

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 23 September 2025 09:36:35 UTC+01:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/25/1269  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 23/09/2025 9:36 AM.

### Application Summary

Address:	Land North of Guildford Road Bucks Green Rudgwick West Sussex
Proposal:	Outline Planning Application for up to 90 no. residential dwellings (including 40% affordable) all matters to be reserved apart from access.
Case Officer:	Nicola Pettifer

[Click for further information](#)

### Customer Details

Address: The Old Cottage Bucks Green, Rudgwick Rudgwick, Horsham

### Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Design</li><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Privacy Light and Noise</li><li>- Trees and Landscaping</li></ul>
Comments:	Rudgwick parish, and specifically Bucks Green, is a relatively small, rural village with very limited public transport (occasional buses to a few destinations and no railway station) and limited

amenities, particularly the medical centre, that are already stretched serving the existing local population.

The village does not have sufficient employment opportunities or amenities to support a development of this scale meaning that most new residents will need to drive elsewhere for work, to shop and to access healthcare.

Traffic, both in terms of volume and speed, on the A281 is already an ongoing problem, causing significant safety concerns (there has been a number of serious accidents, including fatalities, over recent years on the stretch of road running from either side of the village) as well as pollution, congestion and noise pollution at particular times of the day.

It appears there has been very little support to date from Horsham District Council to assist with solutions to mitigate the traffic problems and manage traffic flows (the Parish Council has repeatedly proposed solutions to use money made available from previous developments in the village). Traffic issues will worsen due to other major housing developments along the A281, including Dunsfold, Alfold and Broadbridge Heath.

Regular flooding of the A281 from run-off water from the fields where the proposed development will be sited, which again HDC has apparently ignored, creates further safety concerns with existing traffic levels let alone with the increased volume of traffic the development will generate. There is potential for the development of this land to greatly increase flooding on the A281 both during the building phase and thereafter once the development has been built.

The proposed number of houses would be a disproportionate over development, increasing the population of the entire parish by perhaps 10% (which had already increased by 9% over the 10 years to the 2021 census), worsening traffic problems and safety concerns, putting undue pressure on local infrastructure, as well as destroying green space and wildlife habitat that is central to the character of the village.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



**Horsham  
District  
Council**

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