

Max Lewis
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2 Fitzalan Road
Cardiff
CF24 0EB

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

PERMISSION

REFERENCE: DM/25/2807

DESCRIPTION: DISCHARGE OF CONDITION NO:17 RELATING TO PLANNING APPLICATION DM/24/0981

LOCATION: HOMEBASE, 219 - 225 LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 13 JAN 2026

CASE OFFICER: RACHEL RICHARDSON -
RACHEL.RICHARDSON@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 31st October 2025.

The Authority has considered your application, and I can confirm the following:-

Conditions:

17. The Remediation Verification Report prepared by Remada Geo Consultants, Report No. 1302.04.01 dated October 2025 confirms that remediation works have been completed in accordance with the approved Remediation Strategy and the requirements of Condition 17. The works included installation of ground gas protection measures verified in line with BS 8485:2015+A1:2019 and CIRIA C735. Imported topsoil was tested and found to comply with BS3882 standards and relevant Generic Assessment Criteria for commercial use. Verification sampling and chemical analyses demonstrate that contaminants are below assessment criteria, and asbestos was either not detected or present at negligible levels in crushed concrete placed beneath hardstanding. Waste disposal records have also been provided for surplus soils removed from site. As such, this condition has been discharged.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Other	Remediation Verification Report	Report No: 1302.04.01	31.10.2025
Other	Cover letter		31.10.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

PEDCOZ