

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 September 2025 13:49:26 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 24/09/2025 1:49 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: Bacon Cottage Guildford Road, Bucks Green Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none">- Design- Highway Access and Parking- Loss of General Amenity- Other- Overdevelopment
Comments:	Design - Current design does not sufficiently take into consideration or deal with the potential for flooding of existing houses (particularly Bacon Cottage where surface water can be ankle deep after rainfall). It also does not deal with the potential

for run off to flood the A281 and two listed buildings sited on the A281 below the proposed development

Highway access and parking- the proposed access to/from the site off the A281 is dangerous due to lack of visibility and poor sight lines. Poor public transport links to Horsham and Guildford mean that people are reliant on cars and given the potential for 180 new cars using the access (2 cars per household) this will add to an already over loaded road where cars also travel in excess of the speed limit. Getting out of existing driveways along the A281 are already hampered by the volume of traffic - particularly at peak times.

Loss of general amenity/other: Impact on wildlife: Although there are numerous surveys accompanying the plan regarding impact of the development on wildlife there will still be implications for the deer, foxes, birds and bats that use the land. Deer frequently walk across the potential development area which will no longer be possible if the development goes ahead.

This development will also remove one of the unique features of the houses on the edge of the development by removing the open fields behind them and in addition removing the fields that are enjoyed by many people for walking and relaxation.

Overdevelopment: The village does not have the infrastructure to support the number of houses/families in this potential development and indeed any further expansion of the village. The village school is already full, the local doctors is at capacity and there is only one private dentist, one shop and one pharmacy.

Kind regards

Telephone:

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