

SITE WALKOVER RECORD



The walkover is restricted only to aspects related to the Land Science report and the stated objectives therein. The walkover does not replace other surveys such as asbestos, arboriculture, ecology, utilities etc which the client should consider. The client should review the walkover and provide any further relevant information where available.

SITE DETAILS			
Project	Pollards Farm, Ditchling Road, Burgess Hill RH15 0SE		
Reference	LS8322	Date of walkover	24/02/2025
Engineer	Oscar Nawn		
CURRENT USE			
Existing land uses	Wooden barn, split in half lengthways east-west and open to the south. The pitched roof was in a poor state of repair with water entering the barn. The walls had plywood panelling and the ceiling had strip lighting. There was a work bench, wooden ladder and some wooden pallets. The open section contained construction materials including sandbags, wooden pallets, tiles, brick and stacked wood for recent tree felling.		
Status	Derelict. Roofing tiles half off and roof sheeting was loose.		
Suspected asbestos	No immediate evidence.		
Below ground structures	No immediate evidence.		
Hardstandings	The barn footprint was concrete. Concrete hardstanding also extended east to the access road.		
Soft landscaping	The grass had recently been cleared by excavator leaving rutted ground and areas of standing water.		
General condition	Poor condition		
Boundaries	Heras fencing to the north, east and west. There was wooden panelling beyond the site border line to the south.		
Adjacent land uses	Main residential dwelling 'Pollards Farm' to the north and a neighbouring dwelling 'Pollards Farm Cottage' to the south.		
TOPOGRAPHY			
General lie of the land	On a relative flat low-lying plane.		
General lie of the site	Sensibly flat and level.		
Abrupt changes in slope	None recorded.		
Excavations and Depressions	Recent surface clearance by excavator removing most of the grass. A shallow pit had been excavated along the southern section of the barn which had collected recent rain water.		
Raised ground	N/A.		
GROUND STABILITY			
Signs of landslip	N/A.		
Cracking in buildings and walls etc	N/A.		
Subsidence on ground surface	N/A.		

GROUND CONDITIONS	
Possible filled-in ground	N/A.
Possible built-up ground	N/A.
Exposed soils	<i>Yellow-brown clay following recent site clearance using an excavator. Surface appeared churned up, rutted with areas of standing water.</i>
Desiccation	N/A.
Disturbance	<i>Adjacent the southern section of the barn. The ground had been excavated and a drain pipe had been exposed.</i>
WATER CONDITIONS	
Wet boggy ground	<i>There was heavy rainfall the day of the walkover: churned up rutted ground and slippery underfoot.</i>
Wells and ditches	<i>Ditch to southeast edge of site – flowing water from heavy rains</i>
Ponds or ponding	<i>Small pond at residential property ~25m southwest.</i>
Streams / Rivers	<i>Drainage channel ~7m east.</i>
ECOLOGY	
Burrows	N/A.
VEGETATION	
Reeds or water loving plants	N/A.
Sparse growth or die back	N/A.
Invasive species	N/A.
TREES	
Relevant trees height/species	<i>Tall mature oak tree >10m in height off site to north however, the canopy hung over the boundary and barn footprint.</i>
Off-site	<i>Trees ~3-5m in height along the western boundary. A tall tree ~10m in height beyond the southern site border.</i>
Hedgerows	<i>Beyond the southern site border.</i>
Recent felling and older stumps	<i>Potential tree felling on site as there was a stockpile of wood stacked up on the concrete hardstanding.</i>
CONTAMINATION	
Tipped materials	<i>Roof tiling/material had fallen onto the ground. Also stored were bricks, tiles and sandbags.</i>
Areas of possible fill	N/A.
Discolouration/sheens of waterbodies	N/A.
Surface staining	N/A.
Chemicals storage	N/A.
Drums and tanks	N/A.
Petrol interceptor	N/A.
Soakaways	N/A.
LOCAL INFORMATION	
Place/road names	N/A.
3 rd party information	N/A.
OTHER INFORMATION	