

From: Planning@horsham.gov.uk
Sent: 12 March 2026 10:50
To: Planning
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 12/03/2026 10:50 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:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address:	2 Rascalls Cottages Buck Green 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 - Loss of General Amenity - Overdevelopment
Comments:	I wish to formally object to the proposed development of 90 dwellings due to significant concerns regarding road safety, flood risk, and the capacity of existing local infrastructure. In its current form, the proposal would place unsustainable pressure on the village and its services. Firstly, I support the request from Sussex Police for the installation of a fixed speed camera on the A281 close to the proposed site access. This request is both reasonable and necessary given that the development proposes vehicular access onto the busy A281 via a priority junction. Evidence already demonstrates that a substantial number of vehicles travel through this section of road at speeds exceeding the 30mph limit. While community Speedwatch initiatives and periodic deployment of mobile police enforcement units have been used, these measures have only partially mitigated the issue. The proposed development would represent a very substantial expansion of the Bucks Green

settlement, effectively increasing its size by at least 100%. Without permanent traffic enforcement measures such as a fixed speed camera, the safety of residents, pedestrians and vehicles using the A281 would be significantly compromised. Increased vehicle movements associated with a development of this scale would exacerbate an already problematic situation and raise serious concerns regarding highway safety.

Secondly, there are well documented flooding issues affecting the A281 and surrounding areas along Guildford Road. Existing flooding has already caused damage to the road infrastructure and has negatively impacted nearby properties and footpaths. Introducing a large development in close proximity raises serious concerns regarding surface water management and drainage capacity. Without robust and demonstrably effective mitigation measures, there is a high likelihood that additional hard surfaces and increased runoff from the site would worsen these existing flood problems.

Thirdly, the proposal fails to adequately address the cumulative impact that continued housing development is having on local infrastructure and public services. The village has already experienced significant housing growth in recent years, yet key services have not expanded proportionately.

The local primary school is already oversubscribed in certain year groups and operates within limited physical capacity. Reports within the community indicate that class sizes have increased to the point where teaching staff have expressed concerns about maintaining expected teaching standards. Facilities are constrained, with some pupils required to eat lunch in classrooms due to limited communal space. A development of this scale would inevitably generate additional demand for school places that the current provision is unlikely to accommodate.

Similarly, Rudgwick GP Surgery is already under considerable strain. Residents are experiencing increasingly long waiting times for appointments and growing difficulty accessing timely medical care. The practice appears to be operating at or beyond its intended patient capacity. Additional housing without corresponding expansion of local healthcare provision would further degrade service accessibility and quality for existing residents.

Planning decisions should ensure that development is sustainable and supported by adequate infrastructure. In this case, the cumulative impacts on highway safety, flood risk, education provision and healthcare services appear to have been insufficiently addressed.

For these reasons, I strongly object to the proposed development and urge the planning authority to refuse the application unless these significant concerns can be fully and satisfactorily resolved.

Kinds Regards

[Redacted Signature]

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
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