

16th July 2026

Amanda Strachan
58 Oaktree Close
Pagham
PO21 3PW

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/75/26/DOC
Site Address: Parcel Of Land 254 Pagham Road Pagham PO21 3PY
Description of works: Approval of details reserved by condition imposed under P/114/24/RES relating to condition 5-landscape scheme.

Thank you for your internet representation made on 15th July 2026 which has been recorded as an objection with the comments as follows:

OWPC84772

I am writing in relation to the above planning reference and the Landscaping and Bargates drawing no. L002 TO4. I note that the proposed planting scheme includes several oak trees, some of which appear to be positioned very close to the boundary of Mill Farm Estate.

My particular concern relates to my recently erected conservatory, its foundations, and my boundary wall, which appear to be less than the recommended 20-30 metre distance from one of the proposed oak trees. I would be grateful for reassurance that this matter has been fully considered as part of the planning assessment.

I am concerned that my property, along with other properties situated along the Mill Farm boundary, could be adversely affected in future by the root systems of these trees. Such impacts may include potential damage to foundations, boundary structures, underground pipework, and other associated services.

Whilst I appreciate that the properties are not traditional brick-and-mortar constructions in every respect, our homes are situated on clay soil, on concrete hardstanding, and have underground pipework and services which could be vulnerable to future movement or root intrusion.

In the United Kingdom, NHBC guidance recognises that large trees, such as oaks, should be planted at an appropriate safe distance from properties, particularly where clay soil is present. Given that the soil conditions in the Bognor Regis and Pagham area are clay-based, I consider the proposed planting of oak trees in such close proximity to residential boundaries to be a significant concern.

I would therefore respectfully request confirmation that the potential long-term impact of the proposed oak trees on neighbouring properties has been properly assessed, and that appropriate mitigation or relocation of

the trees will be considered where necessary.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>