

**Sent:** 27 September 2025 17:30  
**To:** Planning  
**Subject:** Re: DC/25/1269 Land North of Guildford Road, Bucks Green  
**Categories:** Comments Received

Hello

Apologies for duplicate email - I sent it too soon by mistake.

I have a strong objection to this application on the following grounds:

Too high density of housing, changing the character of this small village.

Too close to multiple listed buildings

Loss of privacy for the existing properties along the A281 and bordering the site.

Access onto A281 is dangerous.

Increased level of traffic on an already extremely busy road where people drive too fast and unsuitable traffic hurtles along the narrow road through a village with a busy footpath right alongside.

Public transport provision is woefully inadequate as it is which means new tenants would probably require one if not two cars per household, adding considerably to the number of cars on the roads.

More houses than was ever stipulated on the Neighbourhood Plan and the Horsham Plan

Serious concern about flooding on A281. When it rains heavily, the A281 regularly floods across the road at the pedestrian lights, and The Old Cottage has twice been at very serious risk of flooding into the property.

Loss of habitat and biodiversity

While Rudgwick undoubtedly needs to build some new houses, taking its share of the overall Horsham allocation, this development seems totally disproportionate to the village which will struggle to accommodate the additional pupils at the school, patients at the doctor's surgery and cars on the road.

Please reconsider