

Land Contamination and Ground Condition Report

Birch Trees Farm Cuckfield Road Ansty West Sussex RH17 5AG

Introduction

This report is to identify as far as reasonable possible the ground conditions beneath the site and potential for contamination which might affect site users and the environment. It is to be read in conjunction with the following documents:

- Landmark Envirosearch Residential Report (RH17 5AG) August 2025

Site Location and History

The site has been in the ownership of the applicants for 55 years and has operated as a small holding during that period of time.

The dwelling and associated development, will be located on a hardstanding surfaced area, made up of a hardcore base and gravel. This area is currently used as additional parking area for the adjoining caravan site, which has been running for the past 40 years. There is a utilitarian building on the application site, which will remain in situ.



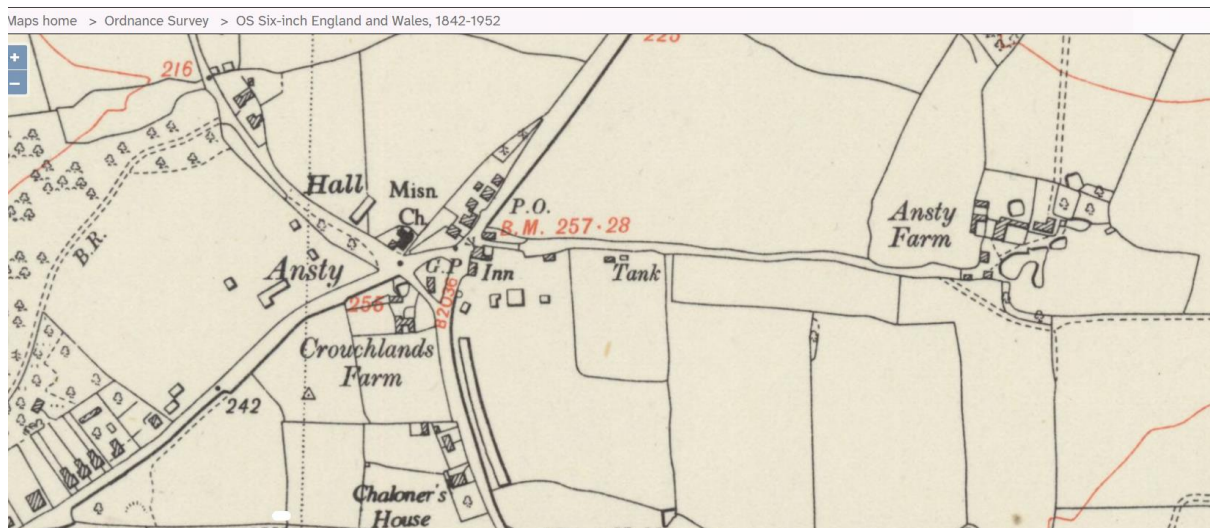
Site Location (from the east)



Utilitarian building to the west of the proposed dwelling site

The site area includes a utilitarian building which historically has been and is still used for the following activities.

- Garden and agricultural machinery storage and workshop.
- Wood store.



Topographical historical map of the area c1949 above showing the land as agricultural land.

[View map: Ordnance Survey, Sussex XXVI.SW \(includes: Clayton; Cuckfield; Cuckfield Rural; Haywards Heath.\) - Ordnance Survey Six-inch England and Wales, 1842-1952 \(nls.uk\)](#)

Summary and potential for contamination

The site has been granted Permission in Principle, DM/25/1453 and MSDC Officer Oliver Benson commented on behalf of Environmental Protection, that “*historical mapping indicated the presence of two tanks on the site between approximately 1909 and 1938.*” Therefore, a desktop study has been completed to assess the historical use of the site and identify any potential sources.

In addition, the following is noted:

- None of the previous activities on this site relate to potential contamination.
- On historic large-scale Ordnance Survey sheets the annotation ‘Tank’ denotes an above-ground water-storage feature (tank/reservoir/ cistern), and map readers routinely use the printed legend and surrounding context (for example proximity to a post office or inn) to distinguish such public water facilities from industrial or fuel storage.
- It is noted that the tanks are in close proximity to a post office and an inn, marked on the map, confirming the above.

A Landmark Envirosearch Report has also been produced and is available as an appendix to identify the risk summary of the site, which states ‘no liability identified’.

Preliminary Risk Assessment

Pollutant Linkage		Hazard	
Source/Hazard	Pathway	Receptor	Risk/Mitigation
On-site sources			
Historic site of an above ground water tank	Ground	Human Health	Low
Agricultural barn	Ground	Human Health	Low – concrete floor where maintenance is carried out on machinery.
Off-site sources			
Ansty Cross Service Station	Petrol filling station	Human Health	Low – the location of this facility is approximately 100m in distance from the site.
CMW Garage	Workshop	Human Health	Low – the location of this facility is Approximately 100m in distance from the site.

The preliminary risk assessment above has identified that on, and off-site receptors are at **LOW** risk from sources identified by this desk study.

Conclusion

The Preliminary Risk Assessment above has identified that on, and off-site receptors are at LOW risk from sources identified by this desk study, therefore low risk categories do not require any further investigation at this stage.

22 August 2025