



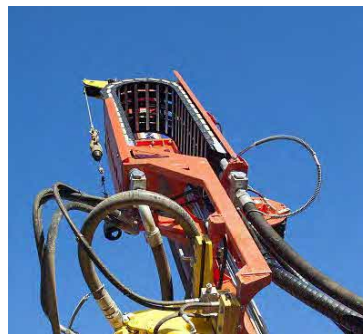
REPORT NO: D30099

PRELIMINARY INVESTIGATION OF LAND AT

THE GARTH, OLD ELDON, SHILDON

PREPARED FOR:

GAYLE DUGDALE



● FOUNDATION HOUSE ● ST. JOHN'S ROAD ● MEADOWFIELD ● DURHAM ● DH7 8TZ

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Contract No.	D30099
Contract Name	The Garth, Old Eldon, Shildon

REPORT REVISIONS

Revision No.	Issue Date	Details
DUN_D30099_01_00	04.08.2023	Phase 1 Desk Study report

VERIFICATION

Revision No.	Issue Date		Written By	Checked By	Verified By
DUN_D30099_01_00	04.08.2023	Initials	GW	RS	RS
		Signature			

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1.0 SCOPE OF INVESTIGATION

Dunelm Geotechnical and Environmental Limited (Dunelm) were instructed by Mrs Gayle Dugdale to undertake a Preliminary Investigation (Phase 1 Desk Study) of land at The Garth, Old Eldon near Shildon in County Durham.

The site comprises a pair of agricultural fields and Dunelm understand that it is proposed to construct a single-storey residential dwelling in the southern part of the site.

The purpose of this preliminary investigation is to evaluate likely ground conditions and significant geoenvironmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's guidance "Land Contamination: Risk Management".

This preliminary investigation has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2011, "Code of Practice for the Investigation of Potentially Contaminated Land" and relevant sections of BS 5930:2015+A1-2020, "Code of Practice for Site Investigations".

The objectives of the investigation were as follows:

- To determine the land use history of the site from an inspection of available Ordnance Survey (OS) plans.
- To determine the environmental setting of the site from available sources.
- To determine whether past mining may have had an influence on the site.
- To determine whether the site has previously been used for purposes that may have given rise to significant ground contamination.
- To provide recommendations for further investigation.

Information has been obtained from various sources and the full responses received are presented in Appendix C; details relevant to the site are discussed in Sections 3 and 4.

Conditions of offer and notes on limitations relevant to all Dunelm geoenvironmental investigations are described in Appendix D and should be read in conjunction with this report.

2.0 SITE RECONNAISSANCE

2.1 GENERAL

The centre of the site is located at National Grid Reference (NGR) 424630 527522. The site is situated on the north side of Moor Lane in Old Eldon, approximately 2km to the northeast of Shildon in County Durham. The site location is shown on Drawing No. D30099_01_00 presented in Appendix A to this report.

A preliminary site inspection was undertaken on 1st August 2023, and a selection of site photographs are presented in Appendix B to this report.

The area of the site is 1.14ha.

Existing site features are shown on Drawing No. D30099_02_00 presented in Appendix A to this report.

2.2 TOPOGRAPHY & SITE FEATURES

The site is flat-lying, and comprises a pair of grassed fields, with a stone-built, open-fronted stable building with a metal roof, and an adjoining small shed of brick construction present on the eastern boundary of the southern (smaller) field. At the time of the site inspection, an empty oil drum was noted in the northeastern

area of the site; no evidence of staining was noted on the surrounded ground.

Access to the site is gained via a gate off Moor Lane to the southeast. Overhead cables are present across the entrance, running alongside Moor Lane.

The site is presently used as agricultural land. Mature trees are present on the western, southern and eastern boundaries of the site.

The surrounding area is generally rural, with residential properties and a farmstead located immediately to the south of the site.

3.0 SITE HISTORY

In order to determine the history of the site, extracts from historical Ordnance Survey (OS) plans have been examined. Copies of these plans are provided in Appendix C to this report.

A summary of the history of the on-site and off-site features is presented below. It is not the intention of this report to describe in detail all the changes that have occurred on or adjacent to the site, only those pertinent to the site.

SUMMARY OF HISTORICAL INFORMATION

OS Map Edition	On-site Features	Off-site Features
1857	Site located in Old Eldon, comprising two fields. A small building is mapped in the southeast of the site.	Limestone quarry located 19m to the west of the site, and residential properties. Public house and residential properties are located to the west and south.
1896 to 1897	No significant changes.	Limestone quarry located to the west is now labelled as disused. Methodist church located 70m to the southeast. Pond located 80m to the south. Public house no longer shown.
1915 to 1924	Small structure/extension added to the existing building.	No significant changes.
1938 to 1939	Small structure/extension added in 1920 no longer shown.	New building mapped 80m to the south at Eldon Hall Farm, and three new buildings mapped to the southeast of the farm. Methodist church no longer shown.
1954	No significant changes.	No significant changes.
1961 to 1967	No significant changes.	Refuse tip mapped in the southern part of the neighbouring disused quarry.
1980	No significant changes.	No significant changes.
1988	Small building added to the southwest of the site.	Quarry no longer mapped.
1992 to 1993	Small building added to the southwest of the site.	No significant changes.
2001 to 2003	No significant changes.	No significant changes.
2010	No significant changes.	No significant changes.
2023	No significant changes.	No significant changes.

A review of available Google Earth imagery shows the site to have comprised fields since 1945.

4.0 ENVIRONMENTAL SETTING

4.1 INFORMATION SOURCES

The environmental setting of the site was determined through reference to the following:

British Geological Survey (BGS) 1:50,000 scale sheet No 32 Barnard Castle.

British Geological Survey (BGS) 1:10,560 scale sheet No. NZ22NW.

Coal Mining Report from David Bellis Associates (based on data obtained from the Coal Authority).

Groundsure Report (including historical map extracts).

BGS historical borehole record (ref. NZ22NW33).

BRE Publication BR211 *Radon: Guidance on Protective Measures for New Dwellings*.

4.2 GEOLOGY

The BGS plans indicate the eastern area of the site to be underlain by glacial till (clay), with drift deposits shown to be absent in the western area.

The solid geology underlying the site comprises dolostone of the Raisby Formation (Permian). Solid strata dip towards the northwest.

The BGS plans indicate the Main coal seam to outcrop approximately 50m to the southeast of the site, and to dip beneath the site, present as two leaves between 0.76 and 3.43m thickness (upper leave) and between 0.46 and 1.32m thickness (lower leave).

A historical record held by the BGS for a borehole drilled in 1958 immediately to the southwest of the site at Old Eldon Quarry (ref. NZ22NW33) recorded built up ground to 0.46m bgl, onto sandy clay and broken limestone; the shallowest coal seam, labelled as the Main coal seam, was recorded at a depth of 30.6m bgl and noted to be 2.15m in thickness.

A note on the BGS 1:10,560 scale sheet adjacent to the western boundary of the site details the Main coal seam at a depth of 33m bgl, and to be 4.32m in thickness, noted as banded.

No faults are shown in the vicinity of the site.

4.3 MINING AND QUARRYING

A mining report obtained for the site indicates land adjacent to the site to be underlain by recorded workings in the Brass Thill coal seam at a depth of 89m bgl, with a recorded extraction thickness of 1.5m. Workings are recorded in the Hutton coal seam beneath the site at a depth of 98m bgl, with a recorded extraction thickness of 0.9m, however, the mining report indicates that the site may be affected by unrecorded shallow workings.

There are no recorded mine entries within 20m of the site, however, are present in the general locality.

The BGS plans indicate that the site is underlain by the Main coal seam below 30.6m bgl, underlain in turn by the Durham Low Main seam and the Brass Thill coal seam.

The Main coal seam is also shown on the BGS 1:10,560 scale sheet to have been worked by opencast methods approximately 220m to the west of the site.

The site lies within a Development High Risk Area according to the Coal Authority Interactive Map.

The historical maps indicate a former limestone quarry to have been located 19m to the west of the site.

4.4 HYDROLOGY

The nearest surface water feature is an un-named minor stream flowing 350 metres to the southwest of the site.

The Groundsure report indicates that there are no licensed surface water abstractions within 1km of the site.

There are no recorded discharge consents within 150m of the site.

There are no recorded pollution incidents within 150m of the site.

The site is not recorded as being situated within a zone of flooding from rivers and sea.

The site is not recorded as being situated within a zone of flooding from surface water.

4.5 HYDROGEOLOGY

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Principal Aquifer. Principal aquifers are highly permeable formations that can support large abstractions for public supply and other purposes.

The site does not lie within a groundwater source protection zone.

There are no recorded groundwater abstractions within 2km of the site.

4.6 LANDFILLS & OTHER POTENTIAL GAS SOURCES

The Groundsure report indicates a historical refuse tip to have been located 45m to the west of the site (dated 1961).

The Groundsure report indicates a historical landfill site to have been located 258/259m to the west of the site at Old Eldon Quarry, and licensed to accept Inert, Industrial, Commercial, Household, Special, and Liquid sludge wastes between 1977 and 1994; the licence is recorded to have been surrendered.

Historical plans indicate that a former limestone quarry was present 19m to the west of the site, and was backfilled prior to 1988. Consequently, there may be made ground at this location that could represent a potential source of gas.

4.7 RADON GAS

In accordance with the procedure described in BRE Publication BR211 *Radon: Guidance on Protective Measures for New Dwellings*, no radon protection measures are required for new buildings on the site.

4.8 UNEXPLODED ORDNANCE

The site is located within a low-risk zone of unexploded bombs (UXO) according to the Zetica website.

5.0 CONCEPTUAL SITE MODEL

5.1 GENERAL

Based on the information presented in the preceding Sections, and in accordance with the Environment Agency guidance referenced in Section 1, a Preliminary Conceptual Site Model has been produced. A simplified diagrammatic form of the model showing the most significant features is presented as Drawing No. D30099_03_00 in Appendix A to this report.

It is understood that the site is to be redeveloped with a single-storey residential dwelling in the southern part of the site. The preliminary conclusions presented below should be revised once an intrusive ground investigation is undertaken.

The main features of the model are discussed in the following sections together with preliminary recommendations where appropriate.

5.2 LIKELY GROUND CONDITIONS

Based on available information, ground conditions are likely to comprise glacial till (clay) in the eastern area of the site, including in the location of the proposed bungalow, and shallow limestone rock head in the western area of the site.

Made ground deposits may be locally encountered on the site.

5.3 MINING AND QUARRYING ASSESSMENT

The geological plan shows that the site is underlain by the Main coal seam below 30.6m bgl. Although there is no evidence from the mining report to indicate that the seam has been worked beneath the site, due to the thickness of the seam recorded on borehole records in relation to the potential thickness of overlying rock cover, it is recommended that further information is obtained through a series of rotary boreholes in order to assess the risk from potential unrecorded workings in the Main coal seam.

Historical plans indicate a former limestone quarry to have been located 19m to the west of the site, although there is no evidence that the site itself has been subject to quarrying.

5.4 GEOTECHNICAL ISSUES

The ground conditions noted above may allow the use of strip footings for lightly loaded structures such as a single-storey residential dwelling proposed in the southern area of the site. If made ground is encountered, foundations will need to be taken through the made ground into underlying natural strata of adequate bearing capacity.

The site is potentially affected by shallow mineworkings and foundation types will need to be reviewed once the mining situation has been established.

Where new foundations conflict with buried obstructions, considerable overdeepening may be required to reach natural ground of adequate bearing capacity. The presence of trees will also necessitate overdeepening of foundations. Consequently, the use of strip or trench fill foundations may become impractical and piles may be required.

The above suggestions should be regarded as tentative until intrusive investigations are undertaken, and information is available regarding design loads and development layout.

5.5 HAZARD IDENTIFICATION – CONTAMINATION SOURCES

The desk study indicates that the site has not been previously developed, and it is therefore considered unlikely that significant ground contamination is present. However, it is recommended that chemical testing for a suite of common determinands is undertaken as part of an intrusive investigation in order to confirm there to be no significant risk present.

5.6 HAZARD IDENTIFICATION – GAS SOURCES

Potential sources of hazardous ground gas that may affect the site have been identified as follows:

Infill materials to a former limestone quarry located 19m to the west of the site.

Historical landfill site(s) located 258m to the west.

Possible shallow mineworkings beneath site.

A hazardous gas risk assessment is therefore recommended as part of an intrusive investigation at the site. The scope of a gas investigation (including the number of monitoring points and quantity of data required) should be related to the gas generation potential of the source and the sensitivity of the proposed end use.

5.7 RISK ASSESSMENT FOR CONTAMINATED LAND

In the Environment Agency guidance “Land Contamination: Risk Assessment” noted above, risk assessment for contaminated land should be conducted using the following four steps:

- i. Hazard Identification.
- ii. Hazard Assessment.
- iii. Risk Estimation.
- iv. Risk Evaluation.

The results of the Hazard Identification process (identifying potential contamination and gas sources) are shown in the preceding sections.

‘Hazard Assessment’ involves analysing the potential for unacceptable risks, i.e. identifying what receptors and pathways could be present, what pollutant linkages could result, and what the effects might be. ‘Pollution linkages’ is a term used to describe a particular combination of contaminant pathway and receptor.

Following the site’s redevelopment, significant receptors in terms of human health that may be affected by contamination will include future residents. Ecosystem receptors are considered to include the underlying Principal Aquifer.

Potential pollution linkages considered to be significant at this stage are shown on the Preliminary Conceptual Site Model presented as Drawing No. D30099_03_00 in Appendix A to this report.

Based on the model, no potentially unacceptable contaminant linkages have been identified, however, it is recommended that chemical testing for a suite of common determinands is undertaken as part of an intrusive investigation in order to confirm this.

6.0 GROUND INVESTIGATION STRATEGY

An intrusive ground investigation should be undertaken to verify the assumptions made in the Preliminary Conceptual Site Model and to provide data for foundation design.

An outline ground investigation strategy is summarised below, based on the preliminary conceptual site model and information obtained during the desk study.

Trial pits / window sample boreholes to determine shallow ground conditions beneath the site.

Rotary boreholes to assess the potential for shallow unrecorded mine workings within the Main coal seam.

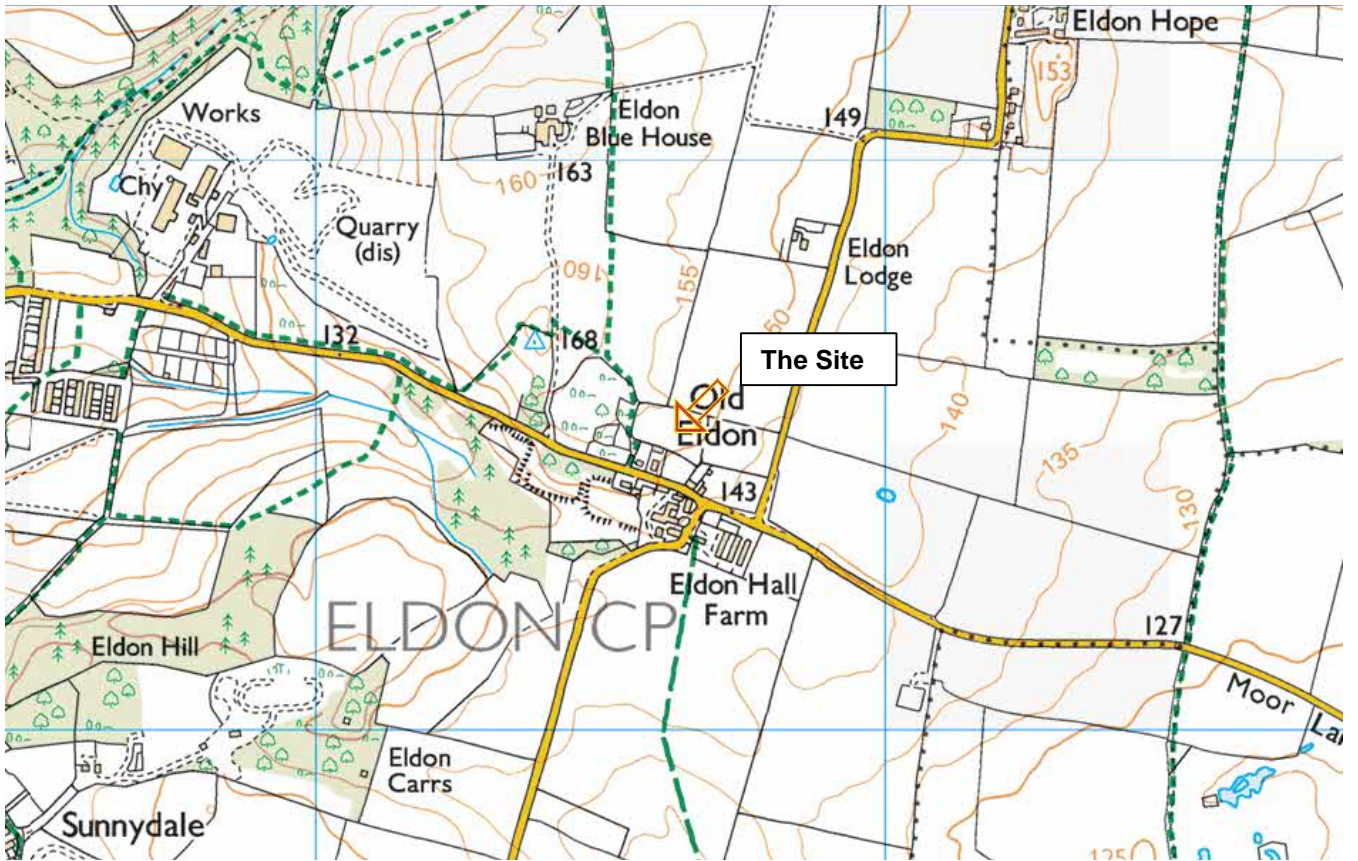
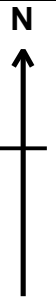
Appropriate sampling to enable chemical and geotechnical testing to be carried out.

Installation of monitoring wells to enable subsequent groundwater and gas measurements.


APPENDIX A

DRAWINGS






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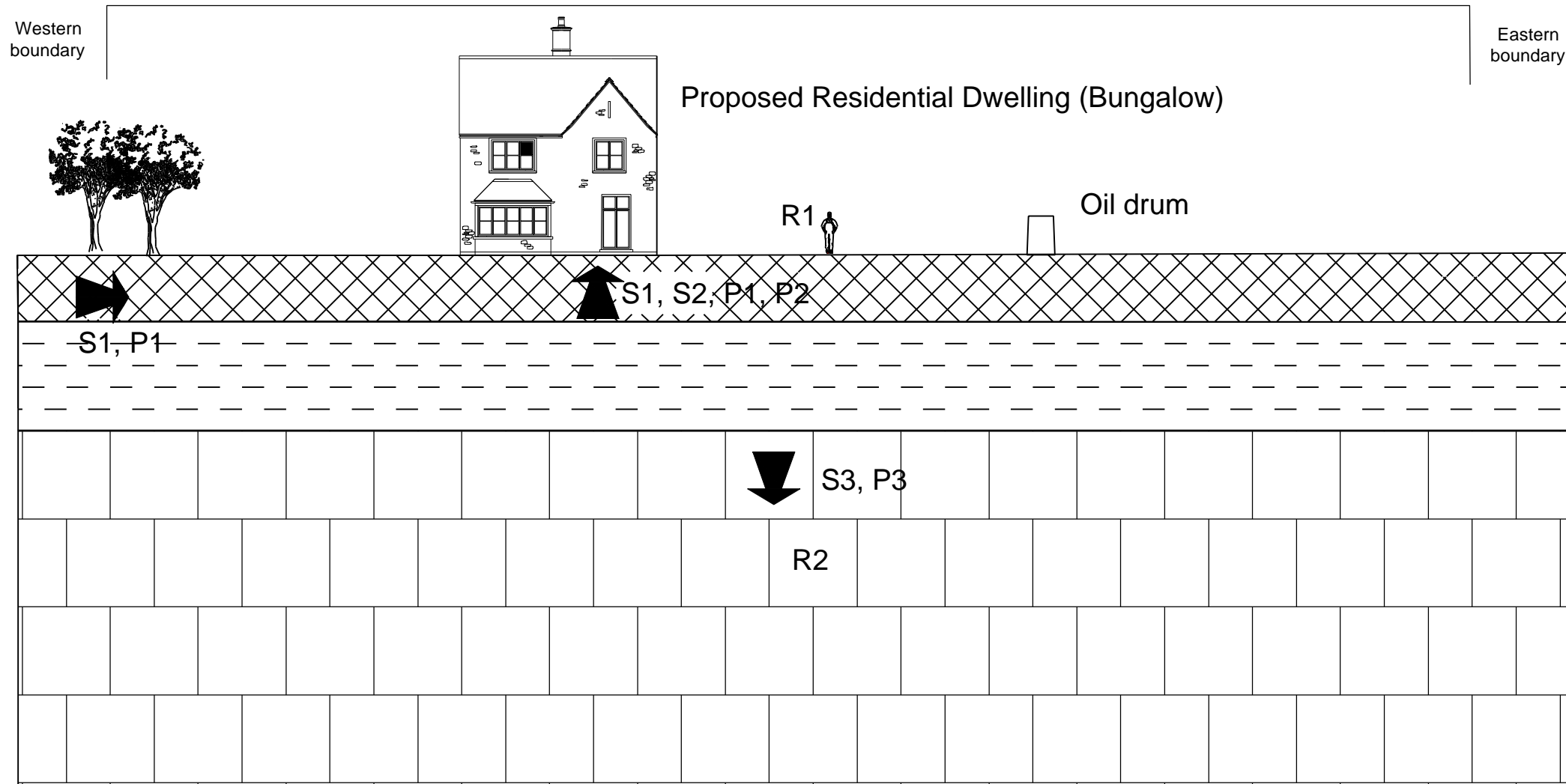
	Contract: The Garth, Old Eldon, Shildon		Contract No: D30099	
	Client: Gayle Dugdale			
TEL: 0191 378 3151	Drawing Title: Site Location Plan			
Drawing & Revision No: D30099_01_00	Date: August 2023	Scale: NTS	Status: Final	Drawn by: GW



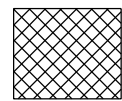
	Contract: The Garth, Old Eldon, Shildon		Contract No: D30099	
	Client: Gayle Dugdale			
TEL: 0191 378 3151	Drawing Title: Site Features Plan			
Drawing & Revision No: D30099_02_00	Date: August 2023	Scale: NTS	Status: Final	Drawn by: GW

NOT TO SCALE: Contractor to check all dimensions on site before commencement of any works. No dimensions to be scaled from this drawing.

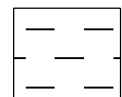
Cross Section Through the Site (Approximately West to East)



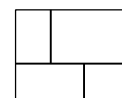
Ground Conditions Summary



TOPSOIL/ MADE GROUND



GLACIAL CLAY (EASTERN AREA)



PERMIAN RAISBY FORMATION (DOLOSTONE)

Pollutant Linkages

SOURCE

1. Potential hazardous gas from former limestone quarry to the west and/or potential shallow mineworkings underlying the site.
2. Potential contamination present in any made ground present on the site.
3. Potential leachable or mobile contamination in any made ground present on the site.

PATHWAY

1. Potential migration and inhalation of hazardous gas.
2. Potential ingestion, inhalation or dermal contact with contamination present on the site.
3. Vertical (downwards) migration of leachable or mobile contamination.

RECEPTOR

1. Human Health (Future site users).
2. Principal Aquifer

CLIENT:

Gayle Dugdale

PROJECT TITLE:

The Garth, Old Eldon, Shildon

DRAWING TITLE:
 Preliminary
 Conceptual Site
 Model

DATE:
 August 2023

DRAWING NUMBER:
 D30099_03_00

REVISION NUMBER:
 00

APPENDIX B

PHOTOGRAPHIC SURVEY



Photographs



Photograph 1 – Drain system on the Southern border.

Photographs



Photograph 2 – Stone, open fronted stables with metal roof on the Eastern boundary.

Photographs



Photograph 3 – Area of proposed bungalow.

Photographs



Photograph 4 – View of the Northern fields looking West towards the former limestone quarry.

Photographs



Photograph 5 – View of the stable building and oil drum on the Eastern boundary.

APPENDIX C

DESK STUDY INFORMATION



LAND AT THE WEST OF 3, UNC 42.9 (FROM C35 TO WEAR VALLEY DISTRICT BOUNDARY), OLD ELDON, DL4 2QT

Order Details

Date: 24/07/2023
Your ref: PO0877-D30099-KJ
Our Ref: GS-YP3-8DX-85C-E2T

Site Details

Location: 424637 527525
Area: 1.14 ha
Authority: [Durham County Council](#) ↗



[Summary of findings](#)

[p. 2 > Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 > \[groundsure.com/insightuserguide\]\(https://groundsure.com/insightuserguide\) ↗](#)

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	7	1	8	-
16 >	1.2 >	Historical tanks >	0	0	1	0	-
17	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	8	1	11	-
19 >	2.2 >	Historical tanks >	0	0	1	0	-
20	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22 >	3.3 >	Historical landfill (LA/mapping records) >	0	1	0	0	-
22 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	3	-
23	3.5	Historical waste sites	0	0	0	0	-
23 >	3.6 >	Licensed waste sites >	0	0	0	3	-
24 >	3.7 >	Waste exemptions >	0	0	10	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26	4.1	Recent industrial land uses	0	0	0	-	-
26	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-



27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-	
27	4.7	Regulated explosive sites	0	0	0	0	-	
28	4.8	Hazardous substance storage/usage	0	0	0	0	-	
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-	
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-	
28	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-	
28	4.12	Radioactive Substance Authorisations	0	0	0	0	-	
29	4.13	Licensed Discharges to controlled waters	0	0	0	0	-	
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-	
29	4.15	Pollutant release to public sewer	0	0	0	0	-	
29	4.16	List 1 Dangerous Substances	0	0	0	0	-	
29	4.17	List 2 Dangerous Substances	0	0	0	0	-	
30 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	2	0	-	
30	4.19	Pollution inventory substances	0	0	0	0	-	
30	4.20	Pollution inventory waste transfers	0	0	0	0	-	
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-	
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m	
32 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)					
34 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)					
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)					
37 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)					
37 >	5.5 >	<u>Groundwater vulnerability- local information ></u>	Identified (within 0m)					
38	5.6	Groundwater abstractions	0	0	0	0	0	
39	5.7	Surface water abstractions	0	0	0	0	0	
39	5.8	Potable abstractions	0	0	0	0	0	
39 >	5.9 >	<u>Source Protection Zones ></u>	0	0	0	1	-	
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-	
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m	
40	6.1	Water Network (OS MasterMap)	0	0	0	-	-	



40	6.2	Surface water features	0	0	0	-	-
41 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
41 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
42 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	7.5	Flood Storage Areas	0	0	0	-	-
45	7.6	Flood Zone 2	None (within 50m)				
45	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
46	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
47 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
48	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
49	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
50	10.7	Designated Ancient Woodland	0	0	0	0	0
50	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0
51	10.12	Proposed Ramsar sites	0	0	0	0	0



51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	8
53 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
55	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
55	11.3	National Parks	0	0	0	-	-
55	11.4	Listed Buildings	0	0	0	-	-
56	11.5	Conservation Areas	0	0	0	-	-
56	11.6	Scheduled Ancient Monuments	0	0	0	-	-
56	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	12.1 >	Agricultural Land Classification >	Grade 3a (within 250m)				
58	12.2	Open Access Land	0	0	0	-	-
58	12.3	Tree Felling Licences	0	0	0	-	-
59 >	12.4 >	Environmental Stewardship Schemes >	1	0	5	-	-
59	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
60	13.1	Priority Habitat Inventory	0	0	0	-	-
60	13.2	Habitat Networks	0	0	0	-	-
60	13.3	Open Mosaic Habitat	0	0	0	-	-
60	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	14.1 >	10k Availability >	Identified (within 500m)				
62	14.2	Artificial and made ground (10k)	0	0	0	0	-
63 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-



64	14.4	Landslip (10k)	0	0	0	0	-
65 >	14.5 >	Bedrock geology (10k) >	0	0	0	1	-
66	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	15.1 >	50k Availability >	Identified (within 500m)				
68 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
69	15.3	Artificial ground permeability (50k)	0	0	-	-	-
70 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
71 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	1	1	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	2	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	16.1 >	BGS Boreholes >	0	1	2	-	-
Page	Section	Natural ground subsidence >					
76 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
77 >	17.2 >	Running sands >	Very low (within 50m)				
79 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
80 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
81 >	17.5 >	Landslides >	Very low (within 50m)				
82 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	18.1 >	BritP Its >	0	0	1	0	-
85 >	18.2 >	Surface ground workings >	0	8	3	-	-
86 >	18.3 >	Underground workings >	0	0	0	8	28
87	18.4	Underground mining extents	0	0	0	0	-
87 >	18.5 >	Historical Mineral Planning Areas >	0	0	2	2	-



88	18.6	Non-coal mining	0	0	0	0	0
88	18.7	JPB mining areas	None (within 0m)				
88	18.8	The Coal Authority non-coal mining	0	0	0	0	-
89	18.9	Researched mining	0	0	0	0	-
89	18.10	Mining record office plans	0	0	0	0	-
89	18.11	BGS mine plans	0	0	0	0	-
89 >	18.12 >	Coal mining >	Identified (within 0m)				
90	18.13	Brine areas	None (within 0m)				
90	18.14	Gypsum areas	None (within 0m)				
90	18.15	Tin mining	None (within 0m)				
90	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
91	19.1	Natural cavities	0	0	0	0	-
92 >	19.2 >	Mining cavities >	0	0	0	0	1
92	19.3	Reported recent incidents	0	0	0	0	-
92	19.4	Historical incidents	0	0	0	0	-
93	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
94 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	0	-	-	-
96	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
96	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
97	22.1	Underground railways (London)	0	0	0	-	-
97	22.2	Underground railways (Non-London)	0	0	0	-	-
97	22.3	Railway tunnels	0	0	0	-	-
97	22.4	Historical railway and tunnel features	0	0	0	-	-
97	22.5	Royal Mail tunnels	0	0	0	-	-

98	22.6	Historical railways	0	0	0	-	-
98	22.7	Railways	0	0	0	-	-
98	22.8	Crossrail 1	0	0	0	0	-
98	22.9	Crossrail 2	0	0	0	0	-
98	22.10	HS2	0	0	0	0	-

Recent aerial photograph

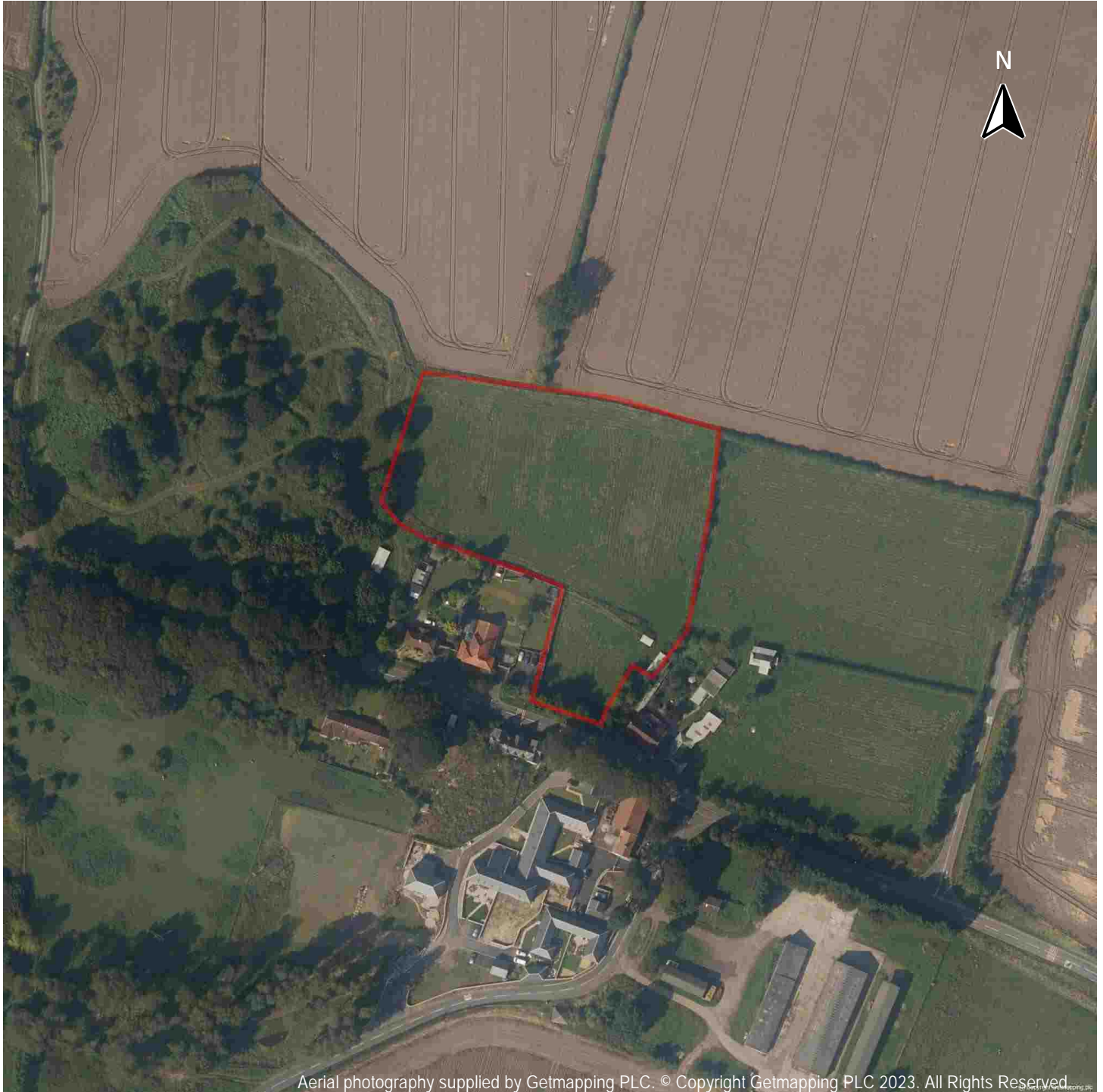


Capture Date: 25/06/2020

Site Area: 1.14ha



Recent site history - 2019 aerial photograph



Capture Date: 26/08/2019

Site Area: 1.14ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 1.14ha



Recent site history - 2009 aerial photograph



Capture Date: 31/05/2009

Site Area: 1.14ha



Recent site history - 1999 aerial photograph



Capture Date: 10/07/1999

Site Area: 1.14ha

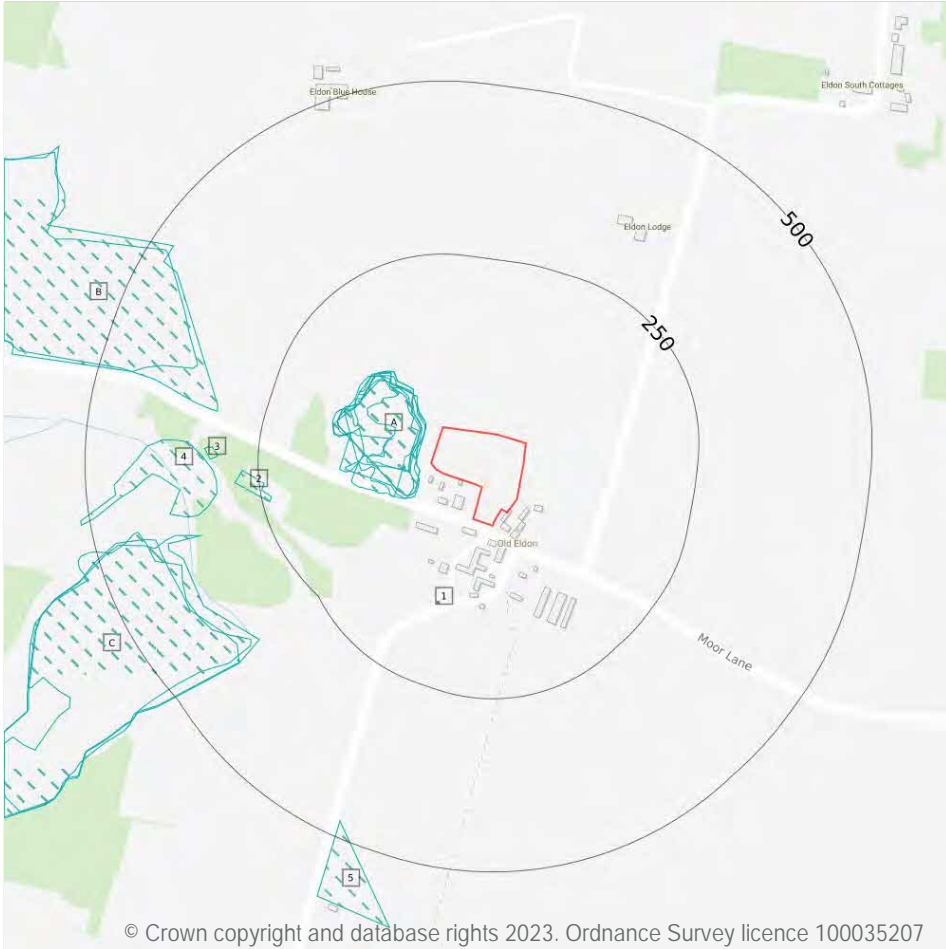


OS MasterMap site plan



Site Area: 1.14ha

1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks

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1.1 Historical industrial land uses

Records within 500m	16
----------------------------	-----------

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	19m W	Unspecified Disused Quarry	1980	1334109



ID	Location	Land use	Dates present	Group ID
A	19m W	Unspecified Pit	1967	1335169
A	22m W	Unspecified Quarry	1953	1320114
A	26m W	Unspecified Old Quarry	1896	1382094
A	28m NW	Unspecified Ground Workings	1939	1308583
A	28m W	Unspecified Old Quarry	1915 - 1924	1358575
A	32m NW	Limestone Quarry	1857	1337701
2	236m W	Unspecified Heap	1939	1310549
3	308m W	Unspecified Old Shaft	1939 - 1953	1389184
4	311m W	Unspecified Ground Workings	1967	1308582
B	318m W	Clay Pit	1980	1395476
C	349m W	Unspecified Disused Quarry	1980	1369603
C	363m SW	Unspecified Quarry	1967	1320115
B	365m W	Clay Pit	1988 - 1992	1353461
C	383m SW	Unspecified Disused Quarry	1988 - 1992	1371201
5	477m S	Drift Mine	1992	1310304

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

1

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	129m S	Unspecified Tank	1938	199514

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

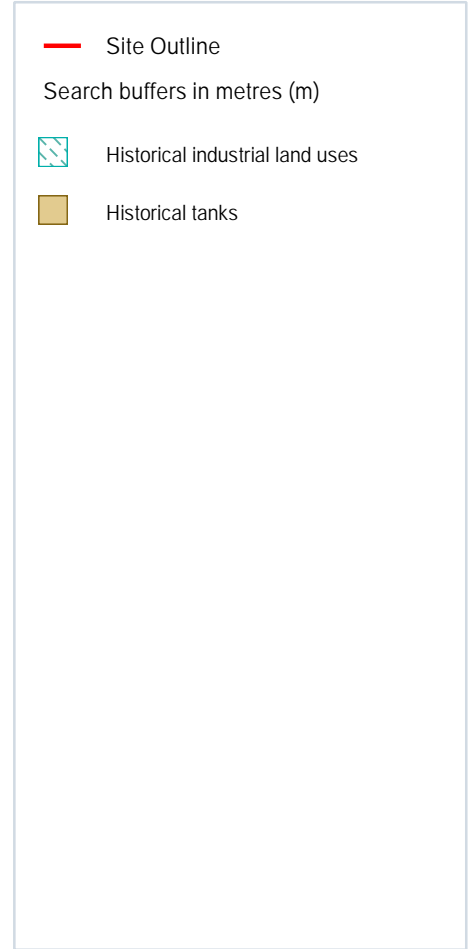
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m

20

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
A	19m W	Unspecified Pit	1967	1335169
A	19m W	Unspecified Disused Quarry	1980	1334109
A	22m W	Unspecified Quarry	1953	1320114

ID	Location	Land Use	Date	Group ID
A	26m W	Unspecified Old Quarry	1896	1382094
A	28m NW	Unspecified Ground Workings	1939	1308583
A	28m W	Unspecified Old Quarry	1915	1358575
A	32m NW	Limestone Quarry	1857	1337701
A	35m W	Unspecified Old Quarry	1924	1358575
2	236m W	Unspecified Heap	1939	1310549
B	308m W	Unspecified Old Shaft	1953	1389184
3	311m W	Unspecified Ground Workings	1967	1308582
B	313m W	Unspecified Old Shaft	1939	1389184
C	318m W	Clay Pit	1980	1395476
D	349m W	Unspecified Disused Quarry	1980	1369603
D	363m SW	Unspecified Quarry	1967	1320115
C	365m W	Clay Pit	1988	1353461
C	365m W	Clay Pit	1992	1353461
D	383m SW	Unspecified Disused Quarry	1988	1371201
D	383m SW	Unspecified Disused Quarry	1992	1371201
4	477m S	Drift Mine	1992	1310304

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

1

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
1	129m S	Unspecified Tank	1938	199514

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

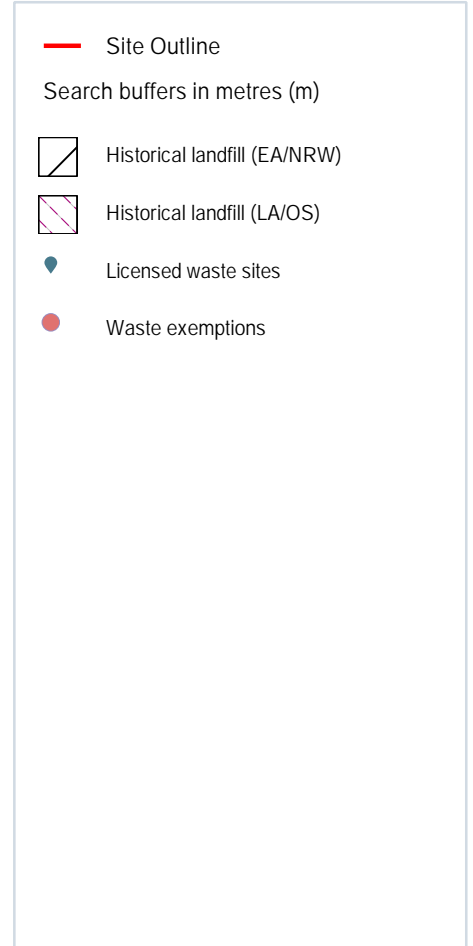
Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m 0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m 0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

1

Landfill sites identified from Local Authority records and high detail historical mapping. Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Site address	Source	Data type
1	45m W	Refuse Tip	1961 mapping	Polygon

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

3

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Details		
B	258m W	Site Address: Old Eldon Quarry, Eldon, Bishop Auckland, County Durham Licence Holder Address: -	Waste Licence: Yes Site Reference: 1300/DUR/038 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: DUR/L/GOL001 Licence Issue: 10/05/1977 Licence Surrender: 06/06/1994	Operator: - Licence Holder: Alfred Golightly and Sons First Recorded 10/05/1977 Last Recorded: 31/12/1993
B	259m W	Site Address: Eldon Hill Quarry, Eldon, County Durham Licence Holder Address: -	Waste Licence: - Site Reference: - Waste Type: Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Eldon Estates Licence Holder: - First Recorded 31/12/1962 Last Recorded: -

ID	Location	Details		
2	486m W	Site Address: Tarmac Bricks and Tiles, Eldon Factory, Eldon, Bishop Auckland, County Durham Licence Holder Address: -	Waste Licence: Yes Site Reference: DUR/255 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: DUR/L/TAR002 Licence Issue: 18/10/1993 Licence Surrender: 31/03/2004	Operator: Ambion Brick Licence Holder: Tarmac Bricks and Tiles Limited First Recorded 18/10/1993 Last Recorded: -

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0
---------------------	----------

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	3
---------------------	----------

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Details		
C	481m SW	Site Name: Old Eldon Quarry Site Address: Eldon, Bishop Auckland, County Durham Correspondence Address: -	Type of Site: Co-Disposal Landfill Site Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GOL001 EPR reference: EA/EPR/QP3196ZY/S002 Operator: Alfred Golightly & Sons Waste Management licence No: 67040 Annual Tonnage: 500000	Issue Date: 10/05/1977 Effective Date: - Modified: - Surrendered Date: 06/06/1994 Expiry Date: - Cancelled Date: - Status: Surrendered

ID	Location	Details		
C	481m SW	Site Name: Old Eldon Quarry Site Address: Eldon, Bishop Auckland, County Durham Correspondence Address: Coundon Ind Est, Coundon, Bishop Auckland, County Durham, DL24 8NR	Type of Site: Co-Disposal Landfill Site Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: GOL001 EPR reference: - Operator: Alfred Golightly & Sons Waste Management licence No: 67040 Annual Tonnage: 0	Issue Date: 10/05/1977 Effective Date: - Modified: - Surrendered Date: 06/06/1994 Expiry Date: - Cancelled Date: - Status: Surrendered
C	481m SW	Site Name: Old Eldon Quarry Site Address: Eldon, Bishop Auckland, County Durha Correspondence Address: -	Type of Site: Co-Disposal Landfill Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GOL001 EPR reference: EA/EPR/QP3196ZY/S002 Operator: Alfred Golightly & Sons Waste Management licence No: 67040 Annual Tonnage: 500000	Issue Date: 10/05/1977 Effective Date: - Modified: - Surrendered Date: Jun 6 1994 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m

10

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 21 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/AF0108VY /A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/AF0108VY /A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/AF0108VY /A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit

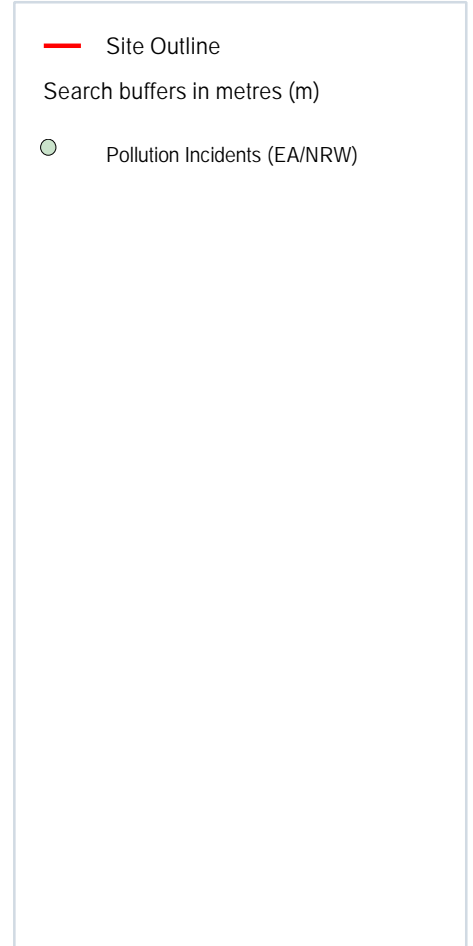


ID	Location	Site	Reference	Category	Sub-Category	Description
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/AF0108VY /A001	Using waste exemption	Agricultural Waste Only	Spreading waste on non- agricultural land to confer benefit
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/AF0108VY /A001	Using waste exemption	Agricultural Waste Only	Spreading of plant matter to confer benefit
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/KH0817R D/A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/KH0817R D/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/KH0817R D/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/KH0817R D/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on non- agricultural land to confer benefit
A	114m NE	Eldon Hall Farm SHILDON County Durham DL4 2QT	EPR/KH0817R D/A001	Using waste exemption	Agricultural Waste Only	Spreading of plant matter to confer benefit

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
---------------------	---

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
---------------------	---

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
---------------------	---

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
---------------------	---

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
---------------------	---

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.13 Licensed Discharges to controlled waters

Records within 500m	0
---------------------	---

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
---------------------	---

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0
---------------------	---

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0
---------------------	---

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0
---------------------	---

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

2

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Details	
A	152m SW	Incident Date: 13/11/2002 Incident Identification: 120539 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	158m SW	Incident Date: 30/12/2002 Incident Identification: 128169 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

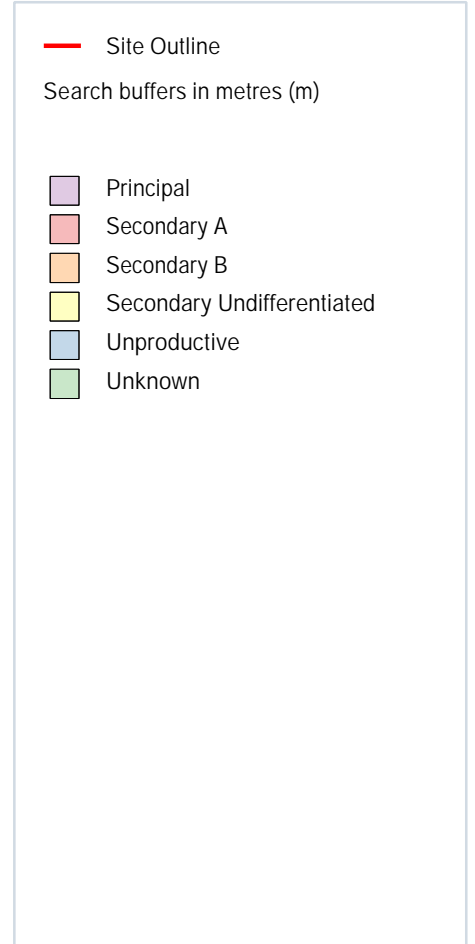
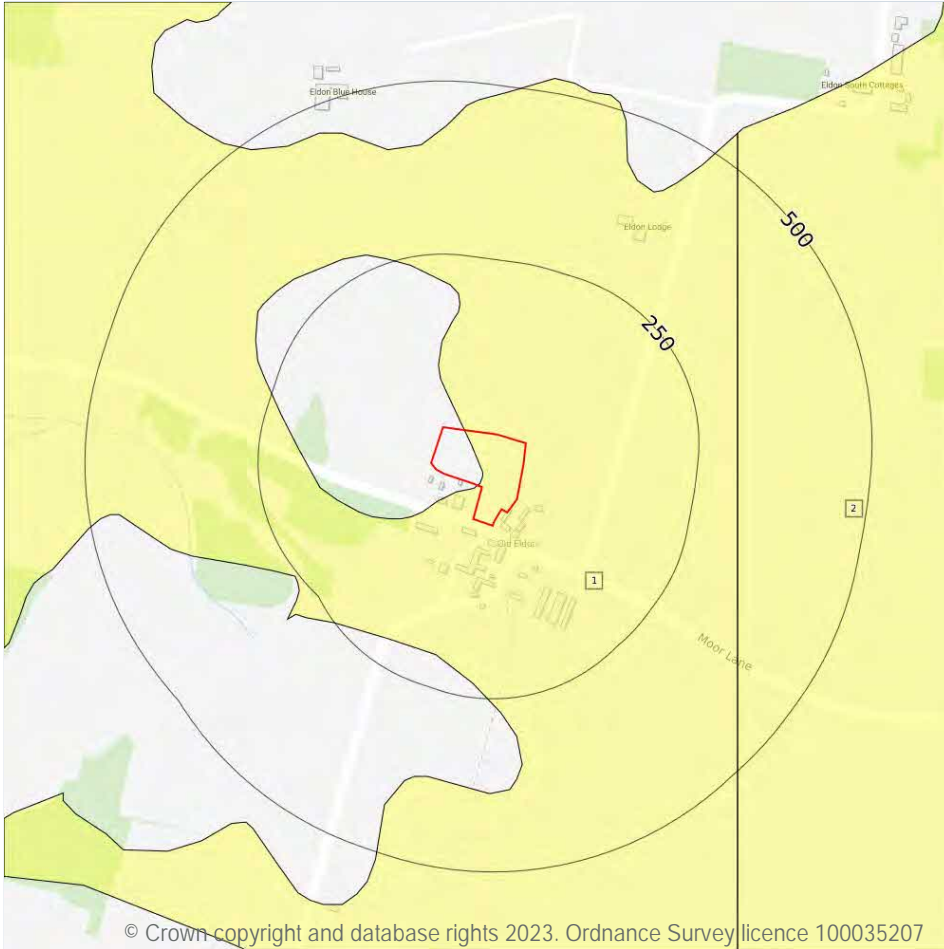
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

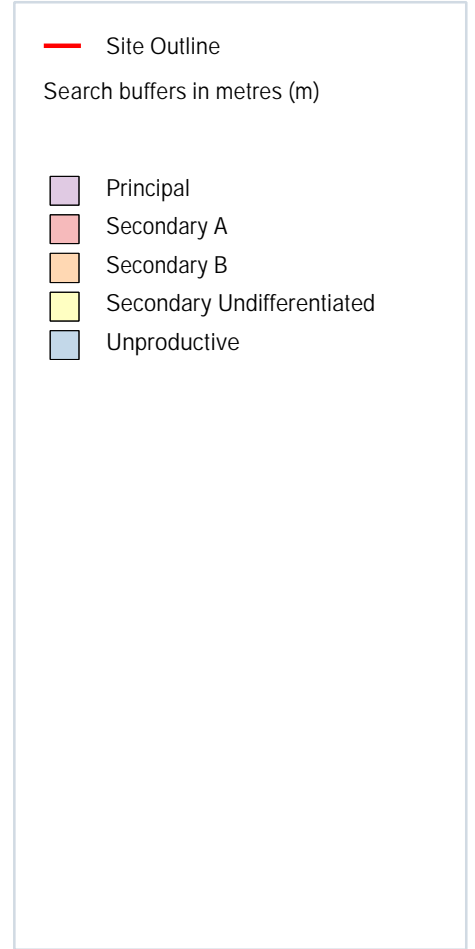
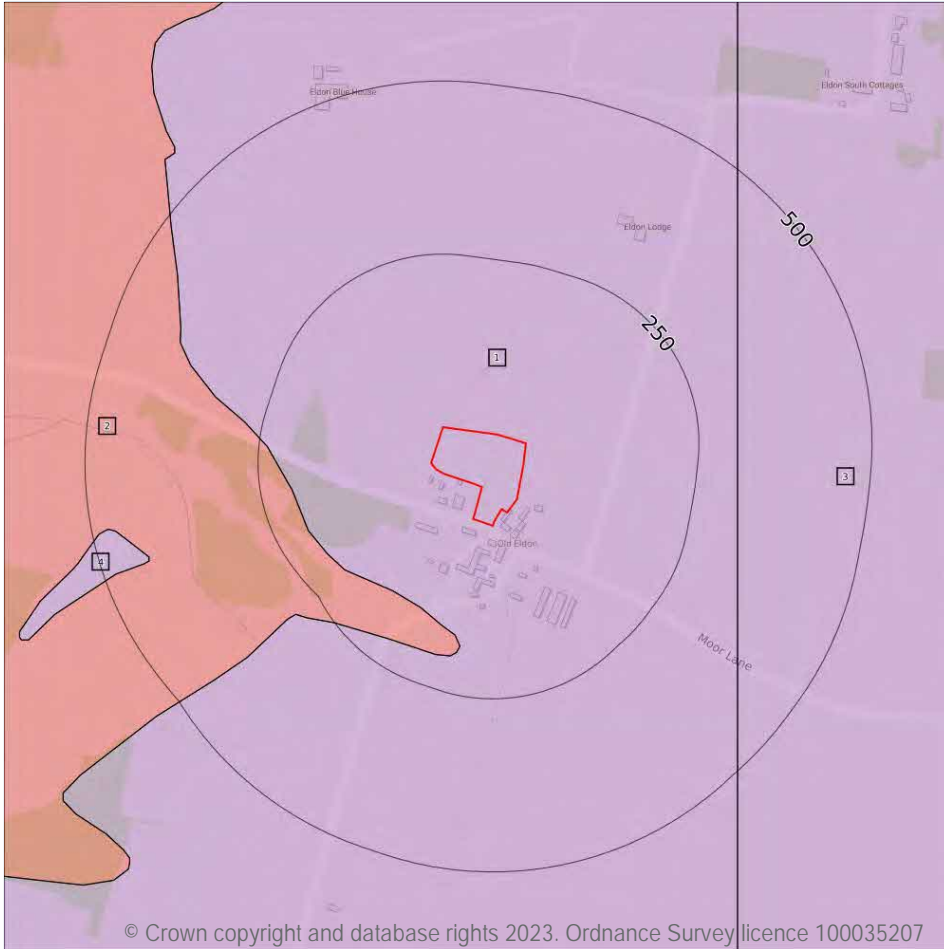
Features are displayed on the Hydrogeology map on [page 32](#) >

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	306m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 34](#) >

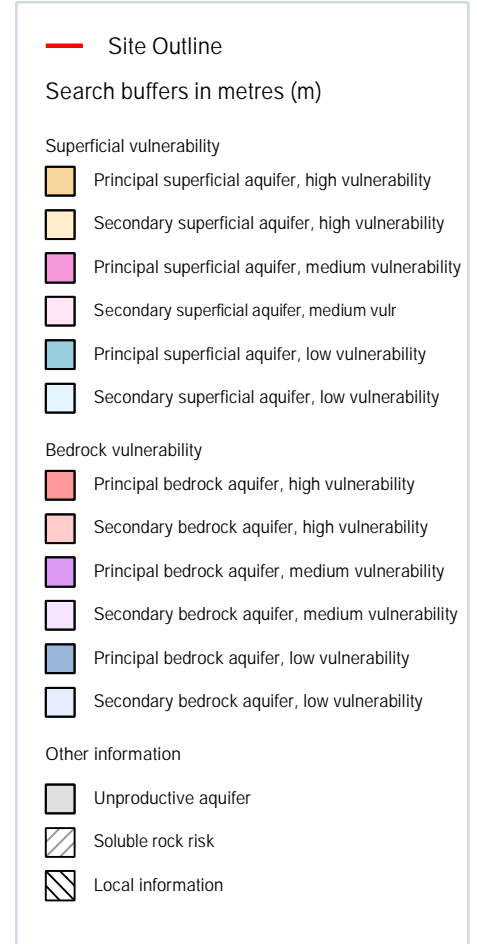
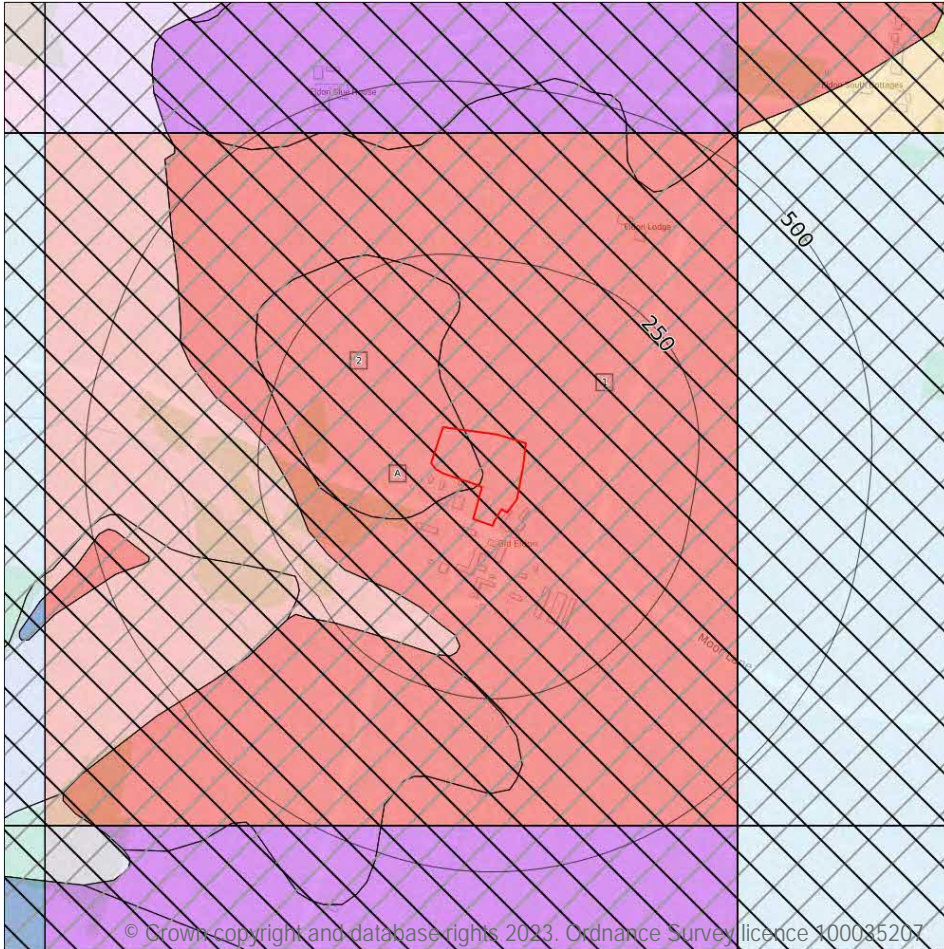
ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	149m SW	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. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	306m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	429m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 36](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	1
-----------------	---

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	76.0%

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	1
-----------------	---

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗ .

ID	Summary	Additional information
A	Limited protection of aquifers by superficial deposits	Local studies show that thin superficial deposits offer limited protection to the aquifers beneath

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m 0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m 0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m 1

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 38 >](#)

ID	Location	Type	Description
1	288m S	3	Total catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

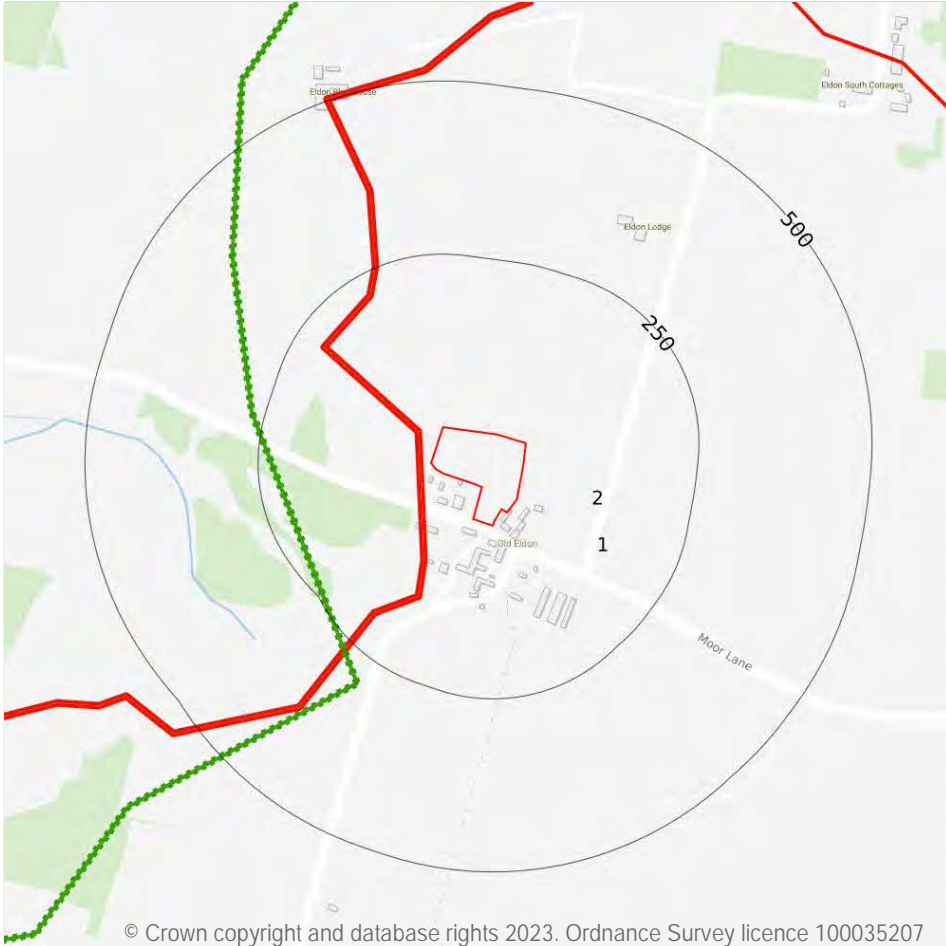
Records within 500m 0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- - - WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- - - WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 40](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Woodham Burn from Source to Rushyford beck	GB103025072400	Skerne	Tees

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 40](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2204m S	River	Woodham Burn from Source to Rushyford beck	GB103025072400 ↗	Poor	Fail	Poor	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



6.5 WFD Groundwater bodies

Records on site	1
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Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 40 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Skerne Magnesian Limestone	GB40301G704000 ↗	Poor	Poor	Poor	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

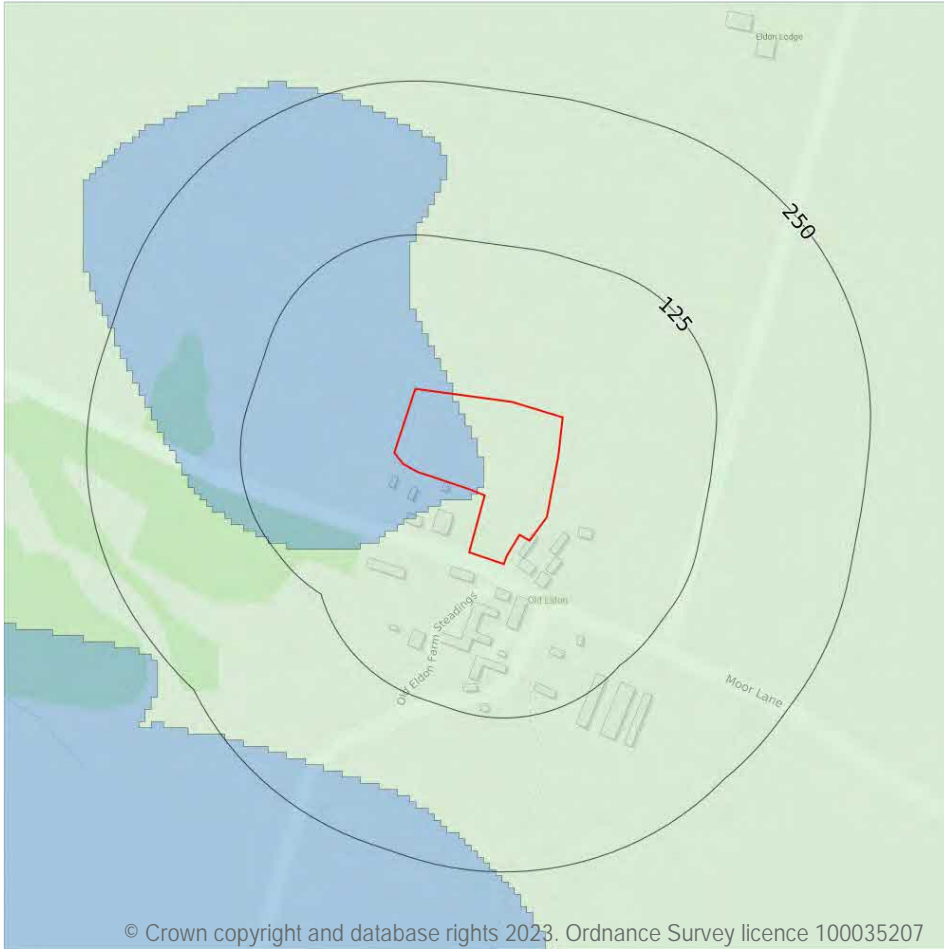
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

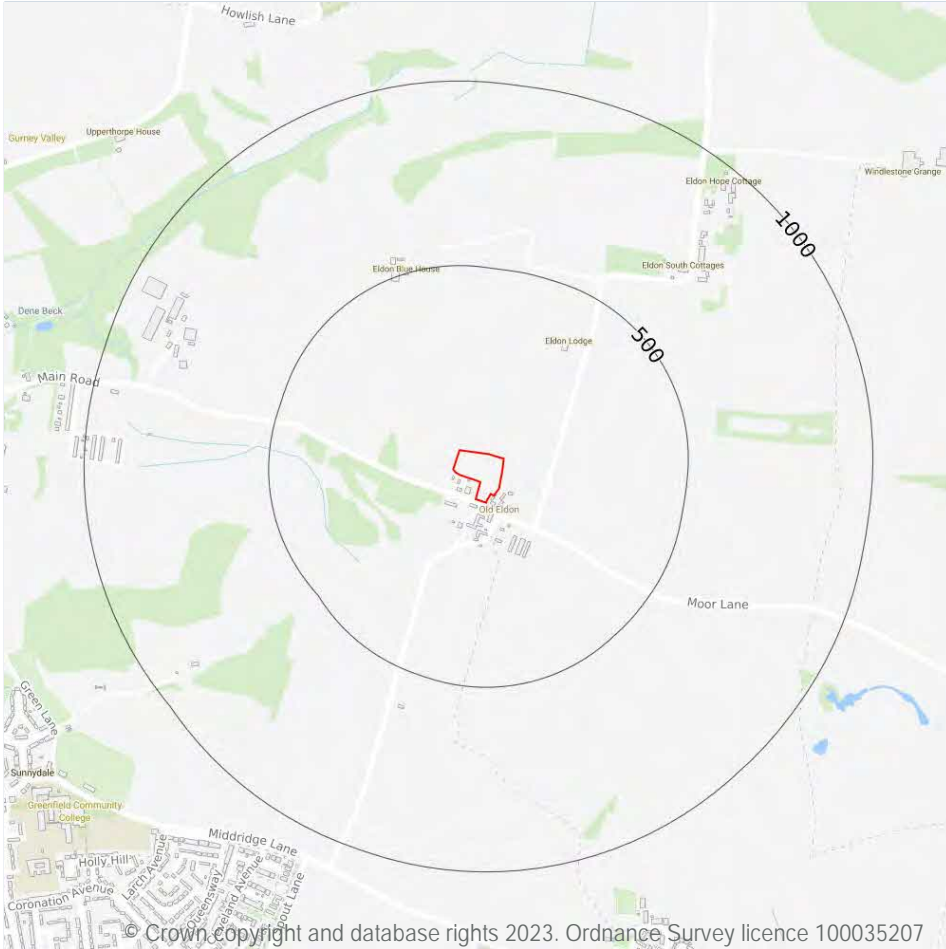
Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 47](#) >

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 48](#) >

ID	Location	Name	Data source
-	1753m SE	Byerley	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

10

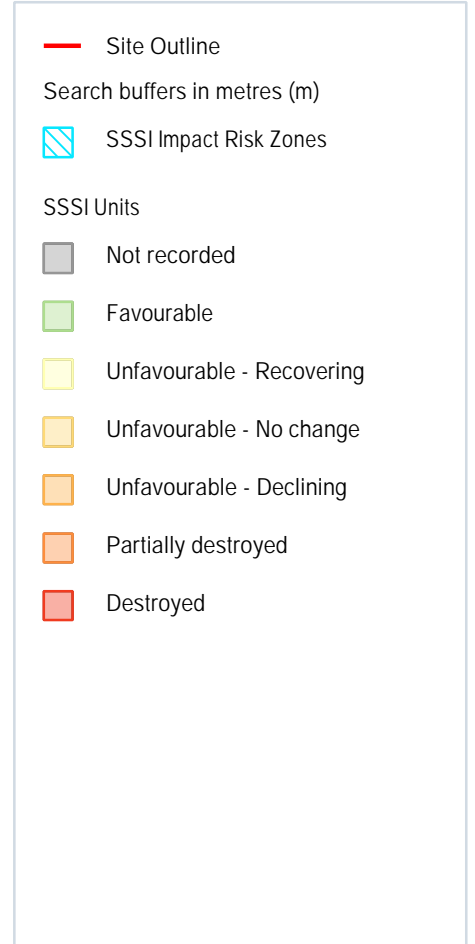
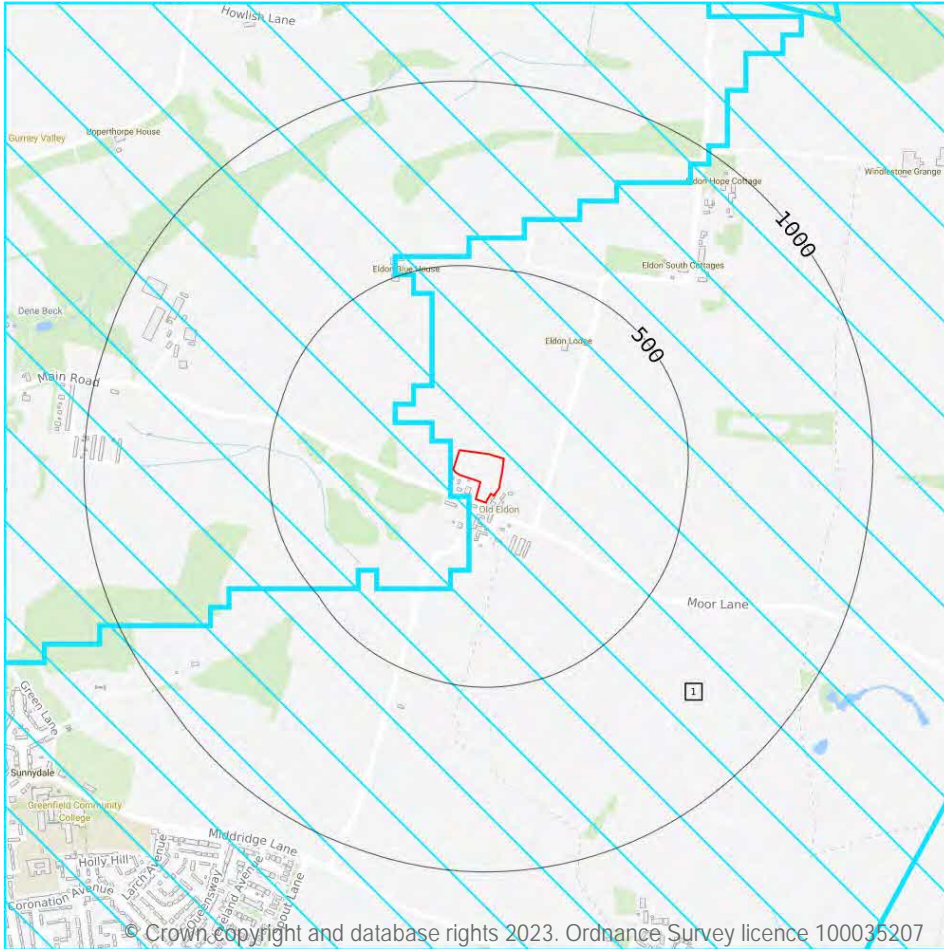
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	SKERNE NVZ	Surface Water	243	Existing
On site	Durham	Groundwater	98	Existing
626m SW	Durham	Groundwater	98	Existing
628m SW	SKERNE NVZ	Surface Water	243	Existing
742m SW	Durham	Groundwater	98	Existing
1262m NW	Durham	Groundwater	98	Existing
1451m S	SKERNE NVZ	Surface Water	243	Existing
1451m S	Durham	Groundwater	98	Existing
1552m S	SKERNE NVZ	Surface Water	243	Existing
1552m S	Durham	Groundwater	98	Existing

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 53](#) >

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m².</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Notes: NUTRIENT IMPACT AREA. For new development with overnight accommodation Reg 63 of the Conservation of Habitats and Species Regulations 2017 must be applied and additional measures required. LPA to refer to Natural England's Nutrient Neutrality advice.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

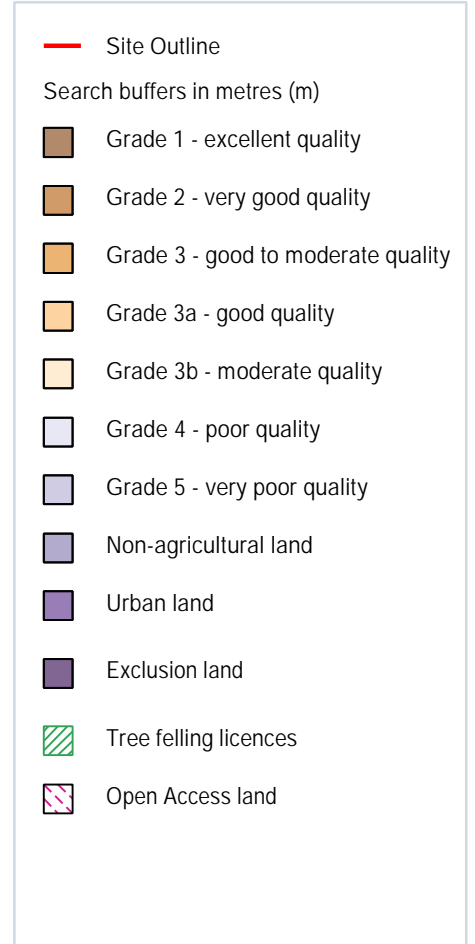
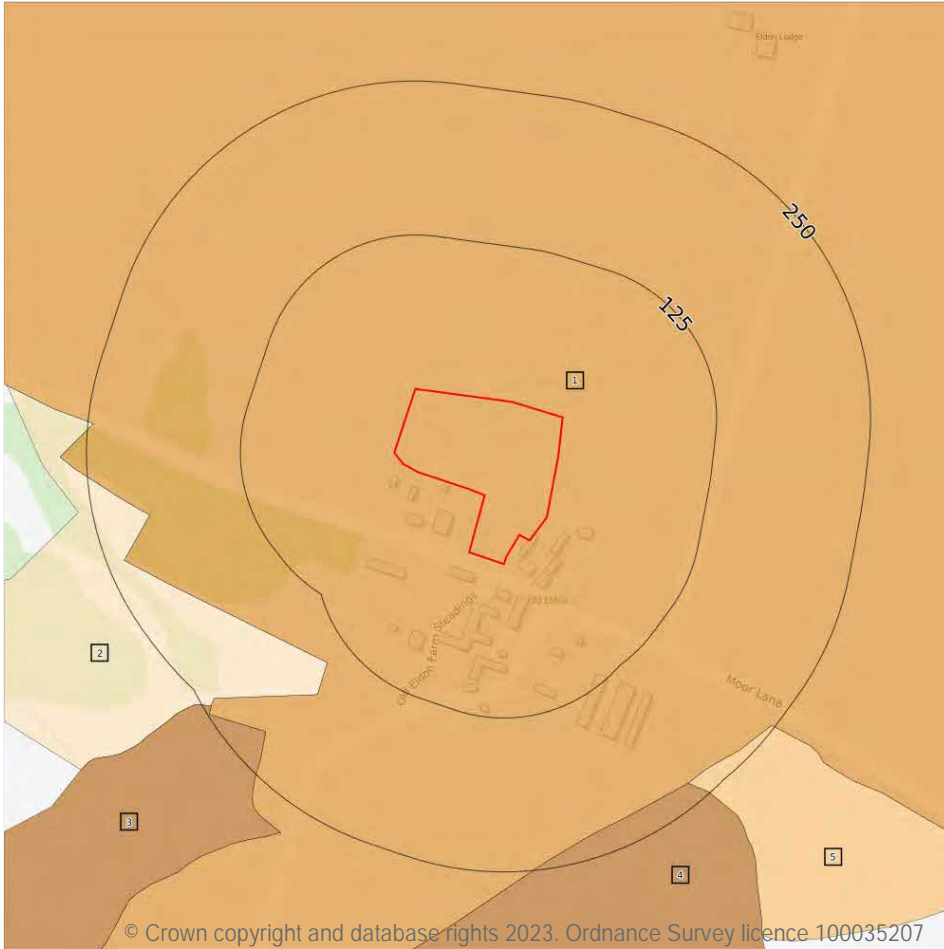
Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

5

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 57](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
2	146m SW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
3	220m SW	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
4	228m SE	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
5	233m SE	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

6

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

Location	Reference	Scheme	Start Date	End date
On site	AG00513371	Entry Level Stewardship	01/09/2013	31/08/2018
63m SW	AG00513916	Entry Level Stewardship	01/09/2013	31/08/2018
115m S	AG00513916	Entry Level Stewardship	01/09/2013	31/08/2018
133m E	AG00513916	Entry Level Stewardship	01/09/2013	31/08/2018
136m SW	AG00513916	Entry Level Stewardship	01/09/2013	31/08/2018
161m W	AG00513371	Entry Level Stewardship	01/09/2013	31/08/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0
---------------------	---

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
---------------------	---

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0
---------------------	---

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

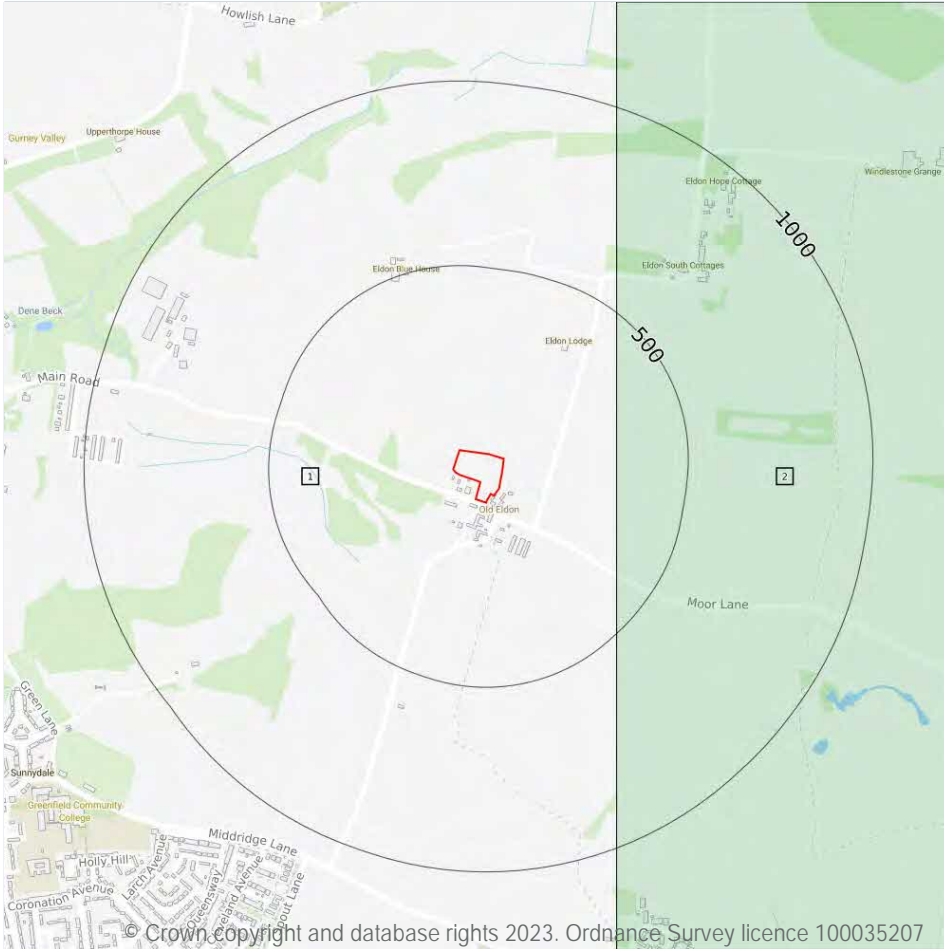
Records within 250m	0
---------------------	---

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 61](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov
2	306m E	No coverage	Full	Full	No coverage	NZ22NE

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

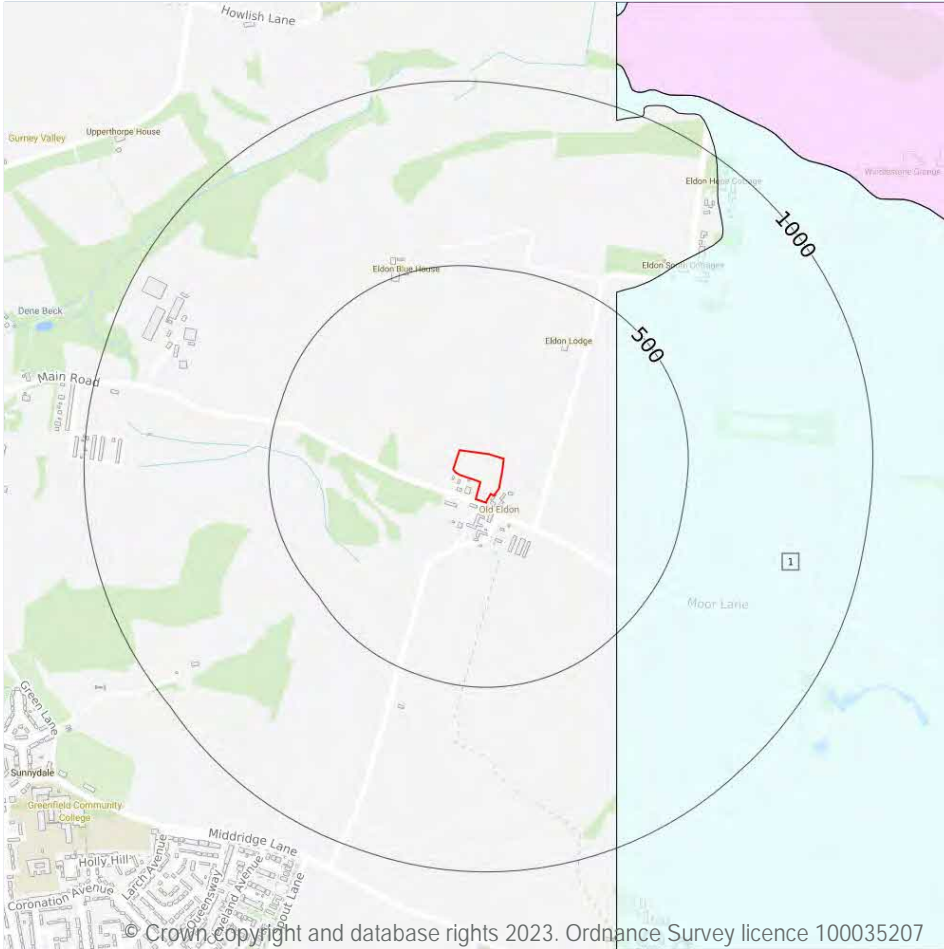
0



Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
-  Landslip (10k)
-  Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

1

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 63](#) >

ID	Location	LEX Code	Description	Rock description
1	306m E	TILL-DMTN	Till - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

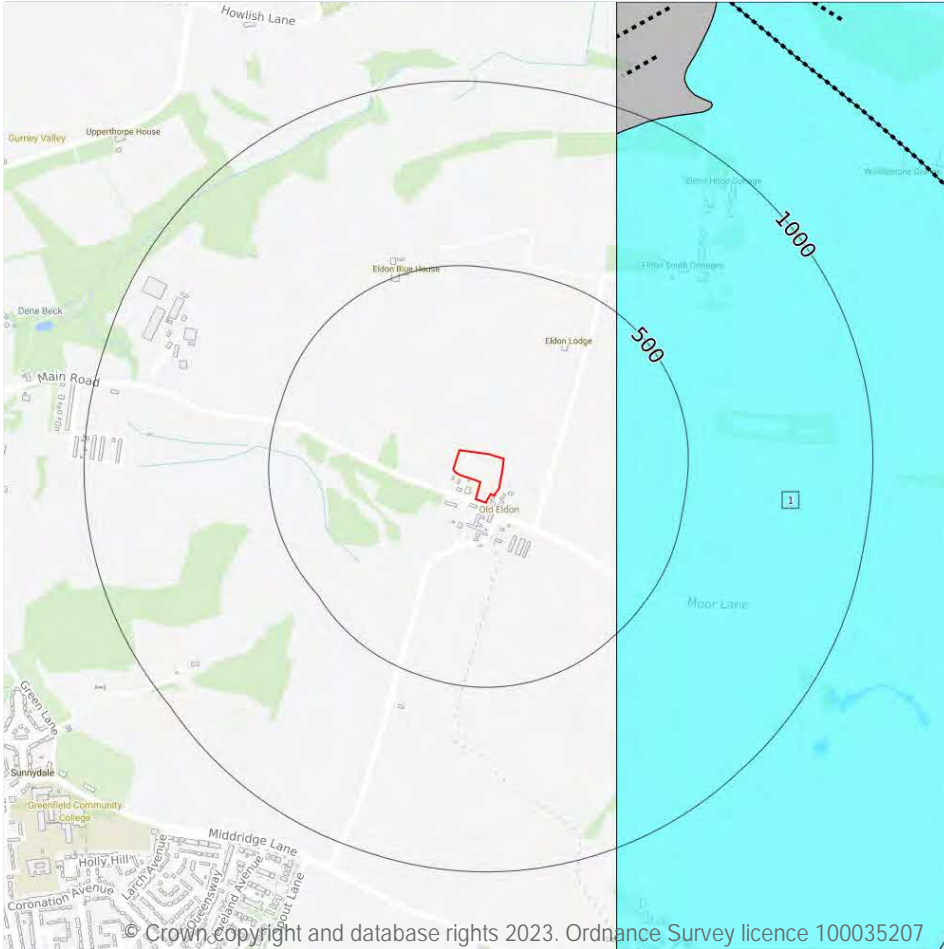
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

1

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 65 >](#)

ID	Location	LEX Code	Description	Rock age
1	306m E	RML-DOLO	Raisby Formation - Dolostone	Late Permian Epoch [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

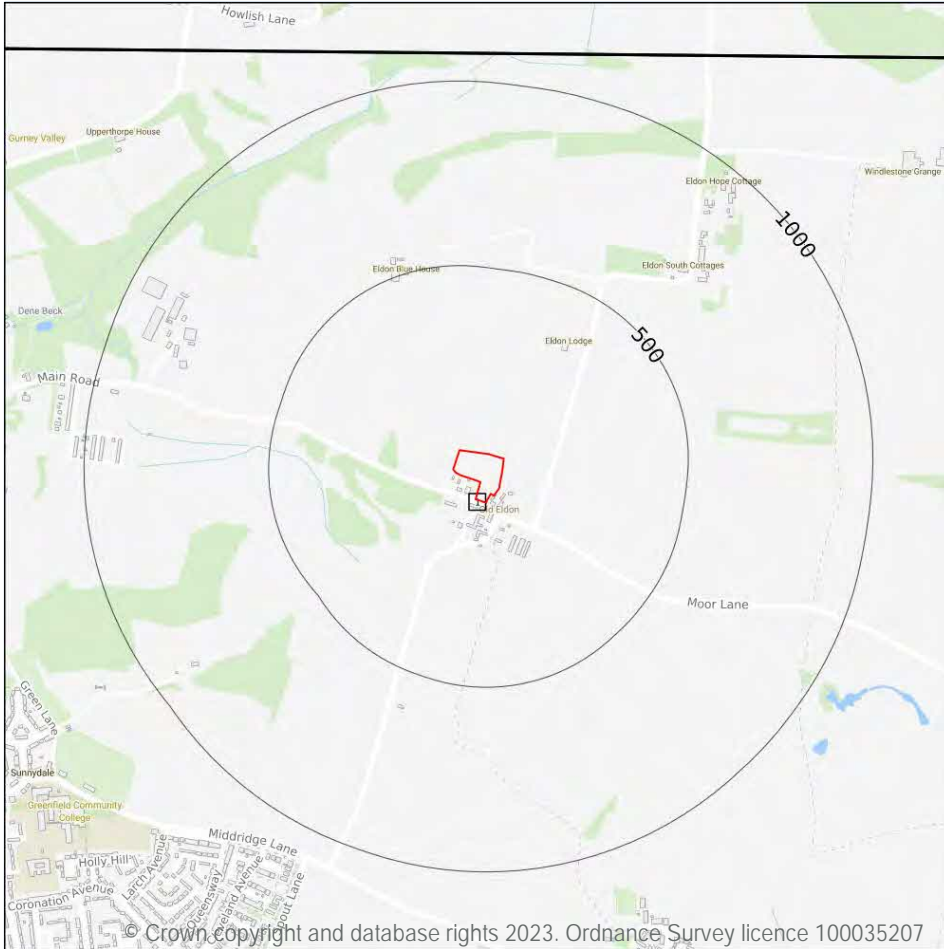
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
 Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

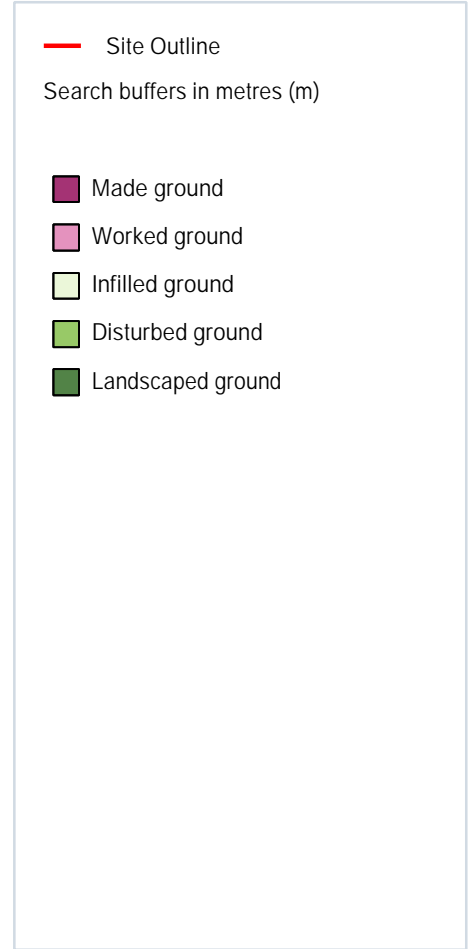
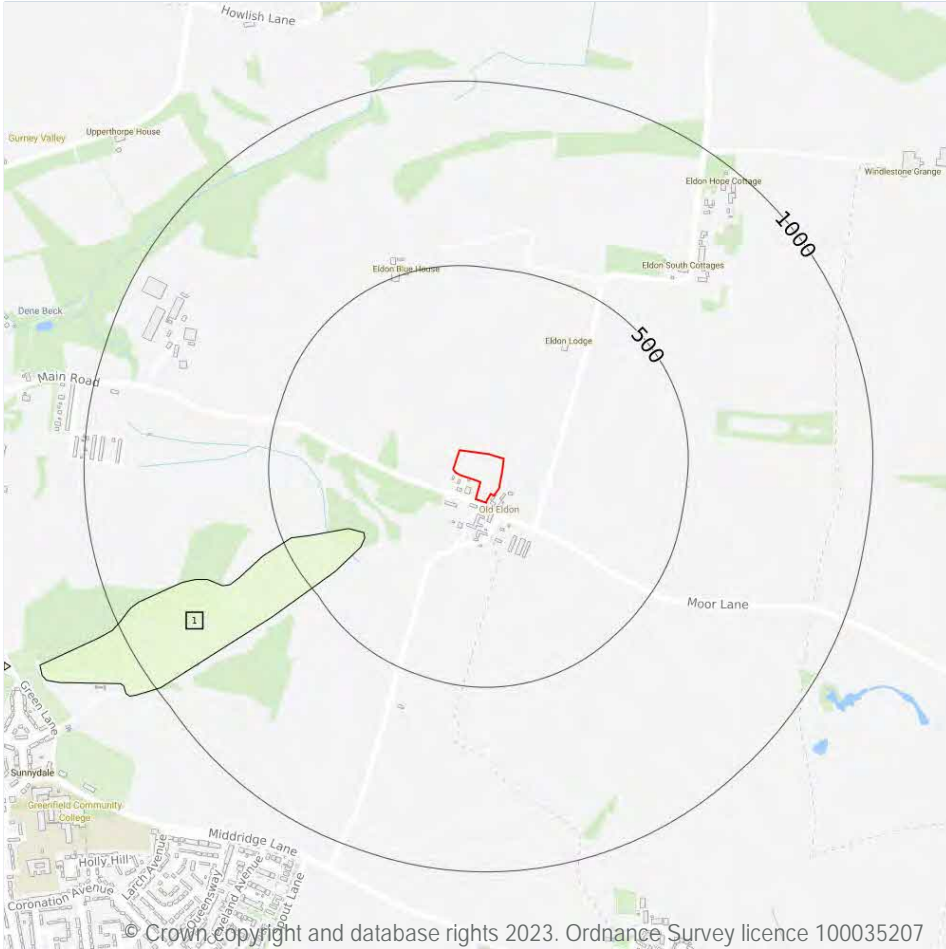
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW032_barnard_castle_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
1	297m SW	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

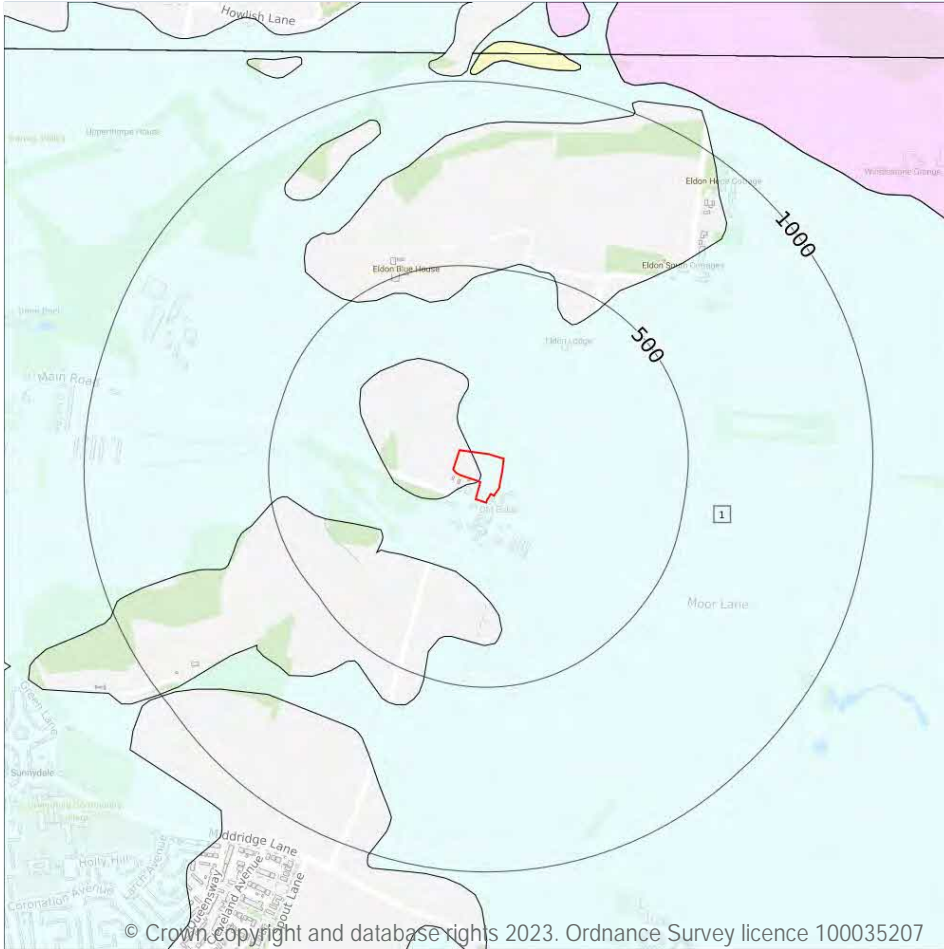
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- / Landslip (50k)
- / Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 70](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

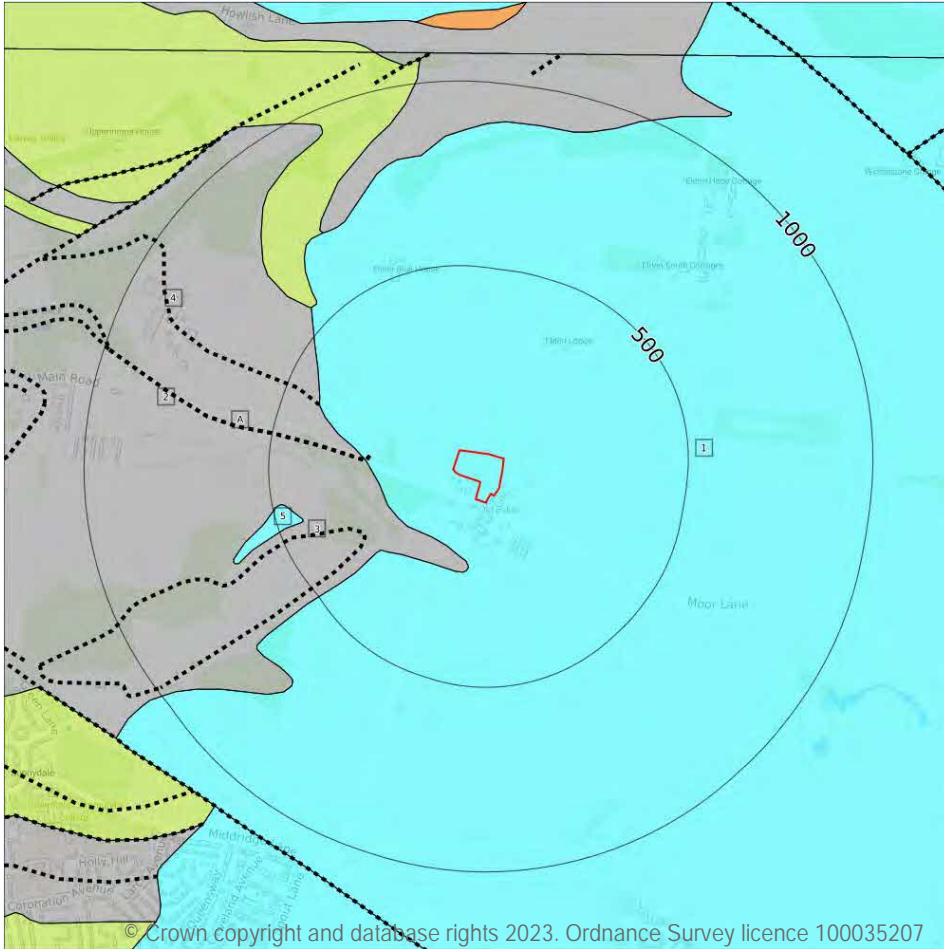
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

3

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	RML-DOLO	RAISBY FORMATION - DOLOSTONE	-
2	149m SW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
5	429m W	RML-DOLO	RAISBY FORMATION - DOLOSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

4

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

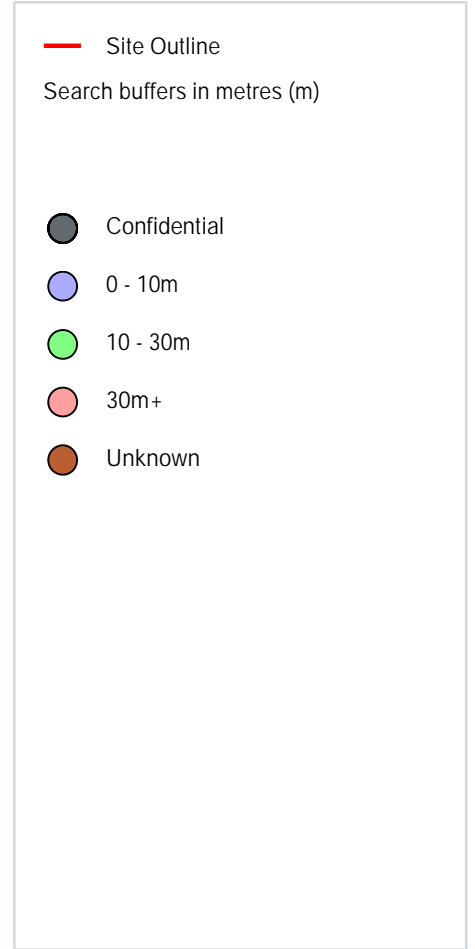
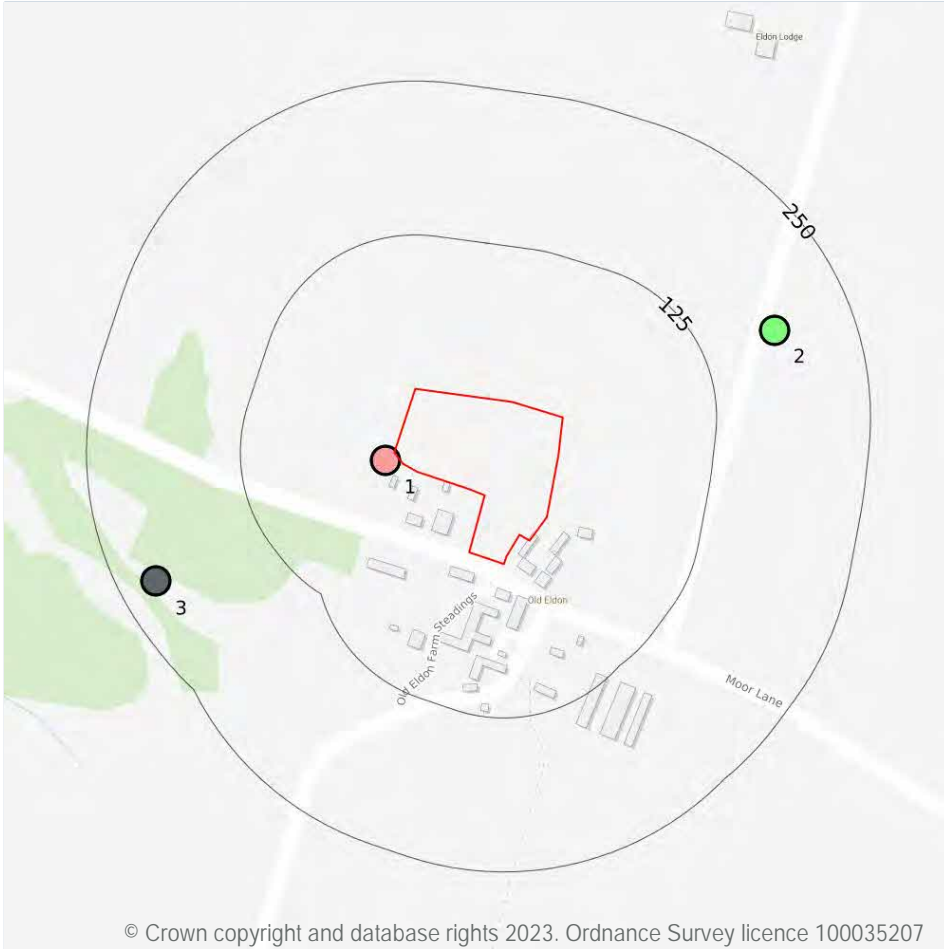
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72 >](#)

ID	Location	Category	Description
A	225m W	ROCK	Coal seam, inferred
A	225m W	ROCK	Coal seam, inferred
3	297m SW	ROCK	Coal seam, observed
4	399m W	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



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16.1 BGS Boreholes

Records within 250m

3

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

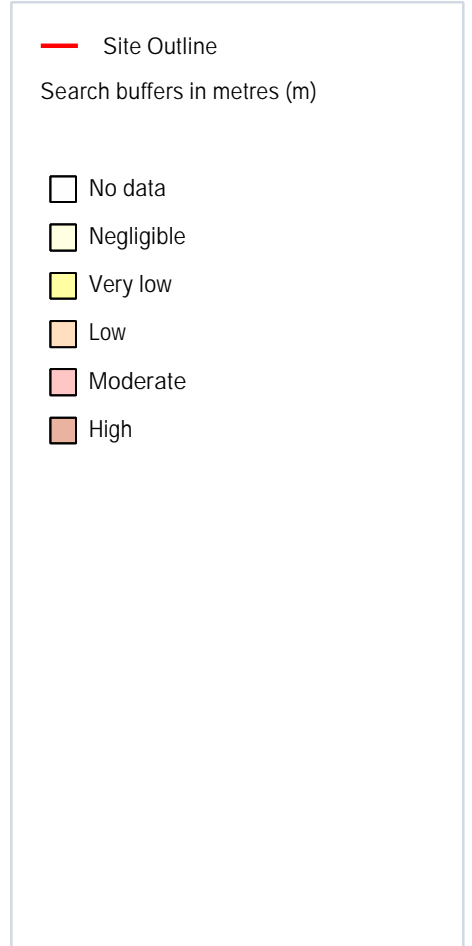
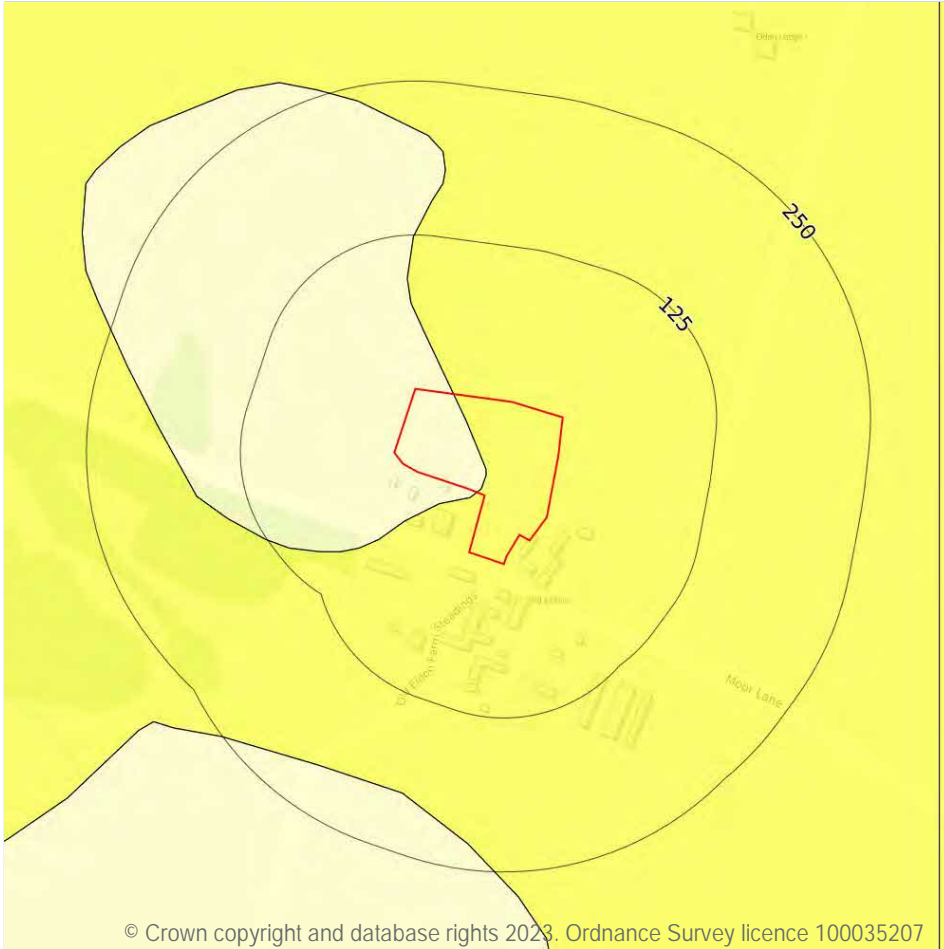
Features are displayed on the Boreholes map on [page 74 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	10m W	424550 527517	OLD ELDON 'B'	199.03	N	824292 ↗
2	186m NE	424866 527623	ELDON DRIFT A	27.74	N	824294 ↗
3	220m W	424364 527419	ELDON DEEP O.C.C.S. ED11	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

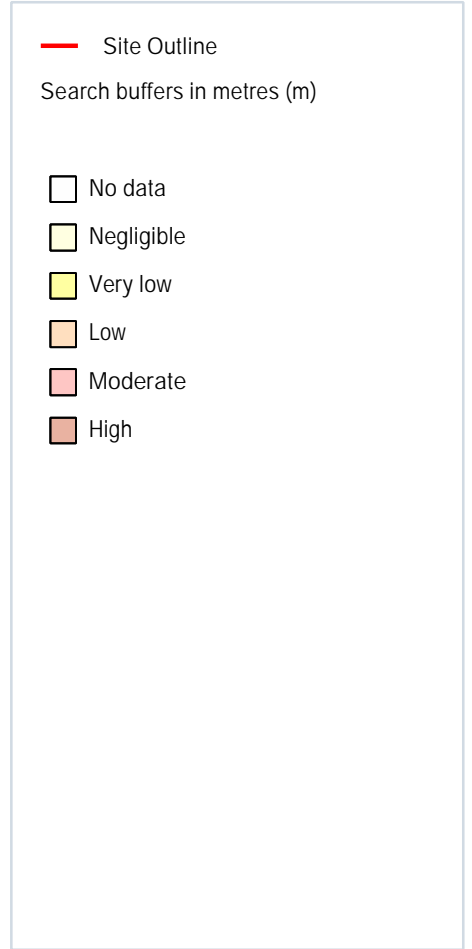
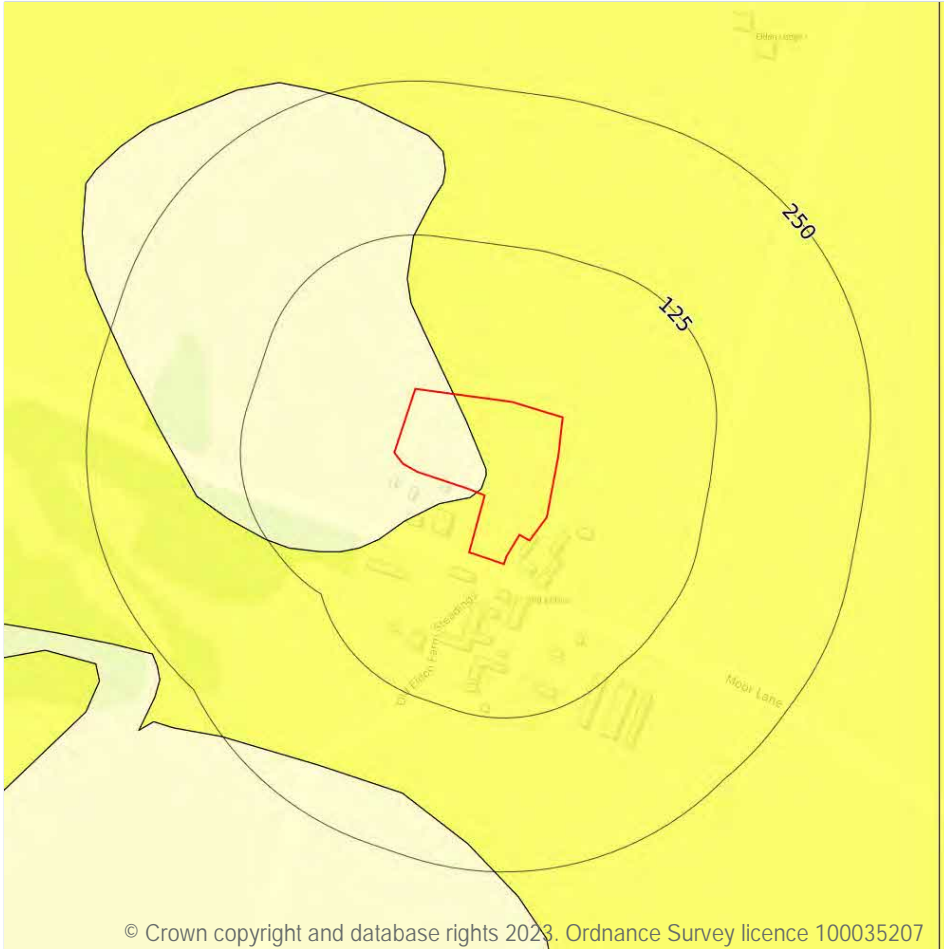
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 76 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 77](#) >

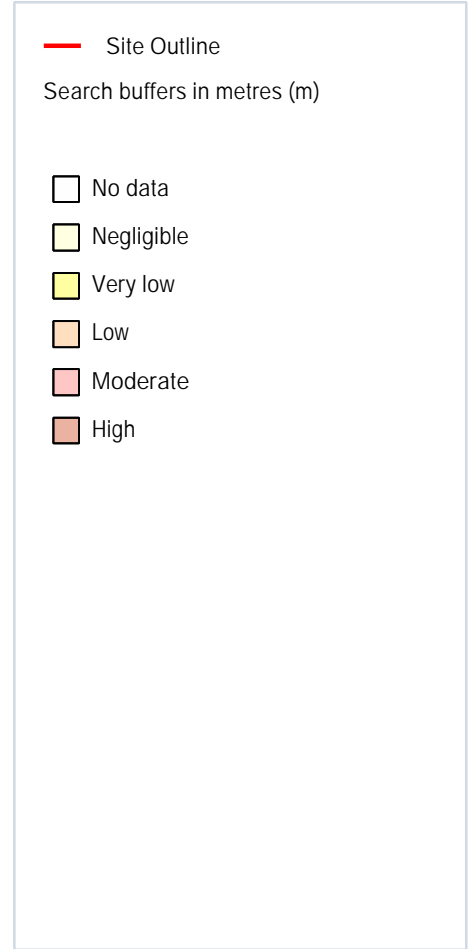
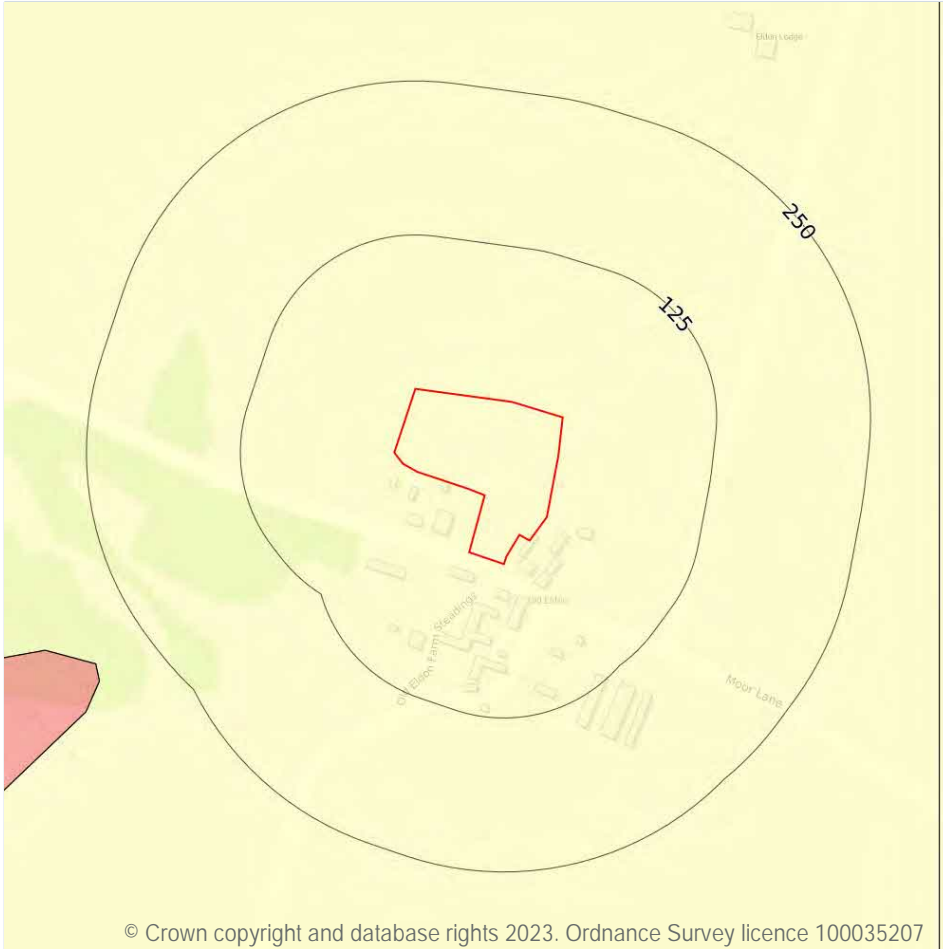
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

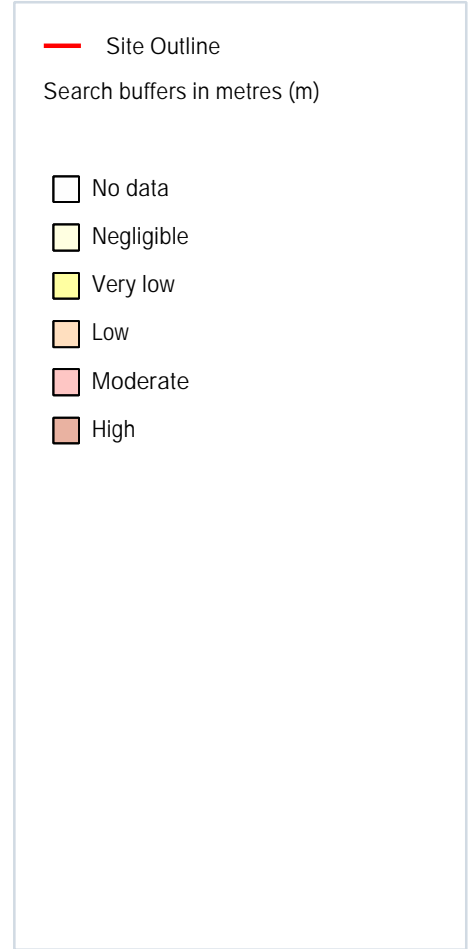
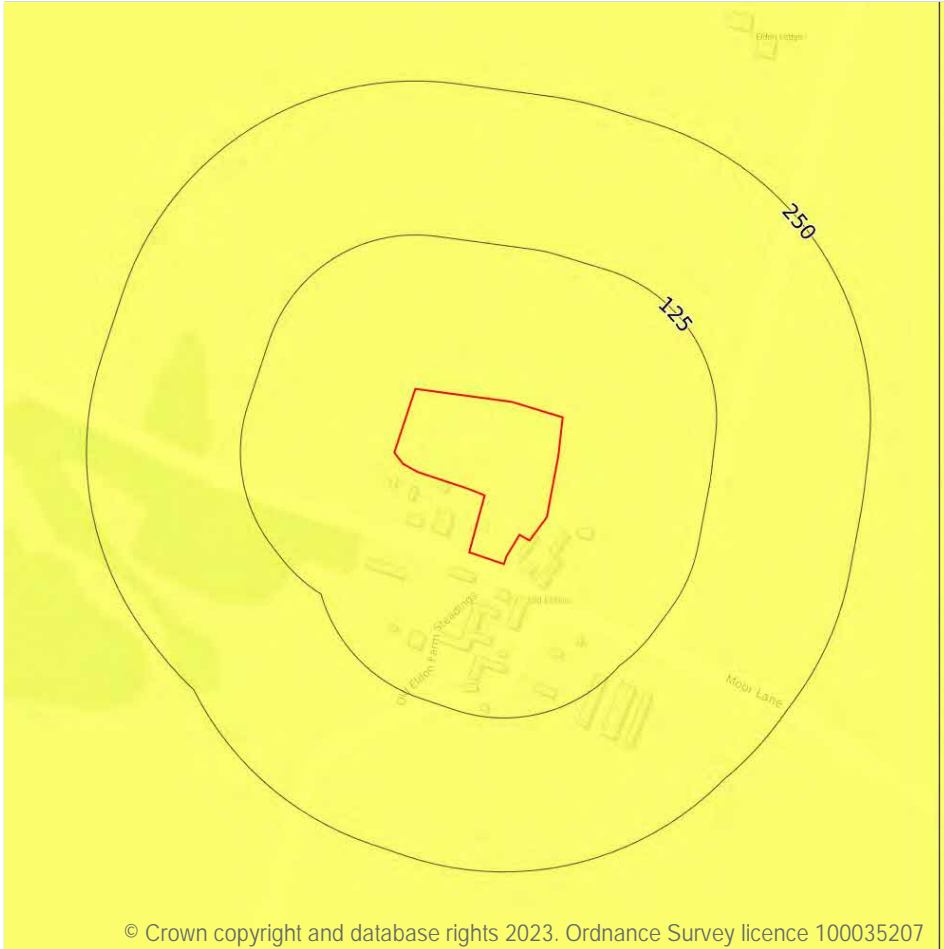
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 79 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

1

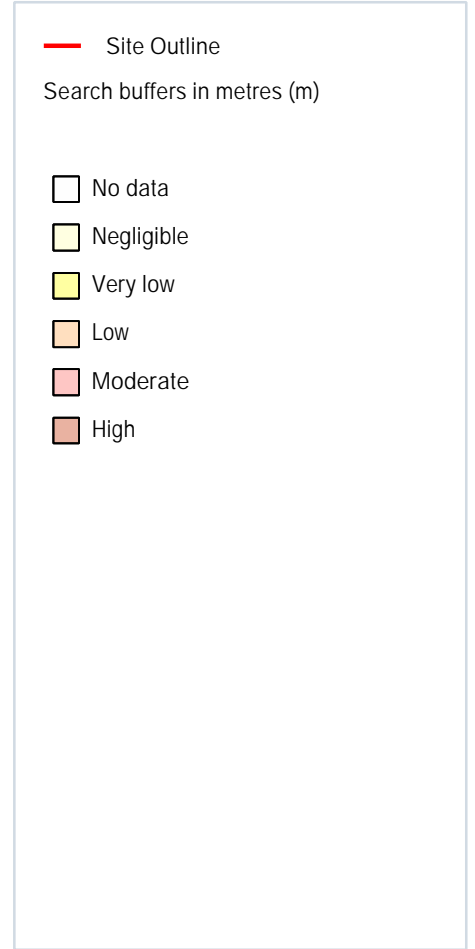
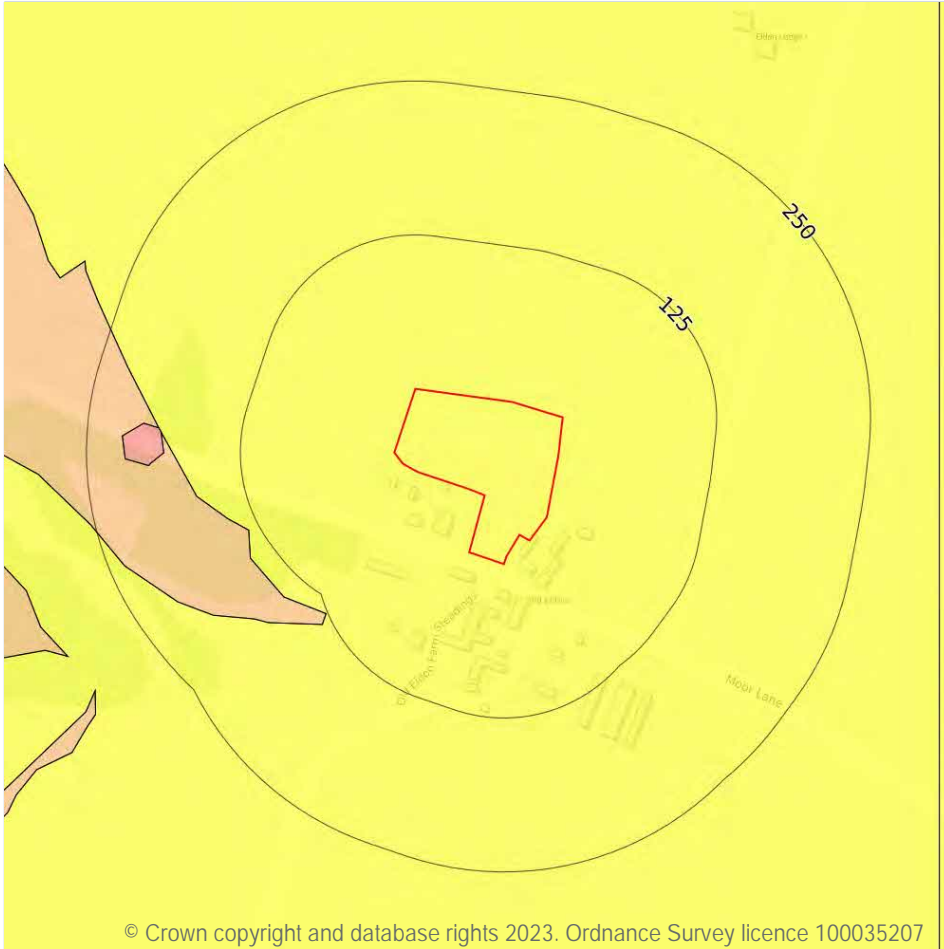
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 80 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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17.5 Landslides

Records within 50m

1

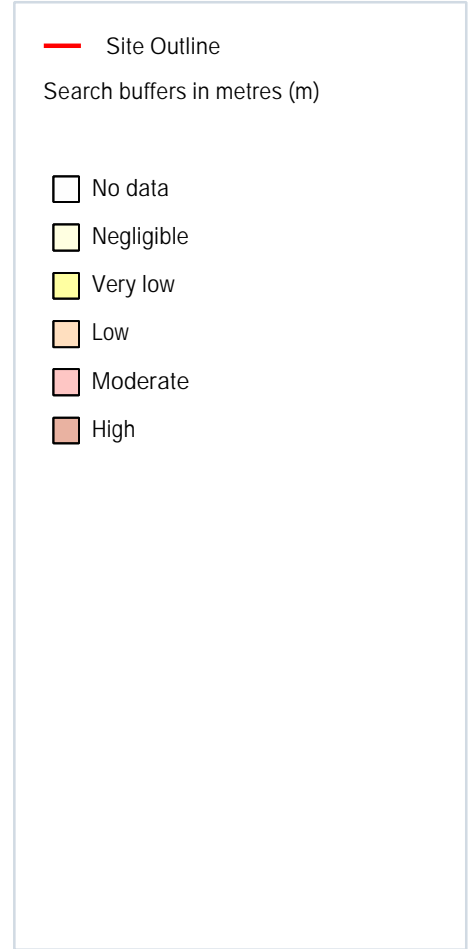
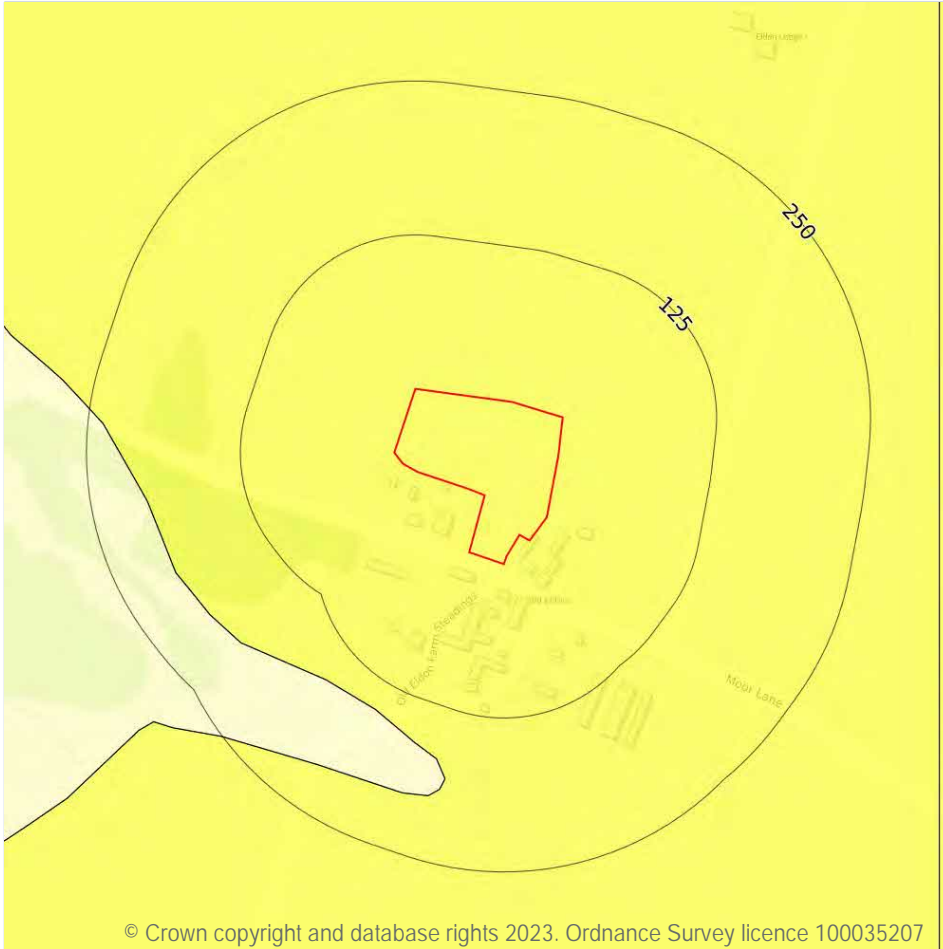
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 81](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

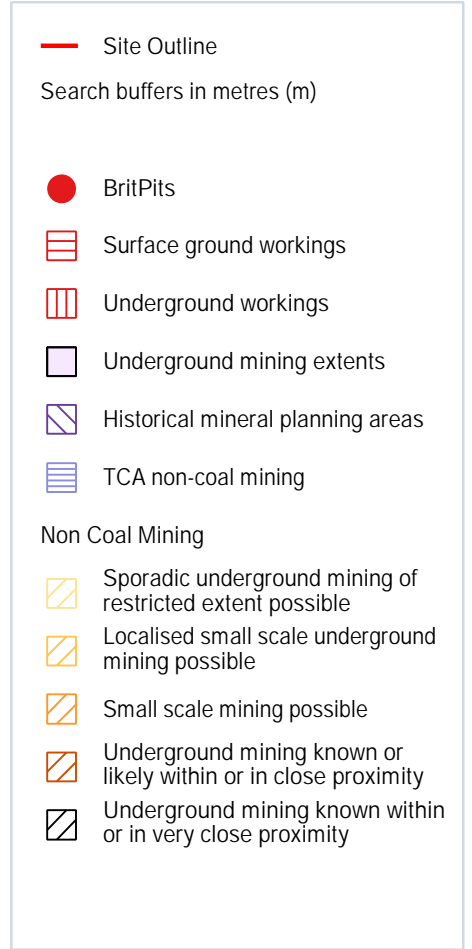
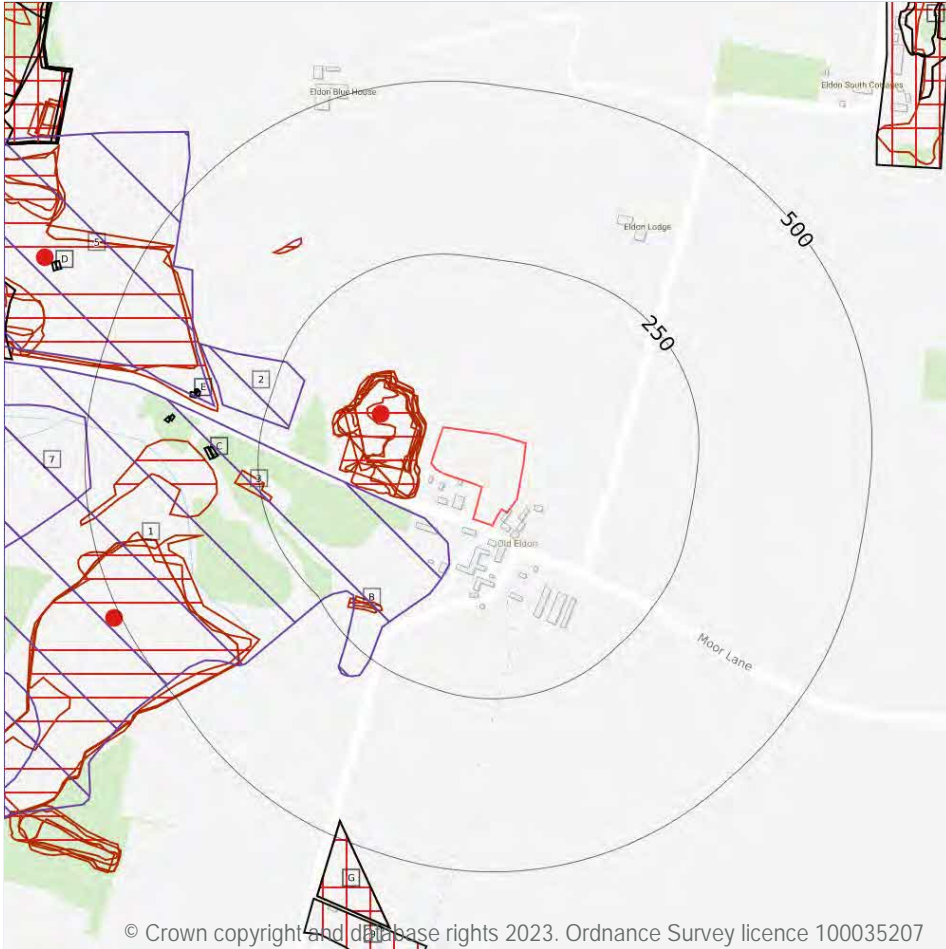
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 82](#) >

Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



18.1 BritPits

Records within 500m

1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 84](#) >

ID	Location	Details	Description
A	91m NW	Name: Eldon Address: Eldon, Shildon, SHILDON, Co. Durham Commodity: Dolomite Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	11
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Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 84 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	19m W	Unspecified Disused Quarry	1980	1:10000
A	19m W	Unspecified Pit	1967	1:10560
A	22m W	Unspecified Quarry	1953	1:10560
A	26m W	Unspecified Old Quarry	1896	1:10560
A	28m NW	Unspecified Ground Workings	1939	1:10560
A	28m W	Unspecified Old Quarry	1915	1:10560
A	32m NW	Limestone Quarry	1857	1:10560
A	35m W	Unspecified Old Quarry	1924	1:10560
B	183m SW	Pond	1915	1:10560
B	191m SW	Pond	1924	1:10560
3	236m W	Unspecified Heap	1939	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m

36

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 84](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
C	308m W	Unspecified Old Shaft	1940	1:10560
C	313m W	Unspecified Old Shaft	1939	1:10560
E	348m W	Air Shaft	1940	1:10560
E	352m W	Air Shaft	1857	1:10560
E	353m W	Air Shaft	1939	1:10560
E	377m W	Air Shaft	1940	1:10560
E	382m W	Air Shaft	1939	1:10560
G	477m S	Drift Mine	1992	1:10000
9	595m S	Unspecified Mine	1967	1:10560
D	597m NW	Air Shaft	1940	1:10560
D	602m NW	Air Shaft	1939	1:10560
J	624m W	Disused Colliery	1939	1:10560
L	647m NE	Unspecified Mine	1965	1:10560
12	691m NW	Colliery	1896	1:10560
M	692m NW	Colliery	1915	1:10560
I	700m NW	Colliery	1924	1:10560
-	705m NW	Air Shaft	1940	1:10560
-	708m NW	Air Shaft	1939	1:10560
L	755m NE	Unspecified Drift	1940	1:10560
14	777m NW	Disused Colliery	1940	1:10560
I	782m NW	Unspecified Disused Mine	1967	1:10560
L	791m NE	Unspecified Drift	1939	1:10560
-	888m N	Colliery	1857	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
-	888m N	Disused Colliery	1940	1:10560
-	889m N	Disused Colliery	1939	1:10560
-	890m N	Colliery	1915	1:10560
-	890m N	Colliery	1896	1:10560
-	892m N	Colliery	1924	1:10560
-	905m NW	Unspecified Shafts	1915	1:10560
-	910m NW	Unspecified Shafts	1924	1:10560
-	921m NW	Unspecified Shaft	1940	1:10560
-	929m NW	Colliery	1915	1:10560
-	943m NW	Colliery	1896	1:10560
-	943m NW	Colliery	1924	1:10560
-	962m NW	Unspecified Shaft	1939	1:10560
-	997m NW	Colliery	1857	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

4

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining and ground workings map on [page 84](#) >



ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
1	50m SW	Eldon	Marl, shale, coal	Surface mineral working	Valid	Not available
2	211m NW	Eldon	Marl, shale, coal	Surface mineral working	Valid	21/5/74
5	324m W	Eldon	Marl, shale, coal	Surface mineral working	Valid	Not available
7	493m W	Eldon	Marl, shale, coal	Surface mineral working	Valid	Not available

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes



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- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

1

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Features are displayed on the Ground cavities and sinkholes map on [page 91](#) >

ID	Location	Mine Address	Mineral	Data source	Publisher
-	933m W	Eldon, County Durham	Coal, Fireclay, Ganister, Ironstone	MINERIAL PLANNING RIGHTS APPLICATION RECORDS.	UNPUBLISHED

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.



19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

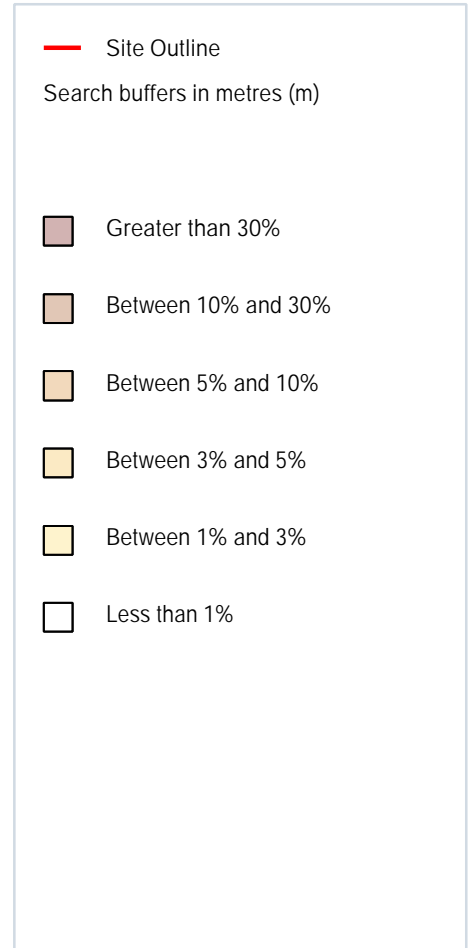
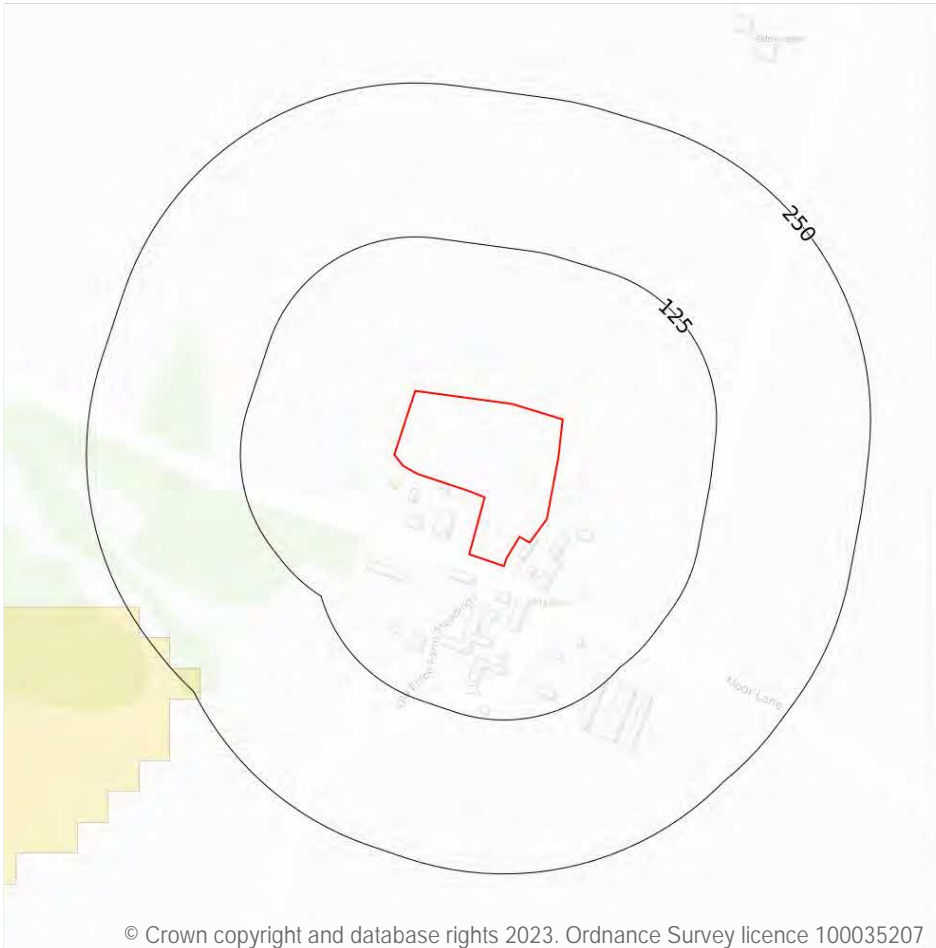
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 94](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None

This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0
---------------------	---

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0
---------------------	---

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0
---------------------	---

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0
---------------------	---

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0
---------------------	---

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0
---------------------	---

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0
---------------------	---

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0
---------------------	---

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0
---------------------	---

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0
---------------------	---

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗ .

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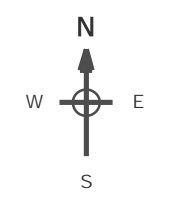
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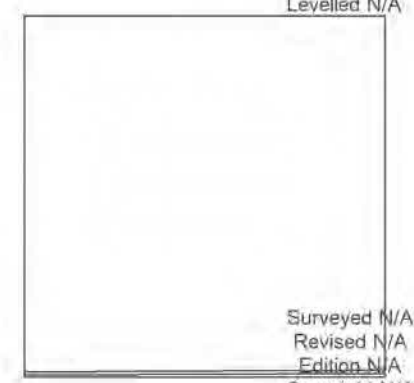
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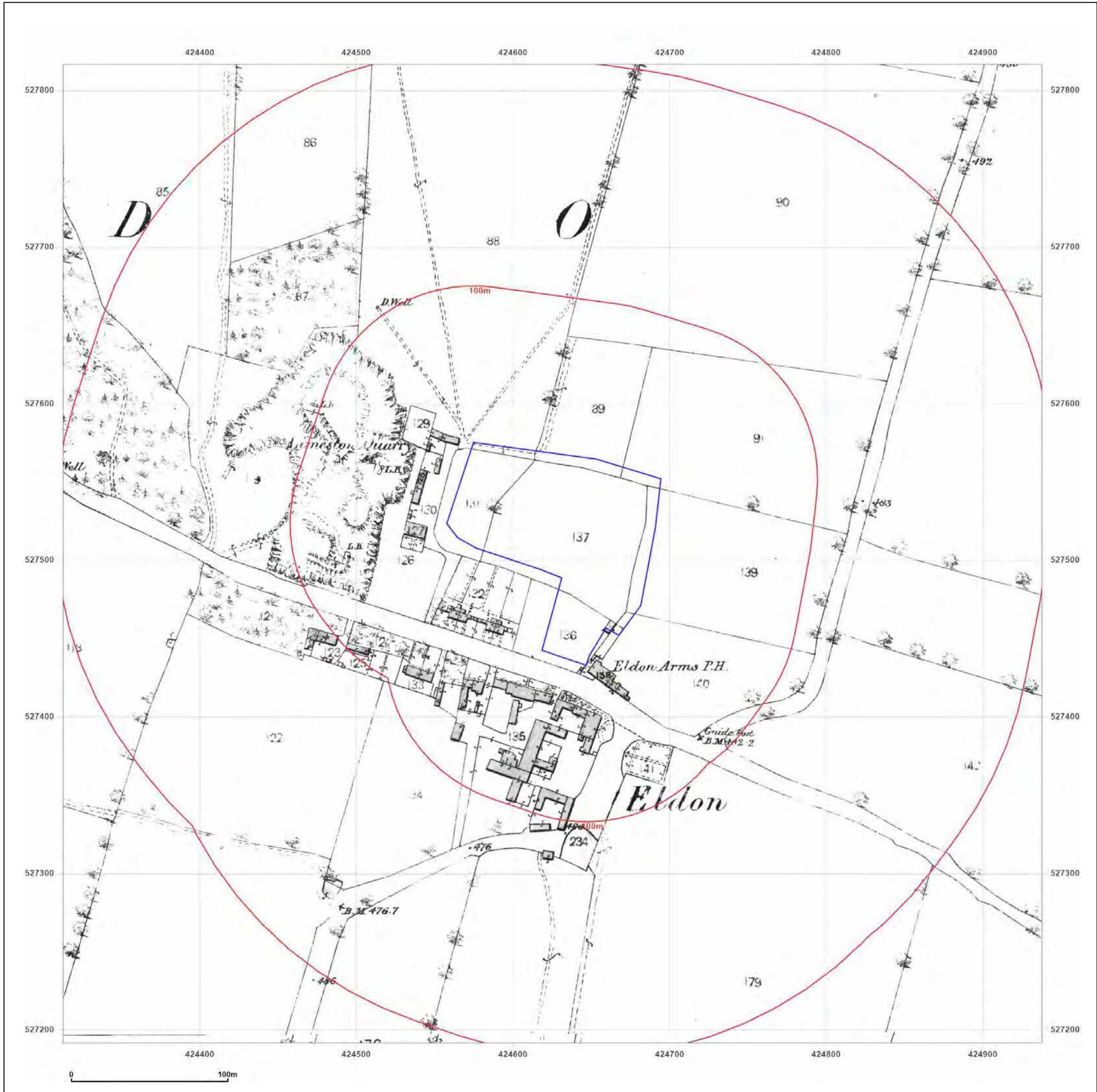


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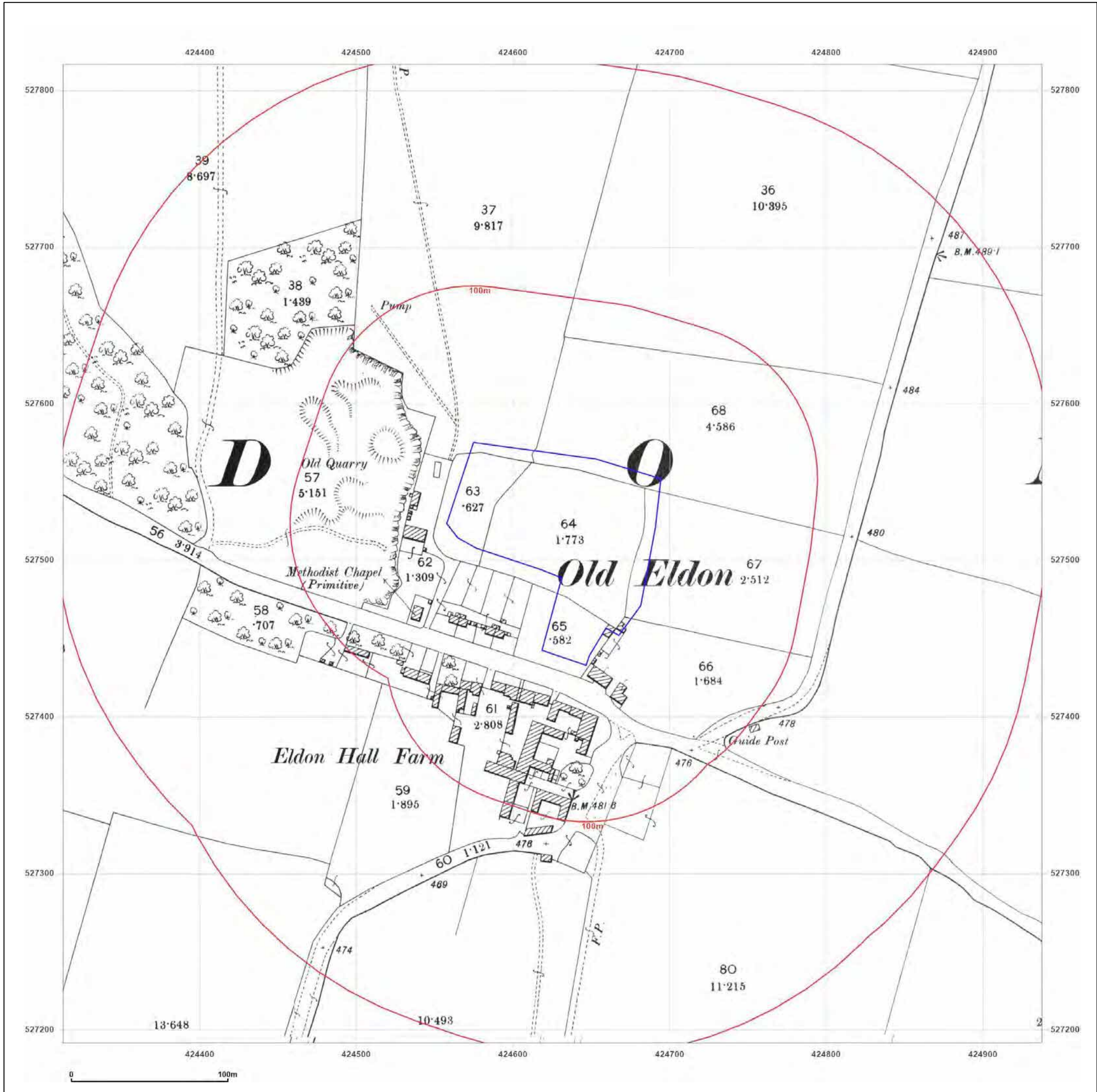
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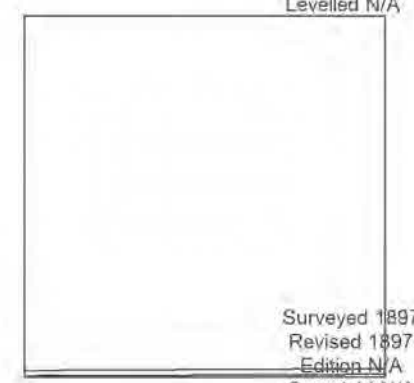
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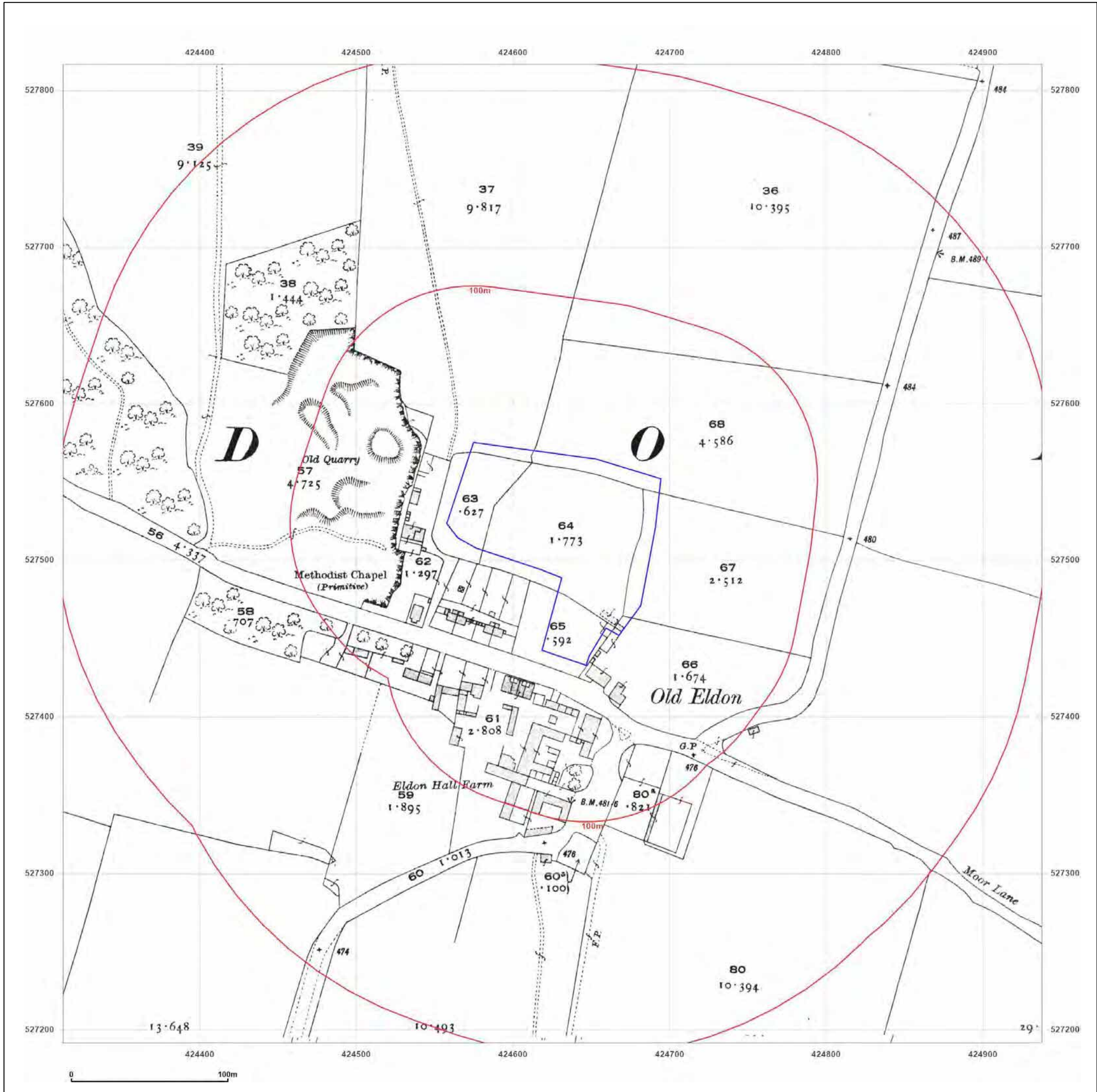
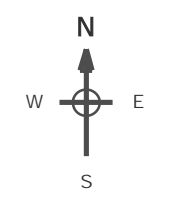
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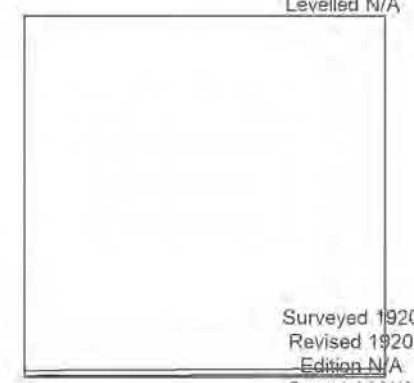
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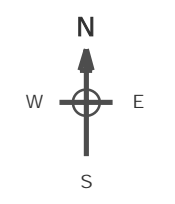
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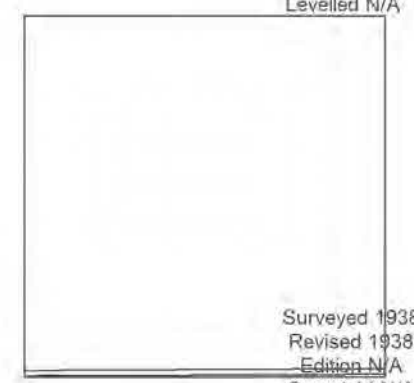
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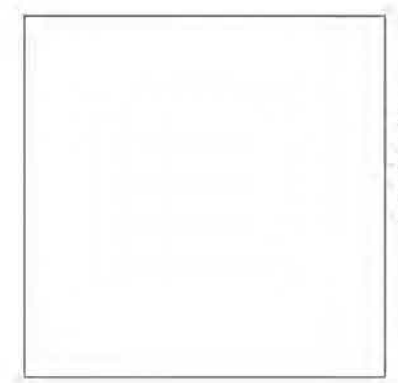
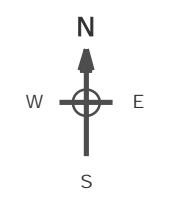
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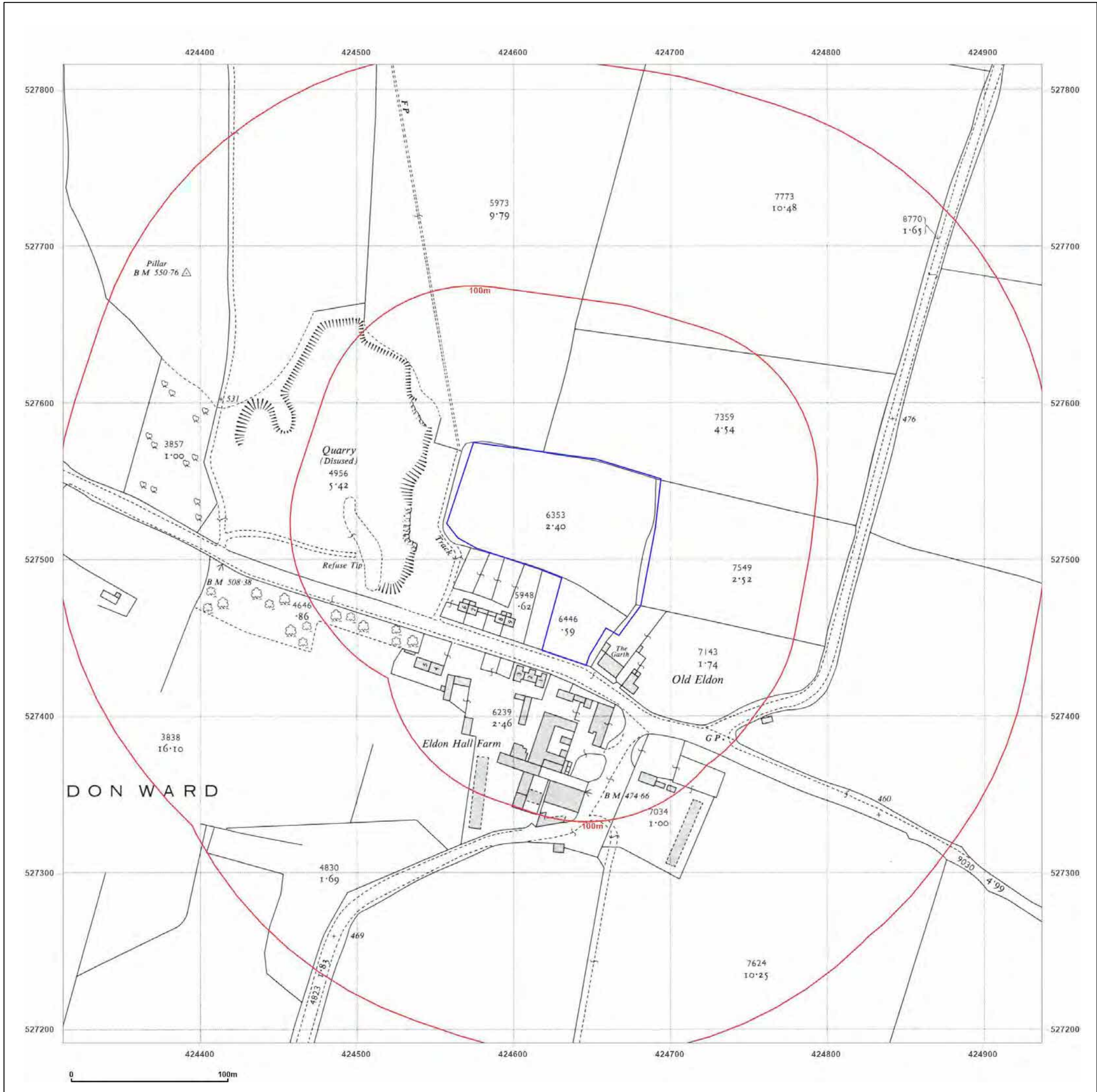


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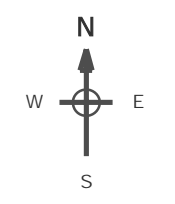
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Map Name: National Grid

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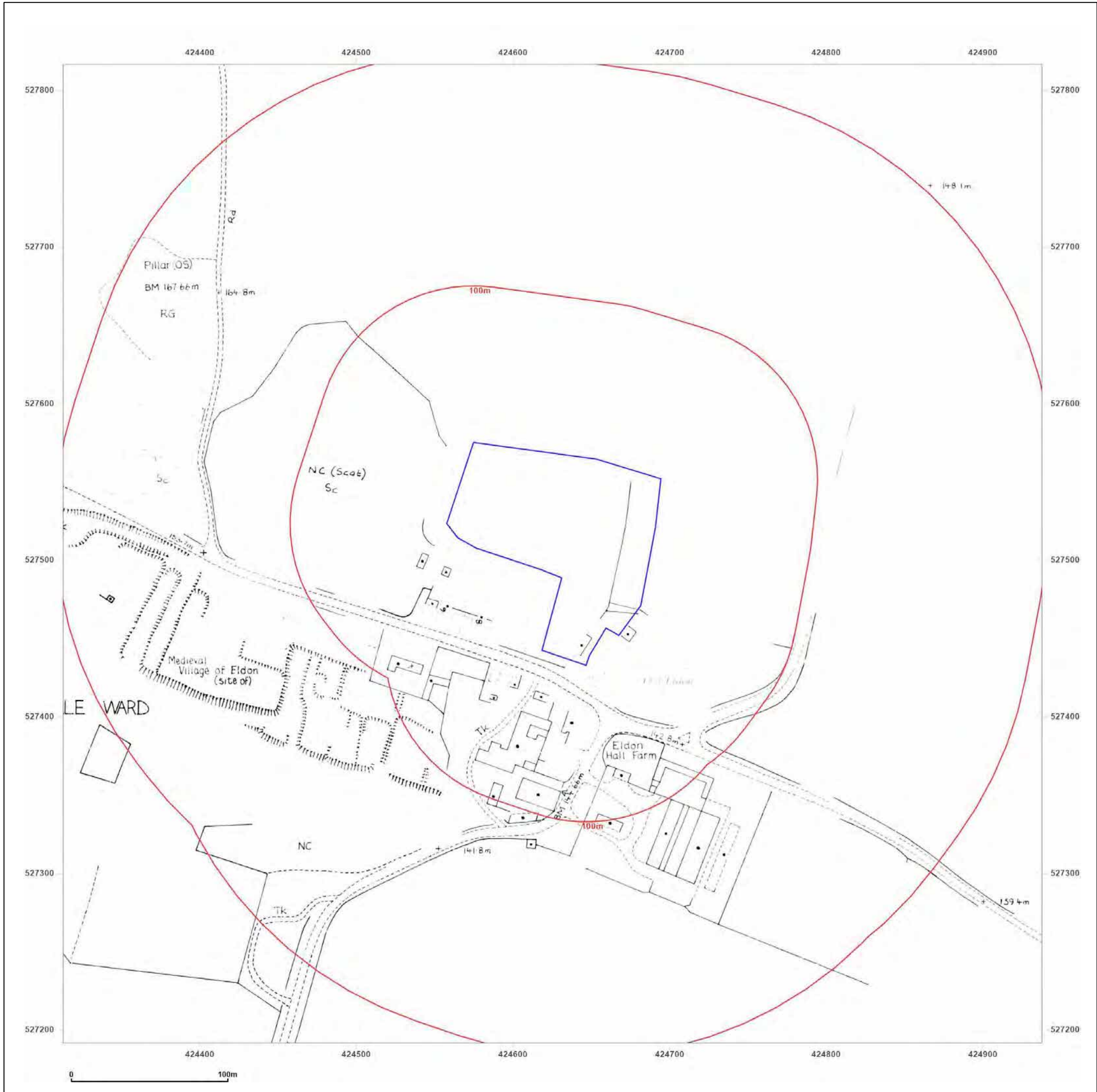


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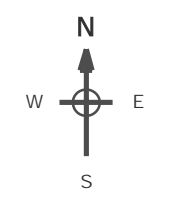
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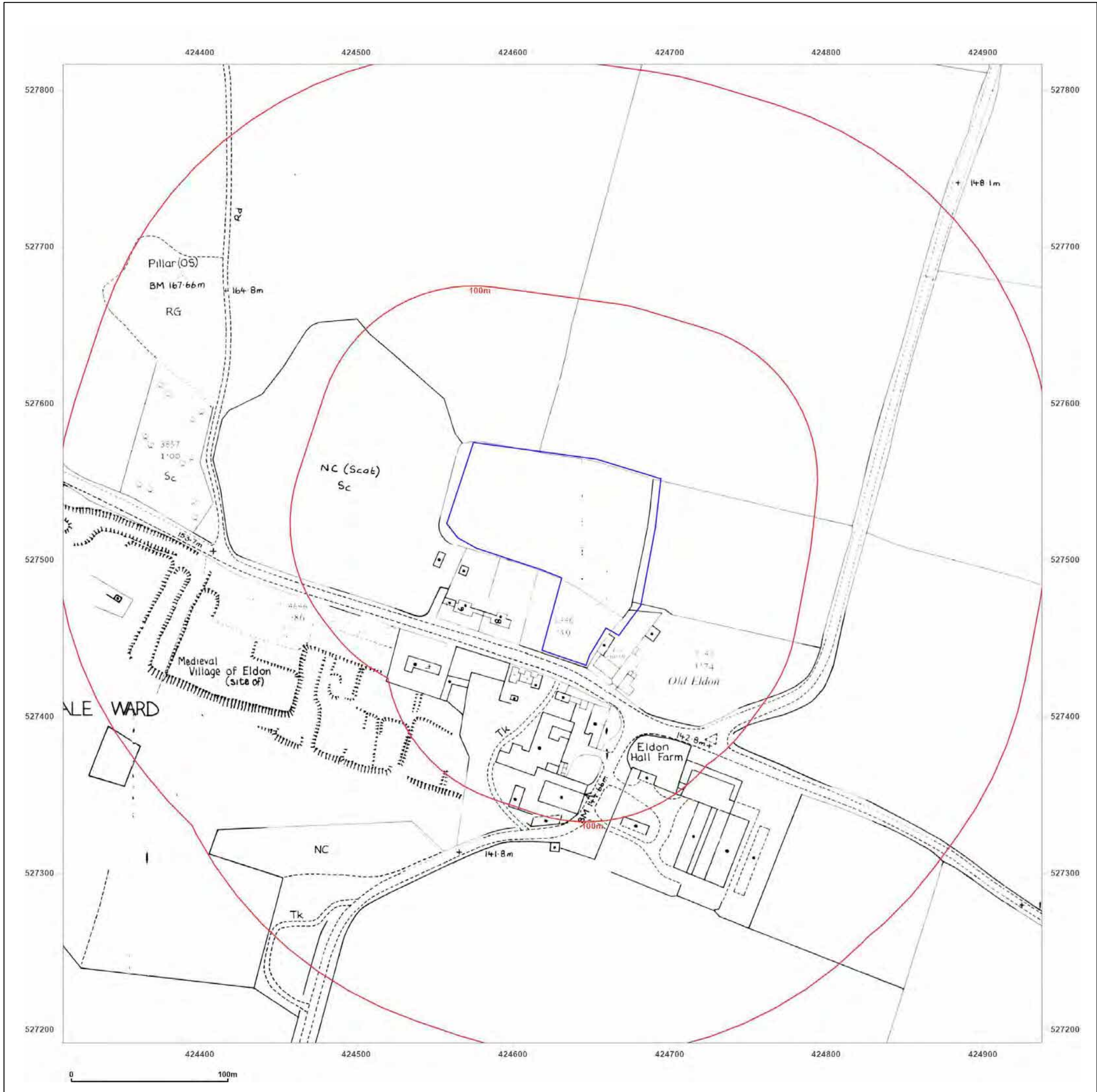


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Site Details

LAND AT THE WEST OF 3, UNC
42.9 (FROM C35 TO WEAR
VALLEY DISTRICT BOUNDARY),
OLD ELDON, DL4 2QT

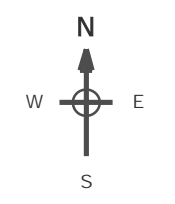
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Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

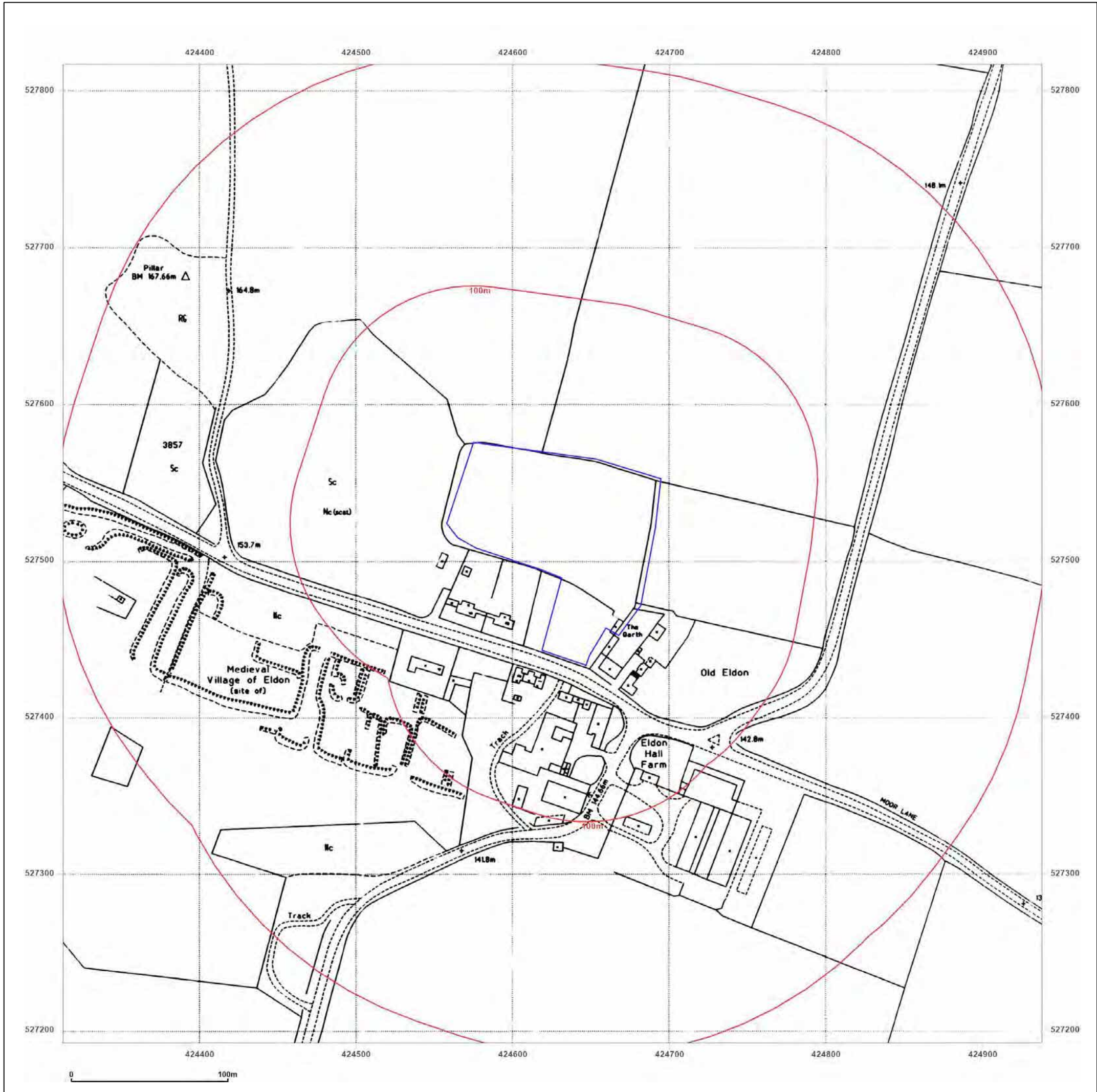


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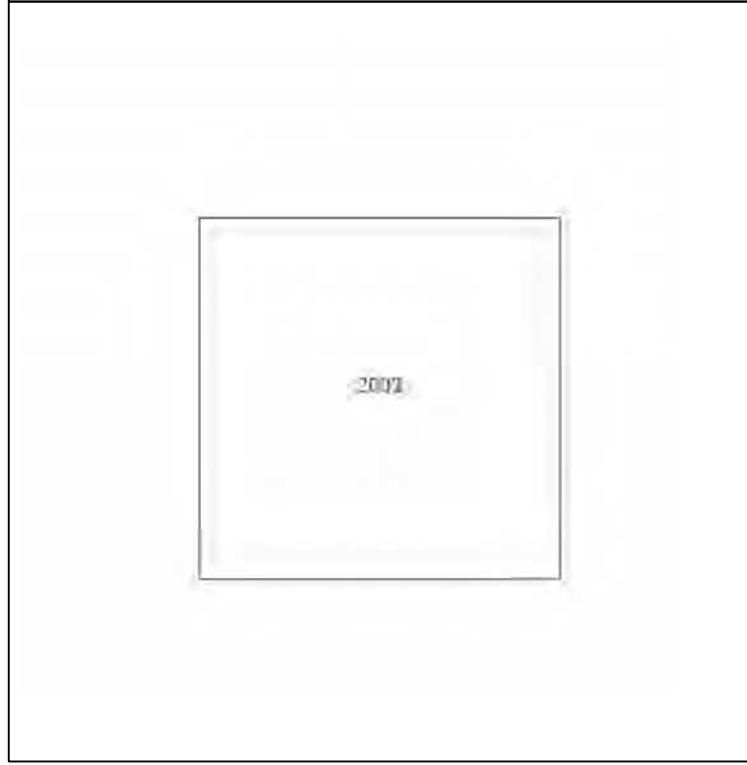
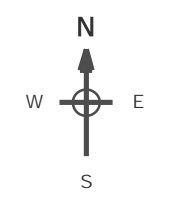
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Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Client Ref: PO0877-D30099-KJ
Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: County Series

Map date: 1857

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1857
Revised 1857
Edition N/A
Copyright N/A
Levelled N/A

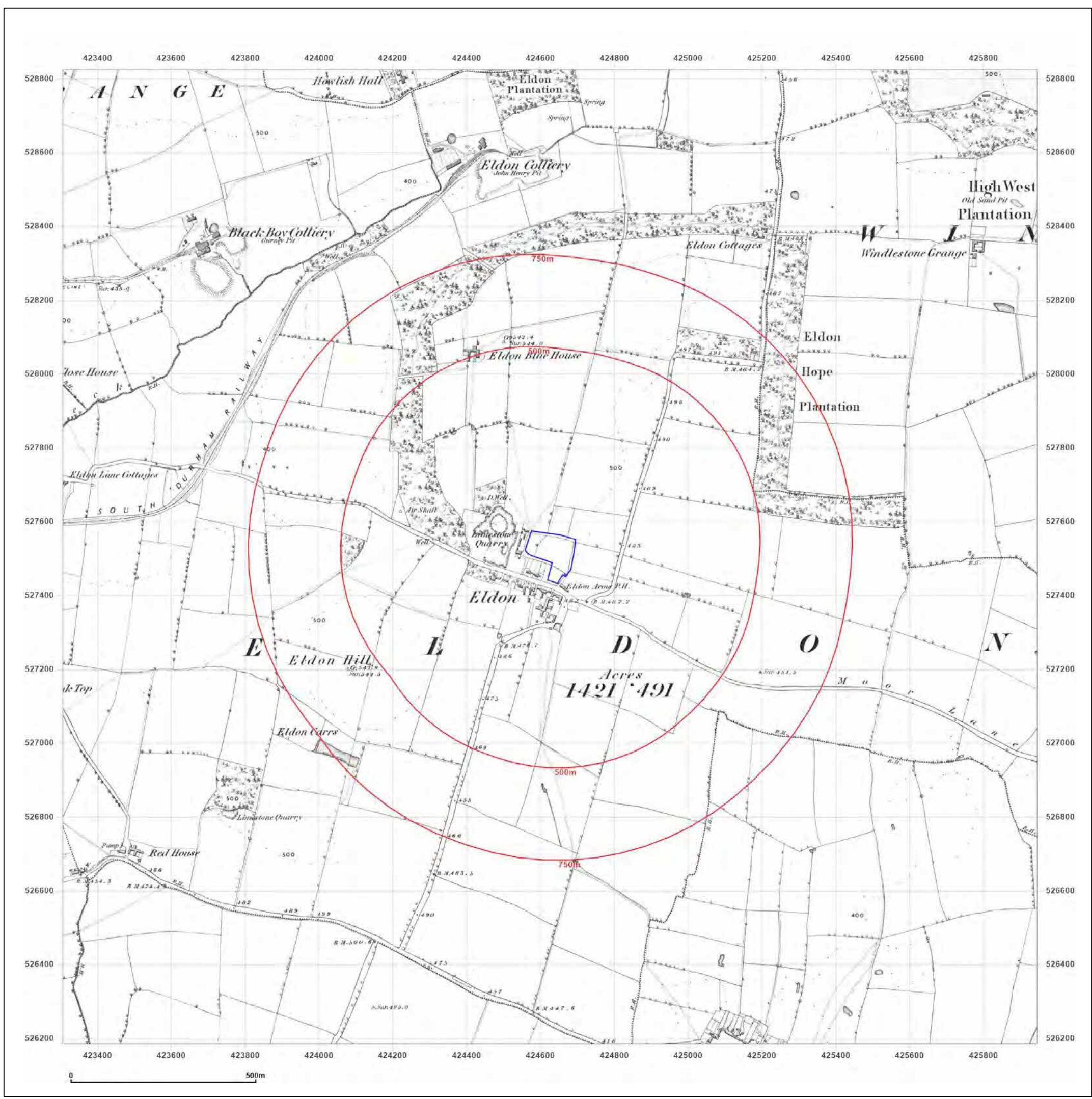


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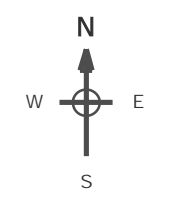
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Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1856
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1856
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

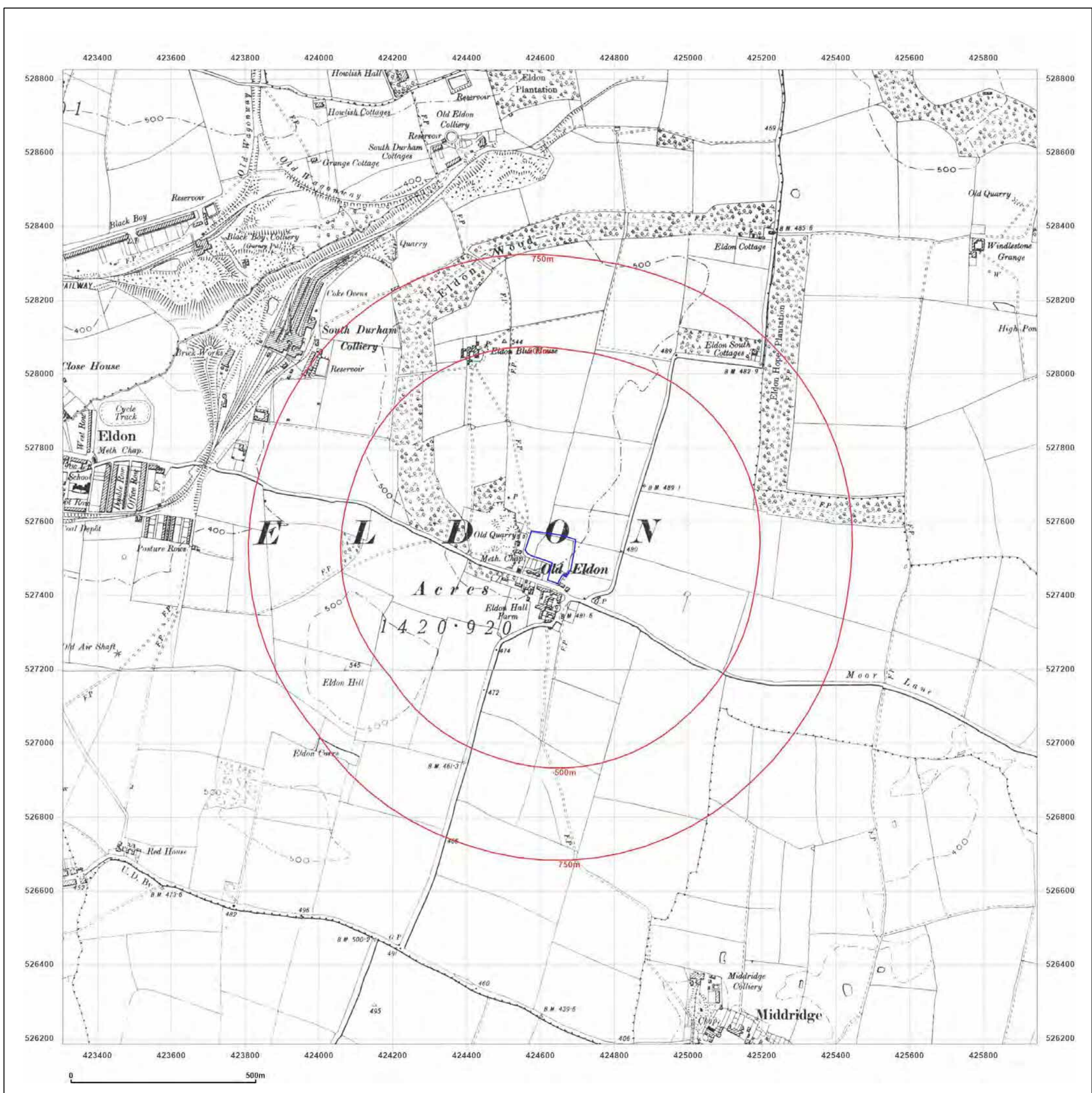


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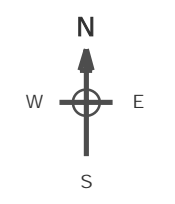
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Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: County Series

Map date: 1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1856
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1856
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A

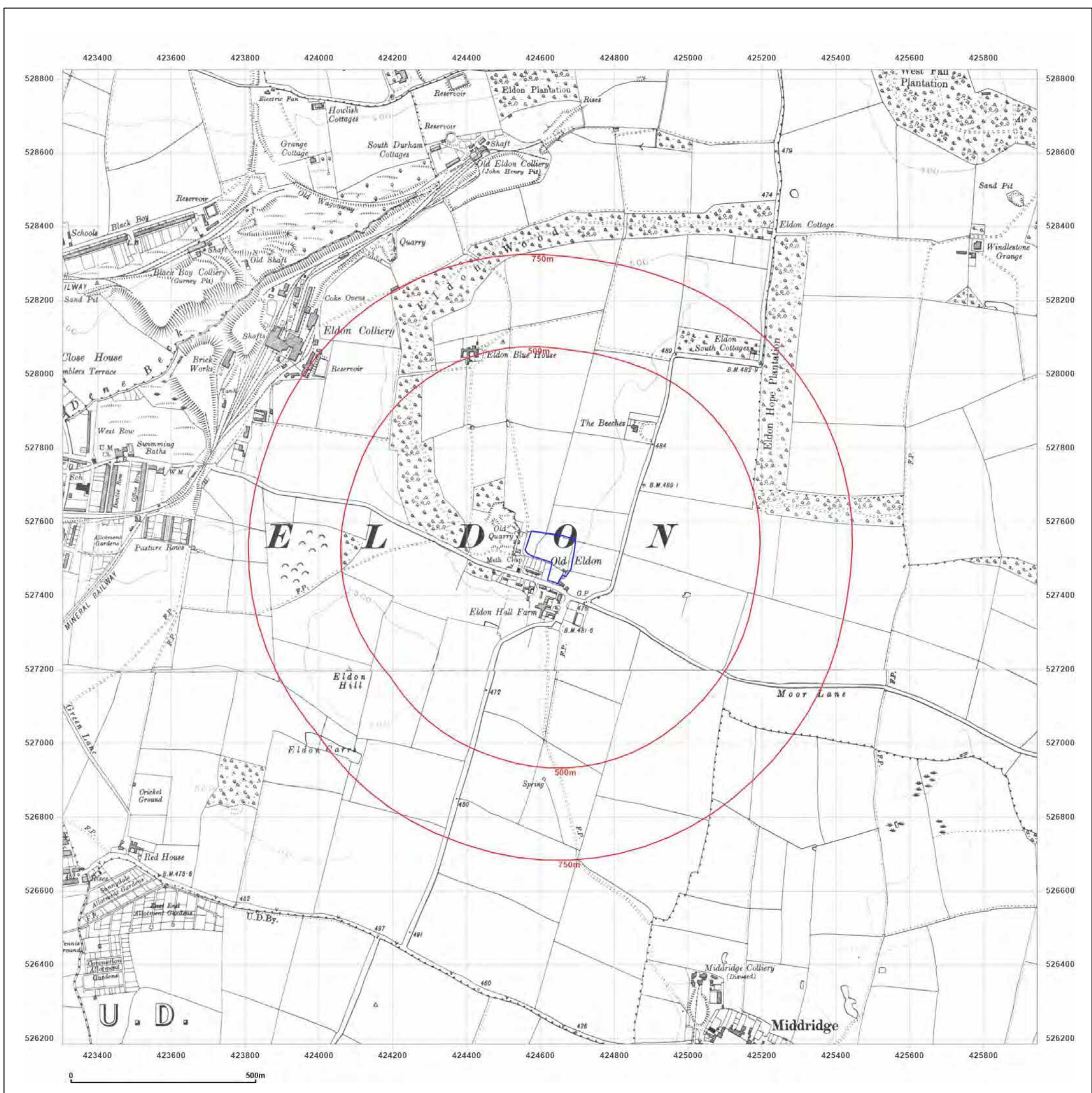


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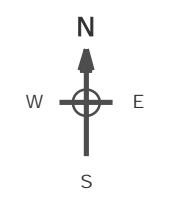
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Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: County Series

Map date: 1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1856
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

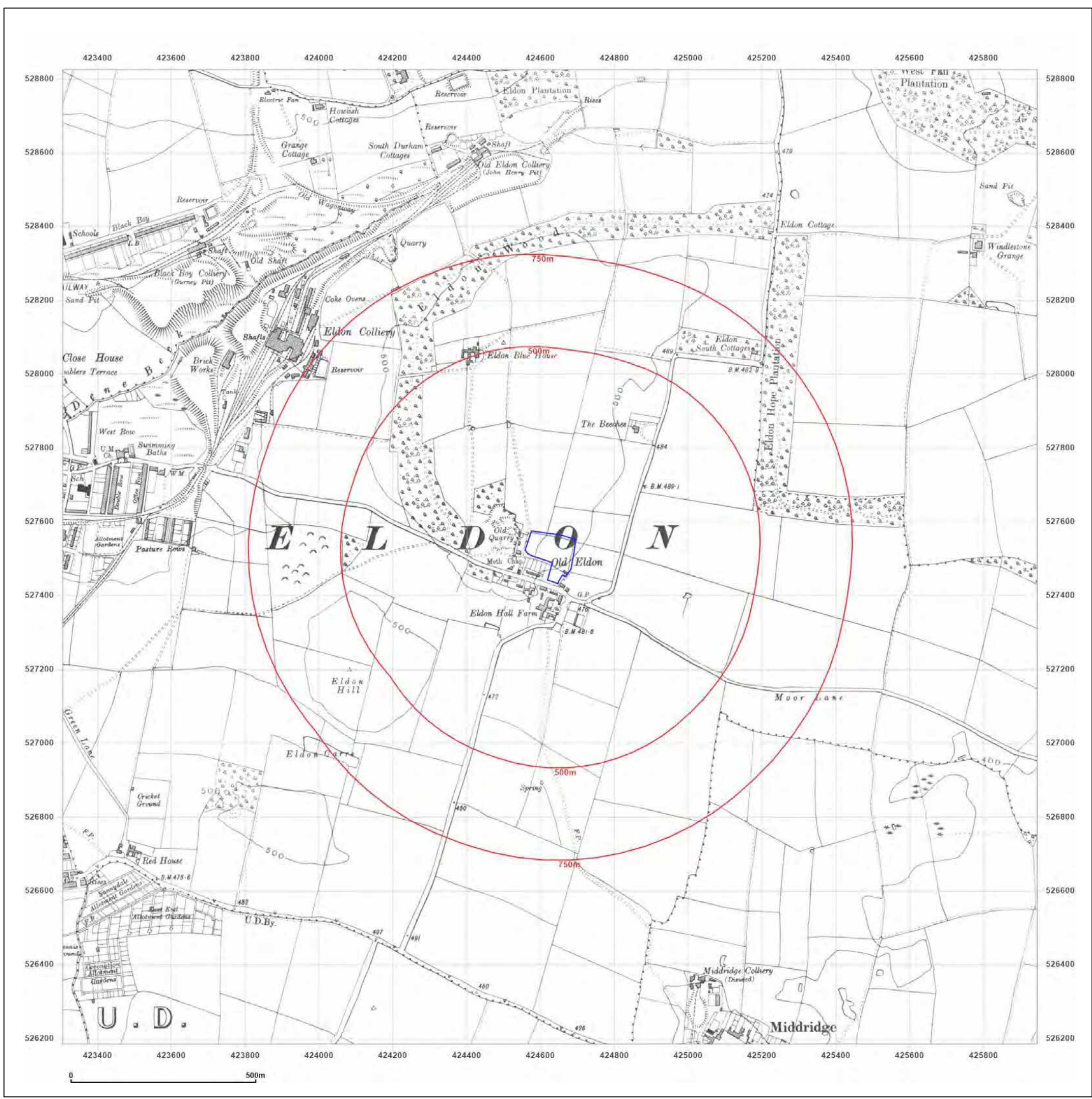


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Site Details

LAND AT THE WEST OF 3, UNC
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VALLEY DISTRICT BOUNDARY),
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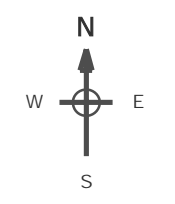
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Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: County Series

Map date: 1938-1939

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1856
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1856
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

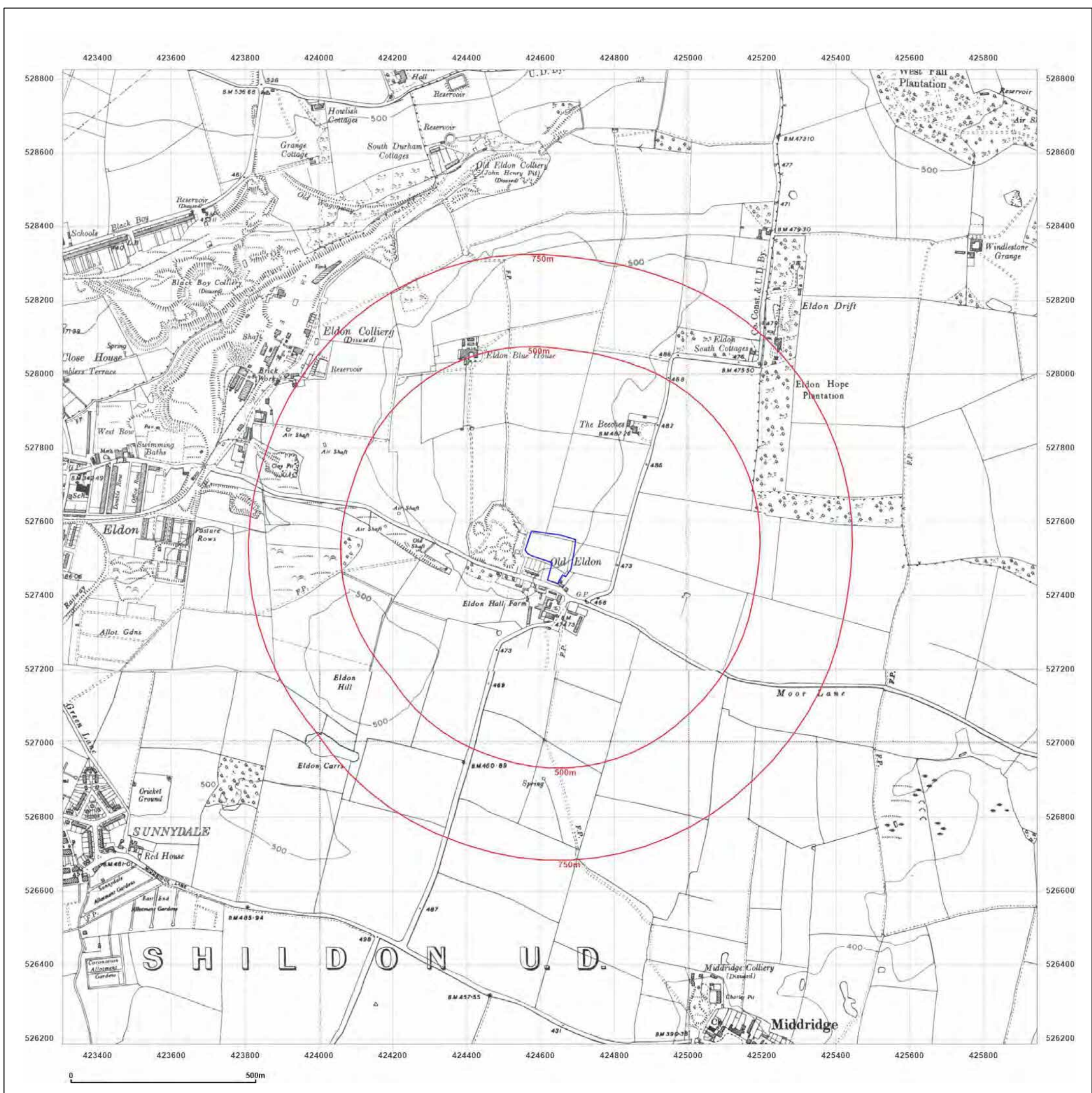


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Site Details

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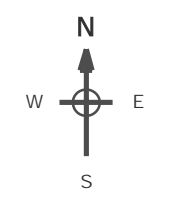
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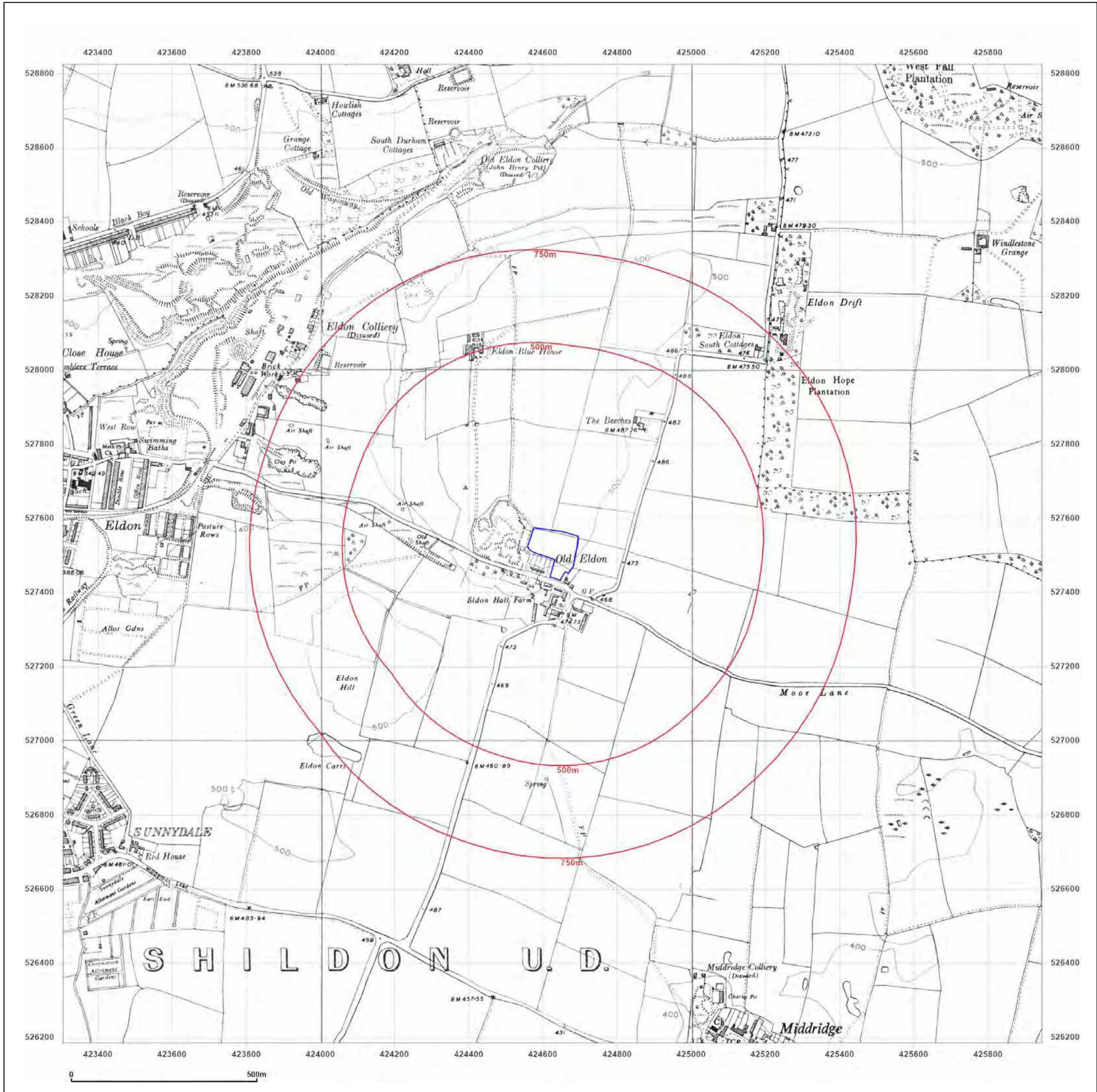
Map date: 1953-1954

Scale: 1:10,560

Printed at: 1:10,560



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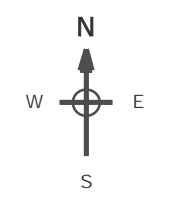
Map legend available at:
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Site Details

LAND AT THE WEST OF 3, UNC
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Client Ref: PO0877-D30099-KJ
Report Ref: GS-Z6S-BJO-HVG-NCY
Grid Ref: 424625, 527504

Map Name: Provisional
Map date: **1965-1967**
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

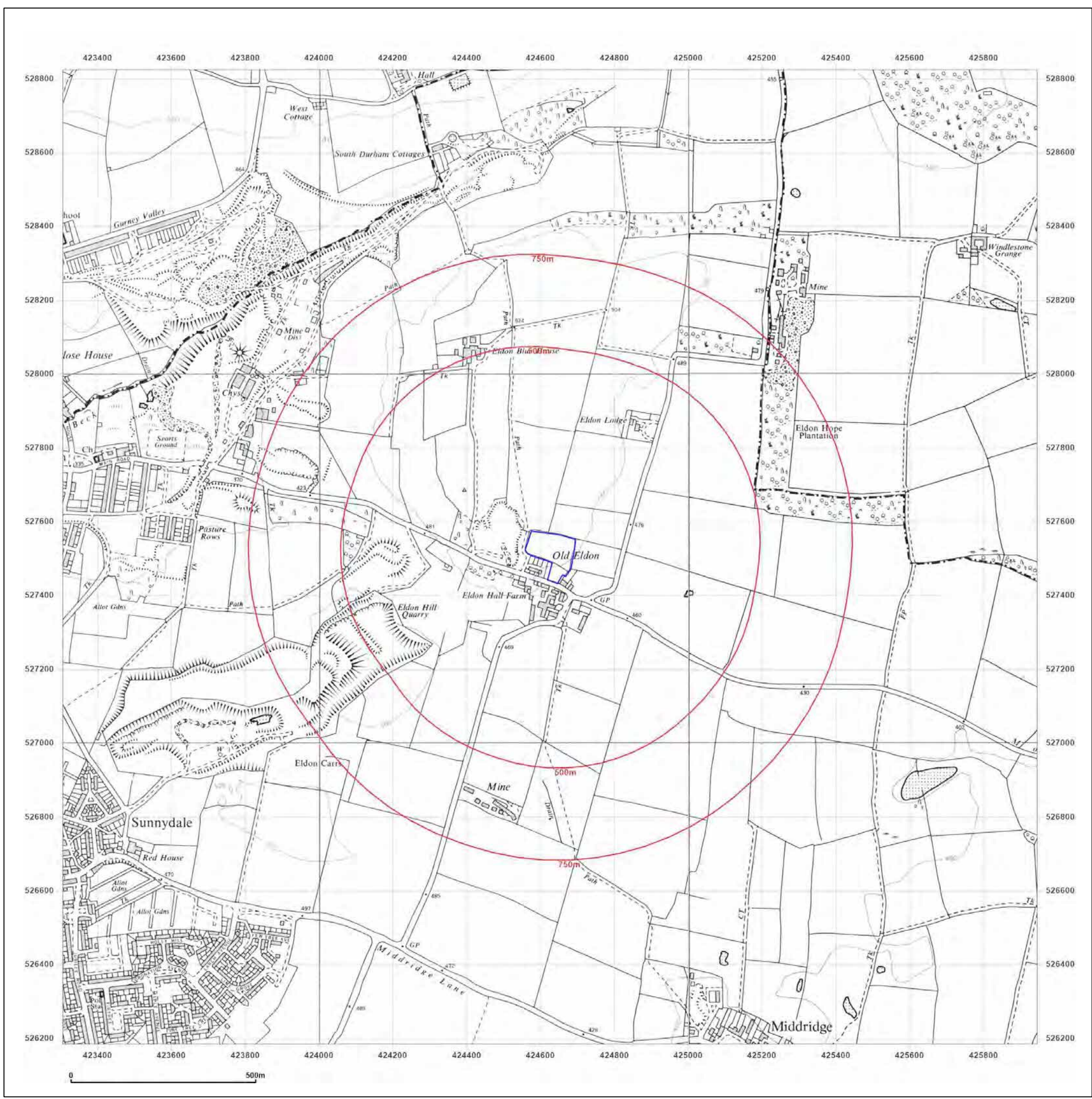


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Site Details

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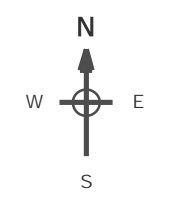
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Map Name: National Grid

Map date: 1977-1980

Scale: 1:10,000

Printed at: 1:10,000



<p>Surveyed 1980 Revised 1980 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1976 Revised 1977 Edition N/A Copyright N/A Levelled N/A</p>
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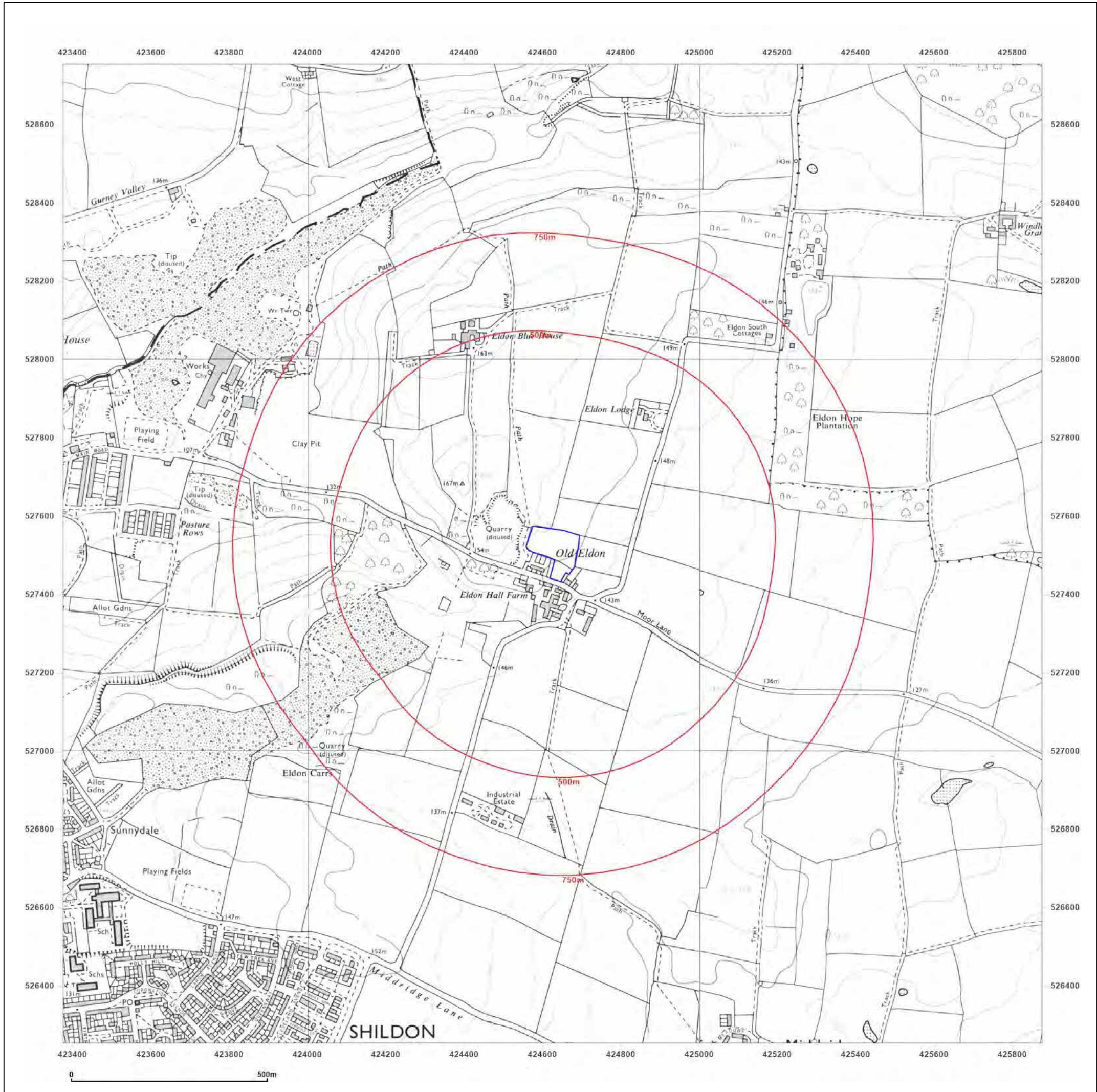


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Site Details

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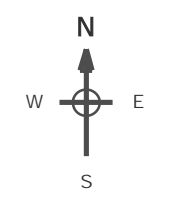
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Grid Ref: 424625, 527504

Map Name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1990
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

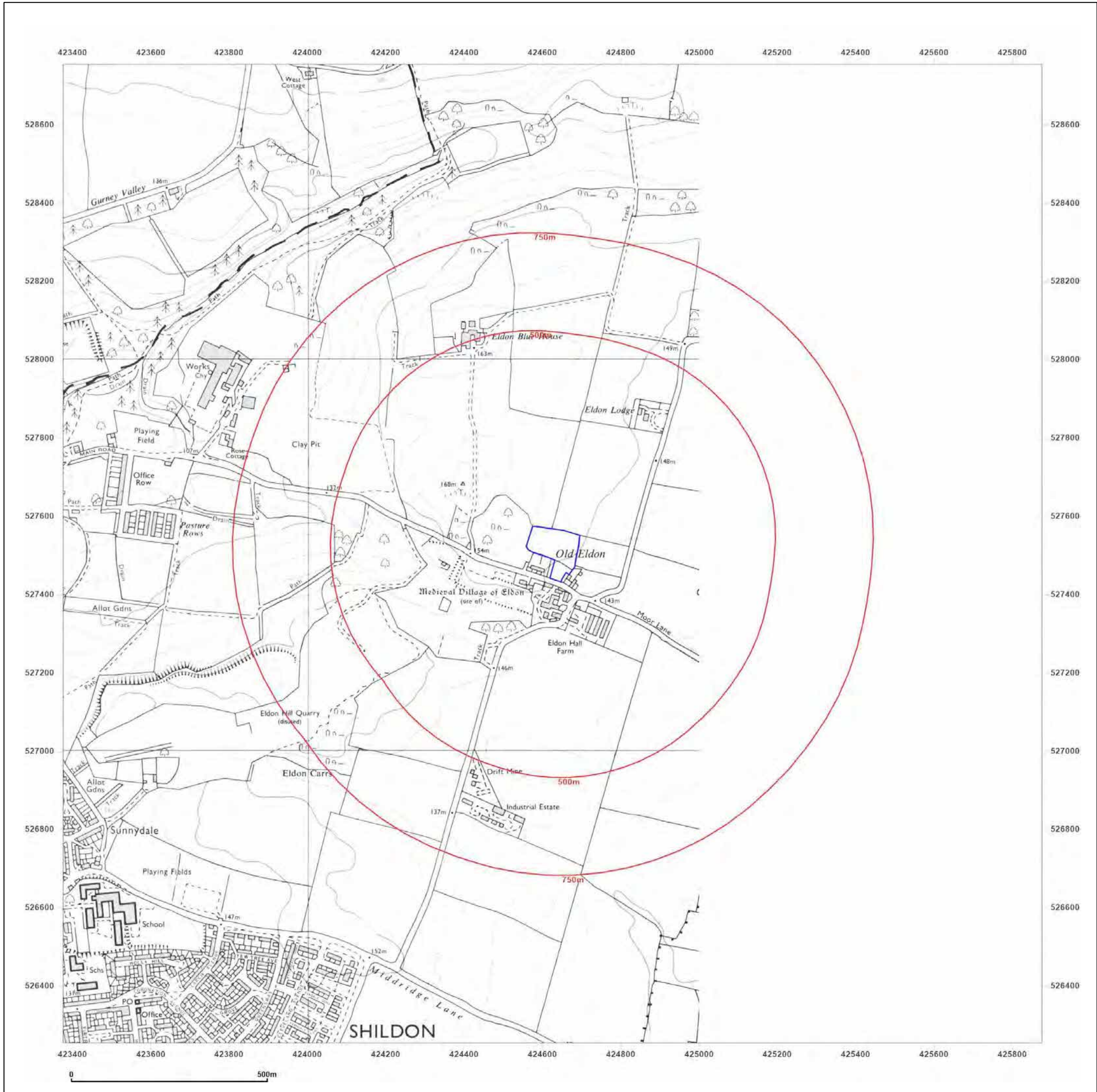


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Site Details

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OLD ELDON, DL4 2QT

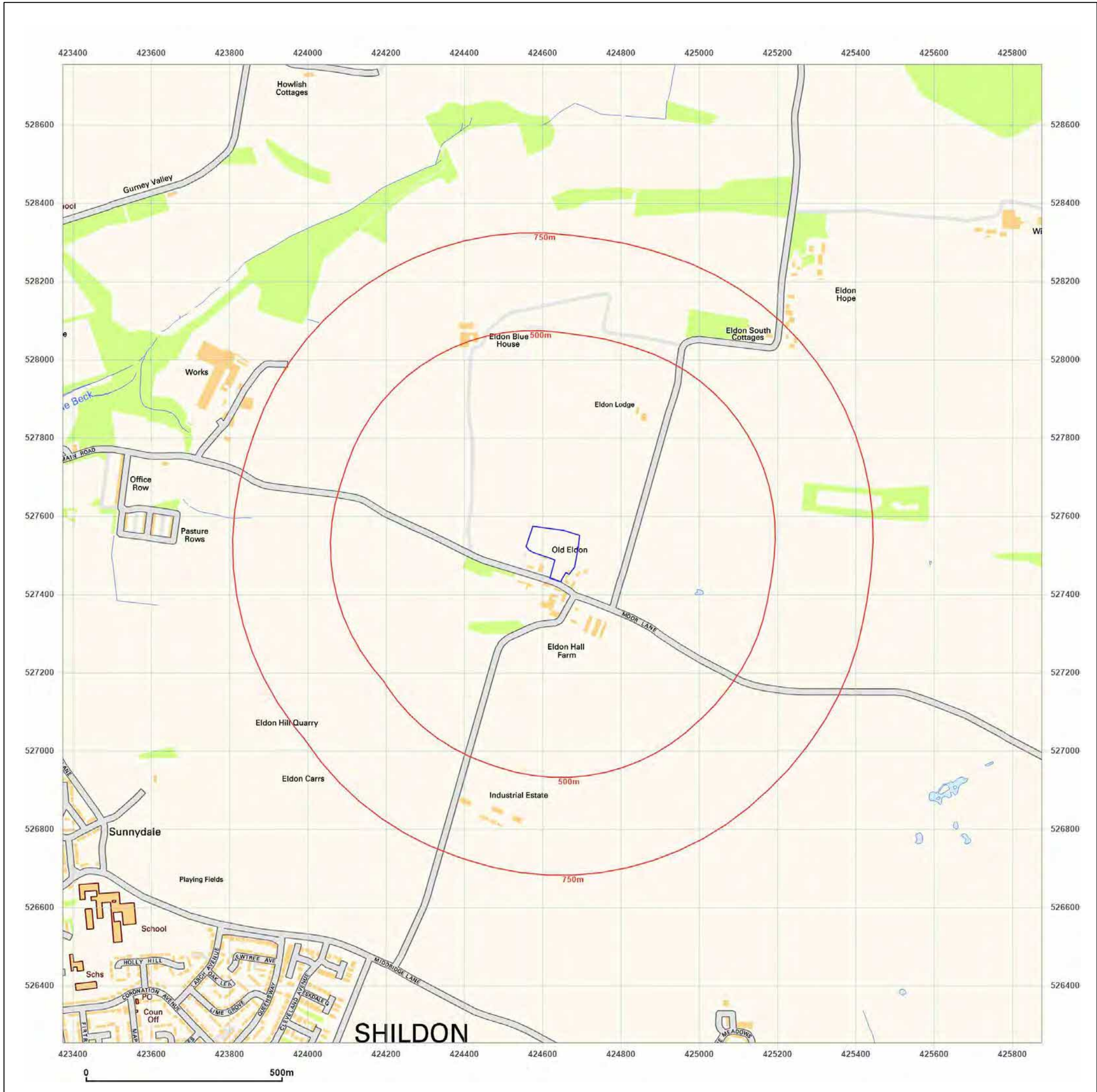
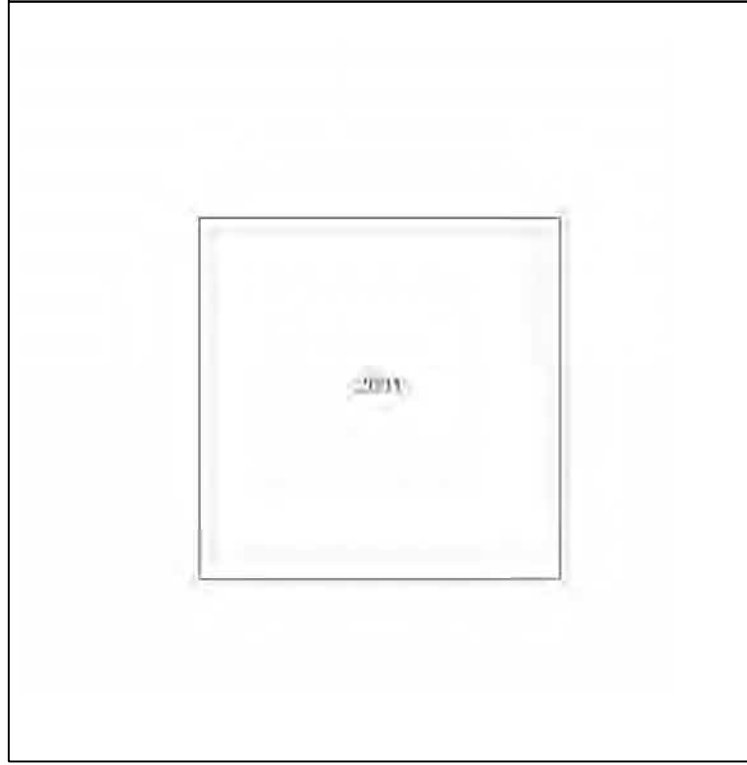
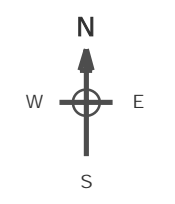
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Grid Ref: 424625, 527504

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details

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OLD ELDON, DL4 2QT

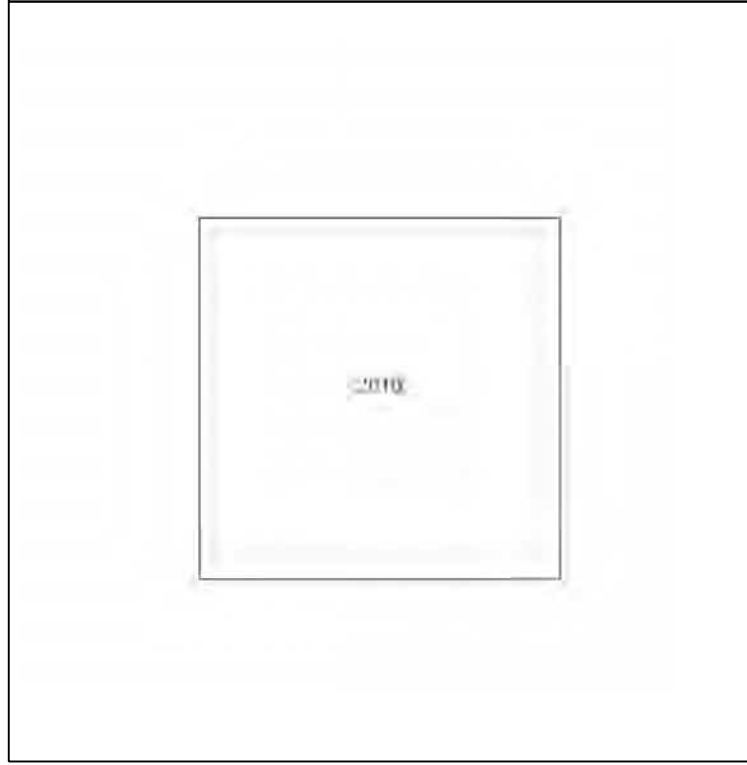
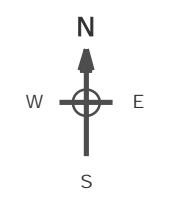
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Grid Ref: 424625, 527504

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

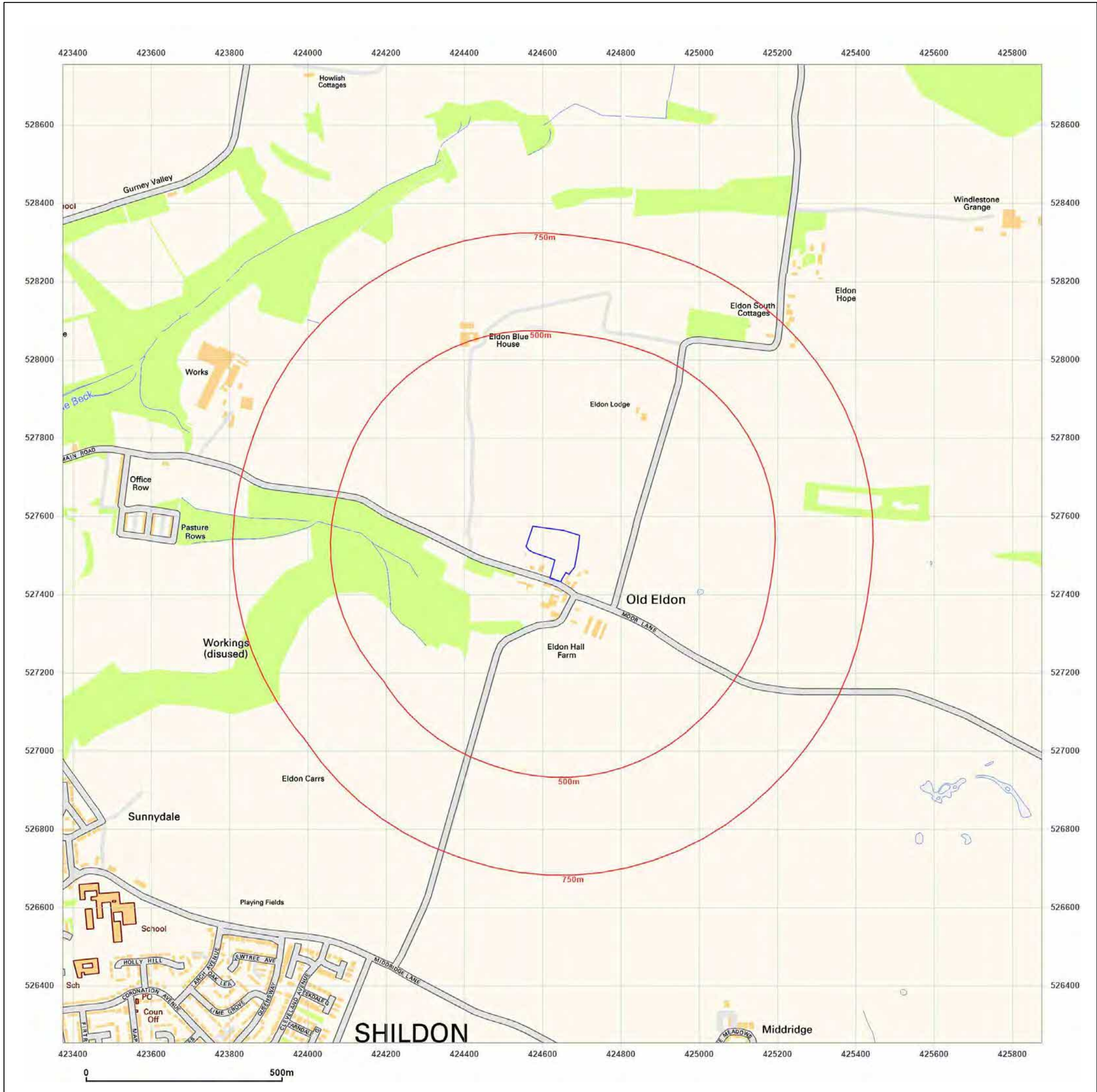


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42.9 (FROM C35 TO WEAR
VALLEY DISTRICT BOUNDARY),
OLD ELDON, DL4 2QT

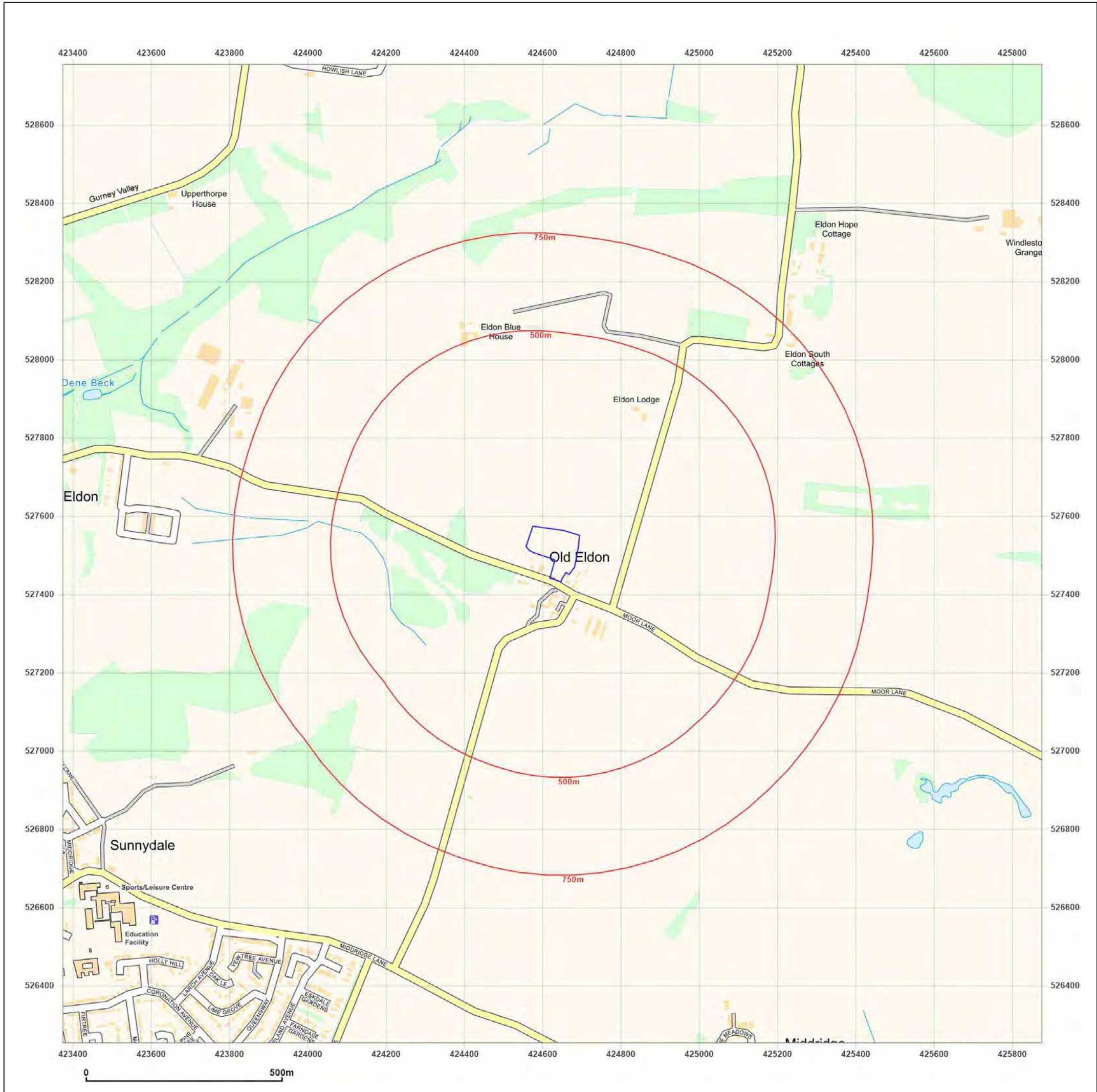
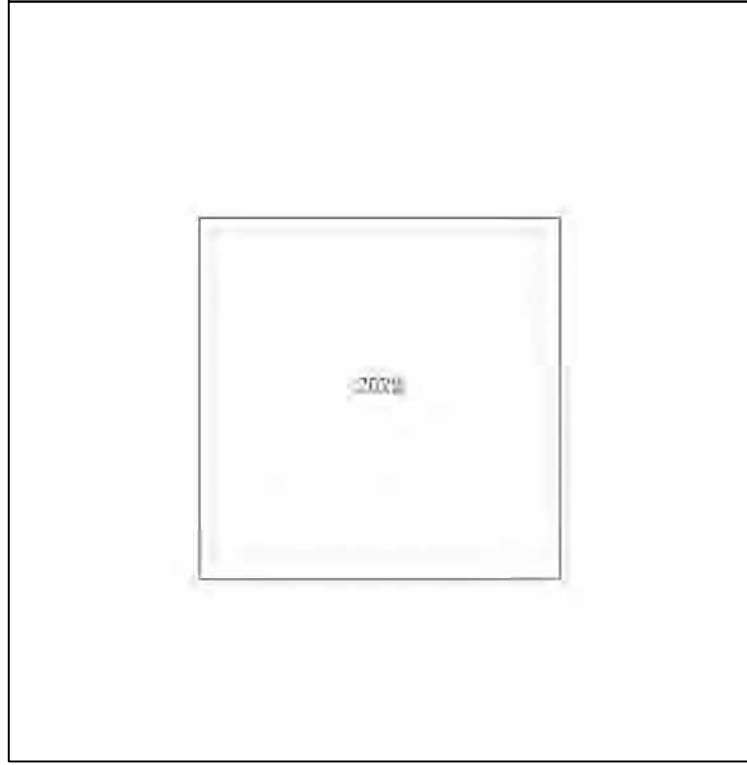
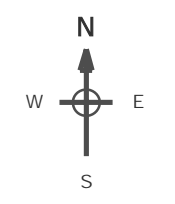
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Grid Ref: 424625, 527504

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



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UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 424619,527448



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.

- military
- industry
- UXO find
- transport
- dock
- Luftwaffe targets
- utilities
- Bombing decoy
- other

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

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

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

If both the map and other research confirms 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.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

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 number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

David Bellis Consulting Surveyors Ltd
8, Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH



(DX 720352 Harrogate)

T: 01423 529911 F: 01423 529922
E: contact@coalsearchplus.com
W: www.coalsearchplus.com



By

David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

Incorporating Cheshire Brine Screening

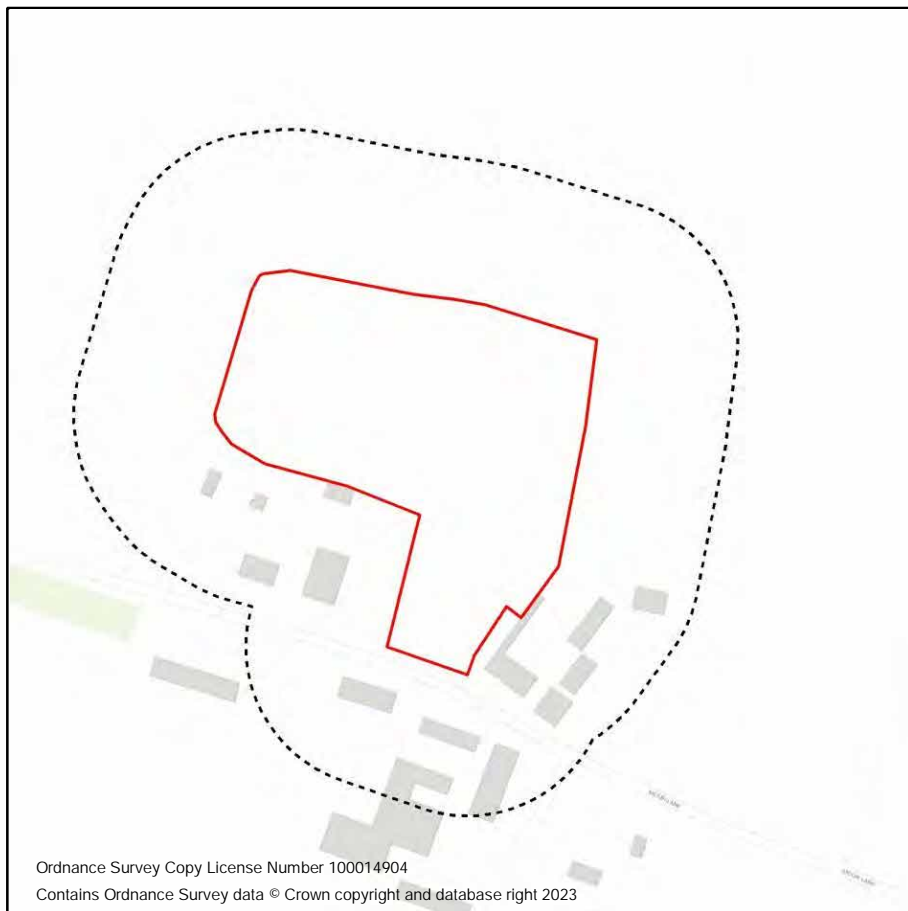


SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Land at the Garth, Old Eldon, Shildon, County Durham

DL4 2QT

SEARCH NUMBER: 457786



KEY

Property Boundary



50m property boundary buffer



Coal mining subsidence claims within 50m (section 7)



Mine entries within 20m (section 5)

Adits



Shafts



Symbols are indicative only and are not drawn to scale.

World Topographic Map - Sources: Esri, HERE, Garmin, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

This plan shows the location of the subject property and where relevant the location of mine entries and subsidence claims referred to in the attached CoalSearchPlus+ regulated coal mining search report. The plan must be viewed in conjunction with the detailed findings in the attached report. A coal mining risk rating, including recommended further action where appropriate, is given at the conclusion of the report. (section 8)

This plan shows reportable features relevant to the property only. Additional relevant coal mining aspects are reported upon within the report. The report and content of this plan are specific to the property under consideration. The report contents should not be used in relation to other property in the area.

Mine entries are reported if they are located within the property boundary or within 20m of it. (see report section 5 for detail)

Coal mining subsidence claims, made since 31st October 1994 and recorded by The Coal Authority, are reported for the subject property or property located within 50m of its boundary. Records of claims prior to this date are not normally retained by The Coal Authority and will not be reported. (see report section 7 for details)

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including from disused coal mine entries.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone number at all times is (01623) 646333. If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

* Note The Coal Mining Subsidence Act 1991 does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester

Serial Number 457786

Client detail :

Dunelm Geotechnical &
Environmental Ltd
Foundation House
St John's Road
Meadowfield
Co Durham, DH7 8TZ

CoalSearchPlus+ by David Bellis Consulting
Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911

Fax 01423 529922

Search produced by M J Peace

Property details:

Land at the Garth
Old Eldon
Shildon
County Durham
DL4 2QT

Your ref : PO0876

Purchaser :

Vendor :

In accordance with your instructions received 25 Jul 2023 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. SEAM DETAILS FOR PAST UNDERGROUND COAL MINING : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
Brass Thill	89	150	Pre 1966	Adjacent
Hutton	98	90	Pre 1932	Subjacent
Harvey	150	100	Pre 1932	Subjacent
Busty	185	71	Pre 1932	Subjacent
Brockwell	225	170	Pre 1931	Subjacent

2. SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. UNDERLYING GEOLOGY :

The property is situated in an area of till over dolostone.

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There are no faults or abnormal features relevant to the property.

4. OPENCAST COAL MINING :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Coal Authority licensed Mine Entry dataset shows no evidence of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

There are possible ancient shallow coal mining workings within the likely zone of influence on the surface in the vicinity of the property, for which no accurate plans or records exist.

The Coal Authority licensed Mine Gas dataset shows no record of mine gas emissions within the property or the property boundary requiring action.

The Coal Authority licensed Coal Mining Related Hazards dataset shows that the property has not been subject to remedial works by the Coal Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

The property is situated in an area for which notices relating to the withdrawal of support have been published.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

Old workings are present but all settlement is likely to have completed long ago. In our opinion it is unlikely that coal will be worked in the foreseeable future.

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COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearchplus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearchplus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

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This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2023]

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining –the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings.

A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.

A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.

A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Mine Entries, Mine Gas, Surface Hazards and Additional Information –the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant.

It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.

It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.

Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity –the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence –report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

Coal Mining Risk Level –the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine –the location of the property in relation to the Cheshire Brine Compensation District.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearchplus.com

Complaints Procedure

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David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearchplus.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306, Website: www.tpos.co.uk, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Date : 26 Jul 2023

Signed :



Serial Number 457786**Important Consumer Protection Information**

This search has been produced by David Belius Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearchplus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Serial Number 457786**David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)**

1. Definitions.
 - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
 - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
 - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
 - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

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24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower. The full extent of the CoalSearchPlus+ Professional Indemnity Insurance is £2 million. David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ will assume that the value of the property being reported upon does not exceed £2 million at the time the order is placed. It is the responsibility of The Applicant to inform David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ if the value of the property being reported upon is greater than £2 million. Professional Indemnity Insurance is provided to David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ by QBE UK Ltd.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalsSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email: admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalsearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

APPENDIX D

DUNELM CONDITIONS OF OFFER, NOTES ON LIMITATIONS & BASIS FOR CONTRACT



Dunelm Conditions of Offer, Notes on Limitations & Basis for Contract

These conditions accompany our tender and supercede any previous conditions issued. The firm will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of the firm. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from the firm. A charge may be levied against such approval, the same to be made at the discretion of the firm.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, soil gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

The firm cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. The firm are not responsible for the action negligent or otherwise of subcontractors or third parties.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.2.7 of BS 10175:2011 +A2:2017 in order to confirm the conceptual assumptions, and in accordance with BS5930:2015+A1:2020. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, the firm cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by the firm in the course of investigation is the property of the firm, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. The firm reserves the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, we will invoice on an interim basis (on completion of fieldwork, on completion of report and on completion of gas monitoring (if applicable)) and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork and additional costs maybe required if ground conditions dictate. We have not allowed for acquiring buried utility/services information and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning the firm, you understand and accept that you/your agent have a contractual relationship with the firm & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Dunelm are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete. Dunelm have not allowed for subsequent reinstatement as a result of settlement. Should artesian water be encountered the cost of dealing with this would be charged at dayworks plus supervision with any temporary works/materials at cost plus 20%. Should access to the site be restricted for reasons beyond our control such as soft or boggy ground then there may be the requirement for hiring in plant such as a tractor or tracked dumper, the cost of this would be charged at cost plus 20%. Should the site fall into a BDA Red Classification and further protection measures be required, this would be charged at cost plus 20%. The rates we have supplied for geotechnical laboratory testing are for sample recovered from BDA Green and Yellow classified sites. If the site is deemed to be Red we can supply uplifted testing rates on request. No price has been provided or requested for a return visit to remove pipework and covers. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming the firm agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.the, firm agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation and will apply 8% to the base rate for unreasonably late payments. We will also apply the right to claim any associated legal costs incurred with recovery of late payments. The firm is exempt from the CIS Scheme. The firm offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. The company are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by the firm, and we give notice that consequential loss as a direct or indirect result of the firms activities or omission of the same are excluded.

Where the works require a Coal Authority Permit (hereafter referred to as 'the Permit'), we will apply for the Permit in the name of the employer, who, upon accepting the quotation, is deemed to have accepted the Terms and Conditions in respect of the Permit.