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Sent: 13 November 2025 14:34:13 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/25/2880

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 13/11/2025 2:34 PM from Oliver Benson on behalf of Contaminated Land.

Application Summary

Reference:	DM/25/2880
Address:	13 Beaconsfield Close Burgess Hill West Sussex RH15 9AT
Proposal:	Retention of existing warehouse and creation within it of 3 new dwellings
Case Officer:	Peter Davies

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Comments Details

Comments:

The proposed development involves the conversion of an existing warehouse into three residential dwellings. Historical records indicate that the site and surrounding area were formerly occupied by a Brick, Tile & Pottery Works (circa 1897), and a historic pug mill remained on the site until its removal in 1999 as part of the application to construct the current warehouse. Such historic uses are commonly associated with potential contamination from heavy metals, hydrocarbons, and other industrial residues. Although the warehouse has been present since 1999, underlying soils may still be impacted by these historic activities.

Given the proposed change to a more sensitive end use of residential, it is important that the potential risks associated with the made ground are properly assessed and, if necessary, mitigated to ensure the site is suitable for its intended use. I would therefore recommend a phased contaminated land condition be attached.

Additionally, a discovery strategy should also be attached, so that in the event that contamination not already identified through the desktop study, or site investigation is found, works stop until such time that a further assessment has been made, and further remediation methods are put in place if needed.

Recommendation: Approval with conditions:

1. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, shall each be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:
o all previous uses
o potential contaminants associated with those uses
o a conceptual model of the site indicating sources, pathways and receptors
o potentially unacceptable risks arising from contamination at the site

and unless otherwise agreed in writing by the Local Planning Authority,

b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

and, unless otherwise agreed in writing by the Local Planning Authority,

c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. Prior to the completion of the development hereby permitted, a verification report prepared by a competent person shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that any remediation scheme required and approved has been implemented in full and in accordance with the approved details (unless otherwise agreed in writing by the Local Planning Authority). Any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be identified within the

report, and thereafter maintained.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Kind regards