing to note.

1404 **Agenda Item 13 - Date of next meeting – Tuesday 8 December 2026 at 7.00 pm.**

Meeting finished 9.10 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 8 DECEMBER 2026.