From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 29 August 2025 20:31:12 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0936
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 29/08/2025 8:31 PM.

Application Summary

Address:	CCM Depot, Compliance House Rusper Road Ifield West Sussex RH11 0LQ
Proposal:	Erection of a single storey front extension.
Case Officer:	Kate Turner

Click for further information

Customer Details

Address:	South Lodge, The Mount Ifield CRAWLEY

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Privacy Light and Noise
Comments:	DC/25/0936 : Erection of a single storey front extension CCM Depot, Compliance House Rusper Road Ifield West Sussex RH11 0LQ I object to this application due to serious concerns about sewage disposal, and the lack of information about how freshwater will be harvested and stored in order to satisfy water neutrality. The GPA Design, Access and Planning statement discusses

neighbouring properties, but omits to mention my property, South Lodge, which is directly opposite and has full view of the site, buildings and access onto Rusper Road. The view from South Lodge is similar to the Street View photo in the GPA document.

DISPOSAL OF WASTE WATER AND SEWAGE
The Planning Application document indicates that the method for disposal of Foul Sewage is "Unknown", and that it is also "Unknown" as to whether there will be connection to the existing drainage system - although the site is not served by mains drainage.
A neighbour has suggested that untreated effluent flows directly into the River Mole.
If this is indeed the case - and the "Unknown" responses don't deny it - then this illegal pollution of the River Mole is reason enough to object to this application, which will increase the volume of waste water and illegal sewage flowing into the river.

SUPPLY OF WATER
The Water Neutrality statement in inadequate. It explains that the introduction of rainwater harvesting for car valeting will more than offset the water use of the additional staff occupying the new building. But no detail is given regarding the proposed collection system, or how water will be stored to provide supply during the summer.

NUMBERS OF STAFF USING WATER AND TOILETS
The data on numbers of staff at the site - both existing and new - is inconsistent and very confusing across the application documents. The water neutrality statement appears to assume an increase of 3 employees whereas elsewhere an increase of 6 FTEs is stated.
The different documents give staff numbers calculated on different bases: some cover MOT Juice only and others cover MOT Juice + Spinroute. But It's hard to determine how many staff are currently employed, and how many will be added as a result of the extension.

NUMBERS OF VISITORS USING WATER AND TOILETS
The water neutrality statement is incorrect in saying that the number of visitors to the site is "very low, ~1 per day". The business relies on customers dropping off and collecting vehicles, and there are often customers sitting at the picnic tables on the grassy area out front waiting for their vehicles.
The number of visitors using the toilet facilities should be correctly estimated and taken into account.

OUTSIDE LIGHTING
The number and brightness of lights at the front of the building at night has increased significantly in recent years, to the extent that it is now intrusive and causes a disturbance to anyone in the rooms at the front of my property. Even for security lighting, the

amount of light seems excessive, and I would be very concerned if this were to increase further due to the extension of the building.

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council