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27th October 2025

Planning Department
Horsham District Council
Albery House
Springfield Road
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West Sussex
RH12 2GB

Dear Sir/Madam

DC/25/1269 Land North of Guildford Road, Bucks Green

Rudgwick Parish Council (RPC) – further comments following the submitted WSCC consultation report dated 17th October 2025 (author Ian Gledhill).

- RPC considers that an informal crossing of the A281 for pedestrians at the main site entrance is unacceptable. It fully supports the WSCC proposal to investigate the feasibility of a pedestrian refuge island. RPC would strongly support such a proposal and would expect the refuge to have illuminated bollards and be of an appropriate size to enable all VRU types to wait safely on it, given its location in the middle of the busy A281.
- RPC agrees with WSCC's recommendation that the proposed (informal) pedestrian crossing point of the A281 at the West of the site be removed.
- However RPC reiterates the need for a VRU only access to be provided instead from the North-West corner of the site onto Lynwick Street. The applicant has failed in both the Transport Assessment and Travel Plan to identify important local amenities that are based on Lynwick Street at the old brickworks business park. As well as a local employment centre, it hosts the extremely popular Milk Churn Café and Firebird Brewery Bar that attract many customers (likely 1,000s per week). Also, the provision of such a VRU access would then allow cyclists easy access to the DownsLink without venturing onto the busy A281. Pedestrians would then be able to access these facilities via Lynwick Street (a rural lane that attracts walkers) without crossing, and re-crossing the A281. Whilst FP 1386 could occasionally be used for access by walkers, stiles, muddy fields and grazing cattle need to be encountered thereby severely limiting actual usage. It would seem that the existing field access point could readily be reduced to provide such VRU access, rather than be fully closed off, as suggested by WSCC. If this access is not provided then it would encourage private car use to access both the Milk Churn and Firebird Brewery Bar. Whereas

providing it would also be useful to all village ramblers, especially in the winter months, to enable them to undertake (circular) walks, often involving Lynwick Street, and thereby cut-out the need to cross the A281. It is worth noting that the submitted Access and Design Statement (Page 7 - 2nd diagram - Landscape Opportunities Plan) did indicate a Potential Pedestrian Connection directly onto Lynwick Street. Perhaps it was subsequently omitted as these two highly popular local amenities were not identified and documented at all. So, the need to access them, preferably via Active Travel methods, would not even have been considered. This is a flaw in the submitted data (Table 3.2 and Figure 3.5 of Transport Assessment and also Table 3.2 and Figure 3.4 of Travel Plan) that has affected the analysis. These reports should be corrected. Consideration should also consequently be given to changing the Vision to ensure that these Lynwick Street amenities are included whether by specific locational reference or clarifying that the village of Rudgwick 'embraces' the Lynwick Street business area (as in the Rudgwick Neighbourhood Plan).

- RPC welcomes the widening of the proposed footway fronting the A281 from 1.5m to 2m (narrowing to 1.5m alongside the layby). RPC understands that this is the maximum width available within the designated highways land 'constraint'. RPC notes that to widen this further would presumably therefore require the agreement the landowner. With such land ownership not falling within the red line boundary of this application, instead falling under the old Pig Farm application DC/24/1811 (approved in outline with ALL matters reserved), RPC intends to continue to pursue its desire for (ideally) up to 3m pavement width (where feasible) directly fronting the A281 (northern side) as part of its strategic initiative to better Active Travel link Bucks Green with Rudgwick Village.

Yours faithfully
Sarah Hall

Sarah Hall
Assistant Clerk to Rudgwick Parish Council Clerk