

Simon Davis
Planning Officer
Arun District Council
Planning & Building Control General Enquiries

7th December 2025

Dear Mr Davis

Application No: P/135/25/DOC

We would like to raise our concerns regarding the proposed plans to use the access point used by Windmill Barn, Commonmead Barn and The Paddock as the heavy goods vehicle exit point from the new Bargate site referred to as Land West of Pagham Road, Pagham PO21 3PY. We also have concerns regarding the revised CEMP regarding traffic approaching the site from the East.

- We have major safety concerns regarding the haul road access point onto a shared residential driveway which is used by us to enter and leave our properties. The CEMP states that there will be 77 heavy vehicle movements per week and will also generate the need for circa 40 cars **per day**. With the addition of an occasional fleet of up to 10 tipper trucks on a 6 load turnaround. This will create a significantly increased danger of collision as the access is fairly narrow, with established tall shrubbery which partially blocks the view when turning in from the 60 mph Pagham Road and leaving from the access point to Pagham Road. **Furthermore, this access point is also used by us as pedestrians including a wheelchair user, there is no footpath and is our ONLY access point.**
- We also have concerns about the mud and general debris that will be left following the heavy goods vehicles leaving the building site. The point raised in the traffic management plan states that wheel washing will be made operational as the need arises suggests that this will only be done when conditions are very poor. The current work on the site to the North of Hook Lane and East of Pagham Road also have the same issue with mud being left on the road. As this was a little distance from us, it was far less of a concern, especially as the road was regularly cleaned to remove the debris, but for us, as our entrance is not on the public highway, the mud will adversely impact the immediate area including much of our gravel drive, and by association also our vehicles and potentially us as the pedestrians too.

We request that the exit haul road is extended to allow all site vehicles to access and exit using the newly created entrance, leaving our entrance free and easily accessible by us and should the need arise, emergency vehicles too.

- The revised CEMP shows a routing arrangement for vehicles arriving and departing from the East. This includes a route along Rowan Way & onto North Bersted Street, this is a narrow residential street that includes a busy child's nursery surely not an ideal route for heavy goods vehicles. The route then continues until exiting left from Sefter Road onto Pagham Road (ariel photo below). This junction has a turning tighter than 90 degrees onto a 60 mph 'B' road, a lorry will have to use both sides of Sefter & Pagham Road to achieve this turn. Traffic from Pagham is nearly blind to Sefter corner and in addition there are bus stops either side of the road which are in constant use by Barfoots workers exiting the designated footpath opposite the junction. *We are astounded that WSCC highways have approved this!*



Yours sincerely

Andrea Tremble & Roger Smith

P/135/25/DOC

PL- rep

Arun District Council, Civic Centre, Maltravers Rd
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From: Breezie Allwright <Breezie.Allwright@arun.gov.uk> **On Behalf Of** Planning

Sent: 08 December 2025 09:16

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Application P/135/25/DOC Comments

Importance: High

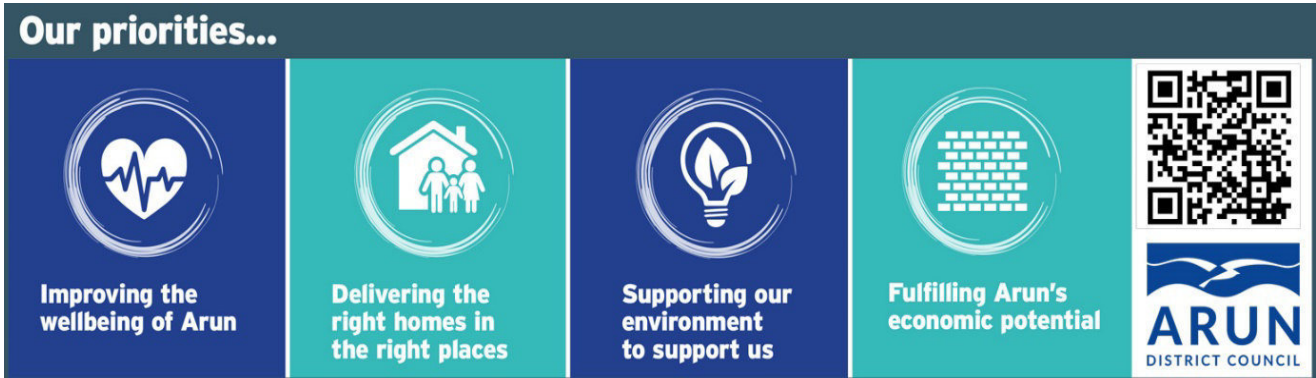
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Please note my working days are Monday, Tuesday, Wednesday and Friday.

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From: andrea tremble [REDACTED]
Sent: 08 December 2025 07:00
To: Planning <Planning@arun.gov.uk>
Subject: Application P/135/25/DOC Comments
Importance: High

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Good morning

Please find attached our urgent comments regarding the CEMP for Land West of Pagham Road, Pagham PO21 3PY

Kind Regards

Andrea Tremble & Roger Smith
Windmill Barn
PO21 3PY