

**From:** Planning@horsham.gov.uk  
**Sent:** 05 August 2025 08:38  
**To:** Planning  
**Subject:** Comments for Planning Application DC/25/1120

**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 05/08/2025 8:37 AM.

### Application Summary

Address:	Land Adjacent To Pucks Croft Cottage Horsham Road Rusper West Sussex
Proposal:	Outline application for the erection of 4no. dwellings, extension to existing cottage, alterations to access and provision of landscaping.
Case Officer:	Tamara Dale

[Click for further information](#)

### Customer Details

Address:	The Swallows Horsham Road Rusper
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### Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	<ul style="list-style-type: none"><li>- Highway Access and Parking</li><li>- Loss of General Amenity</li><li>- Overdevelopment</li><li>- Trees and Landscaping</li></ul>
Comments:	<p>I strongly object to this application for 3 main reasons.</p> <ol style="list-style-type: none"><li>1. Safety. The proposed development is in probably the most dangerous stretch of the whole of Horsham Road. It is right on a bend. Cars speed daily down this part of the road, there are daily near misses and beeps from cars as they narrowly avoid each other. It is hard to think of a more dangerous place to develop.</li><li>2. Loss of amenity. The path across this proposed site is used daily by dog walkers, ramblers and families going for a walk from the village. It is a popular route. It is very important to note that the only other main path into the fields beyond is now closed, perhaps permanently, for a development of a rather eye-watering 43 homes at Millfield House.</li><li>3. Environmental impact. At the Bohunt Development at the bottom of Horsham Road they are still building 2750 homes. The West of Ifield / East of Rusper proposed development is for 3000 homes. Work is about to start on 43 homes right in the middle of Rusper at the Millfield House site. Rusper is being hemmed in. The only actual view of countryside by the road from</li></ol>

Cook's Mead up to The Plough pub is now a very small stretch that includes the Puck's Croft proposal. It just seems that Rusper is taking more than its fair share of development and that Puck's Croft is therefore both unnecessary and inappropriate.

I would also like to point out that exactly where the 4 houses are proposed is a breeding colony of the scarce Dingy Skipper butterfly, to my knowledge the only site in Rusper. In addition there are breeding colonies of marbled white butterfly [REDACTED]

[REDACTED] Firecrest were seen nest prosecting there this Spring and Mistle Thrush, a red listed species, bred this year. If this wasn't enough, the proposed site also at the very least encroaches on adjacent ancient woodland.

The proposed development of this site has already been proposed twice and rejected twice. For all of the reasons detailed above, I hope that common sense will prevail once again and the proposal is rejected.

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Kind regards

**Telephone:**

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



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