

Mr James Meachim
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RH10 4HQ

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF CONDITIONS

REFERENCE: DM/25/1060

DESCRIPTION: DISCHARGE OF CONDITION NOS 6, 7 AND 8 RELATING TO PLANNING REFERENCE DM/24/2981.

LOCATION: PALMERS AUTOCENTRE TYRES, PALMERS AUTOCENTRE TYRES, TURNERS HILL ROAD, CRAWLEY DOWN

DATE: 22 MAY 2026

Thank you for your application for approval of details reserved by condition received 22nd April 2025

Unfortunately I am unable to formally discharge the condition(s) for the following reasons:

- 8 The Council's Contamination Officer has reviewed the submitted Validation Report (reference 26/12836/D/GO submitted 20th May 2026) and the further information in your email of the same day. Their comments are set out below:

'The Phase 2 investigation identified contamination in multiple locations across the site, rather than being confined to a single plot. In particular, borehole 4, located within the garden area corresponding to Plot 3, recorded significant PAH and hydrocarbon contamination at approximately 0.50 m depth and was identified as the principal hotspot. In addition, elevated concentrations of lead were recorded at borehole 3, within the garden of Plot 5 at shallow depth of 0.10 m and at borehole 6 within the garden of Plot 4 at approximately 0.30 m depth. The contamination was therefore present across several proposed garden areas, rather than being restricted to a single plot.

The approved Remediation Method Statement reflects this by setting out a remediation strategy based on the presence of impacted near-surface soils across the site, with the requirement for excavation of garden areas to 600 mm depth and reinstatement with a suitable clean cover system. The report seems to imply this is site wide, and does not seem limited to one plot.

The submitted Validation Report however only provides evidence for Plot 4. This does not align with the earlier investigation findings, as the most significant contamination seems to have been identified within Plot 3, and additional lead exceedances were identified within Plot 5. Nor does it align with the Remediation Method Statement which appears to suggest a cover system in all gardens. On that basis, it is unclear why remediation and validation have only been undertaken and reported for Plot 4.'

In light of the above, further information is required and I am currently **unable** to discharge this condition.

I would appreciate your attention to the above matter, please submit the outstanding requirements within 14 working days from the date of this letter, in order that this matter can be given further consideration. Failure to do so may result in the refusal of your application.

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

RQDCOZ