

From: Planning@horsham.gov.uk
Sent: 14 October 2025 06:24
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 14/10/2025 6:24 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:	Pucks croft Horsham Road Rusper
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Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	<p>I am the owner of Pucks Croft, the house and land which is immediately adjacent to the proposed development site.</p> <p>As part of this consultation process, I was asked to comment on the developers updated water neutrality statement.</p> <p>As water neutrality is a technical area which both my planning and ecology experts did not feel able to comment on I endeavoured to get an expert opinion on the updated water neutrality submission</p> <p>All of the expert companies in the Sussex area (Aegaea, Sussex Water Neutrality, H2OGeo) have said they can't work for us as they have a conflict, they don't want to upset the developers or Motion, the company that is providing the expert opinion for the developers.</p>

Aegaea in fact originally said they would act for us and claimed to have identified several issues with the application. Only for [REDACTED] the director at Aegaea to email me the day before the report was due to say that they had identified a pre-existing conflict that they were previously unaware of and because of this they were unable to send us the report.

It is hard to see how this can be a fair and balanced process when one side has expert opinion and the other cannot access it. My only hope (and in fact, the experts I spoke to said would be my only option) is that the experts at Horsham Council can provide the scrutiny without support which appears to be so needed.

Without the support of any expert opinion, the only element I can identify is that the water usage is out of date and based on a house has been abandoned for over five years. Also a note that the water credit/ off set site, South Lodge Hotel is over 9 miles away from the proposed development and a question:

-Are they in the same water shed site and surely such a distance precludes any meaningful offset?

-South Lodge Hotel claim to be a B Corp organisation. Under this certification they are committed to 'tracking water and energy use, and managing the environmental impacts across the supply chain.' I struggle to see how a commercial business offering water credits that enables development miles away, with all the environmental distraction this causes can be meeting that.

Many thanks for considering my concerns both in the validity of the report and the fairness of the process.

[REDACTED]

Kind regards

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