Rusper Parish Council Consultation Response:

DC/25/0936 : Erection of a single storey front extension

CCM Depot, Compliance House Rusper Road Ifield West Sussex RH11 0LQ

Summary:

Rusper Parish Council objects to this application.

Given the serious shortcomings noted below, Rusper Parish Council concludes that with existing evidence provided this application should be refused due to the significant potential impacts on nearby trees, the lack of provision for SUDS risks and rainwater capture and any detail for waste water disposal.

Key Points

Lack of arboricultural impact assessment

The submitted block plan suggests that the existing tree canopy does not extend to the proposed build line, but aerial views from Google maps, and the pictures in the supporting statement, suggest that the existing building is already under the edge of the canopy. Given the comments of the Arboricultural Officer and the absence of an arboricultural impact assessment the Parish Council feels that this application should be refused until further evidence that there will not be an environmental impact can be established.

The HDC Arboricultural Officer notes:

> *No tree survey or arboricultural impact assessment has been submitted in support of the application.*
>
> *Recent felling of several trees has reduced the number of trees potentially affected by the proposal and precludes a fair assessment of the impact of the development in this respect.*

Flood Risk and SUDS

The Flood Risk Assessment and SUDS Audit Report concludes with the following recommendations:

> *The following SuDS designs are considered suitable on site:*
>
> - *Rainwater Harvesting Water Butts*
> - *Geocellular Storage*
> - *Flow Control Structure (Hydro Brake)*
> - *Petrol Interceptor/gullies*

Yet the are no indications of if or how any of these measures will be implemented. Without that detail, the application should be refused.

Water Supply and Waste Removal

Supply of water

The Water Neutrality statement 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 system, or how water will be stored to provide supply during the summer.

Disposal of waste water and sewage

The Planning Application document indicates that the method for disposal of Foul Sewage is "Unknown". A neighbour has suggested that untreated effluent flows directly into the River Mole. It is also "Unknown" as to whether there will be connection to the existing drainage system – although in fact the site is not served by mains drainage.

Residents adjacent to the site (Park View Lodge) note in their submission that " … The only formal drainage is an untreated sewage outlet that drains into our woodland to the eastern edge of the CCM Depot property, yet the application states that the foul sewage system is " unknown". This effluent discharges directly into the river Mole."

Staff numbers / Employment

The data on numbers of staff at the site – both existing and new – is inconsistent and unclear 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 water neutrality [WN] statement (page 2) seems to refer to the total number of staff across the whole site, ie "office and commercial workshop". The existing staff is given as 16 FTE, and future staff as 19 FTE. The WN statement is clear and states in several places that there will be 3 additional staff (FTE). However, this contrasts with both the Application document, and the GPA Design, Access and Planning statement, which both refer to the staff of MOT Juice only and state that this will increase by 6 additional employees. The GPA document says (para 4.4): "MOT Juice currently has 10 employees based at this site and the development will enable the addition of 6 more staff members. …"

The Application document is less clear. Under Employment the Existing employees is given as 10, but the Proposed employees is given as 6, which could be interpreted as a reduction of 4. It is assumed that this is meant to be read as 6 additional employees for MOT Juice, in line with the GPA document, and giving a future total of 16 FTE.

The accounts held at Companies House for MOT Juice indicate an average number of employees of 10 (2024) and 12 (2025).

The number of employees in the commercial workshop and its associated office is unclear.

The WN statement also assumes a 65% occupancy rate for all employees, and concludes that the 16 FTE existing employees equate to 10.4 people on-site per day. This seems to assume an unreasonably high rate of working from home especially given that the (Spinroute) employees in the workshop, and reception area, cannot work from home.

Visitor numbers

The WN statement that the number of visitors to the site is "very low, ~1 per day" is incorrect, and the figure is much higher. The nature of the business and the various services provided on the site require many more visitors every day: MOT and car repair, Gatwick parking, and to a lesser extent software design. In fact the site sees a steady stream of customers dropping off and collecting vehicles every day, and there are often customers sitting at the picnic tables on the grassy area out front waiting for their vehicles. Children's play equipment was provided previously.

The number of visitors using the toilet facilities should be correctly estimated and taken into account.