

Beaconsfield Close – Accompanying Contamination Assessment

1:00 Introduction

The prior approval application being made is for the change of use of the existing warehouse to residential use.

The property in question is the building known as 13 Beaconsfield Close, Burgess Hill RH15 9AT. This is a resubmission.

- 1.1 This Contamination Assessment has been prepared to accompany a prior approval notice for the proposed works. The proposal is for a conversion of the existing warehouse building into residential use (C3).
- 1.2 It should be read in conjunction with the submitted drawing, statements and forms.
- 1.2 The existing property has been in use as warehouse for many years – at least since 2000. For the past 6 years it has been in the same ownership and throughout that time there has been no hint of contamination on the premises.
- 1.4 The current owners acquired it when it had recently closed as a distribution centre for small electrical goods. Principally aimed at the domestic market these goods were stored for distribution to local electrical retail units.
- 1.5 Given the known history of the site it is considered unlikely that significant contamination is present within the sub-surface. The preliminary risk assessment suggests that the risks posed by in situ land quality, in the context of the proposed site refurbishment and retention of widespread hard standing, are therefore moderate/low.
- 1.6 It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) will likely be sufficient.
- 1.7 The watching brief should be maintained throughout the entire development phase of works and any possible evidence of contamination encountered during the redevelopment works should be alerted to the Local Authority.
- 1.8 Appropriate actions would then be required to further inspect, sample and analyse any suspect materials, and formulate an appropriate remediation plan, as necessary.
- 1.9 Due to the age and nature of the property it is not likely that asbestos will be found within the building. It is recommended that an Asbestos Survey and Management Plan be carried out prior to development commencing but once consent is granted.
- 1.10 The most significant risk of contamination to the development will be the breaking out of the ground floor slab and external concrete areas. It is at this stage that additional monitoring could be beneficial.

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Summary & Conclusion

We can summarise in the following points,

- a. There is no significant known contamination risk.
- b. The nature of the development is such that vigilance in regards to asbestos is advisable.
- c. Further monitoring may be advisable when excavations commence.
- d. The land use history of the site does not suggest a heightened contamination risk.

Ends

June 2026