



Land Science

**LAND AT BIRCH TREE FARM,
CUCKFIELD ROAD, ANSTY, RH17 5AG**
PHASE I CONTAMINATION AND
GEOTECHNICAL ASSESSMENT
("DESK STUDY")
BIRCH TREES FARM
16TH OCTOBER 2025
LS8860

Site:	LAND AT BIRCH TREE FARM, CUCKFIELD ROAD, ANSTY, RH17 5AG	
Title:	PHASE I CONTAMINATION AND GEOTECHNICAL ASSESSMENT ("DESK STUDY")	
Project:	RESIDENTIAL DEVELOPMENT	
Client:	BIRCH TREES FARM	
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1.0 INTRODUCTION

1.1 General

Land Science was instructed to undertake a Phase I Contamination and Geotechnical Assessment ("desk study") in relation to the proposed redevelopment at Land at Birch Tree Farm, Cuckfield Road, Ansty, RH17 5AG. The location is shown on Figure 1, which is centred at grid reference TQ 29270 23298.

1.2 Client

The Client for this appointment was Birch Trees Farm. This report may only be used by this named client and their project team for the purposes set out and subject to the report conditions. It was understood that the Client already owned the property, and that this investigation was not a pre-purchase appraisal.

1.3 Area Under Investigation

The area under investigation comprised a gravel surfaced carpark, areas of soft landscaping and a barn. The layout is indicated on Figure 2, and a walkover survey is presented in section 2.0. The area was approximately 0.15 hectares.

1.4 Proposed Development

The development is to comprise the erection of a 3no bedroom dwelling and associated development. The proposed development planning application reference is DM/25/2332, in addition planning in principle on this site was granted in July 2025 under DM/25/1453. Figure 3 illustrates the layout of the proposed redevelopment. The findings of this report may not be valid if the proposed development is altered.

1.5 Previous Investigations

The following previous investigations relevant to the site were made available:

- Land Contamination and Ground Condition Report produced by the client in August 2025.

The above report and associated Envirosearch Report have been referenced where applicable in Section 3.0.

1.6 Scope of Work

The work carried out is described in detail in the following sections but in summary included:

- A phase I assessment desk study.
- Full site inspection to identify areas of concern or indicators of potential hazards.
- Phase I preliminary risk assessment and CSM.
- Recommendations for phase II intrusive investigation works (if required).

The walkover was conducted on 1st October 2025, under the supervision of Land Science.

1.7 Geo-Environmental Objectives

A preliminary phase I assessment was carried out, to identify potential sources of contamination, to develop a preliminary Conceptual Site Model (CSM) and to form the basis of a Preliminary Risk Assessment (PRA).

The report was required to assess risks associated with end users, the proposed redevelopment, adjacent land uses, and the wider environment, in the context of the planning regime.

1.8 Standards

Where practicable, the investigation was undertaken in accordance with the following primary standards and guidance:

- Land Contamination Risk Management (LCRM) Environment Agency June 2025.
- BS10175:2011+A2:2017, Investigation of Potentially Contaminated Sites.
- National Planning Policy Framework, December 2024.
- Building Regulations Approved Document C: Site preparation and resistance to contaminants and moisture, HM Government, September 2013.
- NHBC Standards Chapter 4.1: Land Quality - Managing Ground Conditions, 2024.

Other technical sources have been cited in respect of specific aspects of the investigation, as referenced throughout the text.

2.0 WALKOVER SURVEY

2.1 General

A walkover survey was carried out in order to provide an assessment of the existing site conditions and to identify potential areas of concern. A record of the inspection is shown in Appendix A, with photographs of the site and immediate area are contained in Appendix B.

2.2 Site Description

In summary, the area under investigation comprised a gravel surfaced carpark, areas of soft landscaping and a barn.

It was understood from the client that the gravel surfaced carpark in the eastern end of the site was used as an overflow carpark for the adjacent caravan park.

In the western half of site was a large square shaped barn with a pitched roof. The client indicated that the barn has been and will continue to be used as a wood store and for the storage and maintenance of garden and agricultural machinery. The roof appeared to be constructed of corrugated cement sheeting, however, tests results provided by the client confirmed this material did not contain asbestos (see Appendix D). A small wooden shed was noted next to the eastern elevation of the barn and contained books and tourist information for the users of the caravan park.

No evidence of any spills or sheens were noted on the ground during the site walkover. No immediate evidence of any underground structures were present at the site, however, several electric hookup points for campers were noted in and close to the site and these cables may run underneath the site.

The site sloped very gently down to the south with some very small undulations in the current soft landscaping.

A disused drainage channel was noted adjacent to the northern site boundary.

2.3 Neighbouring Land

The site was surrounded by farmland to the north, open fields to the east and south used for caravanning, residential properties and a vehicle garage / filling station to the south west. The main junction at Ansty (100m to the west) is at the top of a hill (elevation of approximately 80m) with the ground sloping down in all directions.

2.4 Geo-Environmental Conditions

In terms of the environmental condition of the site, the following key features were identified:

- Existing land uses – barn used for storage / maintenance.
- Commercial use off site – filling station and car sales garage 100m to the south west.

2.5 Geotechnical Conditions

The walkover survey did not identify any areas of particular concern regarding the geotechnical condition of the site, with the exception of the trees detailed below. No significant evidence of

underground structures, ground instability, subsidence, wet areas, significant earthworks, etc. were noted.

- A number of all mature trees were noted along the northern and southern site boundaries and also across the eastern half of the site where the proposed dwelling is to be located, with heights estimated at around 2-15m. An Arboricultural Report* identified the trees as being a mixture of oak, maple, ash, beech, wild cherry, crab apple and horse chestnut. Furthermore, a mixed native hedgerow was noted around the northern and southern site boundaries, which was also close to the proposed building footprint.

* The Arboricultural Report provide the following conclusions: -

- The trees at Birch Tree Farm are an important asset to the site and the local environment.
- By following the recommendations in this report and adhering to the guidelines set out in BS5837:2012, the proposed development can proceed while ensuring the protection and preservation of the existing trees.
- It is confirmed that the proposed dwelling will not impact upon the RPAs of any of the trees nor will the trees impact upon proposed development in the future

3.0 DESK STUDY

3.1 General

A desk study was carried out to inform the preliminary conceptual understanding of the site and its setting, and to identify potential aspects of concern, in the context of the stated report objectives.

3.2 Historical Mapping

Various historical records were reviewed to assess potential historical land uses and activities that may impact on ground conditions at the site.

A set of historical ordnance survey maps was obtained from Envirocheck and a copy is presented in Appendix C. The following key features were noted:

On site

- The earliest map dated 1874/75 showed the eastern half of the site to form part of a large open field. The western half contained dense woodland.
- By 1897 the trees were no longer present, and a small building had been constructed in the western end of the site.
- The 1911 OS map identified two tanks within the eastern end of the site. The building in the west was no longer present. These were not identified in any further OS maps.
- By 1975 a rectangular shaped agricultural building had been built across the centre of the site aligned in a north-south orientation.
- The 1994 OS map indicated that the agricultural building in the centre had been replaced with a square shaped building. This OS map showed the site to be in a broadly similar layout to the present day.

Off site

- The earliest map dated 1874/75 showed residential properties and a public house around the main road junction 75m to the west of the site with large open fields beyond. A small quarry was noted 100m to the east. A property (assumed to be residential) was noted immediately adjacent to the north western corner of the site.
- In 1897, several wells were identified next to properties to the west of the site. A Smithy was identified 75m to the west.
- The 1937 OS map showed additional buildings had been constructed to the west of the site. A possible greenhouse was identified 20m to the south west.
- Additional agricultural buildings had been built in the area immediately to the south / south west of the site in 1975, by 1978 the greenhouse was no longer present and a larger property Whitton Lodge had been built in its place. A garage was noted in 1978 to be present 50m to the south west.
- The 1984 OS map showed the surrounding area to be in a broadly similar layout to the present day.
- The historical map set included an aerial photograph dated 1999. The imagery showed a carpark to the rear of the public house immediately adjacent to the western end of the site. On site, a barn was noted in the centre surrounded by hardstanding / gravel driveways with a small area of soft landscaping in the east. The garage to the south west had also extended to be immediately adjacent to the south western corner of the site.

3.3 Aerial Imagery

Recent aerial photography covering the site was examined using Google Earth Pro. The imagery identified the onsite barn and gravel surfaced areas (access and parking area), trees along the northern and southern site boundaries with the eastern end being formed of a grass surfaced field.

Aerial photographs on the online Historic England photo archive were reviewed and an aerial photograph dated 1947 showed the eastern half of the site to be part of a large open field. The western half contained an agricultural building in the north western corner with the rest of that half heavily vegetated.

3.4 Current Industrial Land Use Data

The desk study included a search of contemporary land use records from various databases. Such land uses may impact on the condition of the site and the vicinity. The following significant land use information was identified:

Local Authority Pollution and Prevention Controls: Off site, 64m to the southwest - Ansty Cross Service Station, Cuckfield Road, Ansty Haywards, Ansty, West Sussex, RH17 5AG. Permit Reference - EPR/VR/21 dated 1st April 2014. Type - PG1/14 Petrol filling station.

Contemporary Trade Directories

Location	Address	Details	Status
33m south west	C M W Suzuki, Cuckfield Road, Ansty, RH17 5AG	Car Dealers	Active
36m south west	Shell Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG	Garage Services / petrol filling station	Inactive
36m south west	Southdowns Carriage Co, Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG	Car Dealers - Used	Inactive

Whilst other records were identified, these were unlikely to be significant in terms of this project due to a combination of their size, distance from the site, and the intervening geology and hydrogeology.

3.5 Planning Portal

The online planning portal for Mid Sussex District Council was checked with records between 2000 and present day reviewed. The following table summarises Geo-environmental details considered to be relevant to the site and immediate area.

Planning reference	Proposal	Relevant Geo-environmental information within the submitted documents
Planning application DM/25/2332	Erection of a single 3no bedroom dwelling and associated development.	Pending Consideration A memo from the Contaminated Land team was contained within the associated documents. A "Land Contamination and Ground Condition Report" with a supplementary EnviroSearch Residential Report had been submitted for the site by the client. The contaminated land officer stated that although the report provides some useful background and

Planning reference	Proposal	Relevant Geo-environmental information within the submitted documents
		includes a basic risk assessment table etc. there are many aspects that need further information. Recommendation: approve with standard contaminated land conditions.
Planning application 25/1453	Erection of a dwelling and associated development	Approved - planning granted in principle A potential for land contamination at the site was identified by the Contaminated Land Officer. Historical mapping indicated the presence of two tanks on the site between approximately 1909 and 1938. Given the nature and age of these tanks, there is a potential that spillages or leaks may have occurred, potentially resulting in contamination of the underlying land. In light of this, it is essential that a full contaminated land condition be applied to any planning consent. Recommendation: approve with standard contaminated land conditions.
Off site		
Planning application DM/23/1251 Off site – 50m SW	Variation of condition 2 of application DM/22/2315 to amend the approved plans in regards of design and location of the proposed dwelling.	Approved No relevant documents within the application
Planning application DM/22/3878 Off site – 50m SW	Discharge of planning conditions No's : 3, 4, 5, 6, 7 and 8 relating to planning application DM/22/2315.	Approved Memo from Contaminated Land Officer to state that Condition 6 (Geo-environmental) had been discharged following a review of a Land Contamination and Ground Condition Report – February 2023.
Planning application DM/22/2315 Off site – 50m SW	Application for technical detail consent in relation to the permission in principle Ref: DM/21/1375 dated 12th May 2021. Demolition of a steel frame building(s) and erection of a single dwelling and associated development at Birch Trees Farm, Cuckfield Road, Ansty, RH17 5AG.	Approved A potential for land contamination at the site was identified by the Contaminated Land Officer as the site had an agricultural history and the onsite building has the potential to contain asbestos. Recommendation: approve with standard contaminated land conditions
Planning application 14/01166/FUL Off site 80m west	Demolition of an existing public house with associated residential accommodation and the erection of a two storey block of 4 no. 1 bedroom flats and 2 no. two storeys plus roof storey 3 bedroom terraced houses with associated car parking and landscaping.	Approved A potential for land contamination at the site was identified by the Contaminated Land Officer as the site previously had Smithy on site and was adjacent to an active petrol filling station. Recommendation: approve with standard contaminated land conditions

3.6 Ground Conditions

A preliminary ground model was derived for the site based on a combination of various sources including published maps, and the site history. In summary, the following potential ground model was identified:

Strata	Approximate Depth (mbgl)	Summary Description
Made Ground	<0.50	The site has been subject to previous development and there is a potential for construction and demolition wastes, imported fill materials, and zones of disturbed ground, etc.
Superficial	-	-
Bedrock - The Upper Tunbridge Wells Sand	To depth	Variegated soft mudstones, silts, thinly bedded sandstones and occasional clay ironstones. The clay bands usually weather to red and the silts to mottled grey and orange.

In addition, groundwater was anticipated, as follows:

- Perched water – in granular soils upon cohesive soil or buried structures or in old trenches.

3.7 Geological Hazards

The desk study included searches of geological hazards. None of the hazards were rated as moderate or above, considered the screening threshold for further investigation.

A search of various databases for coal mining, mining, brine compensation, and natural cavities was carried out. No relevant features were identified with the exception of the site being located within an area designated as having inconclusive Iron ore mining

3.8 Environmental Setting

The site lies in the following groundwater setting:

- Superficial aquifer: None - No superficial strata were classified.
- Bedrock aquifer: The Upper Tunbridge Wells Sand - Sandstone and Siltstone, Interbedded was classified as a Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
- Source protection zone: None - no groundwater Source Protection Zones were identified on site or in the vicinity.
- Flooding from Rivers and Sea: Zone 1 Low Probability - Land having a less than 1 in 1,000 annual probability of river or sea flooding.
- Surface water flooding on site:
General: Very low risk - each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.
Western end of the site: Low risk - each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and

volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

- Groundwater flooding on site: Limited potential for groundwater flooding on site.
- Nearest Surface Water Feature: 73m to the south. Nearest river 328m north west.
- Nitrate Vulnerable Zone: on site Adur East (Sakeham) Nvz (Surface water).

3.9 Radon Gas

The requirement for Radon Protection Measures (RPM) has been assessed in accordance with BRE 211:2023 Public Health England and the BGS estimate the potential for radon and the requirement for Radon Protection Measures on site as follows:

- Radon probability: Not at risk - less than 1% of homes are estimated by PHE to exceed the threshold for Radon gas in residential dwellings.
- Radon Protection Measures (RPM): No Radon protection is required for new dwellings or extensions constructed at this location.

3.10 UXO Risk Assessment

Free online maps suggest the risk from UXO might be low. As such, no further assessment is considered necessary at this stage.

4.0 CONCEPTUAL SITE MODEL (CSM)

4.1 Source-Pathway-Receptor (SPR) Model

The assessment of potential contamination risks follows a Source-Pathway-Receptor (SPR) approach, following established guidance and best practice. The principle of primary and secondary sources has been adopted:

- A **primary source** for instance a leaking tank or drainage, industrial activity, buried fill materials, etc. identified as part of the desk study and site walkover.
- A **secondary source** is the environmental media (or phases) in which any resulting contamination may occur, being soils, ground gases, volatile vapours, and groundwater:

Secondary Source	Summary
Soil	Soils (Made Ground) contaminated with materials such as ash, clinker, bitumen, refuse, wastes, asbestos, etc. [Endogenic] or soils contaminated by discharges, spillage, drainage, run-off, migration etc. of contaminants from diffuse or point sources [Anthropogenic].
Ground water	Mobile contaminants entering groundwater, being either perched water (impermeable horizons such as clays or buried structures) or as a water table (more persistent water bodies within productive strata).
Volatile vapours	Volatile or semi-volatile compounds generating vapours which exist in a gas phase and may be generated from soils, groundwater or directly from storage such as underground tanks.
Ground gases	Ground gases occurring from a variety of natural and man-made sources, principally from the decomposition of waste materials, organic matter, organic contaminants. Examples include landfill sites, alluvium, and mine workings etc.

4.2 Qualitative Risk Assessment Framework

A qualitative estimate of risk associated with the identified source-pathway-receptor linkages has been made. Each source, pathway and receptor in each linkage is given a rating from 0-5, and the overall rating for the linkage is expressed as a multiple of the three numbers. The overall risk ratings are concluded in the next chapter (Preliminary Risk Assessment).

Rating	Source	Pathway	Receptor	SPR Linkage
Unlikely	0	0	0	0
Very Low	1	1	1	1-3
Low	2	2	2	4-17
Moderate	3	3	3	18-48
High	4	4	4	49-100
Very high	5	5	5	100+

The scoring is based on professional judgement and qualitative assessment of various factors:

Source - Whether it is on-site or off-site, the distance from the site, the age and time period, the history and evolution, whether it has been redeveloped and when, the overall magnitude or extent, any existing data or observations. Sources are identified from the conceptual site model.

Pathway - Proximity and relationship to the associated receptor, frequency, the ground conditions, flow directions, migration pathways. Pathways may vary between each source and each receptor.

Receptor - Direct or indirect effects, human health or non-human receptor, age classes, exposure duration and frequency, types of activity, materials, existing evidence of harm, quality of the receptor and significance of any harm. This will depend on any existing or proposed site uses.

Potential sources and receptors are identified first, before identifying whether any active realistic pathways exist between them.

4.3 Primary Sources

Potential sources of contamination were identified and rated as follows:

Primary sources	Soils	Ground Water	Vapours	Ground Gases
Made Ground <1m - widespread (onsite)	Moderate	Very Low	Unlikely	Unlikely
Agricultural land (farmyards) (onsite)	Moderate	Very Low	Unlikely	Unlikely
Petrol filling station / Sales garage (off site)	Unlikely	Unlikely	Unlikely	Unlikely
Smithy (off site)	Unlikely	Unlikely	Unlikely	Unlikely
OVERALL RATING	Moderate	Very low	Unlikely	Unlikely

Onsite Made Ground

Made Ground may be present on-site as parts of the site were formed of compacted trackways and yards with subbases. These materials may contain a wide range of potential contaminants including metals, non-metals, organic contaminants and asbestos. The likelihood of soil contamination is therefore rated to be Moderate. Contaminants may be mobile and leach out into ground water, and water was expected at significant depth; this has been rated as Very Low.

The age and composition of Made Ground was such that the potential for significant generation of organic vapours was Unlikely. The depth of Made Ground was not anticipated to be greater than 1.00m and therefore was Unlikely to be a significant source of ground gases.

Onsite agricultural site usage

Agricultural premises may have been used for contaminative activities including the use of persistent pesticides such as DDT, the application of sewage sludge or animal wastes, storage and burning of other wastes, slurry pits, and animal burials, use of fuels and maintenance of vehicles.

The barn within the western end of the site is to be retained as part of the site development, the client indicated that the barn is / has been used as a wood store and also to store and maintain garden and agricultural machinery and is expected to be a similar use in the future. No significant storage or use of fuels / oils were noted during the walkover, and no sheens or staining was noted.

The likelihood of soil contamination is therefore rated to be Moderate. Contaminants may be mobile and leach out into ground water, and water was expected at significant depth; this has been rated as

Very Low. The age of the use of the site as an agricultural use was such that the potential for significant generation of organic vapours and ground gases were Unlikely.

Offsite Garages

A vehicle sales garage and separate filling station were noted 65m to the south west of the site. These businesses have been present since the late 1970s. No current or previous pollution incidents associated with these facilities were noted within the Desk Study information. These areas are covered with concrete hardstanding and the likelihood of soil contamination impacting on the area under investigation was therefore rated to be Unlikely. Contaminants may be mobile and leach out into ground water, and water was expected at significant depth; this has been rated as Unlikely. Although there was a potential for significant generation of organic vapours and ground gases, these were assessed as being Unlikely due to the distance from the site and that no pollution incidents / complaints had been identified in the planning document review or in the Envirocheck report.

Off-site Smithy

A smithy was identified on the historical maps to the west of the site, but this location has been developed once into a public house and then the same site was redeveloped into residential properties. The smithy has therefore been discounted as a potential source of contamination for the area under investigation.

Waste management facilities where soil and wastes are deposited in the ground can be significant sources of ground gases. No registered waste management facilities where landfilling has occurred were identified on site or within the vicinity.

Natural strata can be a source of ground gases; principally these are organic bearing strata such as alluvium, peat, dock silt and coal measures etc. Shallow mine workings may also be significant. These sources may generate levels of carbon dioxide and/or methane with corresponding oxygen levels reduced. No significant naturally occurring sources of ground gases were identified.

4.4 Potential Receptors

The following potential receptors associated with the site and the proposed development have been considered in this report:

Receptor	Rating	Justification
End Users	High	Occupants of the proposed redevelopment. The proposed development comprised a residential house with private garden.
Adjacent Land	Moderate	Sensitive land uses identified locally. The site was surrounded by farmland to the north, open fields to the east and south used for caravaning, residential properties and a vehicle garage / filling station to the south west.
Soft Landscaping	High	Areas of planting including lawns, shrubs, trees, etc. The existing soft landscaping was to be retained. Some of the existing open space was to be converted into new gardens. No evidence of existing plant phytotoxicity was observed, and was unlikely to be a significant issue.
Structural Concrete	Moderate	New foundations etc. cast in contact with the ground. The development was anticipated to include shallow foundations.
Water Supply Pipework	High	Water supplies may be damaged or tainted when mains are laid in contaminated ground. New potable water mains are to be laid.

Receptor	Rating	Justification
Groundwater	Low	Water below ground in permeable strata. The site overlies strata classified as Secondary A aquifer and is a potential resource for potable or commercial abstractions. The background chemical quality of the aquifer is to be considered.
Surface Water	Unlikely	Surface water in lakes and rivers etc. No surface water bodies were identified on site or in the vicinity.

4.5 Receptors Excluded

The following potential receptors were excluded from the assessment as they are covered by other legislative controls and are outside the remit of this report.

- Ecological receptors such as statutory protected species or wildlife areas. An assessment of such risks was outside the scope of this report.
- Site workers such as those involved in construction work or future maintenance. Any risks posed to site workers would be controlled through Health & Safety legislation, including the CDM and COSHH regulations etc.

5.0 PRELIMINARY RISK ASSESSMENT (PRA)

5.1 SPR Linkages and Risk Ratings

The source-pathway-receptor linkages identified are summarised below:

Soils	Pathways	Rating	Receptor	Rating	Overall Rating
Moderate	Dermal contact with soil and soil-borne dust	Very high	End Users	High	High
Moderate	Ingestion of soil and soil-borne dust	Very high	End Users	High	High
Moderate	Inhalation of soil-borne dust	Very high	End Users	High	High
Moderate	Consumption of homegrown produce	Moderate	End Users	High	Moderate
Moderate	Inhalation of soil-borne dust	Moderate	Adjacent Land	Moderate	Moderate
Moderate	Plant uptake, phytotoxic effects	High	Planting	High	High
Moderate	Chemical attack	High	Concrete	Moderate	Moderate
Moderate	Chemical attack	High	Pipework	Low	Moderate
Moderate	Leaching-out, migration to water table	High	Groundwater	Very Low	Low
Moderate	Leaching-out, migration to water bodies	High	Surface Water	Unlikely	Unlikely

Ground water	Pathways	Rating	Receptor	Rating	Overall Rating
Very low	Direct contact	Unlikely	End Users	High	Unlikely
Very low	Direct contact	Unlikely	Adjacent Land	Moderate	Unlikely
Very low	Plant uptake, phytotoxic effects	Very Low	Planting	High	Low
Very low	Chemical attack	Very high	Concrete	Moderate	Low
Very low	Chemical attack	Moderate	Pipework	Low	Low
Very low	Migration to Controlled Water receptor	Low	Groundwater	Very Low	Very low
Very low	Lateral migration to water bodies	Moderate	Surface Water	Unlikely	Unlikely

Vapours	Pathways	Rating	Receptor	Rating	Overall Rating
Unlikely	Inhalation, ignition	High	End Users	High	Unlikely
Unlikely	Inhalation, ignition	High	Adjacent Land	Moderate	Unlikely
Unlikely	Root asphyxiation, phytotoxic effects	High	Planting	High	Unlikely
Unlikely	Not a significant hazard	-	Concrete	Moderate	Unlikely
Unlikely	Chemical attack	High	Pipework	Low	Unlikely
Unlikely	Not a significant hazard	-	Groundwater	Very Low	Unlikely
Unlikely	Not a significant hazard	-	Surface Water	Unlikely	Unlikely

Ground Gasses	Pathways	Rating	Receptor	Rating	Overall Rating
Unlikely	Inhalation, ignition	High	End Users	High	Unlikely
Unlikely	Inhalation, ignition	Unlikely	Adjacent Land	Moderate	Unlikely
Unlikely	Root asphyxiation, phytotoxic effects	Moderate	Planting	High	Unlikely

Unlikely	Not a significant hazard	-	Concrete	Moderate	Unlikely
Unlikely	Not a significant hazard	-	Pipework	Low	Unlikely
Unlikely	Not a significant hazard	-	Groundwater	Very Low	Unlikely
Unlikely	Not a significant hazard	-	Surface Water	Unlikely	Unlikely

5.2 Other Factors

The following other areas of possible concern were identified, but were outside the geo-environmental risk assessment:

Site managers are responsible for the safety of persons in their employ under a variety of instruments including the CDM regulations and Health & Safety at Work Act. In terms of working on contaminated sites, guidance can be sought from the CIRIA publication entitled "A Guide for Safe Working on Contaminated Sites". Any work in confined spaces should only be carried out following appropriate risk assessment. Detailed risk assessment for workers is outside the scope of this report.

Weil's Disease is a bacterial infection spread by animals caused by *Leptospira* bacteria. Leptospirosis generally causes mild flu-like symptoms, such as headache, chills and muscle pain, but in severe cases can be life-threatening and cause organ failure and internal bleeding. Leptospirosis can be caught by touching soil or water contaminated with the urine of wild animals (generally cattle, pigs, dogs and rodents, particularly rats) infected with the bacteria. Higher risks may arise through contact with sewage or freshwater. Leptospirosis is rare in the UK; only 55 cases were confirmed by laboratory testing in England and Wales between 2020 and 2023 (many of the cases originated overseas).

6.0 SUMMARY PHASE I ASSESSMENT

6.1 Qualitative Ratings

Overall, the level of risk ranged between Unlikely and High. Consequently, a **High** level of risk has been assigned to the site in respect of the proposed development. This is primarily due to previous agricultural land use and the proposed residential end use.

6.2 Recommendations

It would be necessary to undertake basic ground investigation works, which may include;

- Shallow boreholes, or trial pits, to assess the composition and depth of any Made Ground and any field evidence of contamination into the underlying soils.
- Selected samples (including materials bearing field evidence of contamination) should be sent for laboratory analysis. The main analytical suite is identified below.
- Soil samples should be screened for vapours using a Photoionisation Detector (PID).
- Positions should be located in areas of concern; i.e. targeted to receptor sensitive locations such as in proposed garden area, below the footprint dwelling, in the location of buried services, etc.

The analytical suite, based on the known site history and walkover survey, should include:

- General parameters: acidity (pH), fraction of organic carbon.
- A selection of shallow samples should be screened for pesticides and herbicides.
- Metals; arsenic, cadmium, chromium (total), lead, mercury, selenium, boron, copper, nickel and zinc.
- Non-metals: water soluble sulphate, sulphide, total cyanide.
- Targeted organic parameters; TPH (speciated), BTEX, speciated PAHs, VOCs and SVOCs, scheduled based on PID screening and field evidence etc.
- Visual asbestos screening of all Made Ground samples. Where possible asbestos fibres or ACMs are identified, these should be examined under a microscope to determine type and quantification tests should be carried out.

If present any previous installed monitoring installations could possibly be utilised for future gas / groundwater monitoring purposes.

Further positions may be required, additional samples analysed or additional determinands added to the analysis, as appropriate, based on any field evidence of possible contamination encountered.

In addition, the requirement for Waste Acceptance Criteria (WAC) testing should be considered to categorise soils in terms of disposal.

It would be prudent to confirm the scope of ground investigation works with the Local Authority and other stakeholders before carrying out these works.

REFERENCES

A number of technical references have been referred to in the preparation of this document, including:

- Smith, I. (2014) Smith's Elements of Soil Mechanics. Chichester. Wiley Blackwell. 9th edition.
- BRE Design Guide 365. Soakaway design ("DG365").
- Radon: Guidance on protective measures for new buildings, BRE Report BR 211, 2023 6th edition.
- The Environment Agency's approach to groundwater protection. February 2018 Version 1.2.
- Water UK and the Home Builders Federation; Contaminated Land Assessment Guidance, dated January 2014.
- Concrete – Complementary British Standard to BS EN 206; Part 1: Method of specifying and guidance for the specifier BS8500-1:2015+A1:2016, dated August 2016.
- Revised EU Waste Framework Directive 2008 2008/98/EC [transposed into English law under The Waste (England and Wales) Regulations 2011].
- European Community (EC) Directive 1999/31/EC [transposed into English law under the Landfill (England and Wales) Regulations 2002].
- Defining Waste Recovery - Permanent Deposit of Waste on Land, EPR13 v1.0, EA 2010.
- The definition of waste: Development Industry Code of Practice, v2, CL:AIRE 2011.
- Guidance on the classification and assessment of waste Technical Guidance WM3 ("WM3") EA publication (1st edition v1.2GB) dated 2021).

REPORT CONDITIONS

The Client

This report may only be used by the client named in section 1 and their appointed project team for the purpose of design, obtaining planning, building regulations approval, and in connection with finance. This report must not be used by any other persons or for other purposes without express written agreement of Land Science.

General

Land Science takes all reasonable professional care in the preparation of this report, using current standards and industry practice. However, the evaluation of ground conditions depends on an interpretation and extrapolation of the conditions revealed by a limited data set. The level of risk is related to the extent of investigation and no site is ever free of risk. The client should understand their risks and liabilities. We accept no liability whatsoever in respect of:

- The scope, extent or design of an investigation.
- Any conditions not directly revealed by the investigation.
- Published standards or methodologies used or adopted in this report.
- The opinion of any other party including any regulator, authority or stakeholder.
- Any dispute, claim or consequential loss arising from any findings of this report.
- Third party information and data.

This report relates solely to ground-related matters as set out in the objectives and makes no representation on other matters such as ecology, arboriculture, invasive plant species, the condition of buildings and structures, hazardous building materials such as insulation or asbestos, the locations of boundaries, unexploded ordnance, and or planning constraints etc. Further reports should be commissioned in this respect as appropriate.

Regulators and Approvals

This (and any other) report should be submitted to relevant authorities for their own assessments and to provide their approval or comments accordingly. This should be in good time before commencing on site in case additional work is to be carried out.

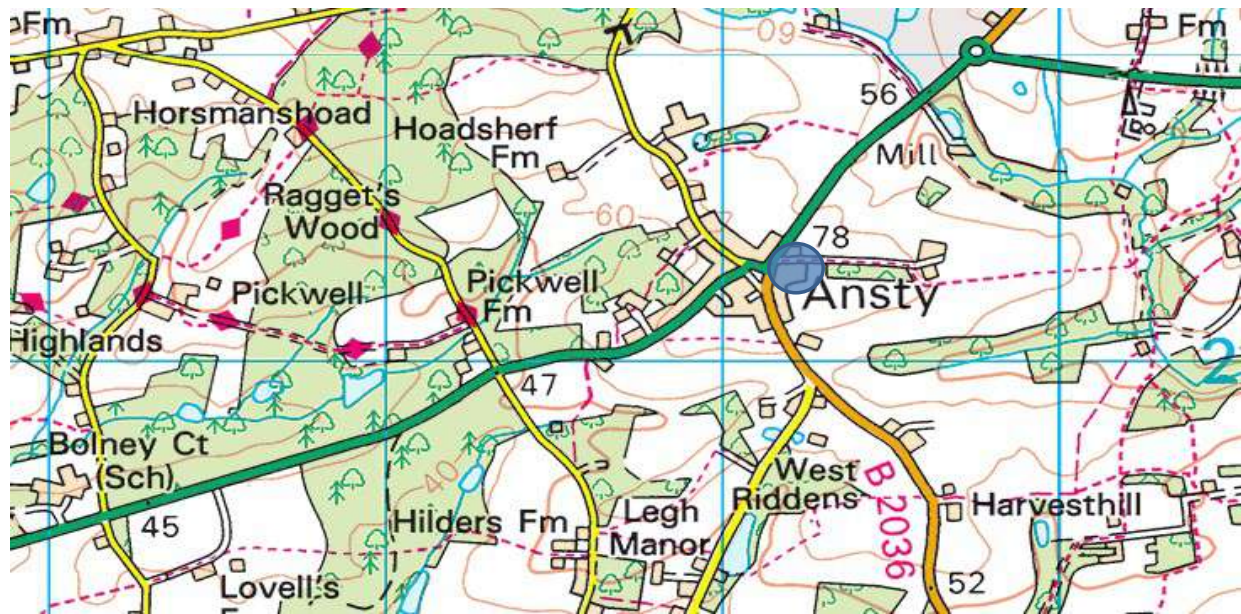
Standards, technical guidance and regulatory positions change over time and may therefore affect the findings and recommendations made in this report; this should be verified by the client prior to any critical project milestones. Where this information is used in design, the designer should verify that the information is appropriate and has been used correctly.

Variations with Time

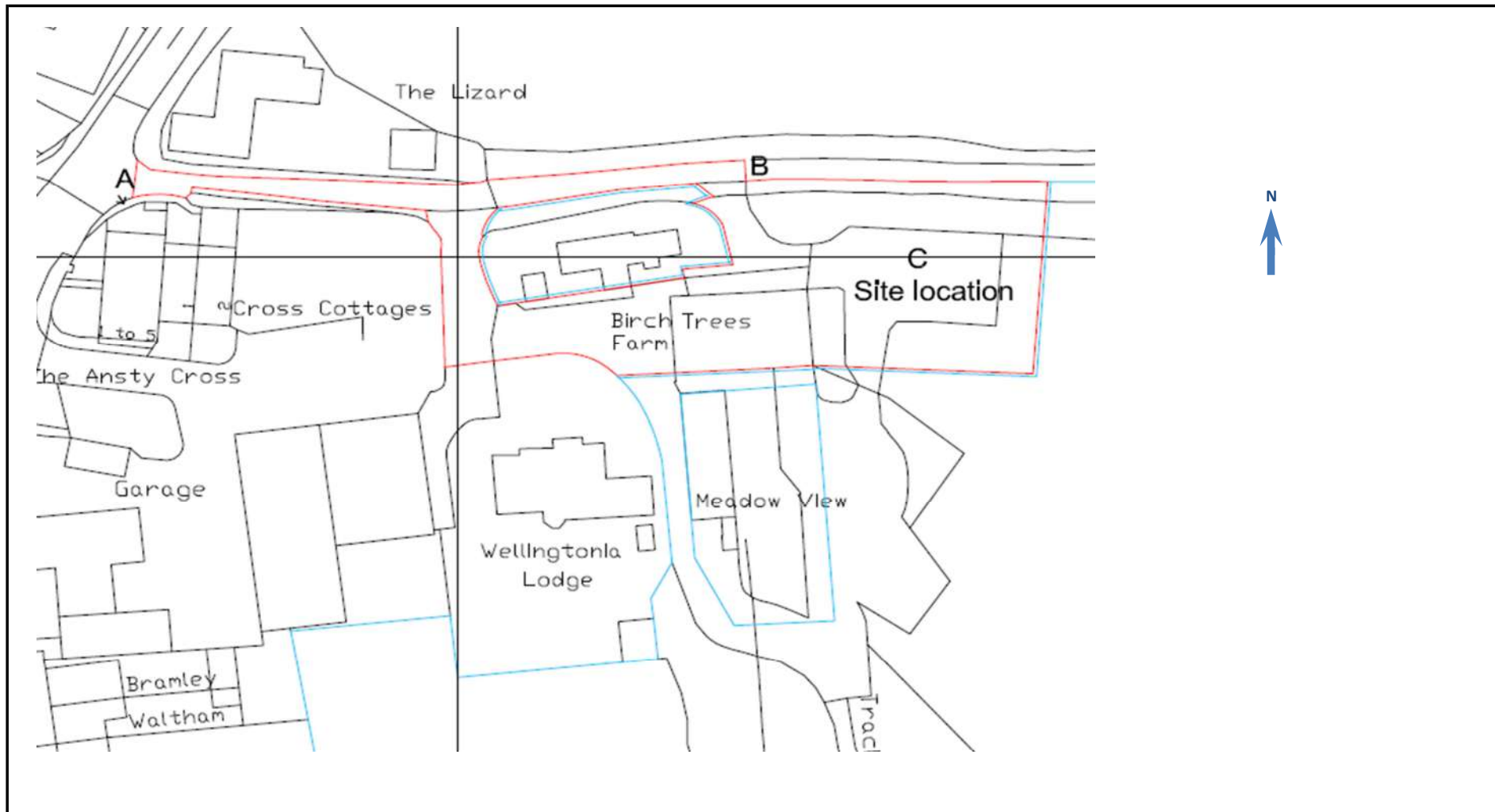
The report relates to conditions revealed at the time of the investigation and any monitoring visits. Some parameters may vary over time or seasonally; groundwater levels, ground gas compositions, or concentrations of contaminants are particularly variable in this respect. Further monitoring or verification should be considered as appropriate.

GLOSSARY OF TERMS

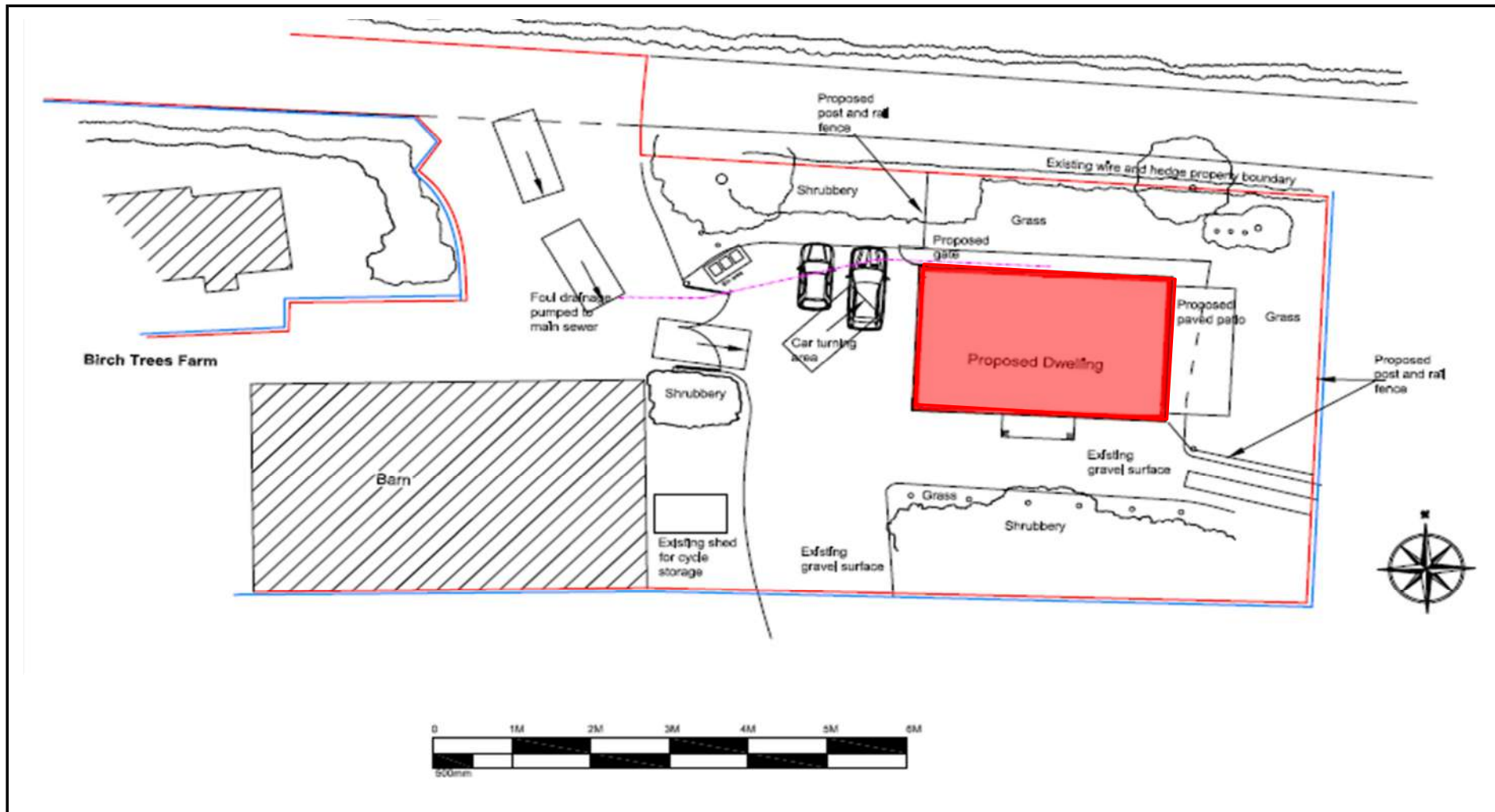
ACM	Asbestos Containing Material
BGS	British Geological Survey
BRE	Building Research Establishment
BS	British Standard
C4SL	Category 4 Screening Level
CBR	California Bearing Ratio
CDM	Construction Design and Management regulations
CIRIA	Construction Industry Research and Information Association
CL:AIRE	Contaminated Land: Applications in Real Environments
CLEA	Contaminated Land Exposure Assessment model
CSM	Conceptual Site Model
EA	Environment Agency
EQS	Environmental Quality Standards
FOC	Fraction of Organic Carbon
GAC	Generic Assessment Criterion
GQRA	Generic Quantitative Risk Assessment
mbgl	Meters Below Ground Level
NHBC	National House Building Council
mOD	Metres above Ordnance Datum
PAH's	Polycyclic Aromatic Hydrocarbons
PHE	Public Health England
PID	Photo-Ionisation Detector
PQRA	Preliminary Quantitative Risk Assessment
PSD	Particle Size Distribution Test
RMS	Remediation Method Statement
S4UL	Suitable for Use Level
SOM	Soil Organic Matter
SPZ	Source Protection Zone
SPT	Standard Penetration Test
SSSI	Sites of Special Scientific Interest
ST-WEL	Short Term Workplace Exposure Limit
SVOC's	Semi-Volatile Organic Compounds
TPH	Total Petroleum Hydrocarbons
TRRL / TRL	Transport Road Research Laboratory
TWA-WEL	Time Weighted Average Workplace Exposure Limit
UK HBF	United Kingdom House Building Federation
VOC's	Volatile Organic Compounds
WAC	Waste Acceptance Criteria



TITLE: Site Location			REF: LS8860
PROJECT: Birch Trees Farm, Ansty, RH17 5AG			FIGURE 1
CLIENT: BIRCH TREES FARM			DATE: 13/10/2025
CHECK: MR	CHECK: ET	VERSION V1	SHEET: 1 of 1



	TITLE: Existing layout	REF: LS8860	PREPARED: MR
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG	FIGURE: 2	CHECKED: ET
	CLIENT: BIRCH TREES FARM	DATE: 13/10/2025	VERSION v2



	TITLE:	Proposed Layout	REF:	LS8860	PREPARED:	MR
	PROJECT:	Birch Trees Farm, Ansty, RH17 5AG	FIGURE:	3	CHECKED:	ET
	CLIENT:	BIRCH TREES FARM	DATE:	13/10/2025	VERSION	v2

APPENDIX A

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	Birch Tree Farm		
Reference	LS8860	Date of walkover	01/10/2025
Engineer	Joe Williamson		
CURRENT USE			
Existing land uses	Commercial – A small hardstanding used as an overflow carpark for a small caravan site adjacent in open grassland. There is a small shed used for tourism information, residential properties for the landowner/family and a barn which is not included in the development plans.		
Status	Active but vacant during the walkover.		
Suspected asbestos	None – client confirmed the barn structure did not contain any asbestos containing materials.		
Below ground structures	No immediate evidence but electric hookup points for campers indicate that utilities run under the site.		
Hardstandings	The parking area consisted of metalled gravel with a concrete road at the entrance which showed signs of wear.		
Soft landscaping	The open area not included in the development was very well kept, with grass for camping pitches and a number of trees/flowerbeds.		
General condition	Well-kept grassland and hardstanding.		
Boundaries	Marked by treelines and hedges, area of development marked by edge of hardstanding.		
Adjacent land uses	The site was surrounded by farmland to the north, open fields to the east and south used for caravanning, residential properties and a vehicle garage / filling station to the south west.		
TOPOGRAPHY			
General lie of the land	On a relatively level area but a slight slope towards the south.		
General lie of the site	Very flat, some slight depressions in the hardstanding due to vehicle movement.		
Abrupt changes in slope	None		
Excavations and Depressions	None		
Raised ground	None		
GROUND STABILITY			
Signs of landslip	None		
Cracking in buildings and walls etc	None		
Subsidence on ground surface	None		

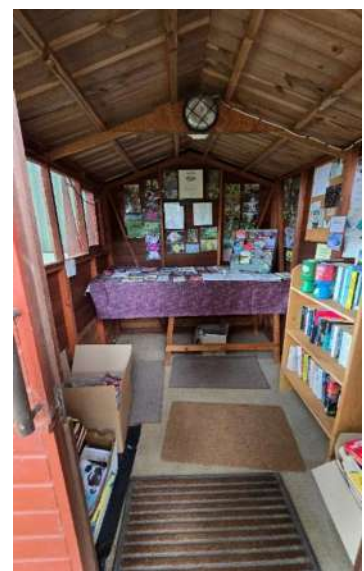
GROUND CONDITIONS	
Possible filled-in ground	None
Possible built-up ground	None
Exposed soils	None
Desiccation	None
Disturbance	None
WATER CONDITIONS	
Wet boggy ground	None
Wells and ditches	None
Ponds or ponding	None
Streams / Rivers	None
ECOLOGY	
Burrows	None
VEGETATION	
Reeds or water loving plants	None
Sparse growth or die back	None
Invasive species	None
TREES	
Relevant trees height/species	Large number of trees situated along the northern border of the site as well as in carefully-managed areas of the grassland and garden. Sizes ranged from 2-15m and included oak, birch, yew amongst other species. See arboricultural report for details / recommendations.
Off-site	As above but the height ranged from around 10-15m
Hedgerows	Bramble hedges marked out the southern and eastern borders of the site.
Recent felling and older stumps	A small stump (around 20cm across) was noted on the northeast corner of the hardstanding. The client confirmed that this was not recently felled.
CONTAMINATION	
Tipped materials	None, no litter or dumped materials.
Areas of possible fill	None
Discolouration/sheens of waterbodies	None
Surface staining	None
Chemicals storage	None
Drums and tanks	None
Petrol interceptor	None
Soakaways	None
LOCAL INFORMATION	
Place/road names	
3 rd party information	Informed by the owners that the site was previously arable farmland prior to its current state
OTHER INFORMATION	

APPENDIX B

APPENDIX C



	TITLE: Site Photos			REF: LS8860
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG			PHOTOGR 1 TO 8
	CLIENT: Birch Trees Farm			DATE: 13/10/2025
	CHECK: MR	CHECK: ET	VERSION V1	SHEET: 1 OF 2



	TITLE: Site Photos			REF: LS8860
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG			PHOTOGR 9 TO 17
	CLIENT: Birch Trees Farm			DATE: 13/10/2025
	CHECK: MR	CHECK: ET	VERSION V1	SHEET: 2 OF 2

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry

Gravel Pit

Sand Pit

Clay Pit

Shingle

Refuse Heap

Sloping Masonry

Flat Rock

Marsh

Reeds

Osiers

Rough Pasture

Furze

Wood

Mixed Wood

Brushwood

Orchard

Fir

Ford

Stepping Stones

Ferry

Waterfall

Lock

Trig. Station

Altitude at Trig. Station

B.M. 325.9

Bench Mark

Surface Level

Arrow denotes flow of water

Antiquities (site of)

Cutting

Embankment

Railway crossing Road

Level Crossing

Road crossing Railway

Railway crossing River or Canal

Road over single stream

Road over River or Canal

County Boundary (Geographical)

County & Civil Parish Boundary

Administrative County & Civil Parish Boundary

County Borough Boundary (England)

County Burgh Boundary (Scotland)

B.P. B.S. Boundary Post or Stone

P.C.B. Police Call Box

B.R. Bridle Road

P. Pump

E.P. Electricity Pylon

S.P. Signal Post

F.B. Foot Bridge

S.L. Sluice

F.P. Foot Path

Sp. Spring

G.P. Guide Post or Board

T.C.B. Telephone Call Box

M.S. Mile Stone

Tr. Trough

M.P. M.R. Mooring Post or Ring

W. Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit

Active Quarry, Chalk Pit or Clay Pit

Rock

Boulders

Cliff

Slopes

Top

Roofed Building

Glazed Roof Building

Sloping Masonry

Archway

Non-Coniferous Tree (surveyed)

Coniferous Tree (surveyed)

Non-Coniferous Trees (not surveyed)

Coniferous Trees (not surveyed)

Orchard Tree

Scrub

Bracken

Coppice, Osier

Reeds

Marsh, Saltings

Rough Grassland

Heath

Culvert

Direction of water flow

Bench Mark

Antiquity (site of)

Cave Entrance

Triangulation Station

Electricity Pylon

Electricity Transmission Line

County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

Admin. County or County Bor. Boundary

London Borough Boundary

Symbol marking point where boundary mereing changes

BH Beer House

P Pillar, Pole or Post

BP, BS Boundary Post or Stone

PO Post Office

Cn, C Capstan, Crane

PC Public Convenience

Chy Chimney

PH Public House

D Fn Drinking Fountain

Pp Pump

EI P Electricity Pillar or Post

SB, S Br Signal Box or Bridge

FAP Fire Alarm Pillar

SP, SL Signal Post or Light

FB Foot Bridge

Spr Spring

GP Guide Post

Tk Tank or Track

H Hydrant or Hydraulic

TCB Telephone Call Box

LC Level Crossing

TCP Telephone Call Post

MH Manhole

Tr Trough

MP Mile Post or Mooring Post

Wr Pt, Wr T Water Point, Water Tap

MS Mile Stone

W Well

NTL Normal Tidal Limit

Wd Pp Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff

Slopes

Top

Rock

Rock (scattered)

Boulders

Boulders (scattered)

Positioned Boulder

Scree

Non-Coniferous Tree (surveyed)

Coniferous Tree (surveyed)

Non-Coniferous Trees (not surveyed)

Coniferous Trees (not surveyed)

Orchard Tree

Scrub

Bracken

Coppice, Osier

Reeds

Marsh, Saltings

Rough Grassland

Heath

Culvert

Direction of water flow

Triangulation Station

Antiquity (site of)

Electricity Transmission Line

Electricity Pylon

Bench Mark

Buildings with Building Seed

Roofed Building

Glazed Roof Building

Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks Barracks

P Pillar, Pole or Post

Bty Battery

PO Post Office

Cemy Cemetery

PC Public Convenience

Chy Chimney

Pp Pump

Cis Cistern

Ppg Sta Pumping Station

Disntd Rly Dismantled Railway

PW Place of Worship

El Gen Sta Electricity Generating Station

Sewage Ppg Sta Sewage Pumping Station

EI P Electricity Pole, Pillar

SB, S Br Signal Box or Bridge

El Sub Sta Electricity Sub Station

SP, SL Signal Post or Light

FB Filter Bed

Spr Spring

Fn / D Fn Fountain / Drinking Ftn.

Tk Tank or Track

Gas Gov Gas Valve Compound

Tr Trough

GVC Gas Governor

Wd Pp Wind Pump

GP Guide Post

Wr Pt, Wr T Water Point, Water Tap

MH Manhole

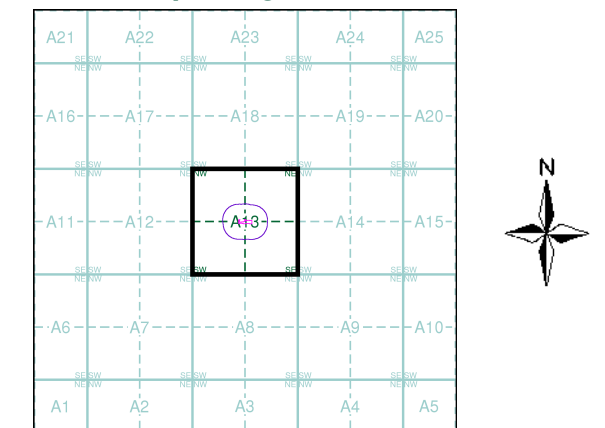
Wks Works (building or area)

MP, MS Mile Post or Mile Stone

W Well

Mapping Type	Scale	Date	Pg
Sussex	1:2,500	1874 - 1875	2
Sussex	1:2,500	1897	3
Sussex	1:2,500	1911	4
Sussex	1:2,500	1937	5
Ordnance Survey Plan	1:2,500	1958	6
Supply of Unpublished Survey Information	1:2,500	1975	7
Ordnance Survey Plan	1:2,500	1978 - 1979	8
Large-Scale National Grid Data	1:2,500	1994	9
Historical Aerial Photography	1:2,500	1999	10

Historical Map - Segment A13

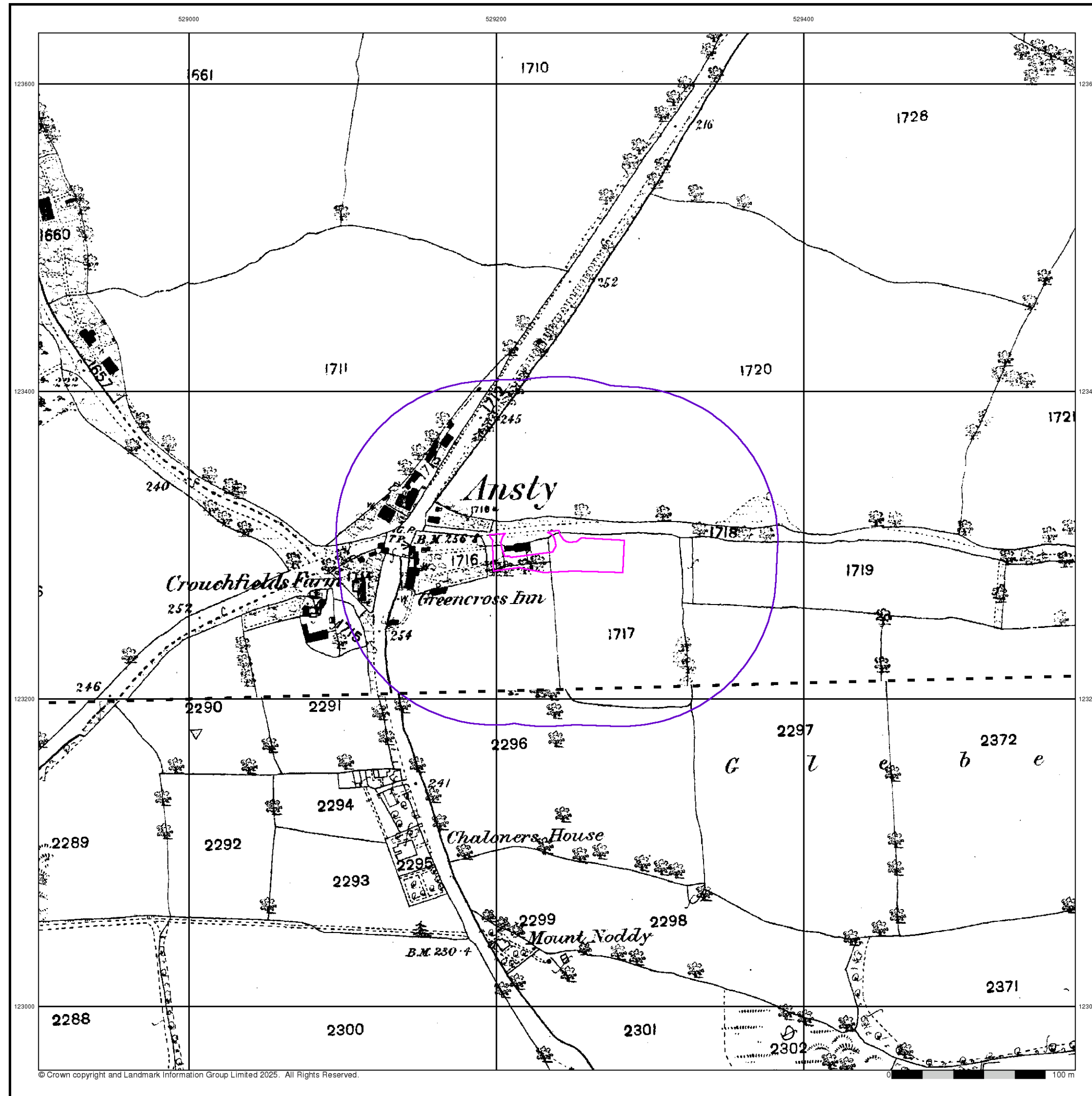


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Site Area (Ha): 0.15
Search Buffer (m): 100

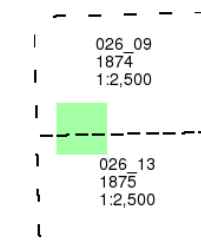
Site Details

Birch Trees Farm, Cuckfield Road, Ansty, HAYWARDS
HEATH, RH17 5AG

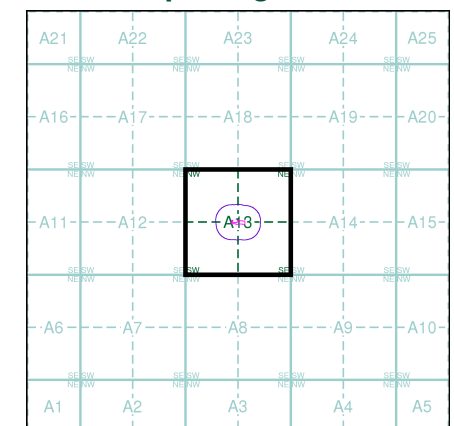


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

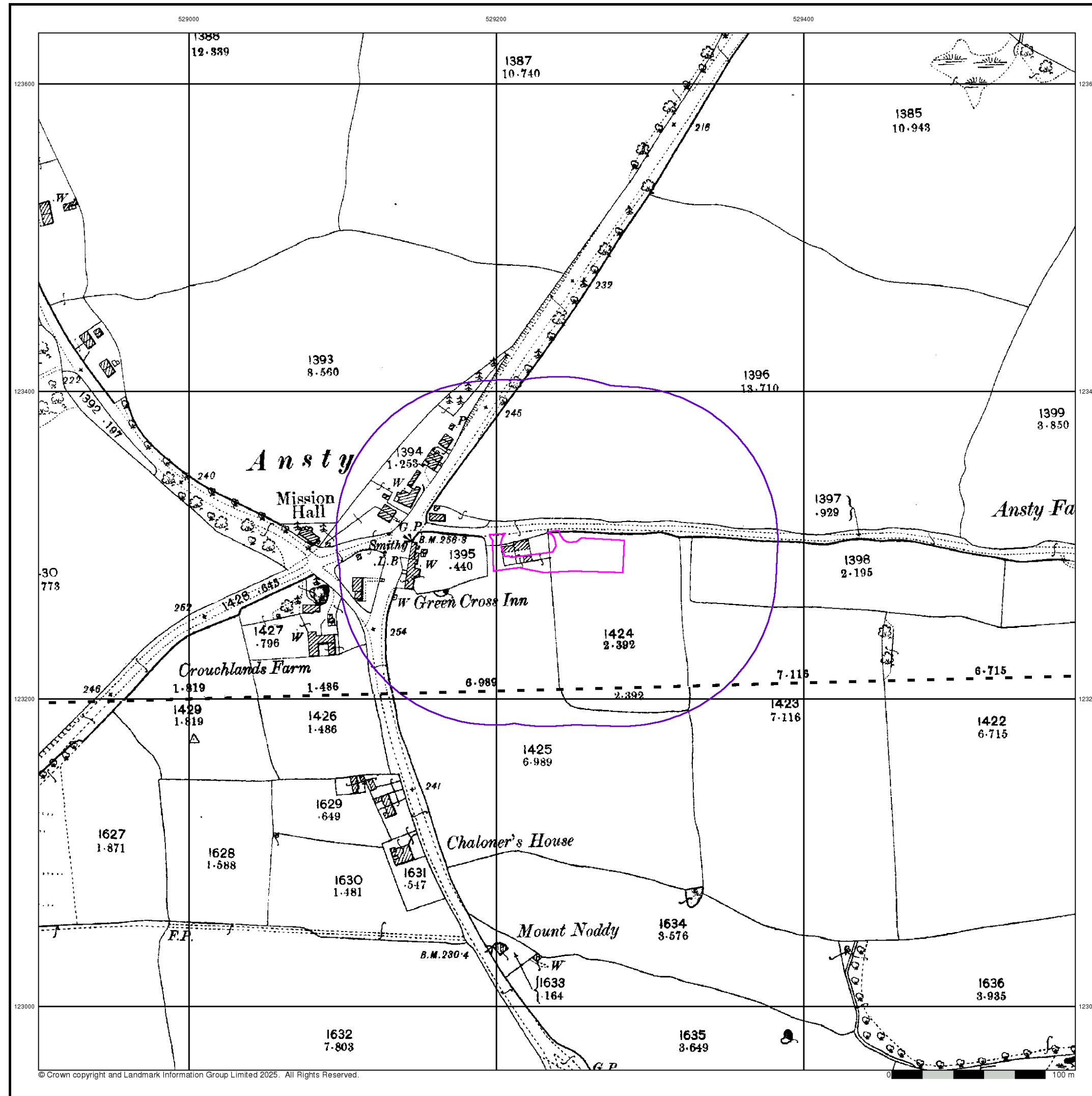


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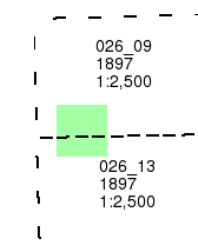
Site Details

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HEATH, RH17 5AG

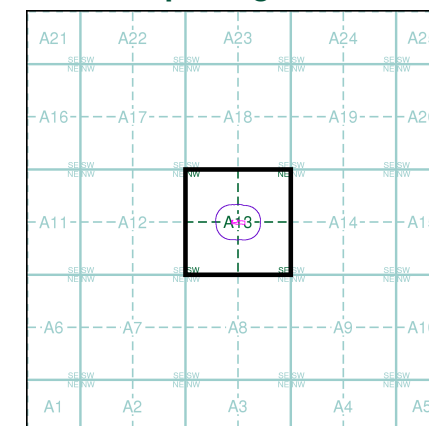


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

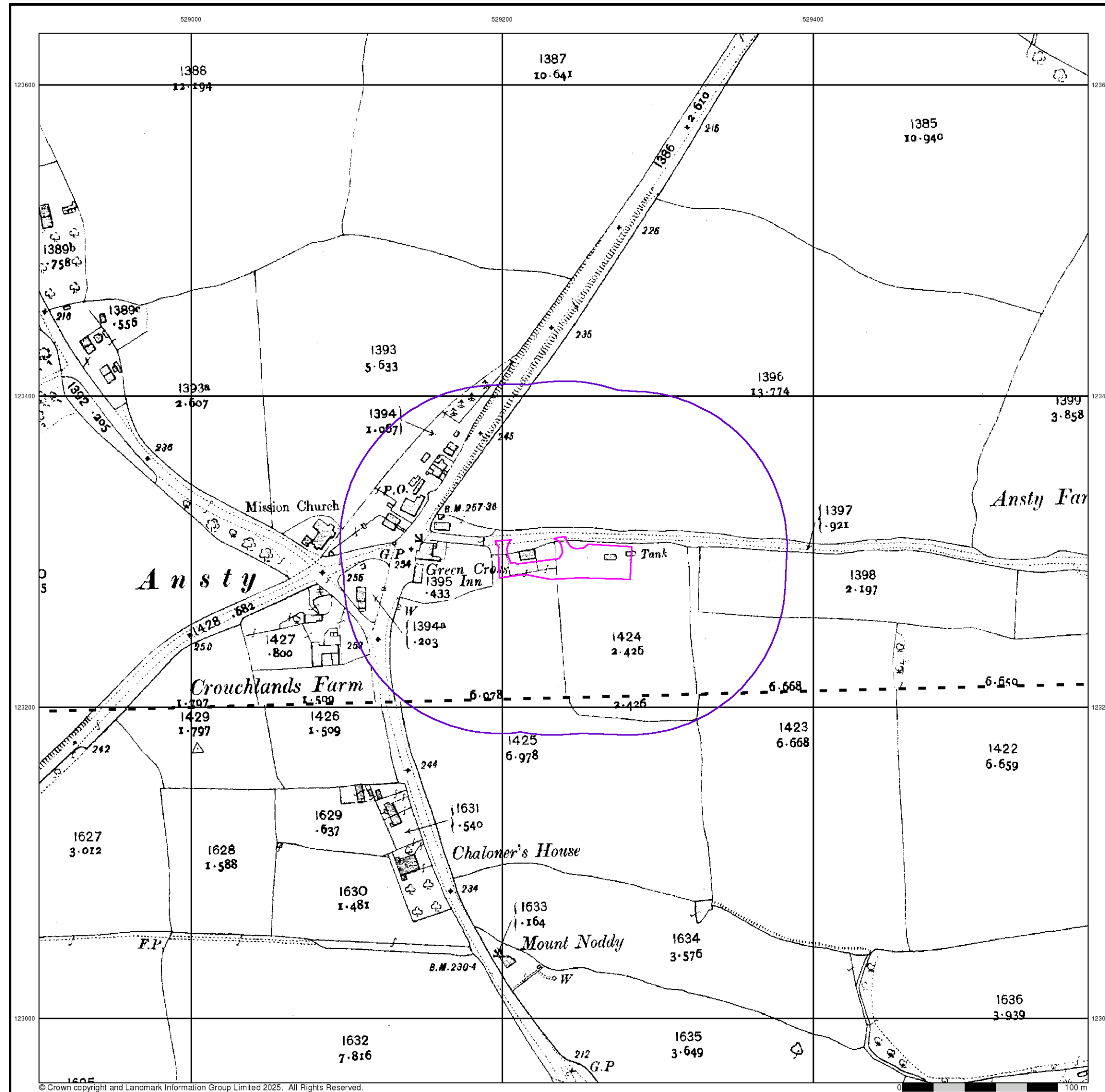


Order Details

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National Grid Reference: 529240, 123290
Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 100

Site Details

Birch Trees Farm, Cuckfield Road, Ansty, HAYWARDS
HEATH, RH17 5AG



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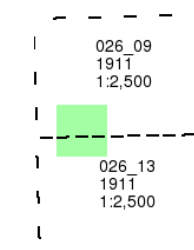
Sussex

Published 1911

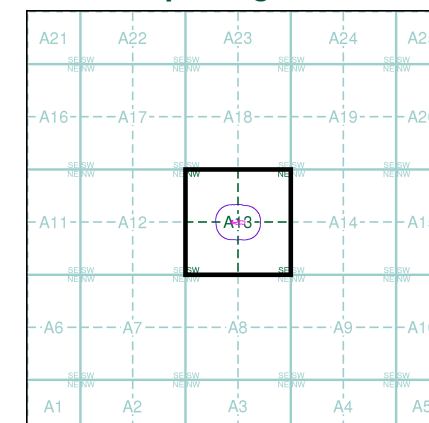
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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National Grid Reference: 529240, 123290
Slice: A
Site Area (Ha): 0.15
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Site Details

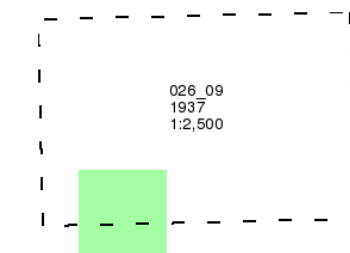
Birch Trees Farm, Cuckfield Road, Ansty, HAYWARDS
HEATH, RH17 5AG

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INFORMATION GROUP

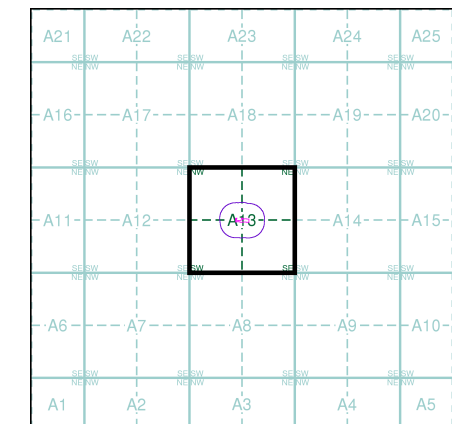
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

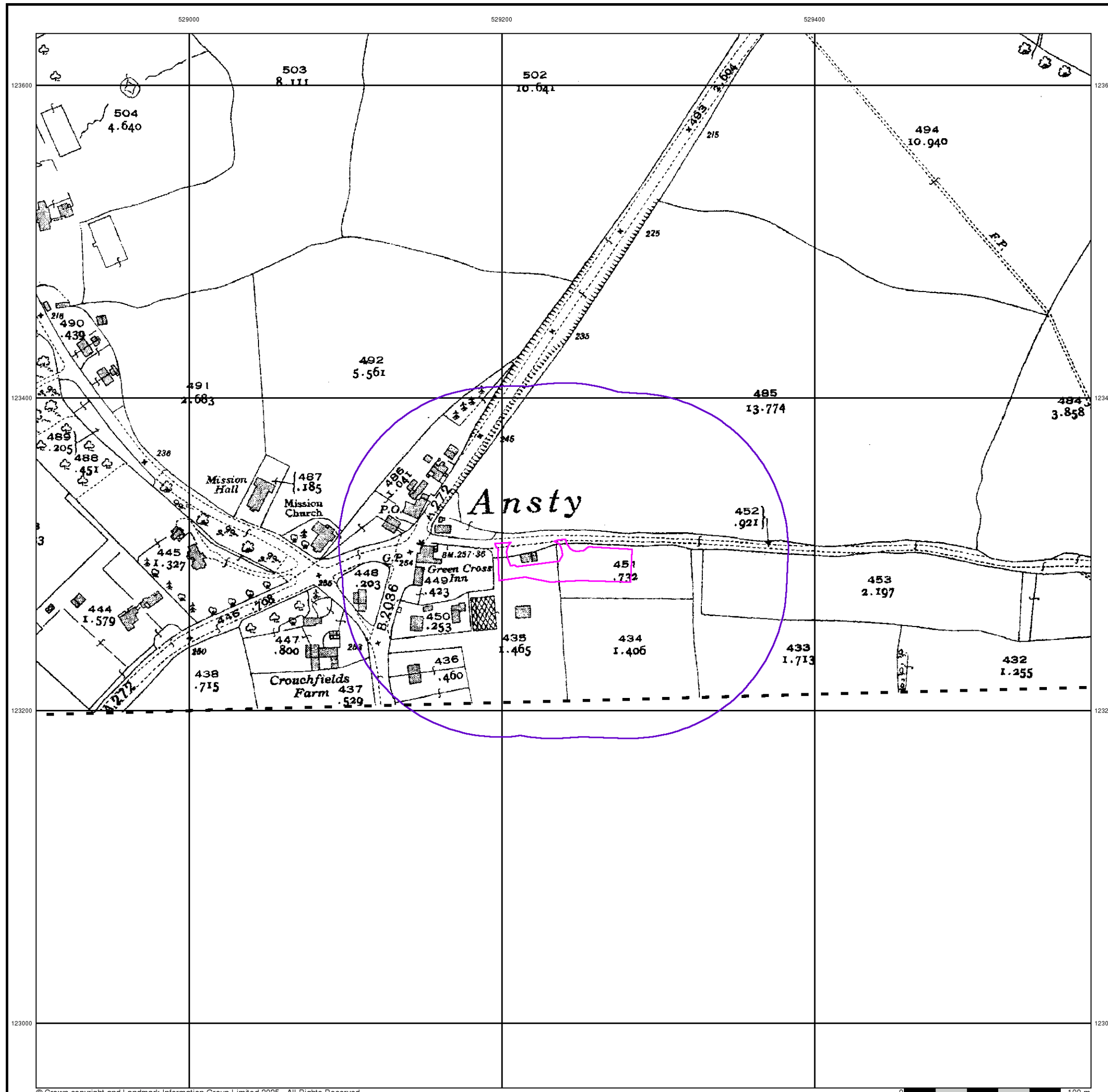


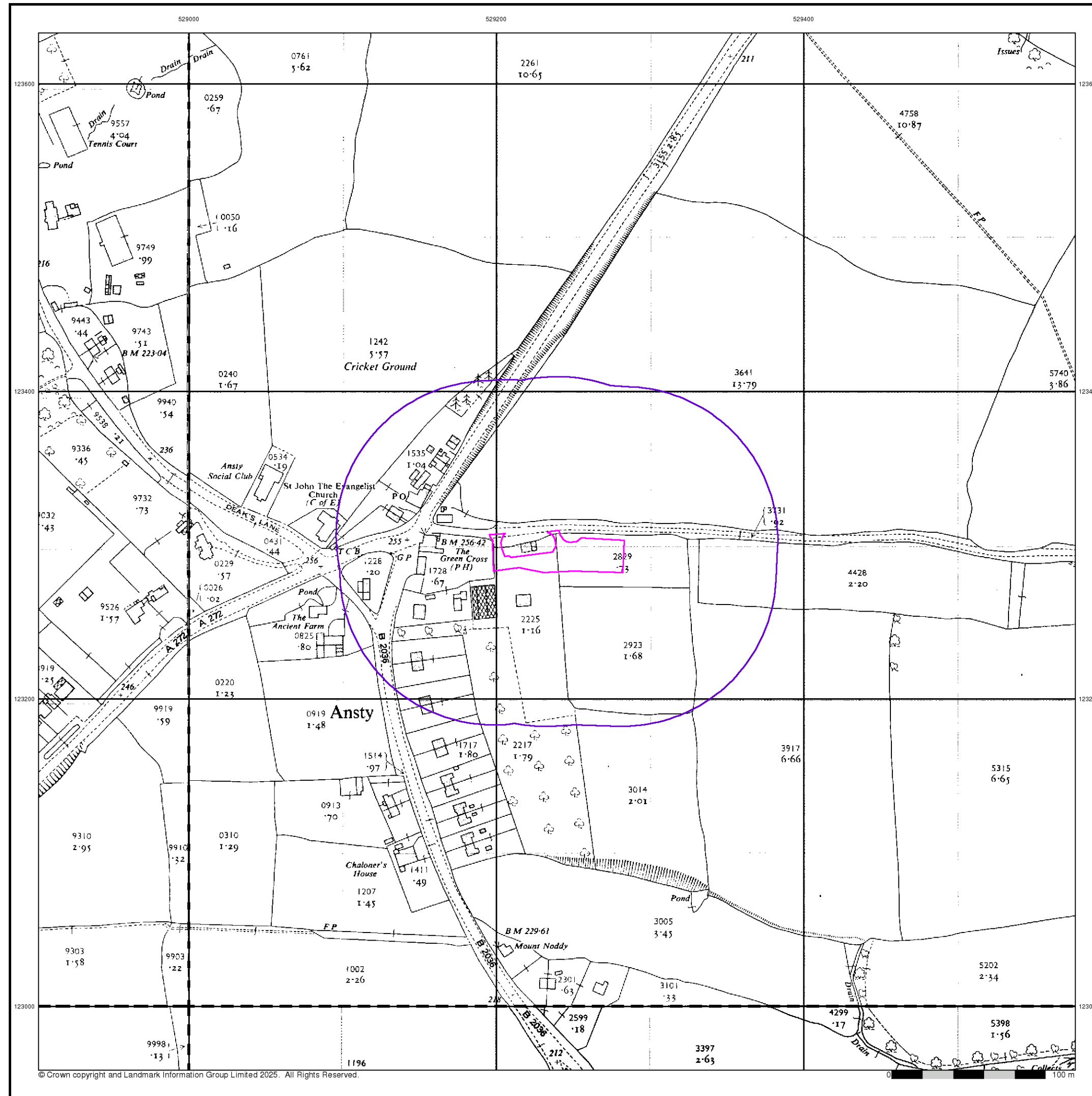
Order Details

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 Customer Ref: LS8860
 National Grid Reference: 529240, 123290
 Slice: A
 Site Area (Ha): 0.15
 Search Buffer (m): 100

Site Details

Birch Trees Farm, Cuckfield Road, Ansty, HAYWARDS
 HEATH, RH17 5AG





Ordnance Survey Plan

Published 1958

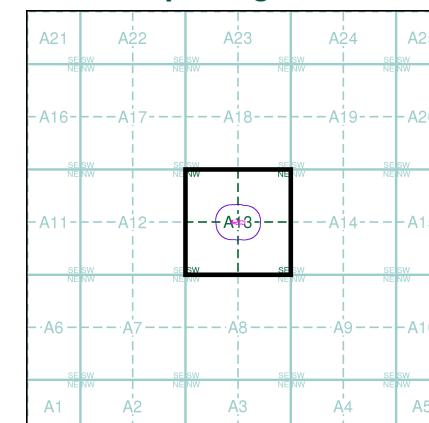
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ2823 1958 1:2,500	TQ2923 1958 1:2,500
TQ2822 1958 1:2,500	TQ2922 1958 1:2,500

Historical Map - Segment A13



Order Details

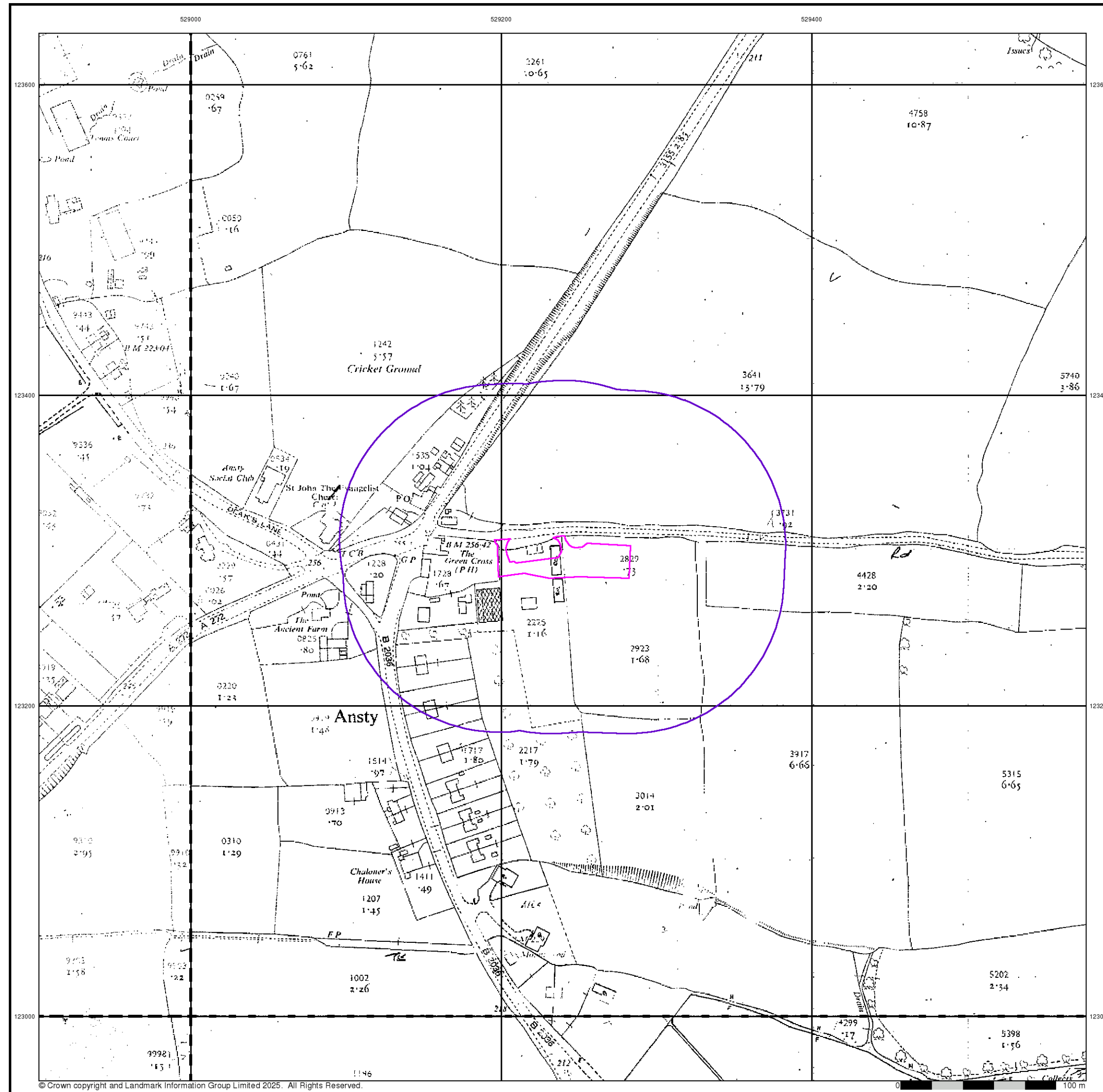
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Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 100

Site Details

Birch Trees Farm, Cuckfield Road, Ansty, HAYWARDS
HEATH, RH17 5AG



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Supply of Unpublished Survey Information

Published 1975

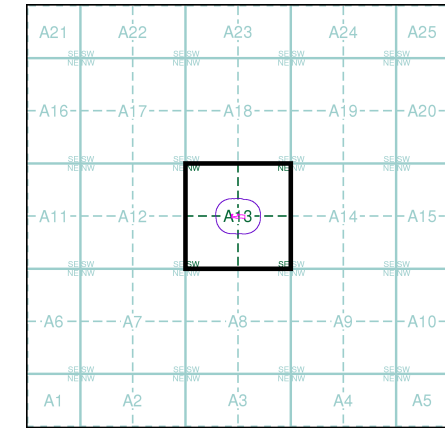
Source map scale - 1:2,500

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2823 1975 1:2,500	TQ2923 1975 1:2,500
TQ2822 1975 1:2,500	TQ2922 1975 1:2,500

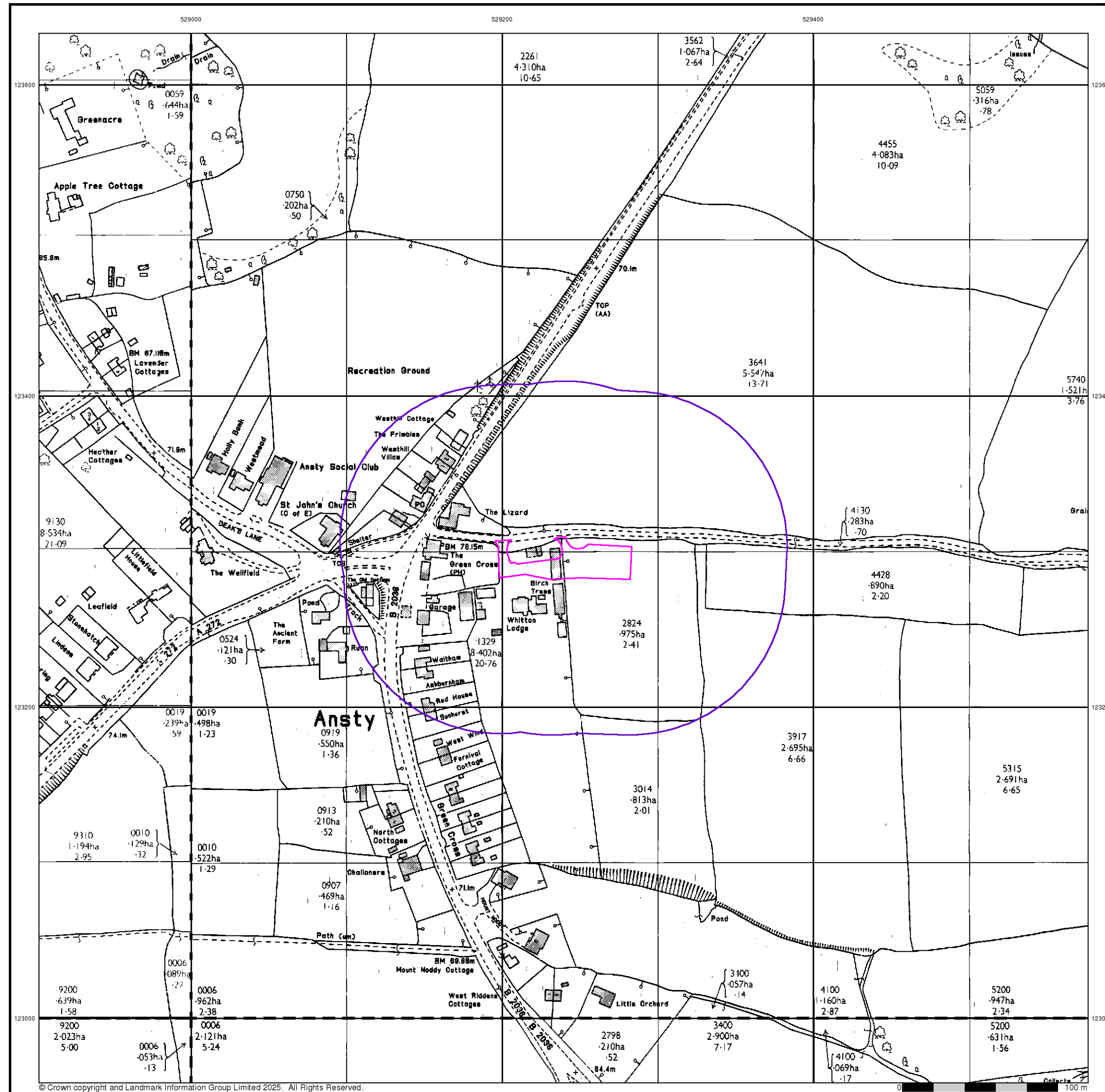
Historical Map - Segment A13



Order Details
Order Number: 387275914_1_1
Customer Ref: LS8860
National Grid Reference: 529240, 123290
Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 100

Site Details
Birch Trees Farm, Cuckfield Road, Ansty, HAYWARDS
HEATH, RH17 5AG





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Ordnance Survey Plan

Published 1978 - 1979

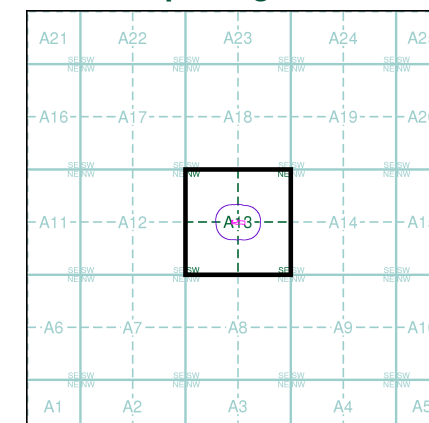
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ2823 1978 12,500	TQ2923 1978 12,500
TQ2822 1979 12,500	TQ2922 1979 12,500

Historical Map - Segment A13



Order Details

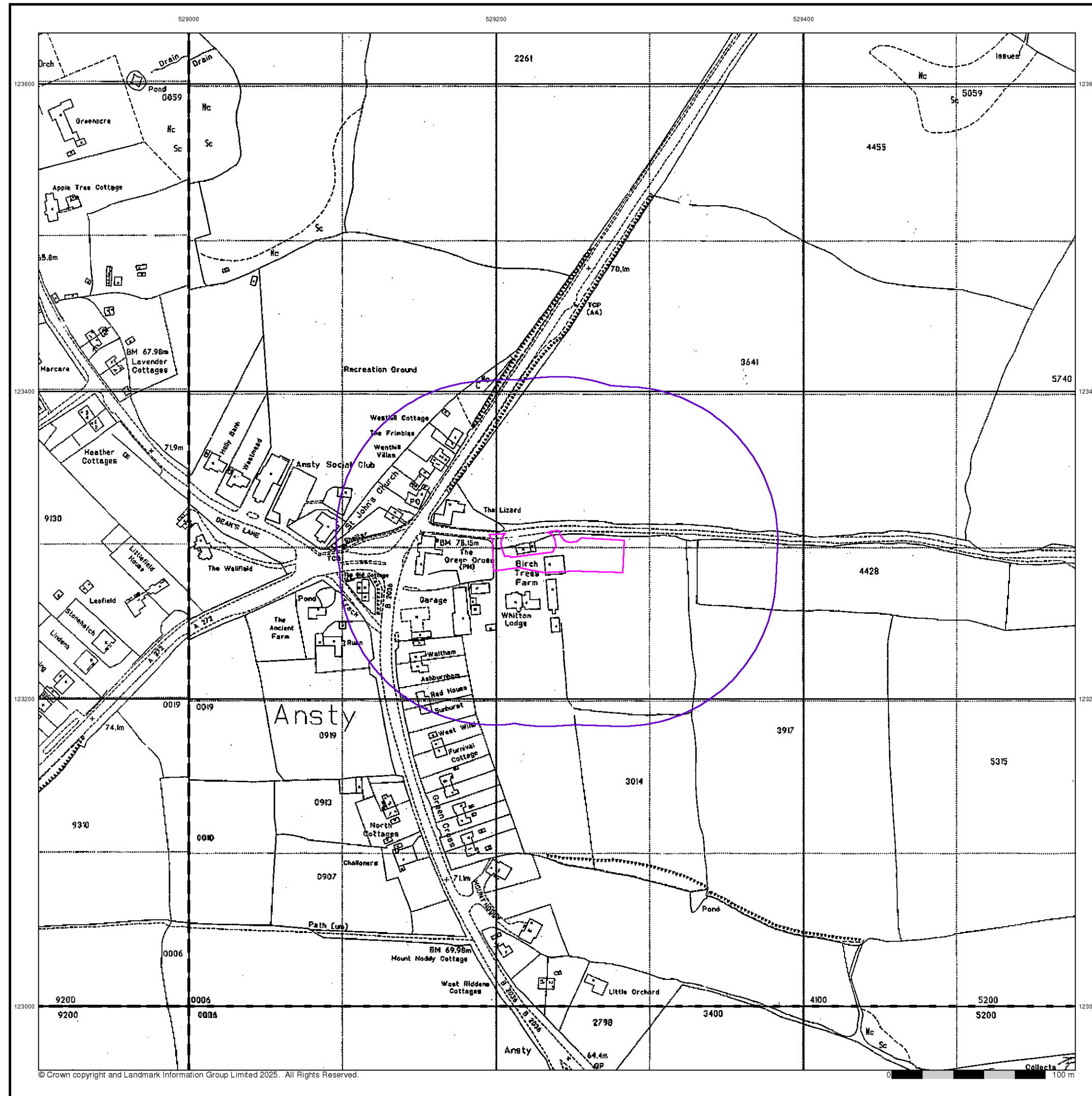
Order Number: 387275914_1_1
 Customer Ref: LS8860
 National Grid Reference: 529240, 123290
 Slice: A
 Site Area (Ha): 0.15
 Search Buffer (m): 100

Site Details

Birch Trees Farm, Cuckfield Road, Ansty, HAYWARDS
 HEATH, RH17 5AG



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Large-Scale National Grid Data

Published 1994

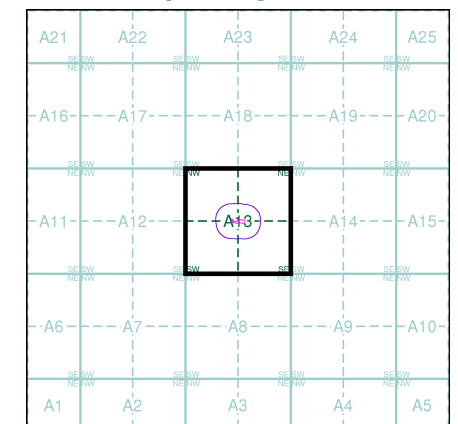
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2823 1994 12,500	TQ2923 1994 12,500
TQ2822 1994 12,500	TQ2922 1994 12,500

Historical Map - Segment A13



Order Details

Order Number: 387275914_1_1
Customer Ref: LS8860
National Grid Reference: 529240, 123290
Slice: A
Site Area (Ha): 0.15
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0 100 m

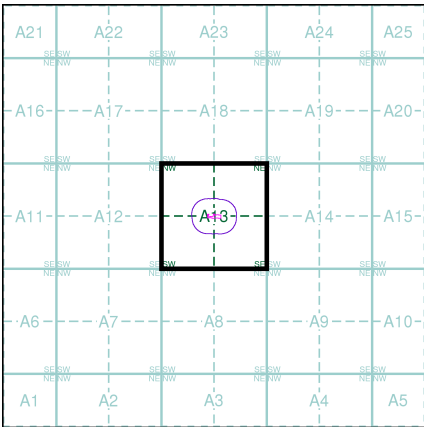


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 387275914_1_1
Customer Ref: LS8860
National Grid Reference: 529240, 123290
Slice: A
Site Area (Ha): 0.15
Search Buffer (m): 100

Site Details

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HEATH, RH17 5AG



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

UNEXPLODED BOMB RISK MAP



SITE LOCATION

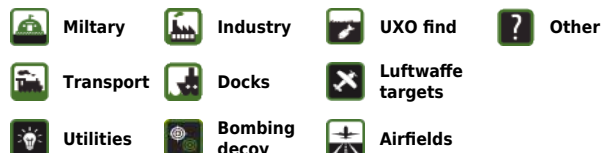
Map Centre: 529228,123320



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

387275914_1_1

Customer Reference:

LS8860

National Grid Reference:

529240, 123290

Slice:

A

Site Area (Ha):

0.15

Search Buffer (m):

1000

Site Details:

Birch Trees Farm, Cuckfield Road

Ansty

HAYWARDS HEATH

RH17 5AG

Client Details:

Mr E Toms

Land Science Ltd

Unit 10

19 Albert Drive

Burgess Hill

West Sussex

RH15 9TN

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	16
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			6	7
Prosecutions					
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 4		1		
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 5		Yes		
Pollution Incidents to Controlled Waters					
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register					
Water Abstractions	pg 5				(*1)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 5	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 5	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 5			12	73
Water Framework Directive - Catchment	pg 15	Yes	Yes		
Water Framework Directive - Groundwater	pg 15	Yes			
Water Framework Directive - Surface Waters	pg 15				Yes

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 16	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 16				2
Potentially Infilled Land (Non-Water)	pg 16			1	4
Potentially Infilled Land (Water)					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 17	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 17	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 19			4	17
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability	pg 23	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 23	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 23		Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 23		Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 24		10		
Fuel Station Entries	pg 24		1		
Points of Interest - Commercial Services	pg 25		5		
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 25				1
Points of Interest - Public Infrastructure	pg 25		8		10
Points of Interest - Recreational and Environmental	pg 27		1		
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 28			4	25
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty	pg 30			1	
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 30	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (NW)	0	1	529239 123295
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	191	1	529239 123500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	241	1	529239 123550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	285	1	528950 123450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	305	1	529350 123600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	313	1	528950 123500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	329	1	529500 123550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	346	1	529300 123650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (N)	354	1	529350 123650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	383	1	528950 123600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (NE)	435	1	529600 123600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (NE)	438	1	529550 123650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (SE)	464	1	529650 123000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (NE)	478	1	529450 123750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (NE)	479	1	529550 123700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (NE)	485	1	529700 123550
1	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Ansty Wwtw A272, Ansty, ., West Sussex, Rh17 5aw Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: W00378 Permit Version: 5 Effective Date: 31st March 2010 Issued Date: 31st March 2010 Revocation Date: 21st March 2022 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Adur Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	363	2	529000 122980

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Ansty Wwtw A272, Ansty, ., West Sussex, Rh17 5aw Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: W00378 Permit Version: 4 Effective Date: 1st January 2010 Issued Date: 25th September 2009 Revocation Date: 30th March 2010 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater Stream Or River Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	363	2	529000 122980
1	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Ansty Wwtw A272, Ansty, ., West Sussex, Rh17 5aw Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: W00378 Permit Version: 3 Effective Date: 1st April 2005 Issued Date: 18th March 2005 Revocation Date: 31st December 2009 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater Stream Or River Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	363	2	529000 122980
1	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Ansty Wwtw A272, Ansty, ., West Sussex, Rh17 5aw Authority: Environment Agency, Southern Region Catchment Area: Old-River Adur 60 Reference: W00378 Permit Version: 1 Effective Date: 24th October 1979 Issued Date: 24th October 1979 Revocation Date: 30th March 2003 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Lake/Reservoir - with outlet Environment: Receiving Water: Freshwater Stream Or River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	363	2	529000 122980
1	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Ansty Wwtw A272, Ansty, ., West Sussex, Rh17 5aw Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: W00378 Permit Version: 2 Effective Date: 31st March 2003 Issued Date: 24th October 1979 Revocation Date: 31st March 2005 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater Stream Or River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	363	2	529000 122980

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Discharge Consents Operator: M Dykes Esq Property Type: Undefined Or Other Location: The Barn, Ansty, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: P00793 Permit Version: 1 Effective Date: 16th February 1987 Issued Date: 16th February 1987 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater Stream Or River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A14NW (E)	408	2	529690 123320
3	Discharge Consents Operator: Mrs E Holdridge Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Highbridge Mill & 2 Cottages Highbridge Mill, Cuckfield Road, Ansty, West Sussex, Rh17 5ae Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P00095 Permit Version: 1 Effective Date: 1st September 1986 Issued Date: 1st September 1986 Revocation Date: Not Supplied Discharge Type: Non Water Company (Private) Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	605	2	529730 123710
3	Discharge Consents Operator: Mr Jonathan E S Clarke Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Highbridge Mill & 2 Cottages Highbridge Mill, Cuckfield Road, Ansty, West Sussex, Rh17 5ae Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P00095 Permit Version: 1 Effective Date: 1st September 1986 Issued Date: 1st September 1986 Revocation Date: Not Supplied Discharge Type: Non Water Company (Private) Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	605	2	529730 123710
4	Discharge Consents Operator: Ralph Hodge Property Type: Mixed Farming Location: Ansty Place Farm, Ansty, Haywards Heath, West Sussex, Rh17 5aj Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: App/So/20su Permit Version: 1 Effective Date: 1st April 1999 Issued Date: 1st April 1999 Revocation Date: 1st April 2004 Discharge Type: Trade Discharge - Process Water Discharge: Into Land Environment: Receiving Water: Into Land Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m	A8SW (S)	712	2	529000 122600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Ansty Wwtw A272, Ansty, ., West Sussex, Rh17 5aw Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: W00378 Permit Version: 7 Effective Date: 22nd March 2022 Issued Date: 22nd March 2022 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Adur Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	724	2	528650 122810
5	Discharge Consents Operator: Southern Water Services Limited. + Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Ansty Wwtw A272, Ansty, ., West Sussex, Rh17 5aw Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: W00378 Permit Version: 6 Effective Date: 22nd March 2022 Issued Date: 23rd December 2021 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Adur Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	724	2	528650 122810
6	Discharge Consents Operator: Mr J Macfie Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Harvest Hill, Ansty, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P10371 Permit Version: 1 Effective Date: 26th July 2002 Issued Date: 26th July 2002 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	942	2	529820 122510
7	Discharge Consents Operator: Mr O.P.Jones Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Old Furnace Cottage, Copyhold Lane, Cuckfield West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P02778 Permit Version: 1 Effective Date: 21st February 1990 Issued Date: 21st February 1990 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Into Land Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A15SW (E)	997	2	530260 123090
8	Local Authority Pollution Prevention and Controls Name: Ansty Cross Service Station Location: Cuckfield Road, Ansty Haywards, Ansty, West Sussex, Rh17 5ag Authority: Mid Sussex District Council, Environmental Services Section Permit Reference: EPR/VR/21 Dated: 1st April 2014 Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	64	3	529149 123243

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Nearest Surface Water Feature	A13SE (S)	73	-	529254 123211
	Water Abstractions Operator: Eric Arthur Norris Licence Number: 23/063 Permit Version: Not Supplied Location: Deaks Lane, CUCKFIELD Authority: Environment Agency, Southern Region Abstraction: Impounding Abstraction Type: Not Supplied Source: Surface Daily Rate (m3): 0 Yearly Rate (m3): 0 Details: Tributary Of River Adur Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A18NW (N)	1002	2	528920 124270
	Groundwater Vulnerability Map Combined Secondary Bedrock Aquifer - High Vulnerability Classification: High Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: Intermediate Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: 40-70% Superficial <90% Patchiness: <3m Superficial Thickness: No Data Superficial Recharge: No Data	A13SW (NW)	0	2	529239 123295
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SW (NW)	0	2	529239 123295
	Superficial Aquifer Designations No Data Available				
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 420.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A13NW (NW)	328	4	528903 123454
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 186.6 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SE (N)	354	4	529357 123649

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 240.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SE (N)	354	4	529357 123649
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 50.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A13NW (NW)	367	4	529017 123626
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 132.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A13NE (NE)	409	4	529541 123620
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 176.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14SW (SE)	433	4	529577 122966
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SW (N)	437	4	529146 123741
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 49.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SW (N)	442	4	529141 123745
17	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 19.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SW (N)	443	4	529086 123735
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NW (NE)	470	4	529681 123552
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NW (NE)	480	4	529691 123555

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 125.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NW (NE)	485	4	529695 123557
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 571.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A8NW (SW)	506	4	528966 122834
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 72.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SE (NE)	533	4	529542 123769
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 56.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	534	4	529582 123745
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SE (NE)	540	4	529524 123786
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14SW (SE)	542	4	529738 122990
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18SE (NE)	546	4	529515 123797
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 610.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14SW (SE)	549	4	529745 122988
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 112.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 2	A19SW (NE)	577	4	529683 123718

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 32.6 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	580	4	529633 123765
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	584	4	529717 123693
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 59.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	587	4	529725 123688
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 29.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	603	4	529784 123637
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	604	4	529774 123654
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 250.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NW (NE)	604	4	529792 123628
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 138.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	605	4	529663 123773
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	605	4	529663 123773
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 91.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	606	4	529778 123653

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	610	4	529668 123776
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 23.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	619	4	529674 123782
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 71.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	619	4	529718 123743
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	621	4	529731 123732
42	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 5.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	634	4	528562 123294
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 30.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	634	4	528562 123294
44	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 21.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	639	4	529696 123791
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 173.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	652	4	528544 123315
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 181.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SW (NE)	671	4	529600 123894

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 94.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	726	4	528515 123558
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 52.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	757	4	528462 123492
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 70.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	758	4	528462 123493
50	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 115.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (NW)	758	4	528501 123610
51	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 211.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	767	4	528438 123423
52	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 23.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	774	4	528436 123452
53	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 392.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NE (N)	776	4	529506 124046
54	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 46.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NE (N)	776	4	529506 124046
55	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 18.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	787	4	528427 123472

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
56	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 39.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	794	4	530028 123574
57	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 202.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	794	4	530029 123573
58	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 226.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	808	4	528390 123251
59	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	810	4	530033 123608
60	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 254.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	811	4	530034 123610
61	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 217.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12NW (W)	816	4	528413 123537
62	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 37.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NE (N)	819	4	529531 124083
63	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 302.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NW (N)	826	4	529129 124130
64	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 36.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NW (N)	844	4	529179 124151

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
65	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NE (N)	854	4	529538 124118
66	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 296.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NE (N)	865	4	529544 124128
67	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 45.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NW (N)	879	4	529169 124186
68	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SE (NE)	885	4	529976 123853
69	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 78.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SE (NE)	885	4	529974 123856
70	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A7NW (SW)	911	4	528441 122777
71	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 226.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A7NW (SW)	918	4	528436 122772
72	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 33.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SE (NE)	933	4	529974 123929
73	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	940	4	528278 123095

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
74	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 49.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NW (N)	944	4	528910 124206
75	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 7.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NW (N)	944	4	528910 124206
76	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 34.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	947	4	528271 123092
77	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 50.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NW (N)	950	4	528912 124213
78	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 37.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A18NW (N)	950	4	528912 124213
79	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 229.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A17NE (NW)	954	4	528834 124189
80	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 24.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19SE (NE)	956	4	529974 123963
81	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 32.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	966	4	528260 123054
82	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A17NE (N)	969	4	528869 124218

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
83	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	970	4	528249 123083
84	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 12.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A19NE (NE)	971	4	529972 123986
85	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 285.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	973	4	530246 123443
86	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 19.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	976	4	530222 123569
87	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 13.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	980	4	528241 123075
88	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 273.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A15SW (E)	983	4	530265 123270
89	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	983	4	530224 123587
90	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 187.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A14NE (E)	988	4	530223 123605
91	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 261.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A12SW (W)	989	4	528234 123064

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
92	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 291.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A15NW (E)	994	4	530275 123342
93	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 16.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Adur and Teville Primacy: 1	A17NE (N)	997	4	528894 124257
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Copyhold Stream WaterBody ID: GB107041012240 Operational: Adur Upper Catchment: Adur and Ouse Management: Adur and Ouse Catchment: Adur & Ouse Catchment Name: Adur & Ouse	A13SW (NW)	0	2	529239 123295
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Adur East (Goddards Green) WaterBody ID: GB107041012210 Operational: Adur Upper Catchment: Adur and Ouse Management: Adur and Ouse Catchment: Adur & Ouse Catchment Name: Adur & Ouse	A13SW (W)	19	2	529180 123280
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Bolney Sewer WaterBody ID: GB107041012250 Operational: Adur Upper Catchment: Adur and Ouse Management: Adur and Ouse Catchment: Adur & Ouse Catchment Name: Adur & Ouse	A13NW (NW)	65	2	529140 123340
	Water Framework Directive - Groundwater Waterbody Name: Adur & Ouse Hastings Beds Waterbody ID: GB40702G502000 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB40702G502000 Overall Rating: Good Chemical Rating: Good Quantitative Measure: Good Year: 2019	A13SW (NW)	0	2	529239 123295
	Water Framework Directive - Surface Waters Class Code: River Waterbody Name: Copyhold Stream Waterbody ID: GB107041012240 URL Address: Not Supplied Overall Rating: Not Assessed Chemical Rating: Not Assessed Classification Year: 2022	A14NE (E)	973	2	530246 123442

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Mid Sussex District Council - Has supplied landfill data		0	3	529239 123295
	Local Authority Landfill Coverage Name: West Sussex County Council - Has supplied landfill data		0	5	529239 123295
94	Local Authority Recorded Landfill Sites Location: West Riddens Farm, Burgess Hill, Ansty Reference: Not Supplied Authority: West Sussex County Council, Environment & Development Last Reported Status: Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A9NW (SE)	578	5	529600 122800
95	Local Authority Recorded Landfill Sites Location: Cuckfield By-Pass, East And West Ends Reference: Not Supplied Authority: West Sussex County Council, Environment & Development Last Reported Status: Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A19SW (NE)	790	5	529800 123900
96	Potentially Infilled Land (Non-Water) Bearing Ref: S Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A8NE (S)	460	-	529350 122827
97	Potentially Infilled Land (Non-Water) Bearing Ref: SE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A9NW (SE)	591	-	529648 122818
98	Potentially Infilled Land (Non-Water) Bearing Ref: NE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A18SE (NE)	592	-	529542 123835
99	Potentially Infilled Land (Non-Water) Bearing Ref: N Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A18NW (N)	756	-	528985 124032
100	Potentially Infilled Land (Non-Water) Bearing Ref: N Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A18NW (N)	942	-	529232 124251

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Wealden Group	A13SW (NW)	0	1	529239 123295
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (NW)	0	1	529239 123295
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	215	1	529416 123471
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (N)	321	1	529364 123615
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19SW (NE)	589	1	529704 123715
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A12NE (W)	591	1	528626 123464
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A18SW (NW)	610	1	528924 123853

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	637	1	528686 123689
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19SW (NE)	640	1	529764 123725
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NW (N)	692	1	529131 123996
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19SW (NE)	695	1	529842 123715
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NE (NE)	771	1	529563 124021
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9NE (SE)	854	1	530000 122821

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A18NW (N)	896	1	529101 124198
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: <15 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A9NE (SE)	900	1	530000 122741
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <100 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A17NW (NW)	946	1	528554 124001
101	BGS Recorded Mineral Sites Site Name: Ansty Farm Location: Ansty Farm, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127343 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A14NW (NE)	419	1	529629 123539
102	BGS Recorded Mineral Sites Site Name: Ansty Location: Ansty Farm, Deak'S Lane, Ansty, Cuckfield, West Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 22894 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed (Cuckfield Stone Member), Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A18SW (N)	444	1	529080 123735
103	BGS Recorded Mineral Sites Site Name: Ansty Location: Ansty Farm, Deak'S Lane, Ansty, Cuckfield, West Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 22893 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed (Cuckfield Stone Member), Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A18SW (NW)	479	1	528945 123715

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
104	BGS Recorded Mineral Sites Site Name: Highbridge Mill Pit Location: Highbridge Mill Cottages, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127341 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	481	1	529583 123679
105	BGS Recorded Mineral Sites Site Name: Marlpit Ponds Location: Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127344 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A8NW (S)	529	1	529170 122755
106	BGS Recorded Mineral Sites Site Name: Ridden'S Farm Pits Location: West Riddens, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127346 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A8NE (S)	531	1	529344 122755
107	BGS Recorded Mineral Sites Site Name: Ridden'S Farm Pits Location: West Riddens Farm, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127347 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A8NE (SE)	534	1	529494 122792
108	BGS Recorded Mineral Sites Site Name: Marlpit Ponds Location: West Riddens, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127345 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A8NW (S)	537	1	529220 122746
109	BGS Recorded Mineral Sites Site Name: High Bridge Location: High Bridge, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127342 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	603	1	529544 123846

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
110	BGS Recorded Mineral Sites Site Name: Ridden'S Farm Pits Location: West Riddens Farm, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127348 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	618	1	529653 122789
111	BGS Recorded Mineral Sites Site Name: Butts Sand Pits Location: Cuckfield, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127321 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A18NW (N)	701	1	528988 123976
111	BGS Recorded Mineral Sites Site Name: Butts Sand Pits Location: Cuckfield, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127320 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sand Positional Accuracy: Located by supplier to within 10m	A18NW (N)	744	1	528986 124020
112	BGS Recorded Mineral Sites Site Name: Hoadsherf Farm Location: Ansty, Haywards Heath, West Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 152205 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A17SW (NW)	745	1	528528 123637
113	BGS Recorded Mineral Sites Site Name: Hamshalls Pits Location: West Riddens Farm, Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127349 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Cuckfield Stone Bed, Grinstead Clay Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	770	1	529860 122774
114	BGS Recorded Mineral Sites Site Name: Laines Farm Pits Location: Laines Farm, Cuckfield, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127340 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	857	1	529912 123885

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
115	BGS Recorded Mineral Sites Site Name: Hoadsherf Farm Pit Location: Cuckfield, Haywards Heath, West Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 152192 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Upper Grinstead Clay Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A17SW (NW)	907	1	528426 123786
116	BGS Recorded Mineral Sites Site Name: Cuckfield Park Pits Location: Cuckfield Park, Cuckfield, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127319 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A18NW (N)	926	1	529231 124235
117	BGS Recorded Mineral Sites Site Name: Hamsalls Pits Location: Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127356 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	946	1	530077 122770
117	BGS Recorded Mineral Sites Site Name: Hamsalls Pits Location: Ansty, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127355 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	968	1	530105 122774
118	BGS Recorded Mineral Sites Site Name: Mackrell'S Farm Pits Location: Mackrell'S, Cuckfield, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127338 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A19SE (E)	982	1	530207 123635
119	BGS Recorded Mineral Sites Site Name: Laines Farm Pits Location: Laines Farm, Cuckfield, Haywards Heath, Sussex Source: British Geological Survey, National Geoscience Information Service Reference: 127339 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ardingly Sandstone Member Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A19NE (NE)	982	1	529996 123978

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Mining Instability Mining Evidence: Inconclusive Iron Ore Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13SW (NW)	0	-	529239 123295
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	179	1	529220 123487
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	179	1	529220 123487
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (NW)	0	1	529239 123295

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
120	Contemporary Trade Directory Entries Name: C M W Suzuki Location: CUCKFIELD ROAD, ANSTY, RH17 5AG Classification: Car Dealers Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (SW)	33	-	529176 123259
120	Contemporary Trade Directory Entries Name: Cmw Location: Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	36	-	529178 123254
120	Contemporary Trade Directory Entries Name: Shell Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	36	-	529178 123254
120	Contemporary Trade Directory Entries Name: C M W Suzuki Location: Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	36	-	529178 123254
120	Contemporary Trade Directory Entries Name: C M W Location: Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	36	-	529178 123254
120	Contemporary Trade Directory Entries Name: Southdowns Carriage Co Location: Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	36	-	529178 123254
120	Contemporary Trade Directory Entries Name: Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (W)	48	-	529151 123289
120	Contemporary Trade Directory Entries Name: Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (W)	48	-	529151 123289
120	Contemporary Trade Directory Entries Name: Shell Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Petrol Filling Stations Status: Active Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	63	-	529150 123243
121	Contemporary Trade Directory Entries Name: V & A Automotive Ltd Location: Rear Of Ansty Cross Service Station, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13SW (SW)	136	-	529171 123150
122	Fuel Station Entries Name: Ansty Cross Service Station Location: Ansty Cross, Ansty, Haywards Heath, West Sussex, RH17 5AG Brand: SHELL Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	63	-	529150 123243

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
123	Points of Interest - Commercial Services Name: C M W Location: Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (SW)	36	6	529178 123254
123	Points of Interest - Commercial Services Name: V & A Automotive Ltd T/A C M W Suzuki Location: Ansty Cross, Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (SW)	36	6	529178 123254
123	Points of Interest - Commercial Services Name: Shell Car Wash Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SW (W)	53	6	529148 123268
123	Points of Interest - Commercial Services Name: Ansty Cross Service Station Location: Ansty Cross, Ansty, Haywards Heath, RH17 5AG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
123	Points of Interest - Commercial Services Name: Car Wash Location: Ansty Cross, Ansty, Haywards Heath, West Sussex, RH17 5AG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
124	Points of Interest - Manufacturing and Production Name: Tank Location: RH17 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	834	6	529511 124105
125	Points of Interest - Public Infrastructure Name: Shell UK Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
125	Points of Interest - Public Infrastructure Name: Anst Cross Filling Station Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
125	Points of Interest - Public Infrastructure Name: Shell Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
125	Points of Interest - Public Infrastructure Name: Shell Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
125	Points of Interest - Public Infrastructure Name: Shell Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
125	Points of Interest - Public Infrastructure Name: Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
125	Points of Interest - Public Infrastructure Name: Ansty Cross Service Station Location: Ansty Cross, Ansty, Haywards Heath, West Sussex, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	63	6	529150 123243
125	Points of Interest - Public Infrastructure Name: Shell Ansty Cross Service Station Location: Cuckfield Road, Ansty, Haywards Heath, RH17 5AG Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	65	6	529149 123241
126	Points of Interest - Public Infrastructure Name: Sluice Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	606	6	529710 123732
126	Points of Interest - Public Infrastructure Name: Sluice Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	614	6	529720 123734
127	Points of Interest - Public Infrastructure Name: Sewage Works Location: RH17 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	658	6	528719 122832
127	Points of Interest - Public Infrastructure Name: Sewage Works Location: RH17 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A7NE (SW)	658	6	528727 122824
128	Points of Interest - Public Infrastructure Name: Weir Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	847	6	529523 124115
128	Points of Interest - Public Infrastructure Name: Weir Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	851	6	529531 124117
129	Points of Interest - Public Infrastructure Name: Weir Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	868	6	529241 124177
129	Points of Interest - Public Infrastructure Name: Weir Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	872	6	529250 124181
130	Points of Interest - Public Infrastructure Name: Sluice Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	967	6	530213 123566
131	Points of Interest - Public Infrastructure Name: Sluice Location: RH17 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	999	6	528990 122306

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
132	Points of Interest - Recreational and Environmental Name: Play Area Location: RH17 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	116	6	529084 123335

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
133	Ancient Woodland Name: Inholms Wood Reference: 1479667 Area(m ²): 53359.19 Type: Ancient and Semi-Natural Woodland	A12NE (W)	348	7	528854 123373
134	Ancient Woodland Name: Highbridge Mill Shaw Reference: 1479426 Area(m ²): 4858.09 Type: Ancient and Semi-Natural Woodland	A14NW (NE)	375	7	529588 123520
135	Ancient Woodland Name: Ansty Farm Wood Reference: 1479288 Area(m ²): 9136.73 Type: Ancient and Semi-Natural Woodland	A18SW (N)	415	7	529102 123711
136	Ancient Woodland Name: Birch Wood Reference: 1479307 Area(m ²): 18821.16 Type: Ancient and Semi-Natural Woodland	A8NW (SW)	424	7	529056 122885
137	Ancient Woodland Name: Butlers Wood Reference: 1479531 Area(m ²): 2041.4 Type: Ancient and Semi-Natural Woodland	A8NW (SW)	506	7	528966 122834
138	Ancient Woodland Name: Dunstalls Wood Reference: 1479367 Area(m ²): 12210.77 Type: Plantation on Ancient Woodland	A8NW (S)	593	7	529208 122690
139	Ancient Woodland Name: Highbridge Mill Reference: 1479425 Area(m ²): 12964.34 Type: Ancient and Semi-Natural Woodland	A19SW (NE)	606	7	529788 123637
140	Ancient Woodland Name: Butlers Wood Reference: 1479530 Area(m ²): 57316.3 Type: Plantation on Ancient Woodland	A7NE (SW)	627	7	528771 122825
141	Ancient Woodland Name: Pickwell Shaw Reference: 1479529 Area(m ²): 23358.97 Type: Plantation on Ancient Woodland	A12SE (W)	628	7	528596 123108
142	Ancient Woodland Name: Dunstalls Wood Reference: 1479366 Area(m ²): 15768.45 Type: Ancient and Semi-Natural Woodland	A8NE (S)	631	7	529389 122660
143	Ancient Woodland Name: Highbridge Milln Reference: 1479427 Area(m ²): 6023.3 Type: Ancient and Semi-Natural Woodland	A18SE (NE)	644	7	529572 123878
144	Ancient Woodland Name: Dunstalls Wood Reference: 1480628 Area(m ²): 25443.55 Type: Ancient and Semi-Natural Woodland	A8SW (S)	671	7	529173 122609
145	Ancient Woodland Name: Biddens Wood Reference: 1479305 Area(m ²): 39623.09 Type: Ancient and Semi-Natural Woodland	A14SE (E)	684	7	529918 123032
146	Ancient Woodland Name: Pickwell Wood Reference: 1479670 Area(m ²): 45801.29 Type: Ancient and Semi-Natural Woodland	A12NW (W)	740	7	528477 123480

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
147	Ancient Woodland Name: Westup Wood Reference: 1479649 Area(m ²): 7814.54 Type: Ancient and Semi-Natural Woodland	A17SE (NW)	800	7	528690 123927
148	Ancient Woodland Name: Westup Wood Reference: 1479646 Area(m ²): 19831.88 Type: Ancient and Semi-Natural Woodland	A17SE (NW)	810	7	528671 123923
149	Ancient Woodland Name: Oldmill Shaw Reference: 1479516 Area(m ²): 2171.61 Type: Ancient and Semi-Natural Woodland	A18NE (N)	823	7	529346 124125
150	Ancient Woodland Name: Pickwell Wood Reference: 1479669 Area(m ²): 24261.47 Type: Plantation on Ancient Woodland	A12NW (W)	876	7	528352 123540
151	Ancient Woodland Name: Pickwell Wood Reference: 1479668 Area(m ²): 8570.26 Type: Plantation on Ancient Woodland	A12SW (W)	911	7	528286 123263
152	Ancient Woodland Name: Westup Wood Reference: 1479648 Area(m ²): 22646.49 Type: Plantation on Ancient Woodland	A17SW (NW)	913	7	528539 123941
153	Ancient Woodland Name: Foxashes Wood Reference: 1479381 Area(m ²): 4521.44 Type: Ancient and Semi-Natural Woodland	A7NW (SW)	916	7	528389 122856
154	Ancient Woodland Name: Foxashes Wood Reference: 1480617 Area(m ²): 207527.78 Type: Plantation on Ancient Woodland	A7NW (SW)	918	7	528433 122777
155	Ancient Woodland Name: Pook Ryde Shaw Reference: 1479664 Area(m ²): 3651.05 Type: Ancient and Semi-Natural Woodland	A9NE (SE)	923	7	530057 122781
156	Ancient Woodland Name: Furnace Wood Reference: 1479388 Area(m ²): 20742.4 Type: Ancient and Semi-Natural Woodland	A14SE (E)	959	7	530242 123293
157	Ancient Woodland Name: Mackrells Shaw Reference: 1479488 Area(m ²): 17088.42 Type: Ancient and Semi-Natural Woodland	A19SE (E)	967	7	530190 123639
158	Ancient Woodland Name: Westup Wood Reference: 1479647 Area(m ²): 1966.05 Type: Ancient and Semi-Natural Woodland	A17NE (NW)	979	7	528646 124117
159	Ancient Woodland Name: Black Forest Shaw Reference: 1479677 Area(m ²): 5052.12 Type: Plantation on Ancient Woodland	A17SW (W)	984	7	528272 123645
160	Ancient Woodland Name: Mackrells Farm Wood Reference: 1479487 Area(m ²): 5411.77 Type: Ancient and Semi-Natural Woodland	A15NW (E)	995	7	530267 123451

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
161	Ancient Woodland Name: Westup Wood Reference: 1479650 Area(m ²): 4475.32 Type: Ancient and Semi-Natural Woodland	A17NE (NW)	996	7	528788 124215
162	Areas of Outstanding Natural Beauty Name: High Weald Multiple Areas: Y Total Area (m2): 1461737820.6571908 Designation Date: 30th October 1983 Source: Natural England	A13NE (N)	261	7	529246 123570
163	Nitrate Vulnerable Zones Name: Adur East (Sakeham) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13SW (NW)	0	2	529239 123295

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Horsham District Council - Environmental Health Department Environment Agency - Head Office Lewes District Council - Environmental Health Department Mid Sussex District Council - Environmental Services Section	August 2025 November 2023 October 2017 October 2017	Annual Rolling Update Annually Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Southern Region	July 2025	Quarterly
Enforcement and Prohibition Notices Environment Agency - Southern Region	March 2013	
Integrated Pollution Controls Environment Agency - Southern Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - South East Region - Solent & South Downs Area Environment Agency - Southern Region	April 2025 April 2025	Bi-Annually Bi-Annually
Local Authority Integrated Pollution Prevention And Control Mid Sussex District Council - Environmental Services Section Horsham District Council - Environmental Health Department Lewes District Council - Environmental Health Department	December 2020 June 2015 June 2016	Variable Variable Variable
Local Authority Pollution Prevention and Controls Mid Sussex District Council - Environmental Services Section Horsham District Council - Environmental Health Department Lewes District Council - Environmental Health Department	December 2020 June 2015 June 2016	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Horsham District Council - Environmental Health Department Lewes District Council - Environmental Health Department Mid Sussex District Council - Environmental Services Section	June 2015 June 2016 September 2014	Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	August 2025	
Pollution Incidents to Controlled Waters Environment Agency - Southern Region	December 1999	
Historical Prosecutions Environment Agency, Southern Region	March 2013	Not Applicable
Registered Radioactive Substances Environment Agency - Head Office Environment Agency - Southern Region	May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - South East Region - Solent & South Downs Area Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	July 2025 July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly Quarterly
Water Abstractions Environment Agency - Southern Region	July 2025	Quarterly
Water Industry Act Referrals Environment Agency - Southern Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	August 2025	Bi-Annually

Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	June 2025	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	July 2025	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2025	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2025	Annually
Water Framework Directive - Surface Waters Environment Agency - Head Office	July 2025	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	April 2025	Bi-Annually
Integrated Pollution Control Registered Waste Sites Environment Agency - Southern Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - South East Region - Solent & South Downs Area Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	July 2025 July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South East Region - Solent & South Downs Area Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	April 2025 April 2025 April 2025 April 2025	Bi-Annually Bi-Annually Bi-Annually Bi-Annually
Local Authority Landfill Coverage East Sussex County Council - Waste Management Group Horsham District Council - Environmental Health Department Lewes District Council Mid Sussex District Council - Environmental Services Section West Sussex County Council - Environment & Development	February 2003 February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites East Sussex County Council - Waste Management Group Horsham District Council - Environmental Health Department Lewes District Council Mid Sussex District Council - Environmental Services Section West Sussex County Council - Environment & Development	October 2018 October 2018 October 2018 October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	March 2006 March 2006 March 2006	Not Applicable Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	April 2018 April 2018 April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	June 2015 June 2015 June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	June 2025	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Lewes District Council - Planning Department East Sussex County Council - Development Minerals & Waste Mid Sussex District Council Horsham District Council - Planning Department West Sussex County Council - Environment & Development	February 2016 February 2023 January 2016 July 2023 October 2006	Variable Variable Variable Variable Annual Rolling Update
Planning Hazardous Substance Consents Horsham District Council - Planning Department Lewes District Council - Planning Department East Sussex County Council - Development Minerals & Waste Mid Sussex District Council West Sussex County Council - Environment & Development	August 2015 February 2016 February 2023 January 2016 October 2006	Variable Variable Variable Variable Annual Rolling Update
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2025	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2024	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	June 2025	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	August 2025	Quarterly
Points of Interest - Commercial Services PointX	September 2025	Quarterly
Points of Interest - Education and Health PointX	September 2025	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2025	Quarterly
Points of Interest - Public Infrastructure PointX	September 2025	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2025	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	September 2025	Bi-Annually
Areas of Adopted Green Belt Horsham District Council - Planning Department Lewes District Council - Planning Department Mid Sussex District Council	July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt Horsham District Council - Planning Department Lewes District Council - Planning Department Mid Sussex District Council	July 2025 July 2025 July 2025	Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	May 2025	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2025	Bi-Annually
Marine Nature Reserves Natural England	August 2025	Bi-Annually
National Nature Reserves Natural England	July 2025	Bi-Annually
National Parks Natural England	September 2025	Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 November 2024	Annually
Ramsar Sites Natural England	August 2025	Bi-Annually
Sites of Special Scientific Interest Natural England	May 2025	Bi-Annually
Special Areas of Conservation Natural England	July 2025	Bi-Annually
Special Protection Areas Natural England	May 2025	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Mid Sussex District Council - Environmental Services Section The Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS	Telephone: 01444 458166 extn 2288 Fax: 01444 450027 Website: www.midsussex.gov.uk
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
5	West Sussex County Council - Environment & Development County Hall, Tower hall, Chichester, West Sussex, PO19 1RH	Telephone: 01243 777100 Website: www.westsussex.gov.uk
6	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
7	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

APPENDIX D



ENV Surveys Ltd. Formula House, 12 Upper Hollingdean Road, Brighton, East Sussex, BN1 7GA
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Registered Office: 338 London Road, Portsmouth, PO2 3JY. Registered in England no. 4490449



2794

CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

ENV BULK REF:	B5946	DATE SAMPLED:	N/A	NO. OF SAMPLES:	1
CLIENT REF:	N/A	DATE RECEIVED:	21.10.2025	SAMPLED BY:	Client
SURVEY REF:	N/A	DATE ANALYSED:	21.10.2025	ANALYST:	Jack Tandy
CLIENT:		SITE:		DATE REPORT ISSUED:	21.10.2025
Anita Headford Birch Trees Farm Ansty RH17 5AG		Birch Trees Farm Ansty RH17 5AG		AUTHORISED BY:	Jack Tandy
					

* Analyst sample descriptions are outside the scope of our accreditation. The results of analysis relate only to the sample provided. If "Trace Asbestos Identified" is displayed this means analysis identified only 1 or 2 asbestos fibres/bundles in the sample at 2nd stage search using two preparations mounted in suitable RI liquid. Analysis was performed in accordance with HSG248: Asbestos: The Analysts' Guide, as required by our UKAS accreditation to ISO17025, and the quality control in-house method of ENV Surveys Ltd. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. ENV Surveys Ltd cannot accept responsibility for any amendments or changes made to this report after issue. ENV Surveys Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection or labelling of samples by the client. Samples are retained for 6 months. Reports are retained for 6 years.

SAMPLE NO.	SAMPLE TYPE	LOCATION/DESCRIPTION	ANALYST DESCRIPTION	ASBESTOS FIBRE TYPES	COMMENTS
1	Not known	Barn	Cement	Asbestos not detected	

Arboricultural Report to BS5837

Site Address: Birch Tree Farm

Owners Anne & Robin Upton

Date: 7th September 2025

Prepared by: Jamie Kirkman Arboricultural Association PTI, RFS Cet.Arb.

1. Introduction

This Arboricultural Report has been prepared in accordance with the guidelines set out in BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations". The purpose of this report is to provide an assessment of the trees on the site at Birch Tree Farm and to offer recommendations for their management in relation to the proposed development.

2. Site Description

Birch Tree Farm is a rural property comprising a blend of open meadows and woodland areas. The site supports a diverse range of tree species, including mature individuals that make substantial contributions to the local landscape and biodiversity. The landowners demonstrate a strong commitment to the treescape, as evidenced by the arboretum-style layout and woodland plantings distributed throughout the 7-acre property.

3. Tree Survey

A tree survey of the proposed construction site was conducted, with the following key information being recorded for each tree:

Tree Number: Unique identifier for each tree.

Species: Botanical name and common name.

Height: Estimated height in metres.

Diameter at Breast Height (DBH): Measured at 1.5 metres above ground level.

Crown Spread: Estimated spread of the tree's canopy.

Age Class: Young, semi-mature, mature, over-mature.

Physiological Condition: Good, fair, poor, dead.

Structural Condition: Good, fair, poor, hazardous.

Preliminary Management Recommendations: Any immediate actions required.

Only trees within the immediate vicinity of the proposed site were surveyed.

4. Tree Species Present

The proposed construction site at Birch Tree Farm includes a variety of tree species. The following species were identified during the survey:

Quercus robur (Common Oak)

Quercus rubra (Red oak)

Acer pseudoplatanus *Schwederii* (Purple leaved Norway maple)

Fraxinus excelsior (Ash)

Fagus sylvatica (Beech)

Prunus avium (Wild Cherry)

Malus spp. (Crab apple)

Aesculus hippocastanum – Horse chestnut

5. Tree Constraints Plan

A Tree Constraints Plan (TCP) has been prepared to illustrate the constraints imposed by the trees on the site. This includes the Root Protection Areas (RPAs) and the canopy spreads. The TCP is essential for informing the design process and ensuring that the proposed development respects the existing trees.

6. Arboricultural Impact Assessment

The Arboricultural Impact Assessment (AIA) evaluates the potential impact of the proposed development on the trees. It considers factors such as:

Tree Retention: Identifying trees that can be retained and protected during construction.

Tree Removal: Identifying trees that need to be removed due to their condition or to facilitate the development.

Construction Activities: Assessing the impact of construction activities on the retained trees, including root damage and soil compaction.

Root Protection Areas (RPAs): Confirming that the proposed dwelling will not impact the RPAs of any of the trees.

7. Arboricultural Method Statement

The Arboricultural Method Statement (AMS) outlines the measures to be taken to protect the retained trees during the construction process. The recommendations can be found in the attached Survey Data Sheets.

Protective Fencing: Erecting protective fencing around the RPAs of retained trees.

Ground Protection: Installing ground protection measures to prevent soil compaction.

Construction Exclusion Zones: Establishing zones where no construction activities are permitted.

Tree Protection Monitoring: Regular monitoring of tree protection measures by a qualified arboriculturist.

8. Conclusion

The trees at Birch Tree Farm are an important asset to the site and the local environment. By following the recommendations in this report and adhering to the guidelines set out in BS5837:2012, the proposed development can proceed while ensuring the protection and preservation of the existing trees. It is confirmed that the proposed dwelling will not impact upon the RPAs of any of the trees nor will the trees impact upon proposed development in the future.

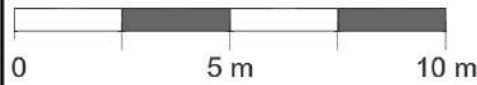
Please see attached plan and Survey Data report for more details.

Birch Trees Farm
Birch Trees Farm

Birch Trees Farm, Ansty, West Sussex, RH17
5AG

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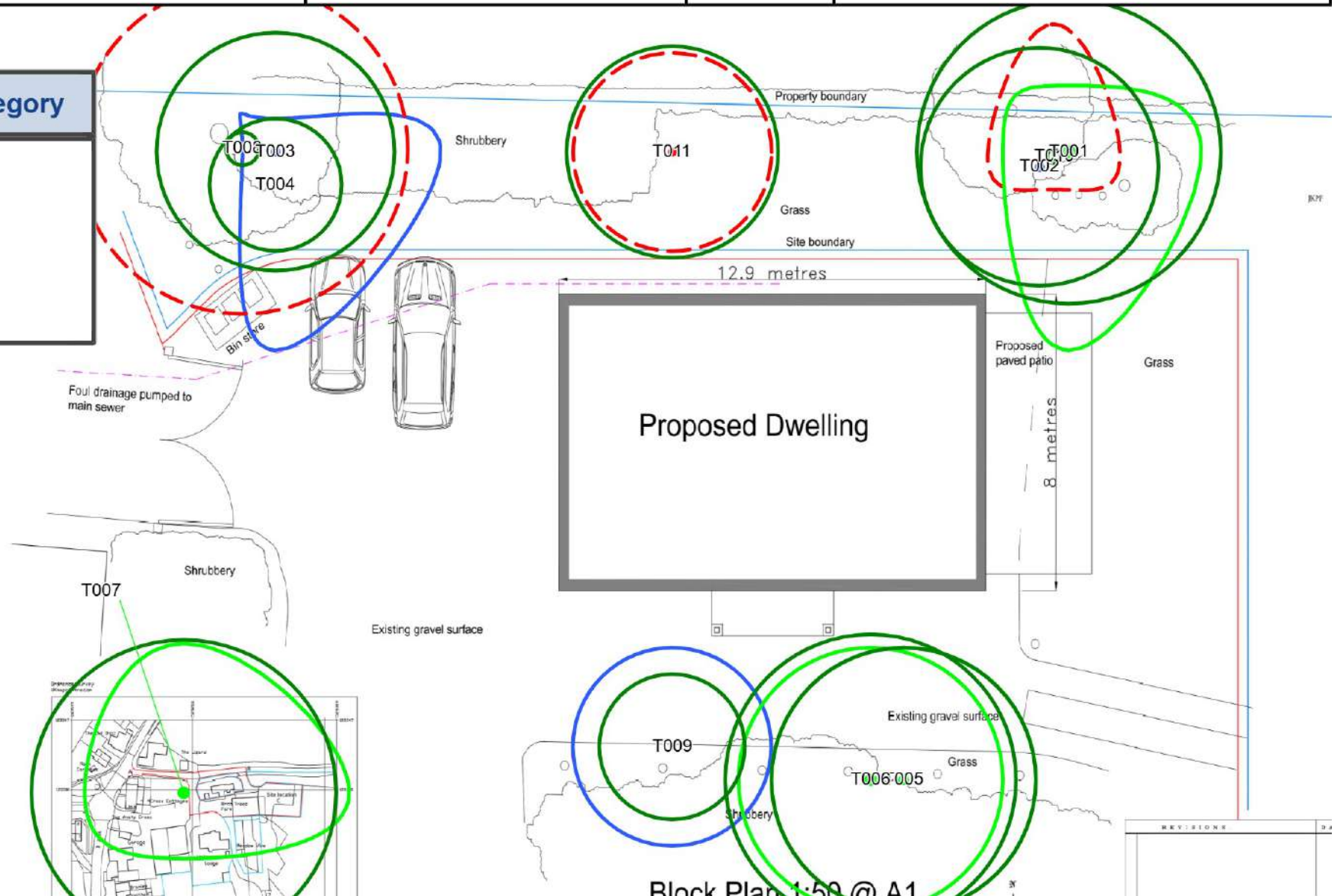
1 : 175



PHOENIX FORESTRY

Retention Category

- Category A
- Category B
- Category C
- Category U
- RPA



Block Plan 1:50 @ A1