

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 28 May 2026 12:02:50 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 28/05/2026 12:02 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:	Sam Whitehouse

[Click for further information](#)

Customer Details

Address: CNC House Bucks Green Rudgwick

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking
Comments:	Subject: Objection to Proposed Development - Access and Safety Concerns I would like to formally object to the proposed development. The planned entrance will be directly opposite the entrance to our business premises.

Between the three businesses operating within our yard, we regularly receive multiple daily deliveries by large vehicles (typically 10+ ton lorries). Due to the layout, these vehicles must stop on the carriageway, move across into the opposite lane, and then reverse into our yard.

In practice, this manoeuvre already presents challenges. It is common for motorists approaching from either direction to fail to anticipate or understand the situation, often stopping too close or having to reverse to allow sufficient space. This creates regular disruption and poses an ongoing safety risk to both drivers and road users. I witness the difficulty this creates for lorry drivers on a daily basis.

Introducing an additional main access point directly opposite-serving a development likely to generate frequent vehicle movements-will significantly exacerbate this issue.

Increased traffic entering and exiting at this exact point will:

- Reduce the available manoeuvring space for large vehicles
- Increase the likelihood of congestion and confusion on the carriageway
- Heighten the risk of accidents involving reversing HGVs and passing traffic

Overall, this would create a materially more dangerous situation for all road users and for businesses operating at this location.

I would also question why the access has not been positioned on Lynwick Street, where it would connect more safely off the A281 and avoid directly conflicting with an established commercial access point.

I strongly urge that the access arrangements are reconsidered in the interests of safety and practicality.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



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