

**Application for a dormer bungalow
at the rear of
Ewbanke Old Hall 20 A Front Street, Staindrop, Darlington DL2 3NH**

**A PHASE 1 LAND CONTAMINATION ASSESSMENT
(DB-LCA-1B)**

**by
GROUNDSURE SITEGUARD**

Ref : SG-BAR-VO71-775533

**of 20, FRONT STREET, STAINDROP, DARLINGTON DL2 3NH
Date : April 15, 2010**

This report was commissioned for Mr John Wain, and a full copy is enclosed

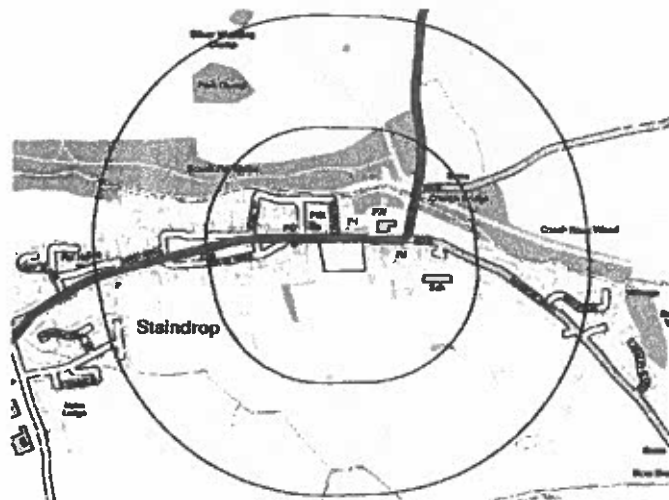
GroundSure SiteGuard

SiteGuard Reference: SG-BAR-V071-775533

Address: 20, FRONT STREET, STAINDROP, DARLINGTON, DL2 3NH

Date: Apr 15, 2010

Client Reference: RCC



Environmental Risk Assessment: 20, FRONT STREET, STAINDROP, DARLINGTON, DL2 3NH

This report is brought to you by GroundSure, a leading environmental consultancy and is based on the professional review of pertinent data associated with the property and surrounding area.

Conclusions

Based on information gathered the property is considered to be:-

Acceptable Environmental Risk. (for banking security)

Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?	Unlikely
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low

No significant recommendations have arisen in the course of this report being prepared.

Next Steps: If you concur with this assessment complete a Barclays Land Use Questionnaire and complete your valuation report. Should you wish to discuss your case further with Barclays please contact Alistair Wright on 020 7116 5675 or alistair.wright@barclays.com.

Xit2: You can obtain a copy of the Barclays Land Use Questionnaire from the "Resources" tab, following the link to "Valuer Documentation".

Additional Information

The property has been assessed against the Environment Agency NaFRA 2008 flood model. The Environment Agency consider there to be a Negligible risk of river or tidal flooding. This means that there is considered to be less than 1 in 1000 chance of flooding in any given year.

Many insurance companies utilise this data (as well as other internal information) when determining premiums. Based on the NaFRA data is likely that insurance will be available for this property.

Aerial Photograph of Study Site



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20, FRONT STREET, STAINDROP, DARLINGTON, DL2 3NH

Grid Reference: 413027,520596

Risk Factor	On Site	Adjacent	Less Than 250m
1. Past Land Use:- 1:10,000 Scale Historical Data			
Potentially Contaminative Historical Land Uses	No	No	Yes
2. Incident and Registers			
EA Recorded Pollution Incidents	No	No	No
EPA1990 Sites	No	No	No
3. Landfill and Waste Sites			
EA Operational Landfill Sites	No	No	No
EA Historic Landfill Sites	No	No	No
BGS Landfill Sites	No	No	No
GroundSure Local Authority Landfill Sites	No	No	No
REGIS Waste Sites	No	No	No
4. Current Land Use Findings Data			
Potentially Contaminative Industrial Sites	No	No	Yes
Petrol & Fuel Sites	No	No	Yes
Historic IPC Authorisations	No	No	No
Part A(1) and IPPC Authorisations	No	No	No
Part A(2) and Part B Authorisations	No	No	No
List 1 Dangerous Substance Authorisations	No	No	No
List 2 Dangerous Substance Authorisations	No	No	No
Red List Discharge Consents	No	No	No
5. Hydrogeology			
Groundwater Vulnerability & Soil Leaching Potential	Yes	No	No
Source Protection Zones	No	No	No
Groundwater Abstraction Licences	No	No	No
Surface Water Abstraction Licences	No	No	No
Potable Water Abstraction Licences	No	No	No
6. Environmental Setting			
Sites of Special Scientific Interest (SSSI)	No	No	No
National Nature Reserves (NNR)	No	No	No
Special Areas of Conservation (SAC)	No	No	No
Special Protection Areas (SPA)	No	No	No
Ramsar Sites	No	No	No
Local Nature Reserves (LNR)	No	No	No
World Heritage Sites	No	No	No
Environmentally Sensitive Areas	No	No	No
Areas of Outstanding Natural Beauty (AONB)	No	No	No
National Parks	No	No	No
7. Flood Risk			
What is the National Flood Risk Assessment (NaFRA) Flood Rating for the study site?	Negligible	-	-
Has the site been subject to past flooding as recorded by the Environment Agency?	No	-	-

In the process of ordering this report the following questions were answered as detailed below:

What is the current use of the site?	Residential
What is the intended use of the site?	Residential
Are you aware of any intention to redevelop the site? (e.g. will intrusive works be undertaken i.e. new build, not refurbishment)	Yes
Is there any significant bulk fuel or chemical storage contained within underground storage tanks etc (excluding septic tanks / LPG tanks)?	No
Is there any bulk fuel or chemical storage contained within above ground tanks exceeding 200 litres in volume (excluding LPG tanks)?	No
Distance to the nearest surface water feature:	50m - 250m
Distance to the nearest residential property:	Adjacent

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 15

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
17.0	N	Police Station	1923
29.0	N	Police Station	1914
29.0	N	Police Station	1940
29.0	N	Police Station	1948
125.0	E	Gas Works	1923
196.0	E	Gas Works	1896
198.0	W	Smithy (B)	1923
201.0	E	Gas Works	1914
201.0	E	Gas Works	1856
207.0	SW	Nursery	1976
208.0	E	Gasometer	1923
208.0	E	Gasometer	1896
210.0	E	Gasometer	1914
212.0	E	Gasometer	1856
241.0	W	Smithy	1948

2. Incidents and Registers Findings

2.1 Environment Agency Recorded Pollution Incidents

National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

2.2 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

How many sites does the Local Authority hold information on under Section 78R of the Environmental Protection Act 1990 within 500m of the study site: 0

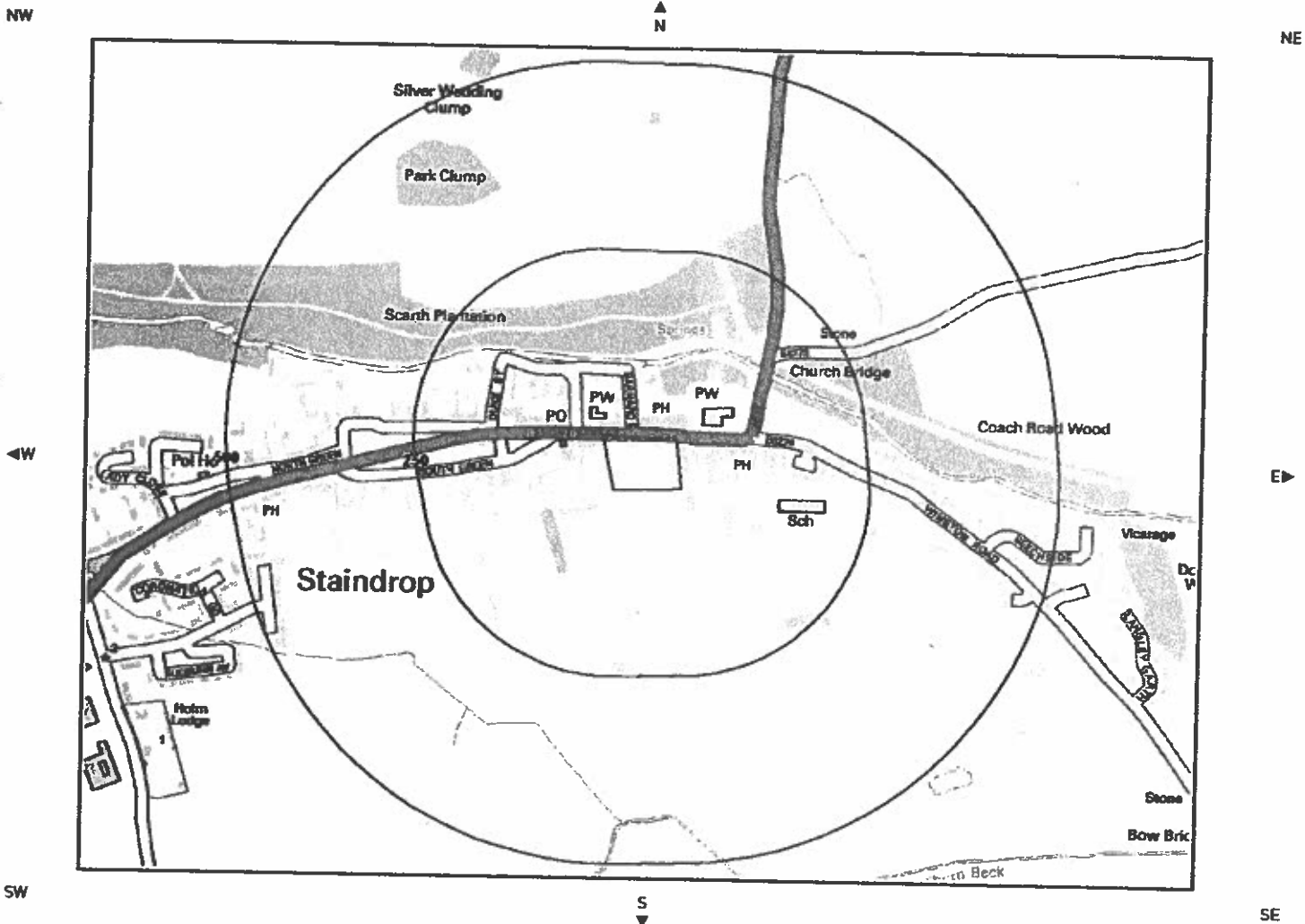
Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

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If you would like any further assistance regarding this report then please contact SiteGuard Helpline on (T) 08444 159 000, email: helpline@groundsure.com

3 Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- | | | |
|--------------------|--------------------------------------|---------------------------------------|
| Site Outline | Environment Agency Active Landfill | Local Authority Landfill (Area Data) |
| Search Buffers (m) | Environment Agency Historic Landfill | Local Authority Landfill (Point Data) |
| | REGIS Waste Licence | BGS / DoE Survey Landfill |

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3. Landfill and Other Waste Sites Findings

3.1 Landfill Sites

Environment Agency Registered Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0
 Database searched and no data found.

Environment Agency Historic Landfill Sites

Records of historic landfill sites within 1500m of the study site: 1

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Site Name	Site Reference	Waste Type	Control Measures
1	660.0	SW	Cleatlam Lane, Staindrop, Darlington, County Durham			

BGS/DoE Landfill Site Survey

Records of non-operational landfill sites within 1500m of the study site: 0
 Database searched and no data found.

GroundSure Local Authority Landfill Sites Data

Records of landfill sites within 1500m of the study site: 0
 Database searched and no data found.

3. Landfill and Other Waste Sites Findings

3.2 Other Waste Sites

Environment Agency (REGIS) Waste Sites

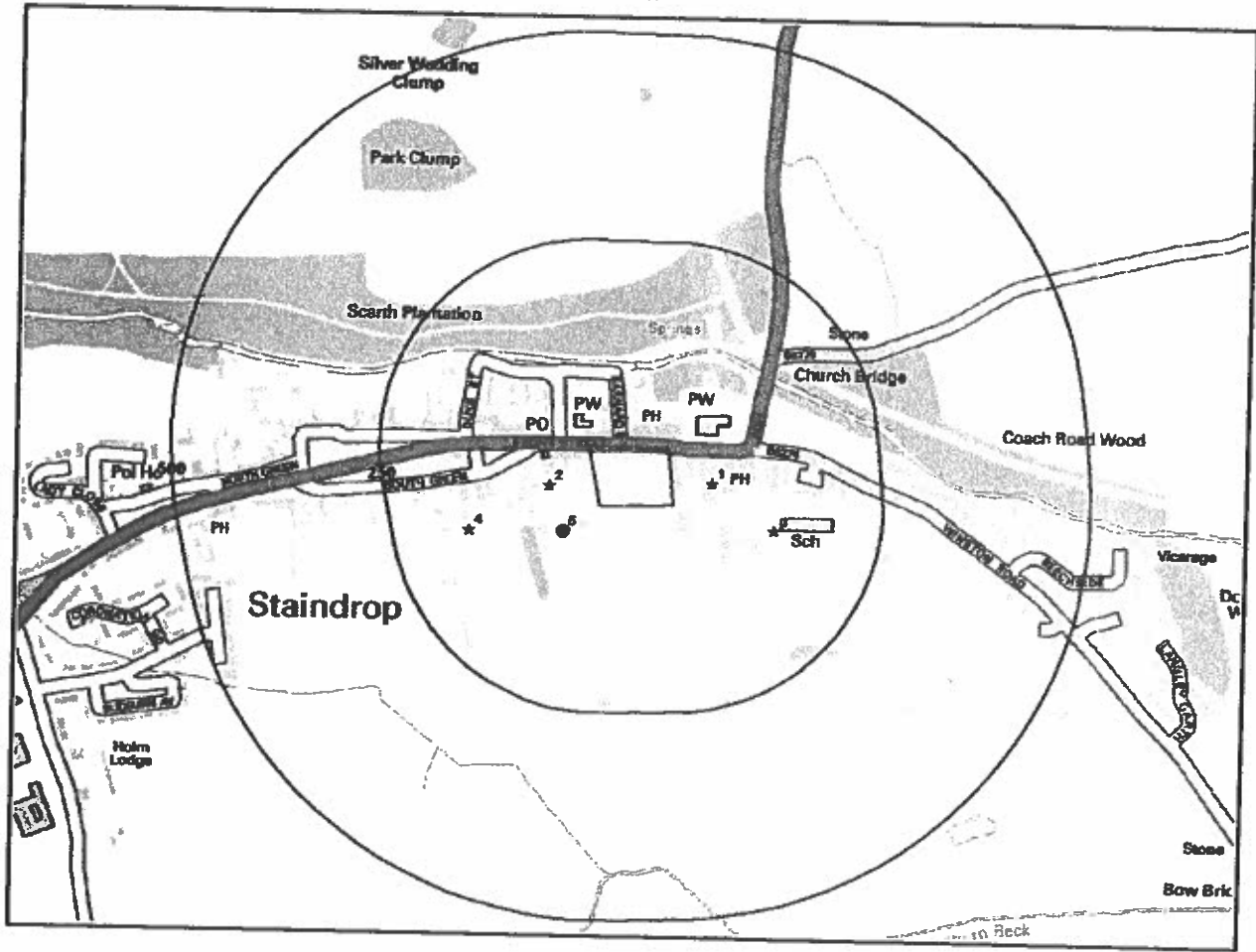
Records of Environment Agency waste sites within 1500m of the study site:

1

The following waste treatment, transfer or disposal sites are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	Address	Type	Size	Status	Update
2	708.0	W	Contract Services, Cleatlam Lane, Stalndrop, Darlington, County Durham	Transfer Station taking Non- Biodegradable Wastes	Small	Surrendered	Regis January 2010

4 Current Land Use Map



Current Land Use Legend

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- | | | | | | |
|--|--------------------|--|-------------------------------|--|--|
| | Site Outline | | Petrol & Fuel Sites | | Current Industrial Sites |
| | Search Buffers (m) | | Dangerous Substances (List 1) | | Part A(1) Authorised Processes and Historic IPC Authorisations |
| | | | Dangerous Substances (List 2) | | Part A(2) and Part B Authorised Processes |
| | | | Red List Discharge Consents | | |

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4. Current Land Use Findings

4.1 Current Industrial Sites Data

Records of potentially contaminative industrial sites within 250m of the study site:

4

The following Industrial records are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company / Description	Address	Activity	Category
1	49.0	E	Works	-	Unspecified Works Or Factories	Industrial Features
<i>NOW HOUSING</i>						
2	55.0	W	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
3	124.0	E	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
4	159.0	W	Telephone Exchange	-	Telecommunications Features	Infrastructure And Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	Company	Address	Status
5	54.0	SW	Obsolete	West End Garage, Front Street, Front Street, Staindrop, Darlington, County Durham, DL2 2UP	Obsolete
<i>NOW HOUSING</i>					

Industrial Sites Holding Licence and/or Authorisations

Searches of information provided by the Environment Agency/Local Authority reveal the following information:

4.3 Part A(1), IPPC and IPC Authorisations

Records of Historic IPC Authorisations within 1000m of the study site:

0

Database searched and no data found.

Records of Part A(1) and IPPC Authorisations within 1000m of the study site:

0

Database searched and no data found.

4.4 Part A(2) Part B Authorisations

Records of Part A(2) and Part B Authorisations within 250m of the study site:

0

Database searched and no data found.

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4.5 List 1 Dangerous Substance Authorisations

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0
Database searched and no data found.

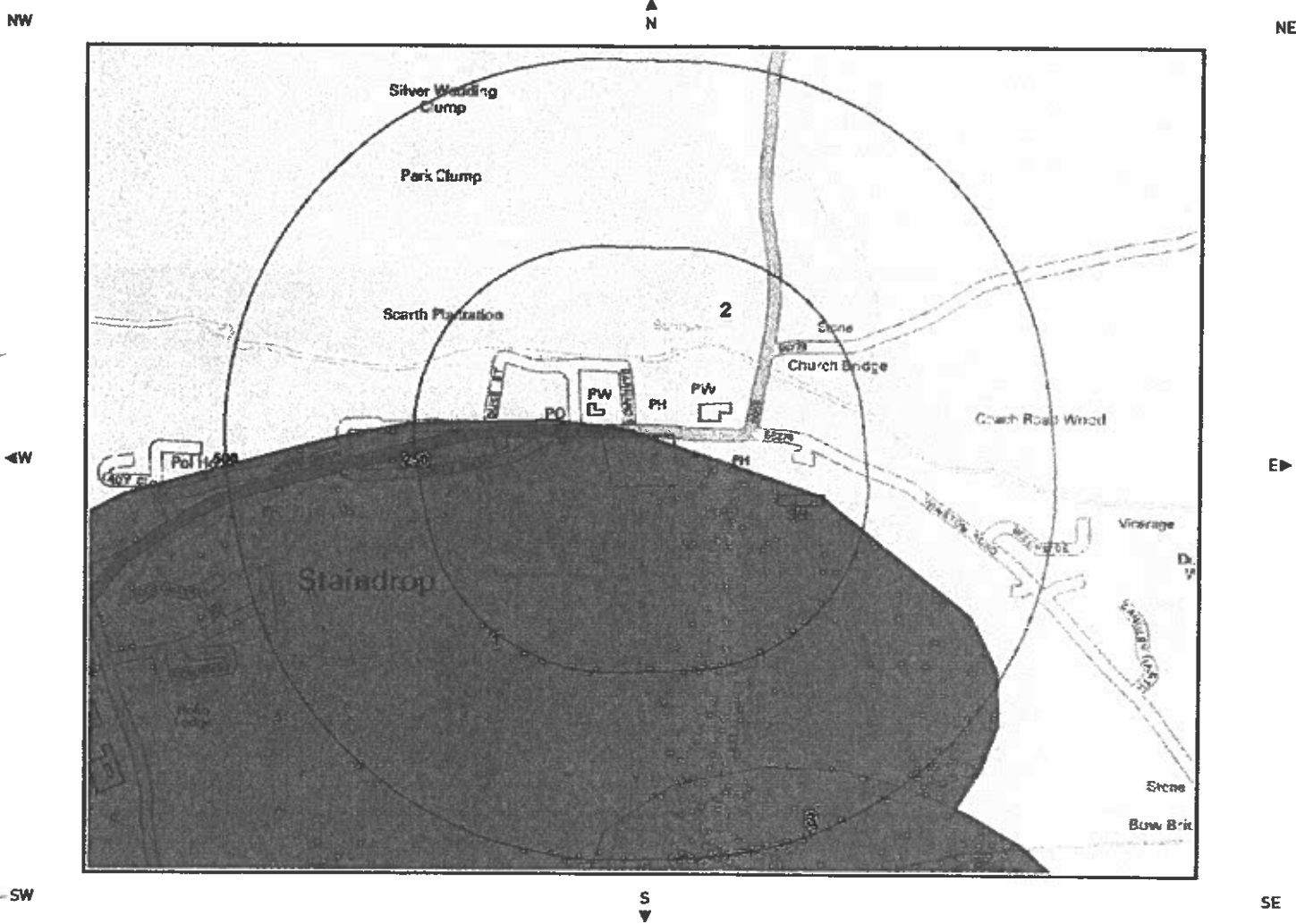
4.6 List 2 Dangerous Substance Authorisations

Records of List 2 Dangerous Substances Inventory Sites within 500m of the study site: 0
Database searched and no data found.

4.7 Red List Discharge Consents

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0
Database searched and no data found.












5a Hydrogeology - Aquifer and Abstraction Licence Map



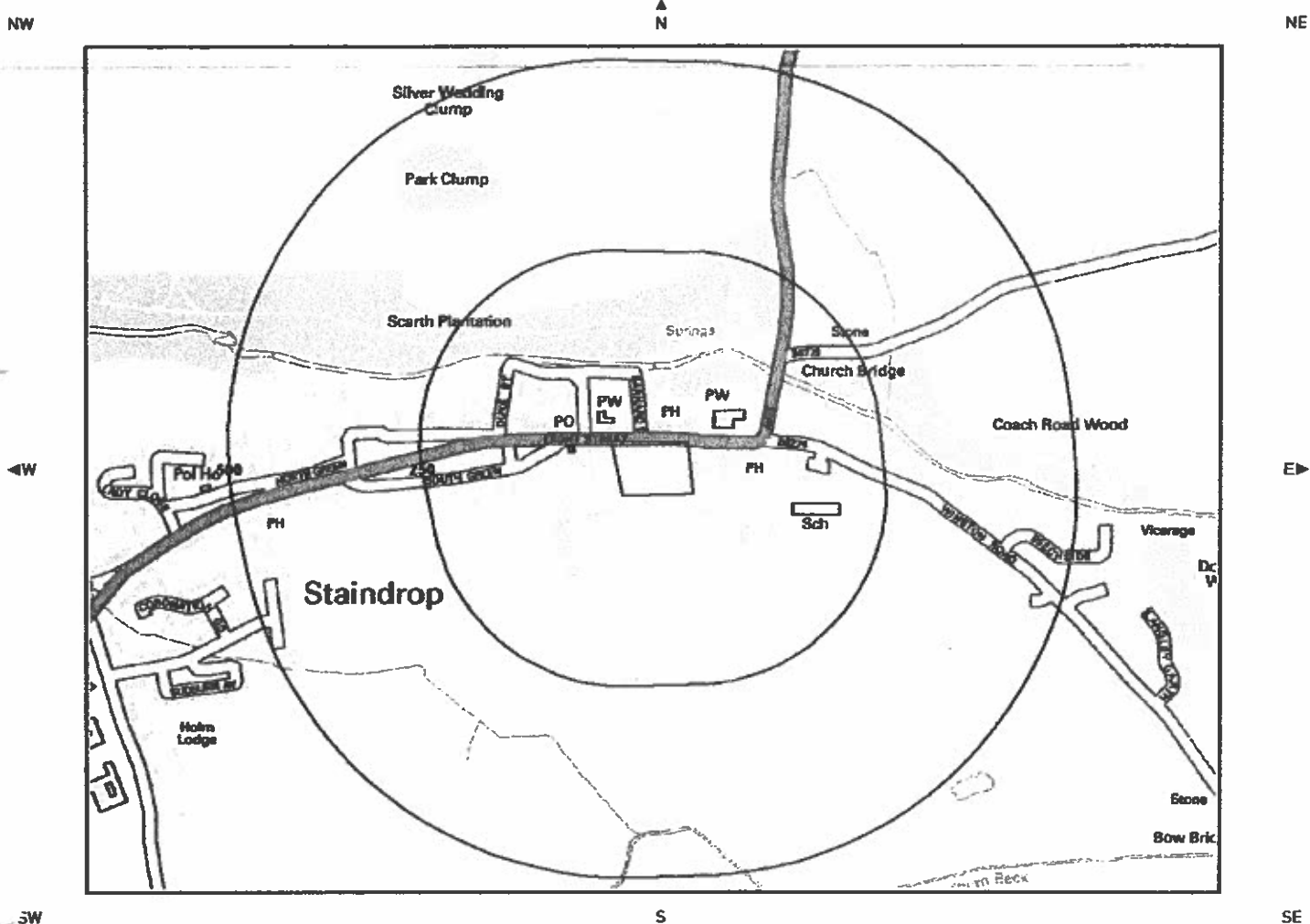
Hydrogeology Legend

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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Minor Aquifer - Low Leaching Potential
-  Minor Aquifer - Intermediate Leaching Potential
-  Minor Aquifer - High Leaching Potential
-  Major Aquifer - Low Leaching Potential
-  Major Aquifer - Intermediate Leaching Potential
-  Major Aquifer - High Leaching Potential
-  Groundwater Abstraction Licence
-  Surface Water Abstraction Licence

5b Hydrogeology - SPZ and Potable Water Abstraction Map



Hydrogeology Legend

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- Site Outline
- 250 Search Buffers (m)
- 500 Search Buffers (m)
- Source Protection Zone 1 - Inner Catchment
- Source Protection Zone 2 - Outer Catchment
- Source Protection Zone 3 - Total Catchment
- Source Protection Zone 4 - Zone of Special Interest
- Potable Water Abstraction Licence

5. Hydrogeology

5.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

The following groundwater information is represented as polygons on the Aquifer and Abstraction Map 5a:

ID	Distance [m]	Direction	Classification
1	0.0	On Site	Minor Aquifer/High Leaching Potential
2	0.0	On Site	Minor Aquifer/Low Leaching Potential
3	391.0	S	Minor Aquifer/High Leaching Potential
Not shown	786.0	SE	Minor Aquifer/Low Leaching Potential

5.2 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? No

Database searched and no data found.

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site? Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map 5A:

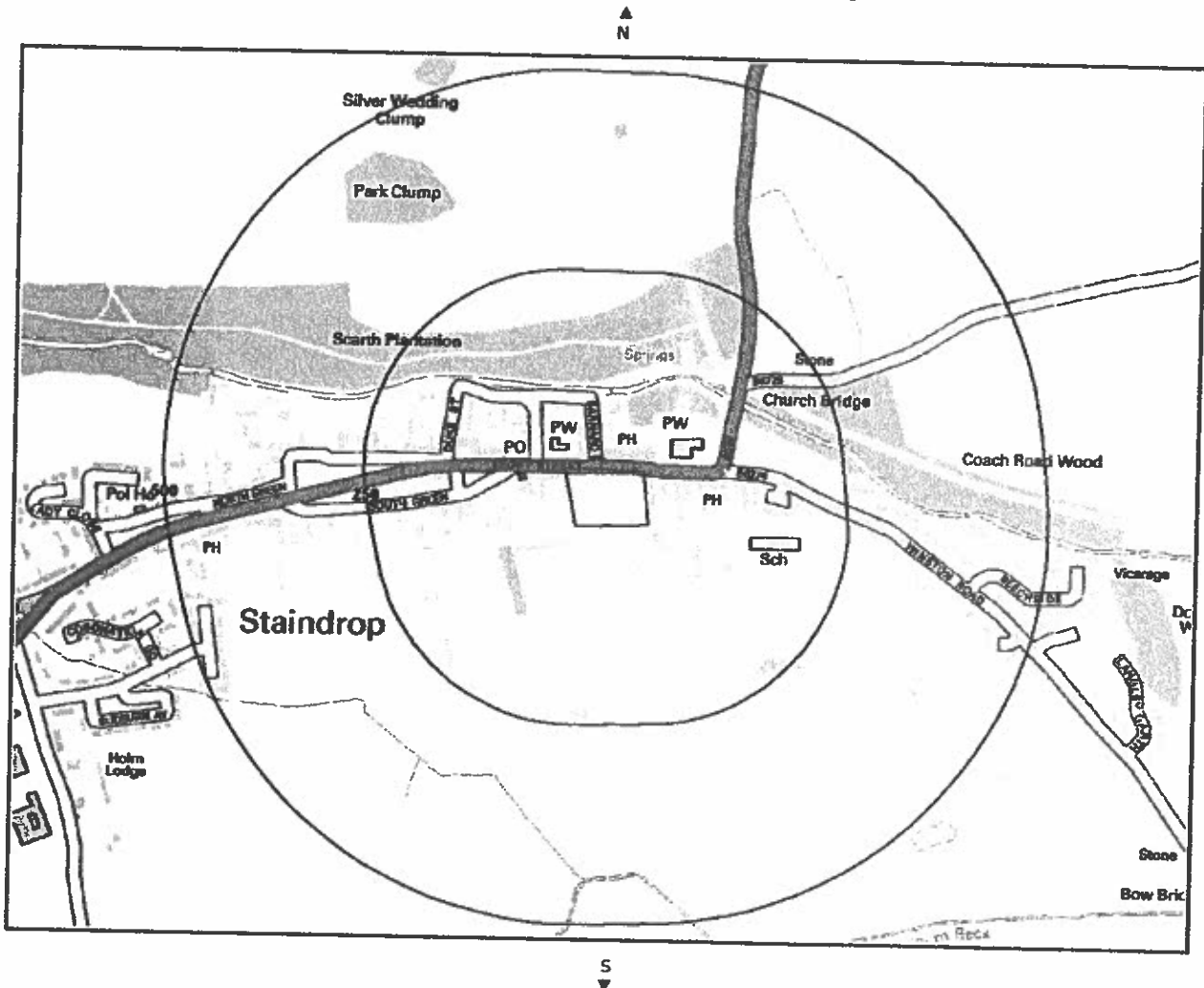
ID	Distance [m]	Direction	NGR	Details
Not shown	540.0	S	412500,519900	Licence No: 1/25/02/059 Details: Spray Irrigation - Direct Direct Source: Surface Water Point: Sudburn Beck Data Type: Line Application No: 9920 Original Start Date: 21/9/1966 Expiry Date: - Issue No: 100 Version Start Date: 13/1/1984 Version End Date: -

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 1000m of the study site? No

Database searched and no data found.

6 Environmental Setting Map



Environmental Setting Legend

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- | | | | | | | | | | |
|--|-------------------------------------|--|----------------|--|--------|--|-----|--|---------------------------------|
| | Site Outline | | SAC | | SSSI | | NNR | | World Heritage Sites |
| | Search Buffers (m) | | SPA | | Ramsar | | LNR | | Environmentally Sensitive Areas |
| | Areas of Outstanding Natural Beauty | | National Parks | | | | | | |

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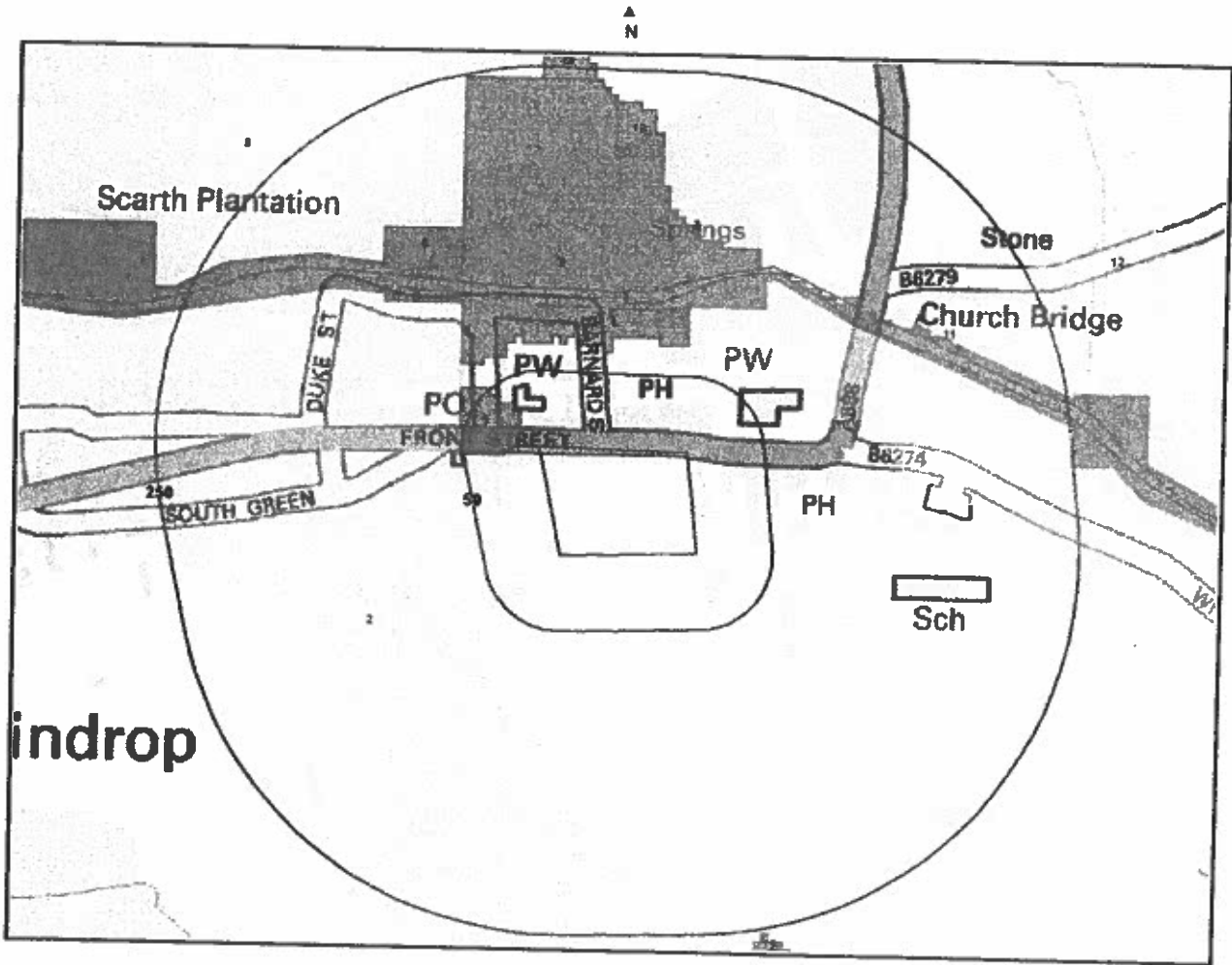
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6.Environmental Setting Findings

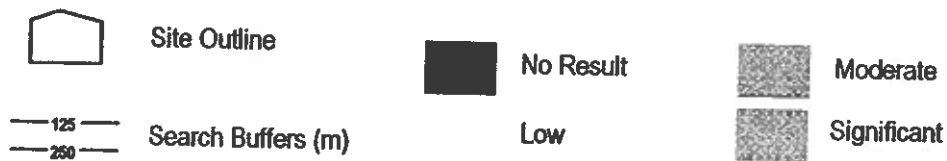
6.1 Designated Sites

Presence of sites of ecological and landscape value within 500m of the study site?	No
Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site: Database searched and no data found.	0
Records of National Nature Reserves (NNR) within 500m of the study site: Database searched and no data found.	0
Records of Special Areas of Conservation (SAC) within 500m of the study site: Database searched and no data found.	0
Records of Special Protection Areas (SPA) within 500m of the study site: Database searched and no data found.	0
Records of Ramsar sites within 500m of the study site: Database searched and no data found.	0
Records of Local Nature Reserves (LNR) within 500m of the study site: Database searched and no data found.	0
Records of World Heritage Sites within 500m of the study site: Database searched and no data found.	0
Records of Environmentally Sensitive Areas within 500m of the study site: Database searched and no data found.	0
Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site: Database searched and no data found.	0
Records of National Parks (NP) within 500m of the study site: Database searched and no data found.	0

7 NaFRA 2008 Flooding Map



NaFRA 2008 Flood Legend



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7. Flooding

7.1 National Flood Risk Assessment (NaFRA 2008) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

Negligible

NaFRA data is based on a 50m grid system, with the flood rating at the centre of the grid calculated. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea. NaFRA data for the study site indicates the property, or part of it, has a Negligible (greater than 1 in 1000) chance of flooding in any given year.

Most insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a significant risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Moderate risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Moderate and Significant risk areas are advised to sign up to the Environment Agency's Floodline Warning scheme.

Any relevant data within 250m is represented on Map 7- NaFRA Flooding.

7.2 Historic Flood Outlines

Has the site been subject to historic flooding as recorded by the Environment Agency?

No

This database shows the individual footprint of every flood event recorded by the Environment Agency and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

8. Contacts

GroundSure

Tel: 08444 159 000

Facsimile: 01273 763569

helpline@groundsure.com

Lees House, 21 Dyke Road, Brighton, BN1 3FE



British Geological Survey (England & Wales)

Kingsley Dunham Centre

Keyworth, Nottingham NG12 5GG

Tel: 0115 936 3143. Fax: 0115 936 3276. Email:

enquiries@bgs.ac.uk

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



Environment Agency

Tel: 08708 506 506

Dales

Coverdale House - Aviator Court, Amy Johnson Way, Clifton Moor, York, YO3 4UZ

Web: www.environment-agency.gov.uk

Email: enquiries@environment-agency.gov.uk



Ordnance Survey

Romsey Road

Southampton SO16 4GU

Tel: 08456 050505



Local Authority

Durham County Council. Address: County Hall, Durham, DH1 5UL. Web:

<http://www.durham.gov.uk/Pages/default.aspx>. Tel: 0300 123 7070

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW

Tel: 01252 845444



Acknowledgments

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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