

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 23 September 2025 21:31:05 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 9:31 PM.

### 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:	Hawthorn Cottage Tismans Common Rudgwick
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### Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	I wish to formally object to planning application DC/25/1269 on the grounds that the proposed access is unsafe and unsuitable.

#### Key Concerns

##### 1. Unsafe Location

The proposed access is located in close proximity to the Lynwick Street junction, the two Loxwood Road junctions, and the Haven

Road junction, creating a short stretch of the A281 with multiple closely spaced access points. Introducing an additional junction here would increase driver confusion and turning conflicts.

The collision record indicates five injury accidents in the past five years, including two serious. Adding another access so close to existing junctions will inevitably exacerbate existing safety risks.

The proposed access is very close to the entrance to Rudgwick Village Hall and Recreation Ground, which generates significant traffic and pedestrian activity, particularly at weekends during sports fixtures. Placing a residential access here would create dangerous cross-turning conflicts and increase risks for all road users and pedestrians. The impact of locating the proposed access close to the entrance to the community facility has not been adequately assessed in the submitted Transport Assessment or Road Safety Audit.

## 2. Visibility Splays

The Road Safety Audit notes that visibility may be obstructed by vegetation and boundary treatments, with the design assuming these will be regularly maintained. Access cannot be considered "safe by design" if adequate visibility relies on regular hedge-cutting and boundary maintenance, which cannot be guaranteed over the lifetime of the development.

Additionally, the speed survey data in the Transport Assessment is incomplete, omitting southbound movements and lacking clarification of weather conditions. These gaps undermine the reliability of the access design.

## 3. Pedestrian and Cycling Access

The proposals fail to provide safe and inclusive access for non-motorised users. The 1.5m north-side footway is narrower than the recommended 2m and lacks sufficient dropped kerbs and tactile paving. The Road Safety Audit also highlighted uneven surfaces and poor inter-visibility due to parking in the lay-by. These deficiencies disproportionately affect disabled users, parents with prams, and visually impaired pedestrians.

There are no dedicated cycle lanes on the A281, forcing cyclists to share a fast and hazardous road. The WSCC Highways Authority acknowledges that the A281 "is unlikely to appeal to any number of users" as a cycle route, demonstrating that the development fails to provide safe or suitable cycle access, contrary to local and national policy.

The proposals fail to demonstrate safe and suitable access for motorists, pedestrians, and cyclists and I therefore urge the Planning Department to refuse this application.

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Kind regards

**Telephone:**

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



**Horsham  
District  
Council**

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**Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB**  
Telephone: 01403 215100 (calls may be recorded) [www.horsham.gov.uk](http://www.horsham.gov.uk) Chief Executive: Jane E aton