



# Phase 1: Desk Study

Hallgarth Manor Hotel House, Durham

GWA

S231005

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## PHASE 1 DESK STUDY

### HALLGARTH MANOR HOTEL HOUSE, DURHAM


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## 1 EXECUTIVE SUMMARY

<b>Site Address</b>	Hallgarth Manor House Hotel, County Durham, DH6 1AB.
<b>Site Description</b>	The site is irregular in shape with a mostly flat and even topography. The site is currently used as a hotel and restaurant. Car parks, gardens and wooded areas surround the building.
<b>Site History</b> <i>On Site</i>	The earliest maps (1861) show a farm/manor on the site. There is no significant change noted on the maps other than a redevelopment from the 1970's and 1980's in which all the buildings were joined together to form the hotel and restaurant.
<i>Offsite</i>	From the earliest mapping (1861) the area around the site was predominantly agricultural with several buildings around the site noted as a church and vicarage. There is an old coal shaft north east of the site as well as a gravel pit south of the site. In 1897 the coal pit became disused with 2 further quarries now noted off site. In 1939 the area just north east of the site is residential. In 1973 the area north of the site is noted as residential. In 1976 an electrical substation is located 30m north west of the site.
<b>Proposed End Use</b>	The proposed development is commercial in nature and is expected to include the remodelling/extension of the Hotel.
<b>Environmental Setting</b> <i>Landfill &amp; Waste</i>	There are no Landfills or any facilities handling or managing waste within 250m of the site.
<i>Regulated Industries</i>	There are 3no. contemporary trade directory entries within 500m of the site. There are no fuel station entries within 250m of the site.
<i>Geology</i>	The solid geology beneath the site is likely to mostly comprise the Pennine Middle Coal Measures Formation of sandstone. The drift deposits on site are likely to comprise of Glaciofluvial deposits which comprises sand and gravel.
<i>Hydrogeology</i>	Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. The overlying drift is classified as a Secondary Aquifer – A.  The site does not lie within a Source Protection Zone.  There are no Ground Water Abstractions located within 1km of the site.
<i>Hydrology</i>	The nearest surface water feature is Coalford Beck located 293m south east of the site.
<i>Flooding</i>	The Envirocheck Report states the site is not at risk of Flooding from Rivers and the Seas without defences, and there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.
<i>Radon Gas</i>	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
<b>Preliminary Mining Assessment</b>	The site is located within a Development High Risk Area. A mine entry and potential unrecorded workings in the High Man seam.
<b>Preliminary Geotechnical Assessment</b>	Given the proposed development and expected ground conditions, the use of strip or pad foundations is anticipated at present. Dependent on presence of past mining activity.
<b>Preliminary Contamination Assessment</b>	The desk study has shown that the site may have been exposed to some contamination, with construction/demolition waste being the most likely source local to the structures. Asbestos may also be present on the site from previous/existing building materials used on-site.
<b>Potential Sources of Ground Gas</b>	Made ground is expected on site and burial grounds and mine workings are recorded in the vicinity of the site, therefore ground gas assessment is recommended due to the nature of the development.
<b>Phase Two Recommendations</b>	A series of small percussive boreholes with insitu testing and samples. 1no. dep cable percussive borehole (10m) A series of hand dug trial pits to expose the existing foundations. 3no rotary boreholes to ca. 30.00mbgl. Shaft investigation if developing within 20m of location. Gas monitoring comprising six visits over three months. Geotechnical testing. Chemical testing.

## 2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by GWA to undertake a desk study on a parcel of land at Hallgarth Manor House Hotel, County Durham, DH6 1AB. The proposed development is outlined to be commercial in nature with an extension to the existing structure.

The following steps may be required in the investigation and remediation of potentially contaminated land:

- Phase 1: Desk Study
- Phase 2: Intrusive Investigation
- Phase 3: Remediation Statement
- Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages. This report represents Phase 1 of the site investigation.

The purpose of this Phase 1 Desk Study is to evaluate likely ground conditions and significant environmental 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 respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

This Phase 1 Desk Study 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+A1:2013, "*Investigation of Potentially Contaminated Land - Code of Practice*" and relevant sections of BS 5930:2015+A1:2020, "*Code of Practice for Ground Investigations*".

The objectives of the investigation are as follows:

- Determine the land use history of the site from an inspection of available Historical Maps
- Determine the environmental setting of the site from available sources
- Determine whether past mining may have had an influence on the site
- Determine whether the site has previously been used for purposes that may have given rise to significant ground contamination
- Provide recommendations for further investigation.

## 3 SITE WALKOVER AND DESCRIPTION

### 3.1 General

The centre of the site is located at OS Grid Ref 432820E, 543790N and covers an area of approximately 1.45Ha. The area is located at Hallgarth Manor House Hotel, County Durham, DH6 1AB.

The preliminary site inspection was undertaken on the 10<sup>th</sup> October 2023 and site photographs are presented in Appendix A.

### 3.2 Site Description

The desk study area is located on a parcel of land east of Hallgarth Lane.

The site is irregularly shaped and has a mostly flat and even topography. The site is currently used as a hotel and restaurant.

The main building on the site is large and irregular shaped located in the south of the site (Figure 6). There are gardens to the south of the building and hardstanding used for parking to the north of the building (Figure 8).

Mature trees were noted across the eastern and southern portion of the site but were mostly situated in the



north.

The remainder of the site consists of hardstanding, with material/waste separating bays constructed of brick present in the far north and east of the site.

The site perimeter is not secure with open access at the western boundary of the site (Figure 5).

### 3.3 Off Site Features

The land use immediately surrounding the site is predominantly farmland with residential areas to the north.

## 4 SITE HISTORY

### 4.1 Map Descriptions

In order to determine the history of the site, previous editions of Historical Maps and Ordnance Survey Plans were inspected. The Historical Maps are presented in Appendix B.

Table 1 presents a summary of the history of the area which includes plots from 1861 to 2023. The summary focuses on the historical land uses and changes relevant to the site and the proposed end use. Measurements are taken from the nearest boundary of the site and all distances quoted are approximate.

**TABLE 1: SUMMARY OF SITE HISTORY**

OS Map Edition	On-site Features	Off-site Features
<b>1861</b> <b>1:10,560</b>	The site is noted as an area of developed land with a farm built over half the site. An access road is present. There is a trough running from east to west across the site	Several other farm buildings ca. 10m south east of the site. A Fountain is noted ca. 20m south of the site near to St Lawrence's Church, a Vicarage and Graveyard. Buddle coal pit is 350m north east of the site. Gravel Pit ca. 360m south of the site. There is an old coal shaft ca.120m north east of the site.
<b>1891</b> <b>1:2,500</b>	No significant change.	No significant change.
<b>1897-1898</b> <b>1:10,560</b> <b>1:2,500</b>	No significant change.	Buddle coal pit is now disused. Old quarry is ca. 300m north east of the site and ca.400m north west of the site.
<b>1920-1923</b> <b>1:10,560</b> <b>1:2,500</b>	No significant change.	No significant change.
<b>1939</b> <b>1:2,500</b>	No significant change.	Sewage tank is located ca. 100m south east of the site. The area ca.30m north east of the site now comprises residential housing and a school forming part of Pittington.
<b>1951</b> <b>1:10,000</b>	No significant change.	Sewage works is located ca. 300m east of the site. A sand pit is located ca. 300m south of the site.
<b>1960-1966</b> <b>1:10,000</b> <b>1:2,500</b>	No significant change.	The sandpit ca.300m south of the site is no longer noted.
<b>1973-1976</b> <b>1:10,000</b> <b>1:2,500</b>	No significant change.	The area ca. 500m north of the site is now extensive residential housing.
<b>1976-1993</b> <b>1:10,000</b> <b>1:2,500</b>	The buildings on site have redeveloped and joined into one single structure. This is now labelled as Hallgarth Manor Hotel.	An electrical substation is now located ca.30m north west of the site and is ca.80m north west from the buildings on site. Further housing development to the north, now labelled High Pittington.
<b>2000</b> <b>1:10,000</b>	No significant change.	No significant change.
<b>2023</b> <b>1:10,000</b>	No significant change.	No significant change.

## 4.2 Potential Contamination Sources Identified via Historical Plans

Possible contamination from historical land uses which may have impacted the site have been identified:

**Made ground** from materials used to infill depressions and form a level area for access or building. This may include brick, concrete, timber, ash, slag, coal and metals.

**Construction/demolition waste** from construction and demolition immediately around the site over the documented history. This may include brick, concrete, timber, asbestos and metals.

**Roads/Parking Areas** may have utilised coal tar, which can result in high levels of PAHs and Phenols and may require disposal as hazardous waste. In addition, historically road construction used ash as a sub-base material, which could be a further source of PAHs.

**Infilled Pits** have potential for ground gas generation, depending on the materials used to infill the pits and also the time that has elapsed since deposition.

**Mining waste** potential contaminants could include metals, hydrocarbons and coal tar which could have potential for gas generation.

## 5 ENVIRONMENTAL SETTING

### 5.1 Information Sources

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

- Envirocheck Report (including historical map extracts)
- British Geological Survey (BGS): 1:50 000 geological map series sheet 27 Durham Solid and Drift Edition (1951)
- British Geological Survey (BGS): 1:10 000 geological map series sheet NZ34SW Solid and Drift Geology
- David Bellis Coal Consultants Report
- Coal Authority Interactive Viewer
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings

### 5.2 Landfill and Waste

There are no Landfills or any other facilities handling or managing waste located within 250m of the site.

### 5.3 Significant Nearby Regulated Industries

The Envirocheck Report indicates that there are 3no. Contemporary Trade Directory Entries located within 250m of the site. The closest entry is located 40m south of the site. Classification: Dairies. Status: Inactive.

The Envirocheck Report indicates that there are no Recorded Fuel Sites located within 250m of the site.

The Envirocheck Report indicates that there are no records of any Pollution controls located within 250m of the site.

The Envirocheck Report indicates that there are no sites dealing with Hazardous, Explosive or Radioactive Substances located within 500m of the site.

The Envirocheck Report indicates that there is 1no. Substantiated Pollution Incident located within 500m of the site. The closest incident is located 496m east of the site. The incident is recorded to have occurred on the 18<sup>th</sup> of September 2009 and was classified as a significant land impact incident with no impact on water and minor impact on air quality. The pollutant is recorded as Asbestos Waste.

The Envirocheck Report indicates that there are no Sites Determined as Contaminated Land under Part 2A EPA 1990 entries located within 500m of the site.

## 5.4 Geology

The drift deposits on site are likely to be Glaciofluvial deposits which consists of sand and gravel (Figure 3).

The site is shown to be underlain by solid geology of Pennine Middle Coal Measures Formation most likely comprising sandstone (Figure 4).

There are no faults on or in the vicinity of the site.

BGS Borehole NZ34SW/78 shows an upbore which indicating the presence of the Harvey, Top Busty and Bottom Busty seams of coal. These lie to the south west of the site and are shown on the uplift side of a north/south trending fault and are unlikely to influence the site. However the BGS 1:10,000 mapping shows the High Main seam sub cropping 50-100m south of the site and dipping below it. The High Main seam has a thickness of around 0.90-1.00m and was recorded in Buddle Pit, 300m north east of the site, at a depth of 23.00m below ground level.

A very low risk of collapsible ground on site has been identified in the Envirocheck Report.

A very low risk of landslide ground on site has been identified in the Envirocheck Report.

There are no other significant geological hazards noted within the Envirocheck Report.

## 5.5 Mining & Quarrying

The site is within a Coal Mining Affected Area as defined by the Coal Authority, as a result a coal mining search report was required to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The coal mining search report conducted by David Bellis Consulting Surveyors dated the 11<sup>th</sup> October 2023 is presented in Appendix D.

The mining report highlights that the site is situated in an area where six seams have been worked within the likely zone of physical influence on the surface. The shallowest seam is the Main seam last worked pre 1890 at a depth of 33m with a section thickness of 0.94m.

The report highlights that the site is not situated within the boundary of a former opencast coal mining site. Neither is the site located within 200m of a currently operating opencast coal mine or 800m of a future opencast coal mine.

The report follows on to state that there is a mine shaft within 20m of the site or the boundary of the site. It is located on the north-western site boundary. There are no recorded treatment details for this.

There are however no tips or lagoons in the vicinity of the site. It is highlighted that 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 report concludes by stating that old workings are present, but all settlement is likely to have completed long ago. In their opinion it is unlikely that coal will be worked in the foreseeable future.

The Envirocheck Report indicates that there are 9no. BGS recorded Mineral Sites located within 1km of the site. The nearest is located 326m south of the site and is recorded as Hallgarth Gravel Pit opencast with the commodity listed as Sand and gravel.

The site is not within 1km of a Non-Coal mining area of Great Britain, a Man-Made Mining Cavity, a Natural Cavity or a Brine Compensation area.

## 5.6 Hydrogeology

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Secondary Aquifer – A. The overlying drift is classified as Secondary Aquifer – A.

The groundwater vulnerability is categorised as Secondary Superficial Aquifer - High.

The Envirocheck Report indicates that there are no Groundwater Abstractions located within 1km of the site.

## **5.7 Hydrology**

The nearest surface water feature is an inland river called Coalford Beck located 293m south-east of the site.

The Envirocheck Report states there are 6no. Licensed Discharge Consents entries within 500m of the site with 1 entry on site. The entry on site is recorded as the discharge of final or treated sewerage effluent into a soakaway on the 18<sup>th</sup> December 2012.

The Envirocheck Report states there are no Records of Water Industry Act Referrals (potentially harmful discharges to the public sewer) located within 500m of the site.

The Envirocheck Report indicates that there are no Surface Water Abstractions located within 1km of the site.

## **5.8 Flooding**

The Envirocheck Report states the site is not at risk of Flooding or Extreme Flooding from Rivers and the Seas without defences.

The Envirocheck Report indicates that there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.

The Envirocheck Report states that there is Limited Potential for Groundwater Flooding to occur.

## **5.9 Sensitive Land Use**

Site of Special Scientific Interest is located 552m north of the site and is recorded as Pittington Hill.

A Nitrate Vulnerable Zone is located 552m north of the site.

An area of adopted Green Belt land is located 331m west of the site.

The site does not lie within 2km of any other form of Designated Environmentally Sensitive Sites or Protected Areas.

## **5.10 Radon Gas**

The site is not in a Radon Affected Area, as less than 1% of properties are estimated to be at or above the Action Level.

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

# **6 CONCEPTUAL SITE MODEL**

## **6.1 General**

Based on the information presented in the preceding Sections, and in accordance with the LCRM guidance noted in Section 1, a Preliminary Conceptual Site Model has been produced.

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

## 6.2 Likely Ground Conditions

It is expected that, based on available information, ground conditions are likely to be made ground comprising areas of both topsoil and hardstanding. The surface deposits may be underlain by further made ground, likely to consist of construction/demolition waste. The drift deposits on site are likely to comprise of glaciofluvial deposits which consists of sand and gravel, locally with lenses of silt, clay, or organic material. Solid geology of sandstone or mudstone is likely.

## 6.3 Potential Buried Obstructions

Based on the site history, buried obstructions are possible. Relic foundations, cobbles, bricks and stone blocks are the most likely obstructions.

## 6.4 Coal Mining Risk Assessment

The site is within a Coal Mining Reporting Area as defined by the Coal Authority.

The ten times seam thickness rule states that where competent rock exceeds ten times the extracted seam thickness, then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). If the competent rock cover is less than ten times the extracted seam thickness, then recommendations suggest the workings must be grouted using a mixture of pulverised fuel ash (PFA) and cement placed into the area under pressure.

Multiple situations may mean a ratio in excess of 10x seam thickness is required to prevent crown hole collapse, including but not exclusive to; steeply dipping strata, presence of groundwater, a high extraction ratio noted, and multiple seam extractions underlying the site (CIRIA C758D, Table 5.1). Additionally, weak basement rock underlying the workings has potential to cause a separate collapse mechanism via pillars sinking.

Conversely, there are scenarios where the acceptable cover criterion may be decreased from 10x seam thickness, these include where a rigid non-degradable roof strata is present to stop the upward void migration and where low residual voidage is proven either via infilling or extensive collapse (CIRIA C758D, Table 5.1).

For certain developments, a ratio of less than 10x may be addressed via bridging techniques i.e. utilising raft foundations, however this would be dependent on approval from the regulatory authorities.

From the Coal Mining Report, the shallowest known worked coal seam is the Main seam at 33m depth with a section thickness of 0.94m. Given this and the presence of possible ancient shallow coal mine workings it is recommended that a series of rotary boreholes are required as part of any site investigation for the new development. The boreholes are necessary to investigate potential voids, collapsed workings and possible weak/broken areas of rock due to mine workings potentially within the unrecorded High Main Seam underlying the proposed new development.

In addition if the proposed development is likely to be within influencing distance (20m) of the existing mine entry then an investigation to locate the shaft will be necessary.

## 6.5 Preliminary Geotechnical Assessment

It is assumed that the planned development would be an extension and not a change the land use.

Given the expected ground conditions noted in the sections above, the use of shallow foundations for the new development is anticipated at present. Where deep made ground or soft/loose natural deposits are encountered, foundations will need to be taken through the made ground/disturbed ground into underlying natural strata of adequate bearing capacity.

Trees are present around the site perimeter and therefore foundations may need deepening in accordance with NHBC Standards Chapter 4.2

Given that the existing structure is assumed to be extended, the foundations should be assessed so as to ascertain their current condition and suitability of providing adequate bearing capacity. The foundations will require exposing and sampling of underlying soil to ascertain whether deeper foundations may be required.



Additionally, small percussive boreholes would be prudent should foundations need underpinning.

Pending no adverse findings from the rotary drilling, given the expected ground conditions noted in the sections above, the use of deep strip or pad foundations for the new development is anticipated at present. Where loose made ground or soft/loose natural deposits are encountered, foundations will need to be taken through the made ground/disturbed ground into underlying natural strata of adequate bearing capacity.

Should the rotary boreholes record adverse findings of voids/broken rock beneath the proposed building footprint, it may be necessary to implement structural precautions in the foundations such as raft or reinforced strips, or potentially, grouting of the site may be necessary.

Should a piling option be adopted, reference should be made to CIRIA documentation PR86 and PG6 for pile design and installation and the recommendations of the Federation of Piling Specialists on the requirements of pile design. Allowance should be made for the exploratory boreholes to exceed the pile end-bearing ultimate depth by 5m.

The above suggestions should be regarded as tentative until Phase 2 intrusive works are undertaken and information is available regarding design loads and development layout.

## 6.6 Preliminary Contamination Assessment

The desk study has shown that the site may have been exposed to some contamination, with construction/demolition waste and. Asbestos may also be present on the site from previous building cladding and roofing.

In view of the historic, current and future site use, chemical contamination testing is considered necessary. The following chemical testing suite should be considered for selected soil samples:

**TABLE 2: POTENTIAL PRIORITY CONTAMINANTS**

Inorganic Contaminants	Organic Contaminants
Antimony, Arsenic, Boron, Cadmium, Chromium, Lead, Mercury, Nickel, Zinc, Selenium, Free Cyanide, Soluble Sulphate, pH, Asbestos	Phenol, Organic Matter, speciated PAH, TPHCWG

It should be noted that the above potential contaminants are considered to be commonly associated with the specified past land uses of the site, and adjacent land use. Risk assessment should be undertaken for contamination identified during intrusive investigation. Potential pathways which link the potential contaminants to end users of the site and controlled waters (receptors) include the following:

- Ingestion of soil (outdoors) / dust (indoors)
- Skin contact with soil (outdoors) / dust (indoors)
- Inhalation of dust (outdoors and indoors)
- Contamination via buried water pipes
- Surface water run-off, including via existing drainage infrastructure
- Downward infiltration of leachable contaminants to groundwater

## 6.7 Potential Sources of Ground Gas

Ground gases such as carbon dioxide and methane can be classed as a form of contamination. Potential sources of ground gases include:

- Made Ground
- Quarries, Infilled Clay Pits & Infilled Ponds
- Underlying Natural Strata (organic matter)
- Landfill (on and off-site)
- Coal measures

Based on historical map evidence and consideration of the sites environmental setting the table below shows a preliminary comparison of *consequence* against *probability* where ground gas is considered a potential

threat to human health.

**TABLE 3: POTENTIAL GROUND GAS POLLUTION LINKAGES**

Potential Sources	Potential Pathway	Receptor
Made ground (CO <sub>2</sub> , CO and CH <sub>4</sub> ).	Ingress and Accumulation into buildings from vertical and horizontal migration	Future users of site are likely to include transient adults and children.  Construction workers (in particular utility workers).
Coal measures (CO <sub>2</sub> , CO and CH <sub>4</sub> ) and stythe gas or oxygen depletion.		
Burial Grounds/Sewage Works (CO <sub>2</sub> and CH <sub>4</sub> ).		
Preliminary Comparison of Consequence versus Probability		
	Classification	Justification
<b>Probability</b> <i>(Based on Table 8.1, CIRIA C665, 2007)</i>	LOW LIKELIHOOD	Ground gas from made ground.
<b>Consequence</b> <i>(Based on Table 8.2, CIRIA C665, 2007)</i>		No landfills located within 1km radius of the site.
		Coal mining and recorded shaft in area.
	MEDIUM	Commercial development.
	Risk	Details
<b>Consequence vs. Probability</b> <i>(Based on Table 8.3, CIRIA C665, 2007)</i>	LOW RISK	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. <i>(Based on Table 8.4, CIRIA C665, 2007)</i>

Given the conditions noted above a ground gas assessment is suggested for the site to observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater. Monitoring should be undertaken following site works on a minimum of six occasions over three months.

## 6.8 Risk Assessment for Contaminated Land

As part of this Phase 1 Desk Study, a preliminary conceptual model and risk assessment is produced. This assessment should be revised following the Phase 2 Site Investigation outlining a qualitative risk assessment. Should there be unacceptable risks to the various receptors/end-users following the Phase 2 works, then a remediation strategy may be required to outline measures to satisfy Part 2A of the Environmental Protection Act (1990). The above measures are in line with Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn Contaminated Land Report 11 – *Model Procedures for the Management of Land Contamination* (2004).

The results of the chemical contamination testing as part of the Phase 2 investigation should be compared to a current Land Quality Management (LQM) – Suitable 4 Use Levels (S4UL) December 2014.

## 6.9 Conceptual Site Model

The conceptual model collates the salient aspects of the site to form a model which should enable comparison after fieldwork and testing. This model identifies the potential pollution linkages that may influence the proposed development and geotechnical considerations. The risk ratings are based on the current potential liabilities and likely potential future liabilities. The risks posed by the geotechnical and contamination aspects of the site will be revised following site works, and any mitigating action required added. The Preliminary Conceptual Model has been undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, which is then used to produce the Preliminary Conceptual Model.

Full details used to assess consequence, likelihood and risk classification are presented in Appendix F.

**TABLE 4: PRELIMINARY CONCEPTUAL MODEL**

Source	Pathway	Receptor	Risk Rating	Comments
<b>Asphyxiating or explosive ground gases</b> Made ground Not in Radon Affected Area Coal mining area Coal Mining shaft by site boundary	<b>Ground gas migration</b> Migration through permeable soils Inhalation	<b>Future site users</b> Transient adults and children	Low/moderate	Gas monitoring recommended. Six visits over three months proposed.
		<b>Users during development</b> Construction workers	Low/moderate	
<b>Areas of contamination</b> Potential contaminants in made ground Potential demolition/construction waste Backfilled pits off site	Inhalation Dust ingestion Dermal contact	<b>Future site users</b> Transient adults and children	Low	Mitigated by proposed structure hard standing – no gardens proposed.
		<b>Users during development</b> Construction workers	Low/Moderate	Contamination testing required to determine risks posed during construction. Consideration to be given to Health and Safety Executive Guidance. <i>Protection of Workers and the General Public During the Development of Contaminated Land.</i>
	Inhalation Dust ingestion	<b>Users of surrounding sites</b> Adults	Low	Potential low risk during construction from dust generation. Contamination testing required to quantify the risks.
		<b>Drift geology</b> Secondary aquifer - A	Low	Low sensitivity aquifer unlikely to contain significant groundwater
	Leaching of mobilised contaminants	<b>Solid geology</b> Secondary aquifer - A	Low	Low sensitivity Aquifer located beneath medium permeability drift deposits.
		Drainage Lateral migration Accumulation of contaminated sediment	<b>Surface water features</b> Beck 293m south-east	Low
	Uptake via roots and leaf surfaces	<b>Vegetation</b> Trees on site	Low	Potential for Vegetation impact as vegetation is present.
<b>Areas of contamination above service fabric or BRE Special Digest 1 thresholds</b>	Direct contact	<b>Construction Materials</b> Concrete	Low/Moderate	pH and sulphates to be assessed during Site Investigation
	Direct contact	<b>Construction Materials</b> Service Fabric	Low/Moderate	Consideration to be given to Pipe Material Table (Appendix E) during Site Investigation

## 7 PROPOSED PHASE TWO INTRUSIVE WORKS

A Phase 2 Site 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.

### 7.1 Site Investigation Rationale

The Conceptual Model highlights that there is potential for contamination on the site. Therefore, an intrusive investigation should be undertaken with the sampling strategies outlined within BS10175:2011 +A1:2013 and CLR4:1994. These strategies can be considered as:

Non targeted (BS10175) – If no obvious hotspots or potential sources of contamination have been outlined in the desk study, it would be recommended to utilise a stratified random pattern of sampling locations.

Targeted (CLR4) – If a possible hotspot is suspected on the site, it is recommended to adopt a targeted approach to sample the immediate vicinity of the hotspot. Highly focussed sampling consisting of several samples within the area of the hotspot may be necessary to delineate the extent of the hotspot.

These strategies can be employed either separately or in conjunction and any site investigation should be individually tailored to each site.

The density of sampling required is defined within BS10175 which notes that the density required is dependent on a number of factors including confidence and robustness required, and contaminants, pathways and receptors present.

### 7.2 Site Specific Sampling Rationale

The analysis of historical maps and the Conceptual Model did not highlight any defined hotspots on the site. Therefore, a non-targeted approach should be utilised, with sample locations arranged evenly across the site in a defined pattern, in order to provide maximum site coverage.

The chemical testing proposed for the site is outlined in Section 6.6.

### 7.3 Proposed Methods of Investigation

The methods of investigation outlined within Table 5 are considered necessary to address the risks outlined within the Conceptual Model. The locations of these investigation positions will be set out in line with the proposed sampling methodology outlined in Section 7.2.

**TABLE 5: SITE INVESTIGATION RECOMMENDATIONS**

Proposed method of investigation	Purpose	Comments
Hand dug trial pits	Hand dug trial pits to 1.20mbgl to ensure positions are clear of underground services.	To be undertaken prior to the drilling of all boreholes and following CAT scanning and service plan inspection.
Foundation exposure hand dug trial pits	Hand dug trial pits to expose existing foundations and ascertain their condition and thickness.	Care to be taken not to cause damage to the foundations while working.
A series of small percussive boreholes to ca. 6.00mbgl	To determine shallow ground conditions. To collect soil samples for geotechnical and chemical testing. To observe soils profile, localised variations in materials and presence of groundwater.	Ensure positions are CAT scanned and service plans inspected prior to any excavation. Hand vanes to be taken in cohesive deposits. SPT samples in granular strata and rock head. Disturbed and jar samples to be undertaken for chemical testing.

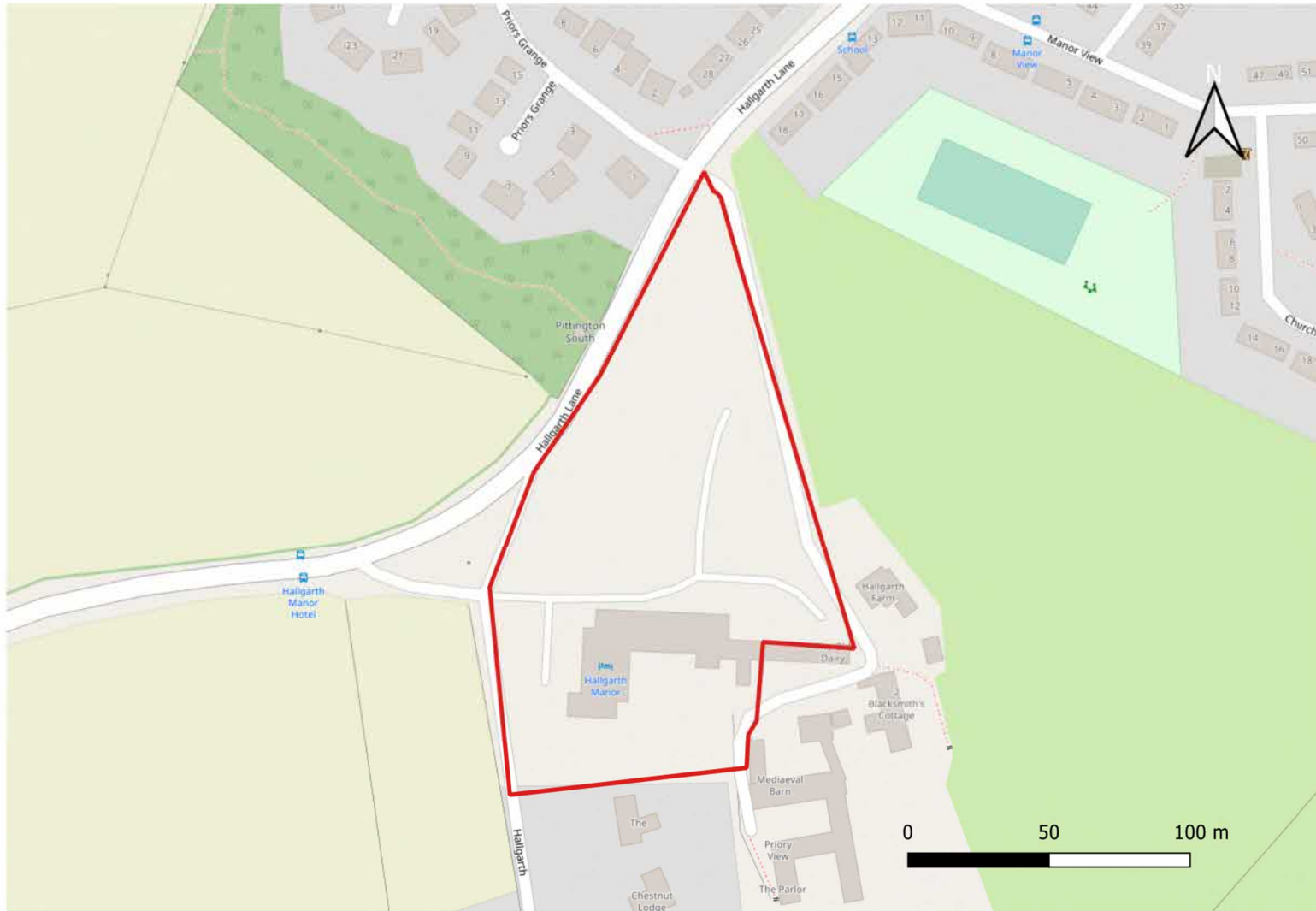
1no.cable percussive borehole to 10.00mbgl	To determine deeper ground conditions To collect soil samples for geotechnical and chemical testing. To observe soils profile, localised variations in materials and presence of groundwater.	Ensure positions are CAT scanned and service plans inspected prior to any excavation. Hand vanes to be taken in cohesive deposits. SPT samples in granular strata and rock head. Disturbed and jar samples to be undertaken for chemical testing.
Gas/groundwater monitoring wells	To observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater.	Monitoring to be undertaken following site works on a minimum of six occasions.
A series of rotary boreholes drilled to ca. 30.00mbgl (minimum of 3no. boreholes)	The boreholes are necessary to investigate potential voids and possible weak/broken areas of rock due to mine workings underlying the proposed new structure.	Ensure positions are CAT scanned and service plans inspected prior to excavation.
Investigation into the mine shaft	Series of rotary probe holes and trial pits to identify its location.	<b>Only required if proposed development likely to be within 20m of assumed shaft location.</b>
Chemical testing	To allow the potential risks identified within the conceptual model to be addressed.	Chemical soils and leachates testing to cover potential priority contaminants from Table 2.
Geotechnical testing	To confirm material properties and to provide concrete classification of materials.	Tests may include sulphate analysis, pH, moisture content, Atterberg limit determination, particle size distribution tests and triaxial testing. Further tests may be required depending on the materials encountered.

## SOLMEK


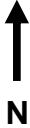


## **Appendix A**

### **Maps & Photos**

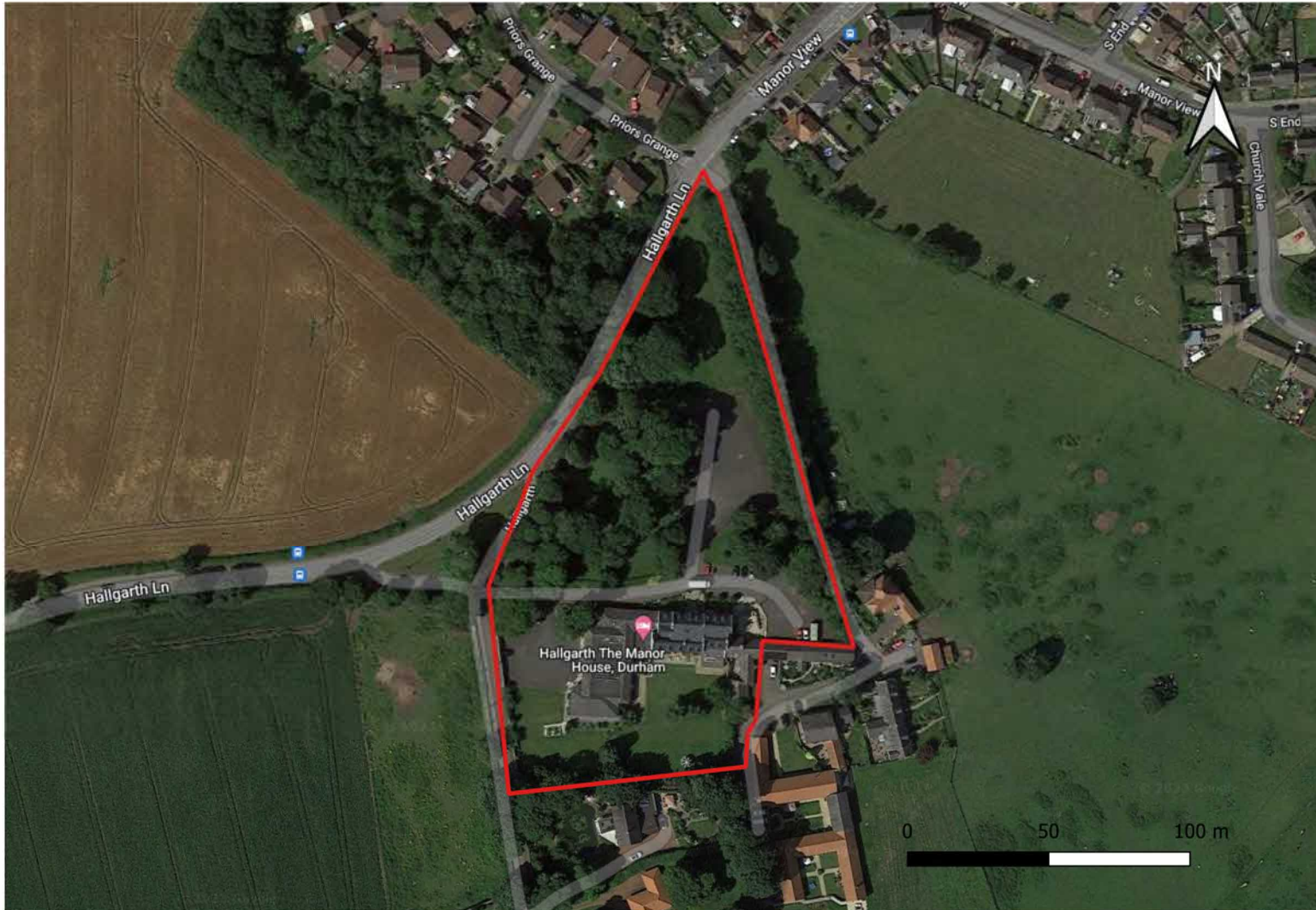


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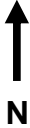
<b>Title</b>	Site Location Plan
<b>Project</b>	Hallgarth Manor House Hotel, Durham, DH6 1AH
<b>Client</b>	GWA
<b>Date</b>	October 2023
<b>Fig No.</b>	Figure 1
<b>Scale</b>	Do not scale
<b>Key</b>	 Approx. Site Boundary
	 <b>N</b>

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 e-mail: south@solmek.com  
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<b>Title</b>	Site Satellite Image
<b>Project</b>	Hallgarth Manor House Hotel, Durham, DH6 1AH
<b>Client</b>	GWA
<b>Date</b>	October 2023
<b>Fig No.</b>	Figure 2
<b>Scale</b>	Do not scale
<b>Key</b>	 Approx. Site Boundary
	 <b>N</b>

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 e-mail: south@solmek.com  
[www.solmek.com](http://www.solmek.com)





<b>Title</b>	Drift Geology Map
<b>Project</b>	Hallgarth Manor House Hotel, Durham, DH6 1AH
<b>Client</b>	GWA
<b>Date</b>	October 2023
<b>Fig No.</b>	Figure 3
<b>Scale</b>	Do not Scale
<b>Key</b>	<div style="display: flex; align-items: center; margin-bottom: 5px;"> <div style="border: 1px solid red; width: 20px; height: 10px; margin-right: 5px;"></div> <span>Approx. Site Boundary</span> </div> <div style="display: flex; align-items: center;"> <div style="background-color: #d2b48c; width: 20px; height: 10px; margin-right: 5px;"></div> <span>Glaciofluvial deposits</span> </div>



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<b>Title</b>	
Solid Geology Map	
<b>Project</b>	
Hallgarth Manor House Hotel, Durham, DH6 1AH	
<b>Client</b>	
GWA	
<b>Date</b>	
October 2023	
<b>Fig No.</b>	
Figure 4	
<b>Scale</b>	
Do not scale	
<b>Key</b>	
	Approx. Site Boundary
	Pennine Lower Coal Measures Formation - Sandstone
	Pennine Lower Coal Measures Formation - Mudstone, Siltstone and Sandstone
	N
<p><b>Solmek Ltd.</b>          12 Yarm Road          Stockton-on-Tees          TS18 3NA</p> <p>Tel: +44 (0) 1642 607083          Fax: +44 (0) 1642 612355          e-mail: <a href="mailto:south@solmek.com">south@solmek.com</a>  <a href="http://www.solmek.com">www.solmek.com</a></p>	
 <p><b>SOLMEK</b></p>	





Figure 5 – Entrance to site with macadam drive.



Figure 6 – Large macadam parking area by southern end of eastern site boundary.

<b>Title</b>	<b>Date</b>
Site Photos	December 2023
<b>Project</b>	<b>Figure No.</b>
Hallgarth Manor Hotel House	Figures 5 & 6
<b>Client</b>	
GWA	

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Figure 7 – The Hearty Hedgehog Restaurant located towards the eastern site boundary. View SE.



Figure 8 – Hardstanding car parking near the eastern site boundary. View N.

<b>Title</b>	<b>Date</b>
Site Photos	December 2023
<b>Project</b>	<b>Figure No.</b>
Hallgarth Manor Hotel House, Durham	Figures 7 & 8
<b>Client</b>	
GWA	

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## **Appendix B Historic Mapping**



# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	<b>-285</b> Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

## Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Heath
	Rough Grassland		Marsh
	Reeds		Saltings
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

## 1:10,000 Raster Mapping

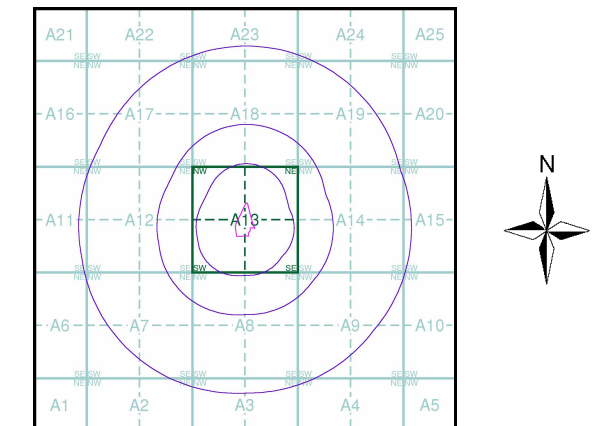
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Durham	1:10,560	1861	2
Durham	1:10,560	1898	3
Durham	1:10,560	1923	4
Ordnance Survey Plan	1:10,000	1951	5
Ordnance Survey Plan	1:10,000	1966	6
Ordnance Survey Plan	1:10,000	1973 - 1976	7
Ordnance Survey Plan	1:10,000	1991 - 1992	8
10K Raster Mapping	1:10,000	2000	9
Street View	Variable		10

## Historical Map - Slice A



## Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

## Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB



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



**Durham**

**Published 1861**

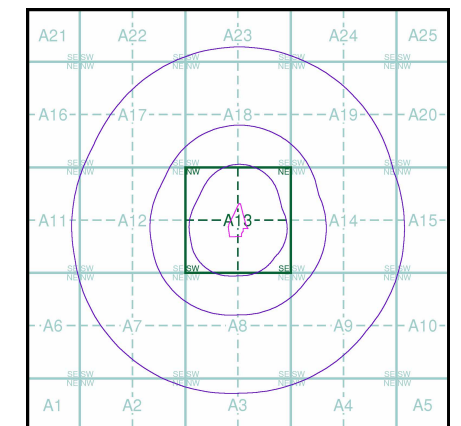
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

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02700	1861	1:10,560

**Historical Map - Slice A**

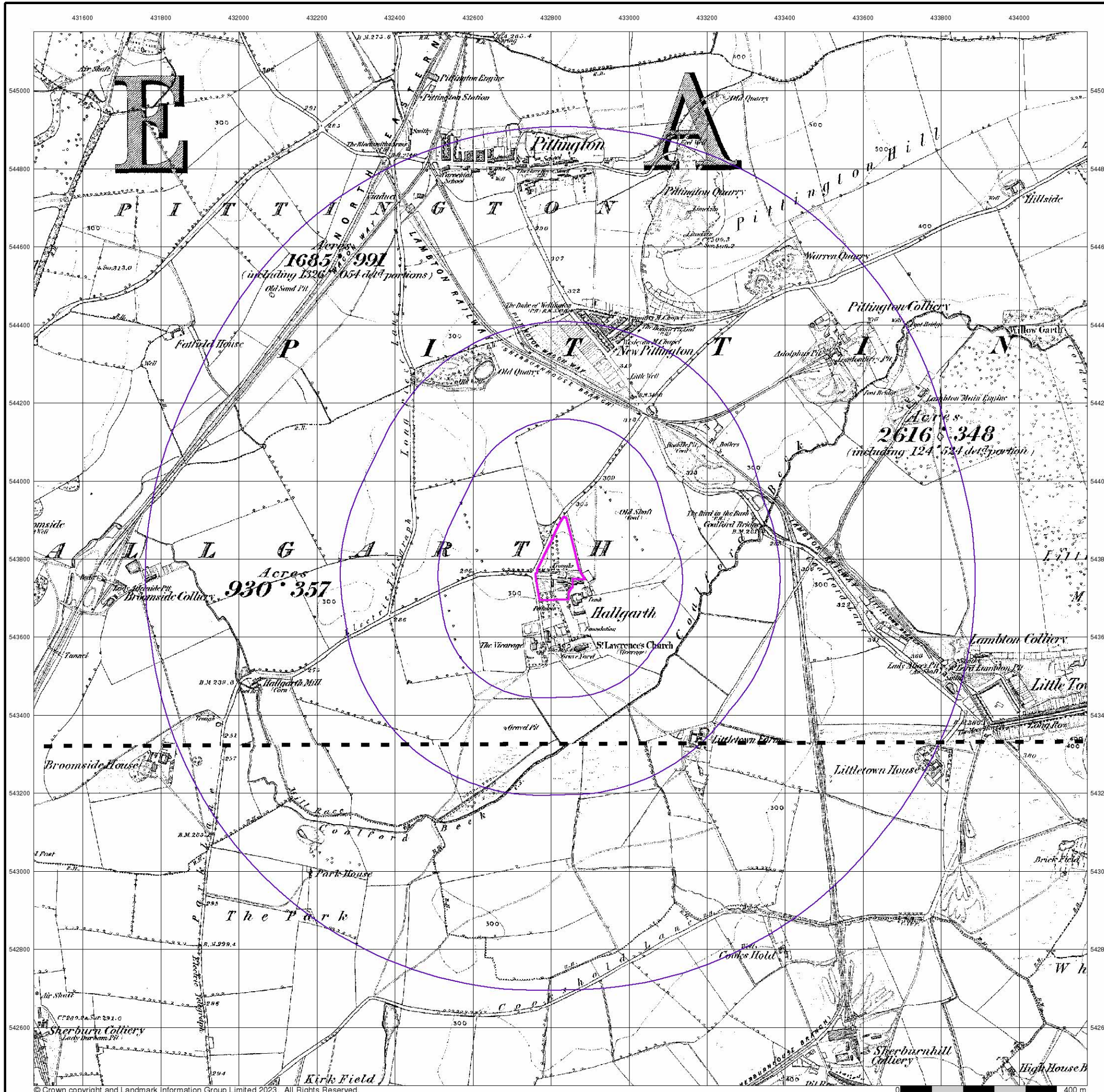


**Order Details**

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 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





**Durham**

**Published 1898**

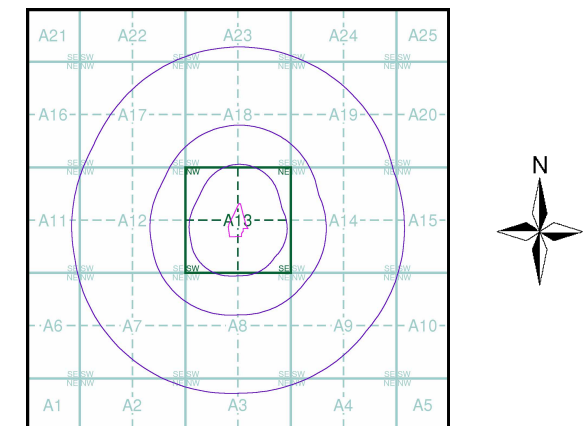
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

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027NE	1898	1:10,560

**Historical Map - Slice A**

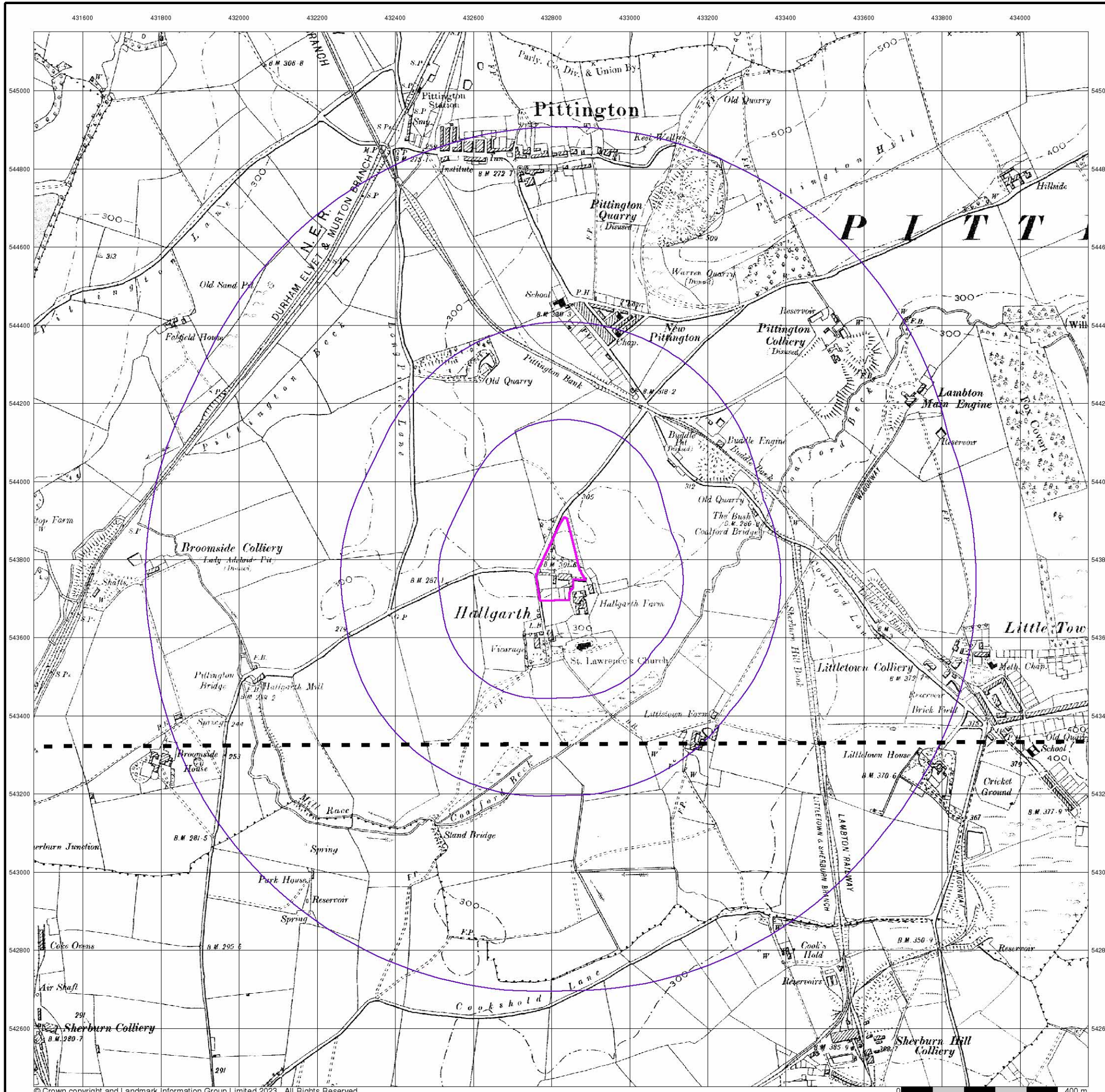


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 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





**Durham**

**Published 1923**

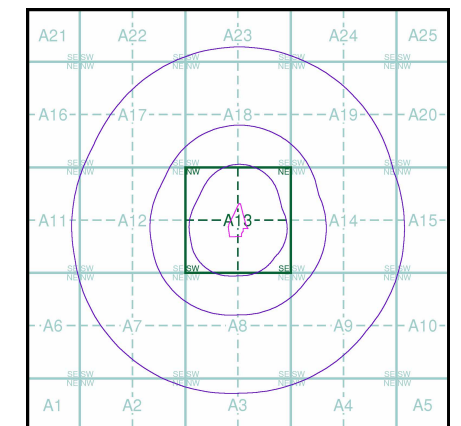
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**Map Name(s) and Date(s)**

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1923
1:10,560
02700
1923
1:10,560

**Historical Map - Slice A**

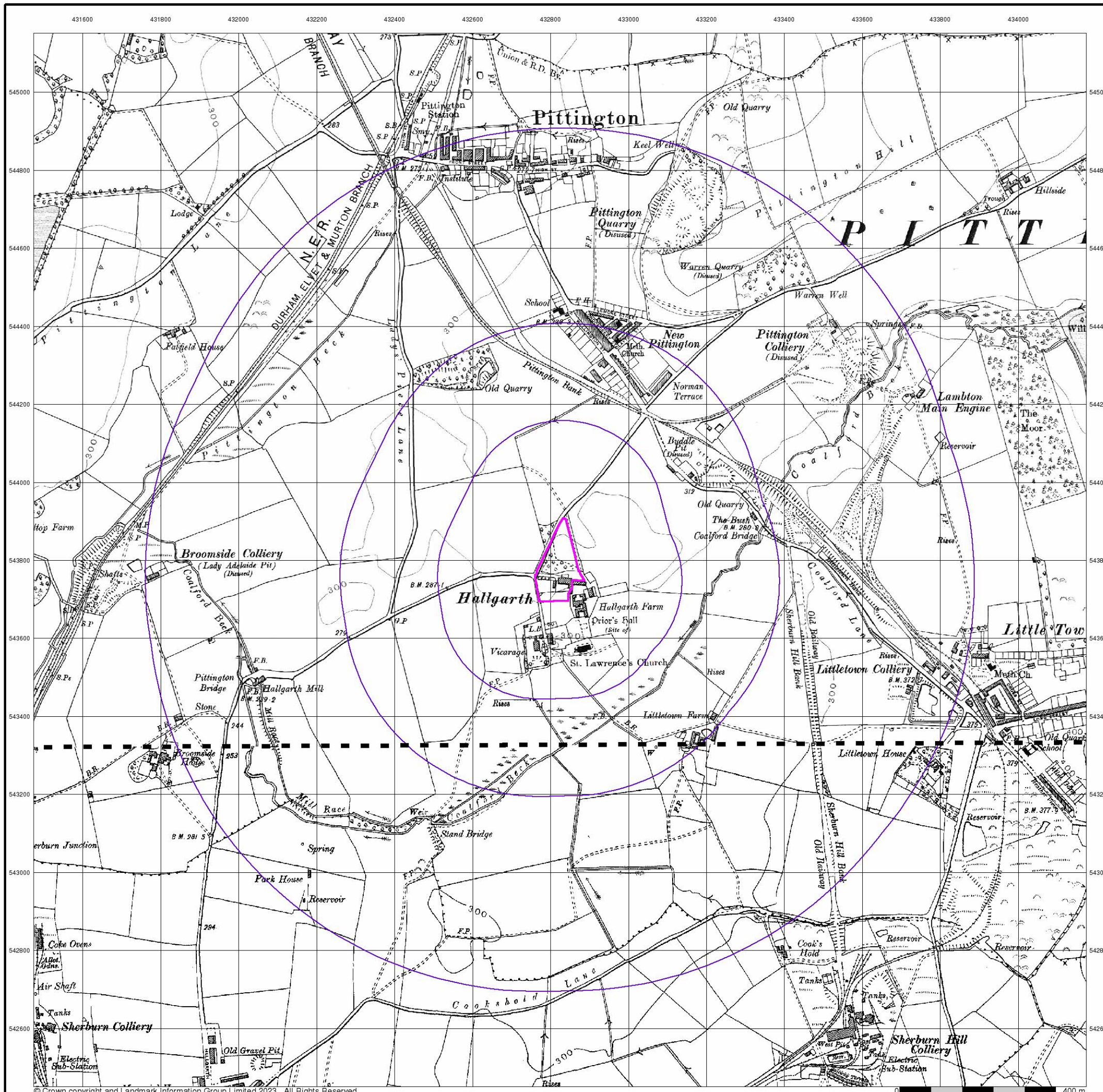


**Order Details**

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 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





### Ordnance Survey Plan

Published 1951

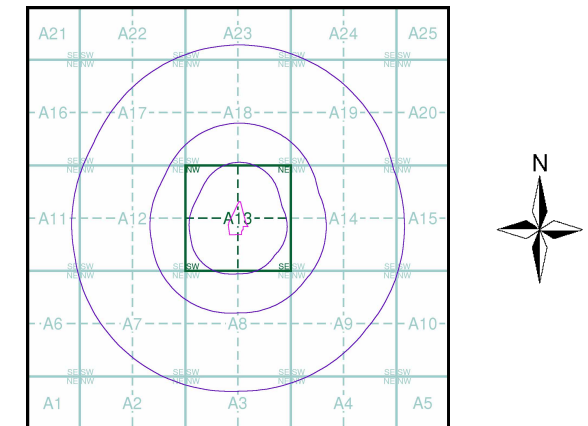
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### Map Name(s) and Date(s)

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1:10,560	
NZ34SW	1951
1:10,560	

### Historical Map - Slice A

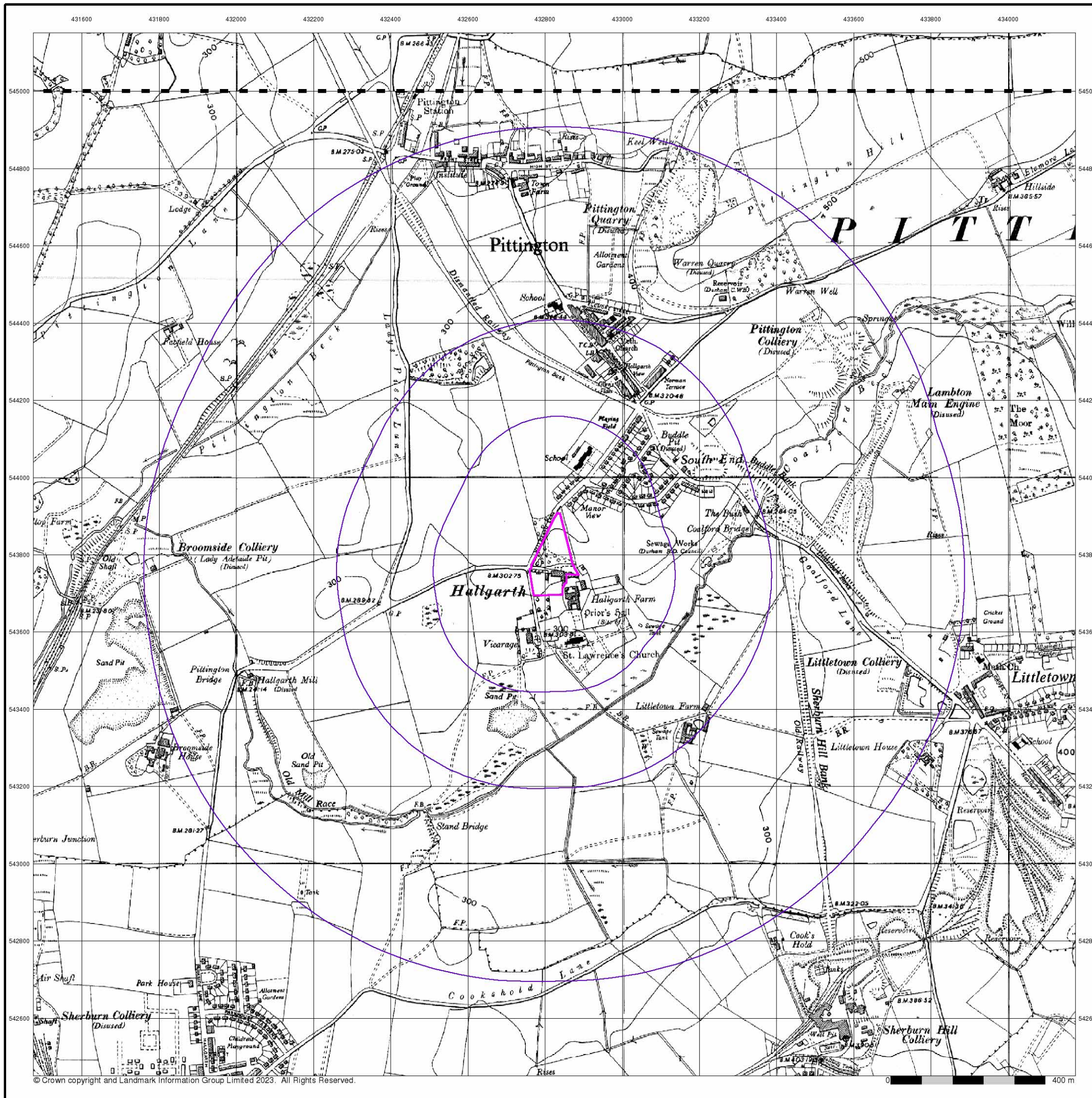


### Order Details

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 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





### Ordnance Survey Plan

Published 1966

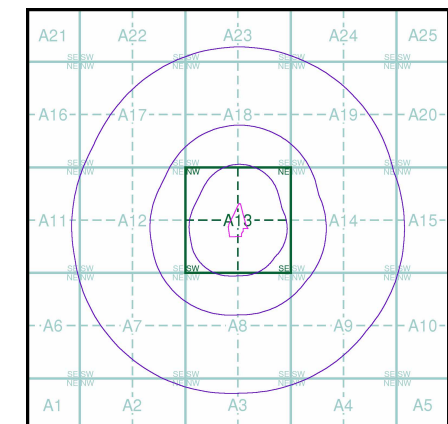
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### Map Name(s) and Date(s)

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1:10,560	
NZ34SW	1966
1:10,560	

### Historical Map - Slice A

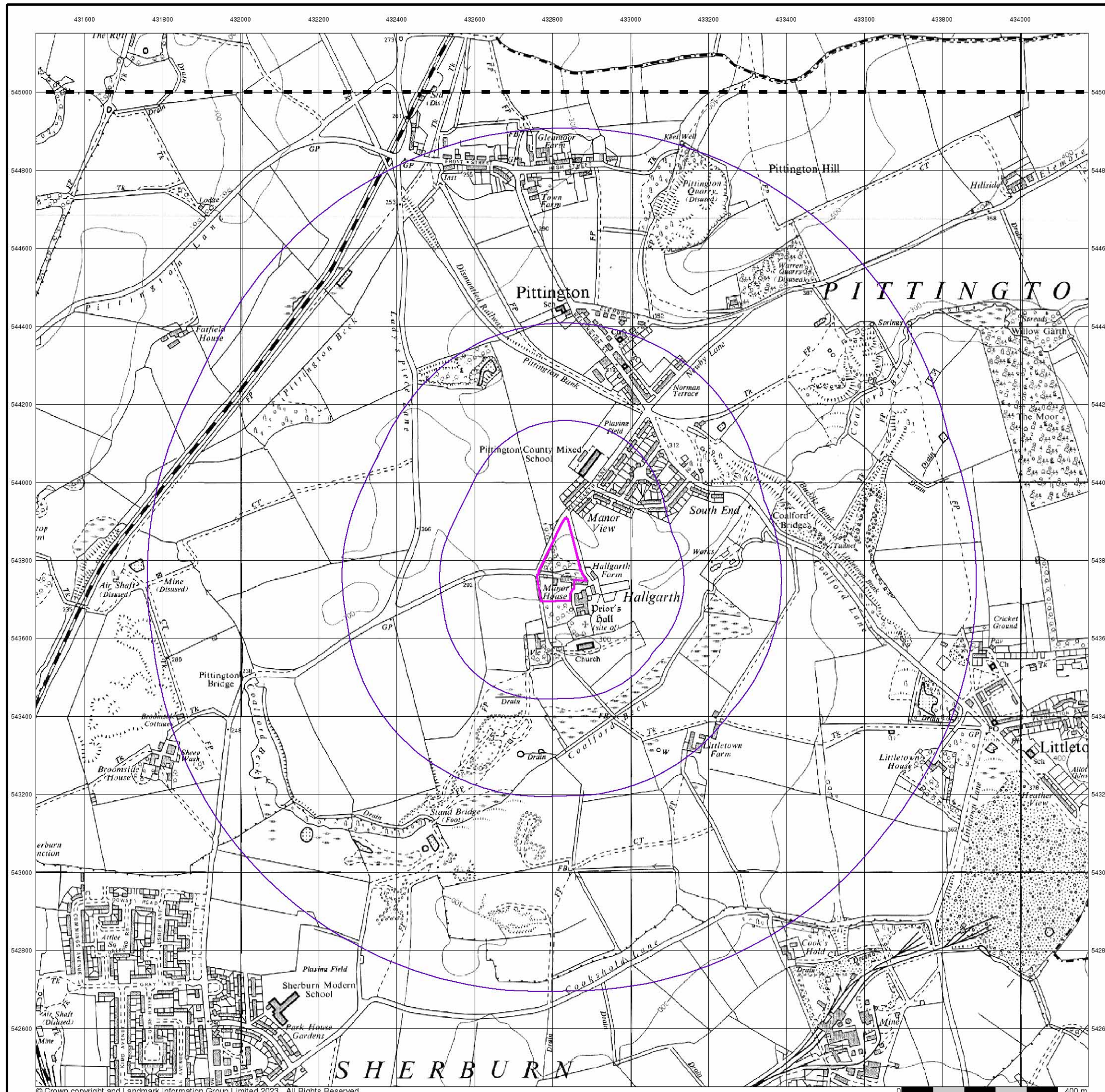


### Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
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 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





### Ordnance Survey Plan

Published 1973 - 1976

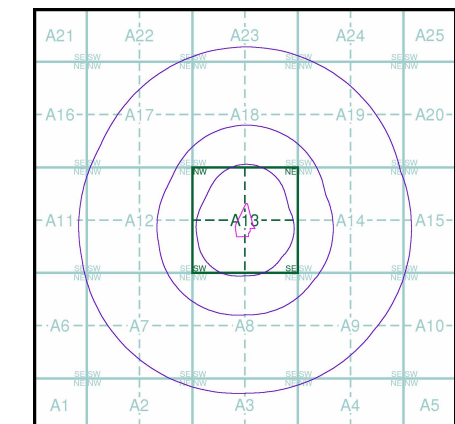
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### Map Name(s) and Date(s)

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NZ34SW	1976	1:10,000

### Historical Map - Slice A

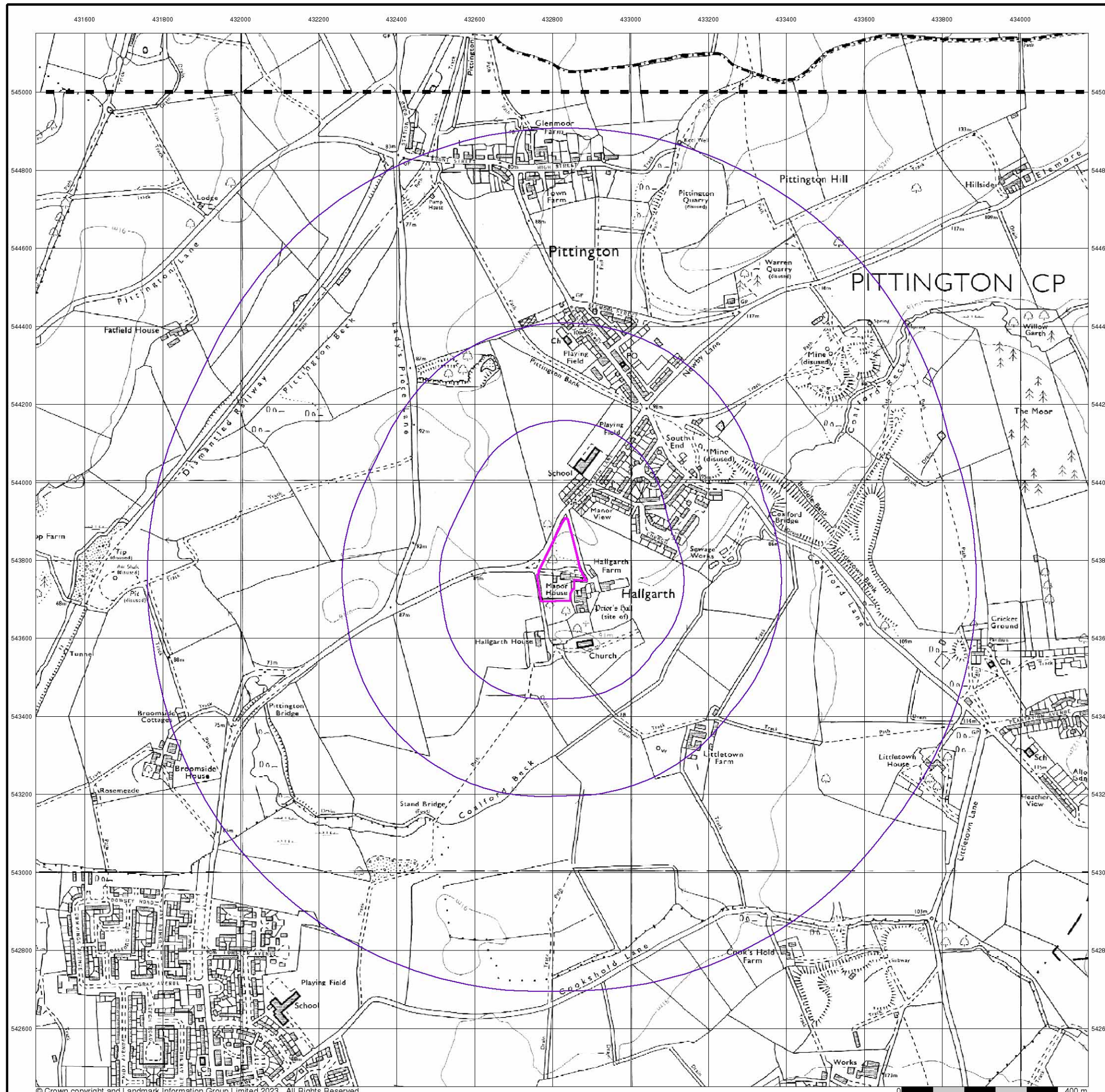


### Order Details

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 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





### Ordnance Survey Plan

Published 1991 - 1992

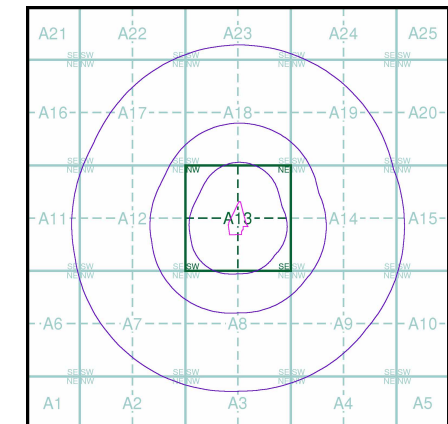
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### Map Name(s) and Date(s)

NZ34NW	1991	1:10,000
NZ34SW	1992	1:10,000

### Historical Map - Slice A

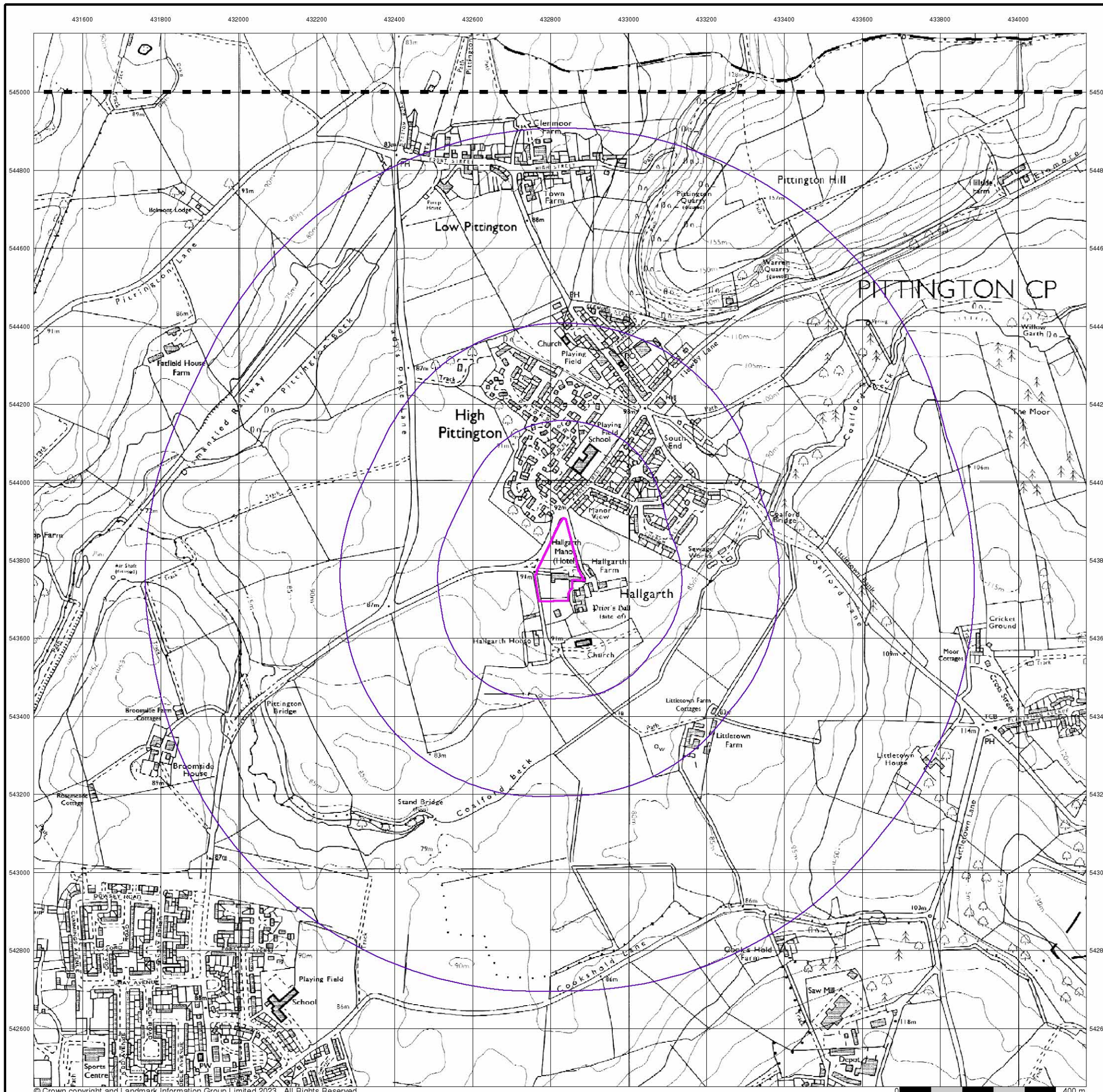


### Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





### 10k Raster Mapping

Published 2000

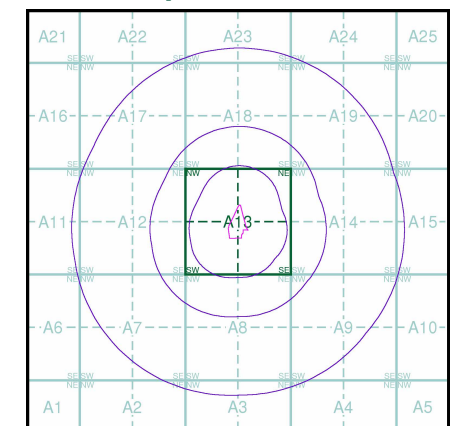
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

### Map Name(s) and Date(s)

NZ34NW	2000	1:10,000
NZ34SW	2000	1:10,000

### Historical Map - Slice A

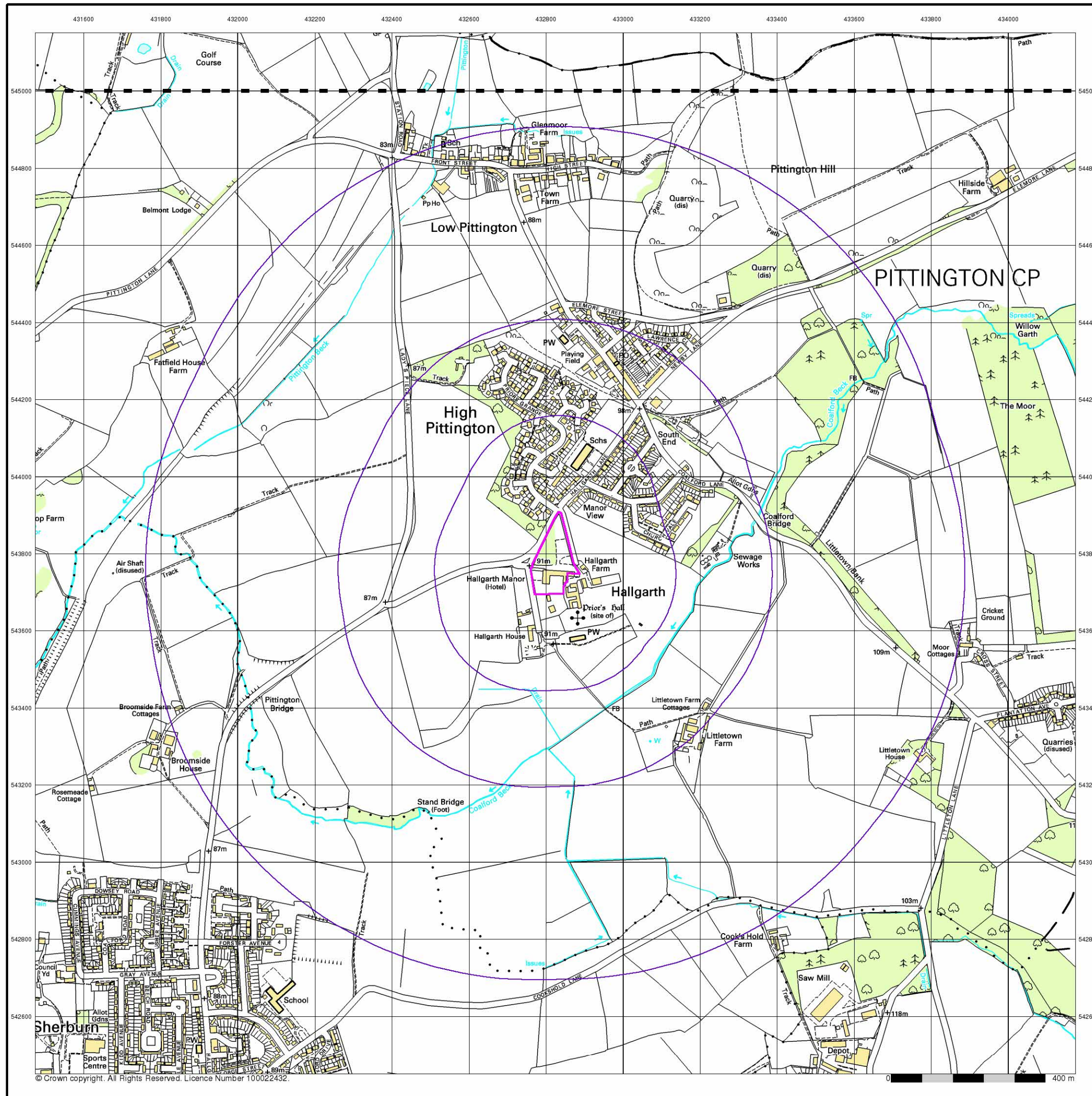


### Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





**Street View**

**Published 2023**

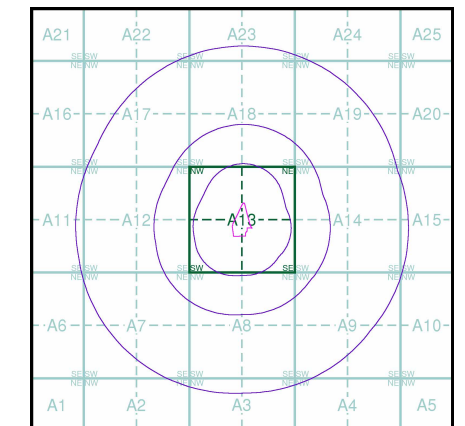
**Source map scale - 1:10,000**

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

**Map Name(s) and Date(s)**



**Street View Map - Slice A**

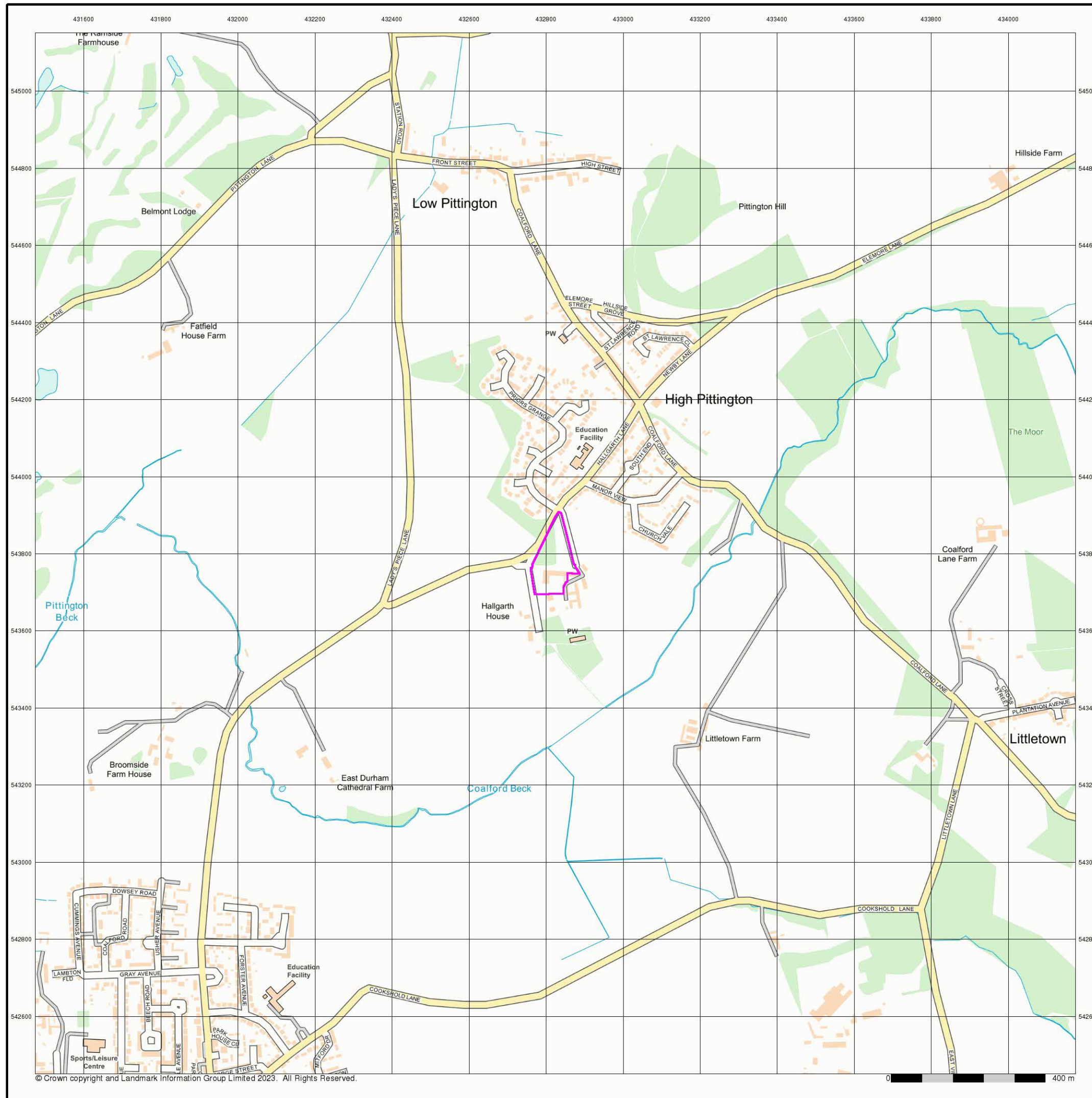


**Order Details**

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 1000

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB



# Historical Mapping Legends

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

**Quarry**   **Gravel Pit**   **Sand Pit**  
**Clay Pit**   **Shingle**   **Refuse Heap**  
**Sloping Masonry**   **Flat Rock**  
**Marsh**   **Reeds**   **Osiers**  
**Rough Pasture**   **Furze**   **Wood**  
**Mixed Wood**   **Brushwood**   **Orchard**  
**Fir**   **Ford**   **Stepping Stones**  
**Ferry**   **Waterfall**   **Lock**  
**Trig. Station**   **Altitude at Trig. Station**  
**B.M. 325.9**   **Bench Mark**   **Surface Level**  
**Arrow denotes flow of water**   **Antiquities (site of)**  
**Cutting**   **Embankment**  
**Railway crossing Road**   **Level Crossing**   **Road crossing Railway**  
**Railway crossing River or Canal**   **Road over single stream**   **Road over River or Canal**  
**County Boundary (Geographical)**  
**County & Civil Parish Boundary**  
**Administrative County & Civil Parish Boundary**  
**County Borough Boundary (England)**  
**County Burgh Boundary (Scotland)**  
**Co. Boro. Bdy.**  
**Co. Burgh Bdy.**  
**BP BS** Boundary Post or Stone   **P.C.B** Police Call Box  
**B.R.** Bridle Road   **P** Pump  
**E.P** Electricity Pylon   **S.P** Signal Post  
**F.B.** Foot Bridge   **SL** Sluice  
**F.P.** Foot Path   **Sp.** Spring  
**G.P** Guide Post or Board   **T.C.B** Telephone Call Box  
**M.S** Mile Stone   **Tr.** Trough  
**M.P M.R** Mooring Post or Ring   **W** Well

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

**Inactive Quarry, Chalk Pit or Clay Pit**   **Active Quarry, Chalk Pit or Clay Pit**  
**Rock**   **Boulders**  
**Cliff**   **Slopes**   **Top**  
**Roofed Building**   **Glazed Roof Building**  
**Sloping Masonry**   **Archway**  
**Non-Coniferous Tree (surveyed)**   **Coniferous Tree (surveyed)**  
**Non-Coniferous Trees (not surveyed)**   **Coniferous Trees (not surveyed)**  
**Orchard Tree**   **Scrub**   **Bracken**  
**Coppice, Osier**   **Reeds**   **Marsh, Saltings**  
**Rough Grassland**   **Heath**   **Culvert**  
**Direction of water flow**   **Bench Mark**   **Antiquity (site of)**  
**Cave Entrance**   **Triangulation Station**   **Electricity Pylon**  
**Electricity Transmission Line**  
**County Boundary (Geographical)**  
**County & Civil Parish Boundary**  
**Civil Parish Boundary**  
**Admin. County or County Bor. Boundary**  
**London Borough Boundary**  
**Symbol marking point where boundary mereing changes**  
**BH** Beer House   **P** Pillar, Pole or Post  
**BP, BS** Boundary Post or Stone   **PO** Post Office  
**Cn, C** Capstan, Crane   **PC** Public Convenience  
**Chy** Chimney   **PH** Public House  
**D Fn** Drinking Fountain   **Pp** Pump  
**EI P** Electricity Pillar or Post   **SB, S Br** Signal Box or Bridge  
**FAP** Fire Alarm Pillar   **SP, SL** Signal Post or Light  
**FB** Foot Bridge   **Spr** Spring  
**GP** Guide Post   **Tk** Tank or Track  
**H** Hydrant or Hydraulic   **TCB** Telephone Call Box  
**LC** Level Crossing   **TCP** Telephone Call Post  
**MH** Manhole   **Tr** Trough  
**MP** Mile Post or Mooring Post   **Wr Pt, Wr T** Water Point, Water Tap  
**MS** Mile Stone   **W** Well  
**NTL** Normal Tidal Limit   **Wd Pp** Wind Pump

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

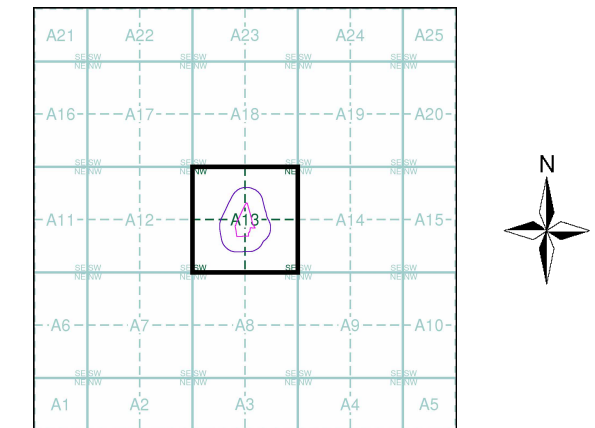
**Cliff**   **Slopes**   **Top**  
**Rock**   **Rock (scattered)**  
**Boulders**   **Boulders (scattered)**  
**Positioned Boulder**   **Scree**  
**Non-Coniferous Tree (surveyed)**   **Coniferous Tree (surveyed)**  
**Non-Coniferous Trees (not surveyed)**   **Coniferous Trees (not surveyed)**  
**Orchard Tree**   **Scrub**   **Bracken**  
**Coppice, Osier**   **Reeds**   **Marsh, Saltings**  
**Rough Grassland**   **Heath**   **Culvert**  
**Direction of water flow**   **Triangulation Station**   **Antiquity (site of)**  
**Electricity Transmission Line**   **Electricity Pylon**  
**BM 231.60m** Bench Mark   **Buildings with Building Seed**  
**Roofed Building**   **Glazed Roof Building**  
**Civil parish/community boundary**  
**District boundary**  
**County boundary**  
**Boundary post/stone**  
**Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)**  
**Bks** Barracks   **P** Pillar, Pole or Post  
**Bty** Battery   **PO** Post Office  
**Cemy** Cemetery   **PC** Public Convenience  
**Chy** Chimney   **Pp** Pump  
**Cis** Cistern   **Ppg Sta** Pumping Station  
**Dismtd Rly** Dismantled Railway   **PW** Place of Worship  
**EI Gen Sta** Electricity Generating Station   **Sewage Ppg Sta** Sewage Pumping Station  
**EI P** Electricity Pole, Pillar   **SB, S Br** Signal Box or Bridge  
**EI Sub Sta** Electricity Sub Station   **SP, SL** Signal Post or Light  
**FB** Filter Bed   **Spr** Spring  
**Fn / D Fn** Fountain / Drinking Ftn.   **Tk** Tank or Track  
**Gas Gov** Gas Valve Compound   **Tr** Trough  
**GVC** Gas Governor   **Wd Pp** Wind Pump  
**GP** Guide Post   **Wr Pt, Wr T** Water Point, Water Tap  
**MH** Manhole   **Wks** Works (building or area)  
**MP, MS** Mile Post or Mile Stone   **W** Well



## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Durham	1:2,500	1891	2
Durham	1:2,500	1897	3
Durham	1:2,500	1920	4
Durham	1:2,500	1939	5
Ordnance Survey Plan	1:2,500	1960	6
Ordnance Survey Plan	1:2,500	1976 - 1989	7
Additional SIMs	1:2,500	1977 - 1991	8
Additional SIMs	1:2,500	1984 - 1988	9
Additional SIMs	1:2,500	1986	10
Large-Scale National Grid Data	1:2,500	1993	11

## Historical Map - Segment A13



## Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

## Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB



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



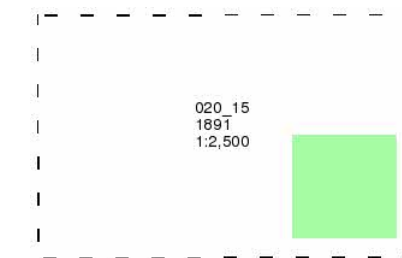
**Durham**

**Published 1891**

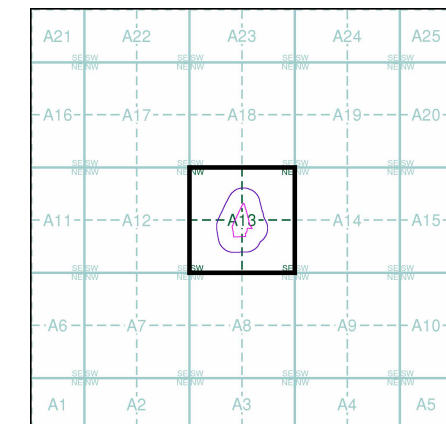
**Source map scale - 1:2,500**

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

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**

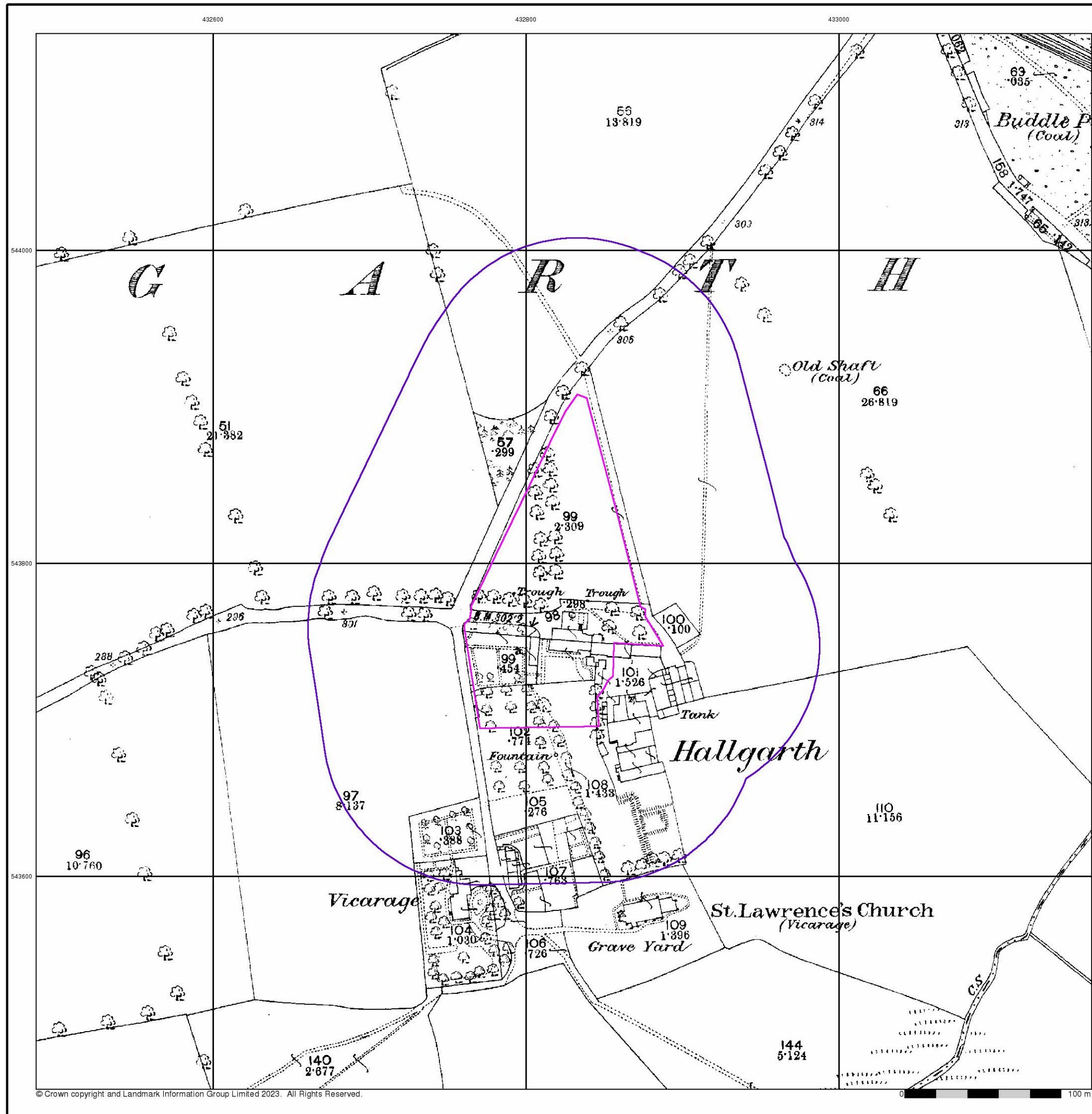


**Order Details**

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
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 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB



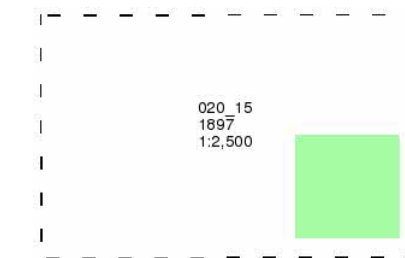
**Durham**

**Published 1897**

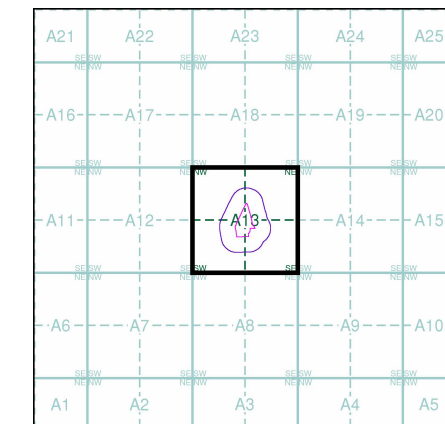
**Source map scale - 1:2,500**

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

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

Order Number: 319603380\_1\_1  
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 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





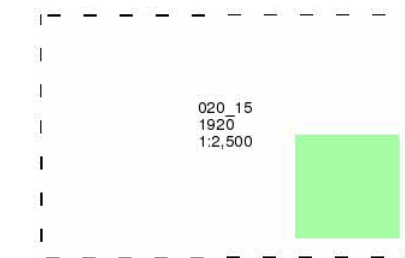
**Durham**

**Published 1920**

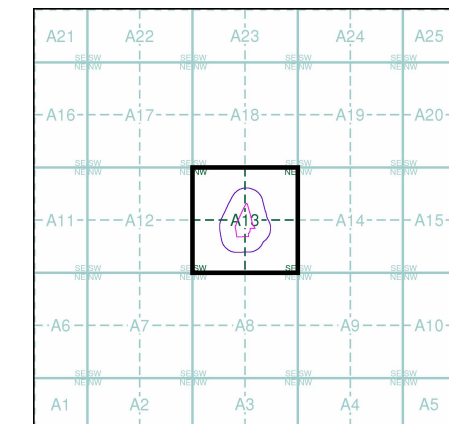
**Source map scale - 1:2,500**

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

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**

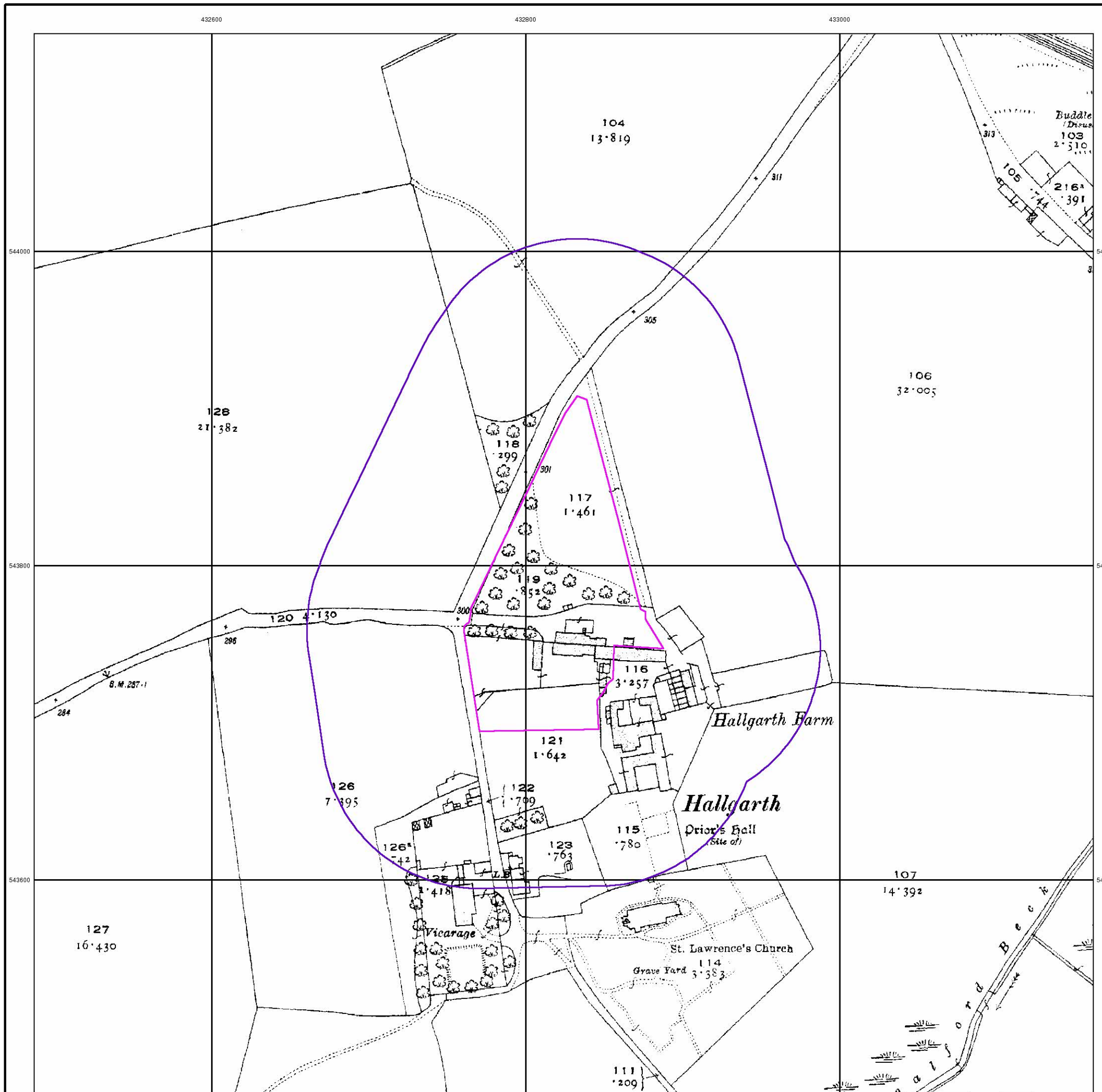


**Order Details**

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





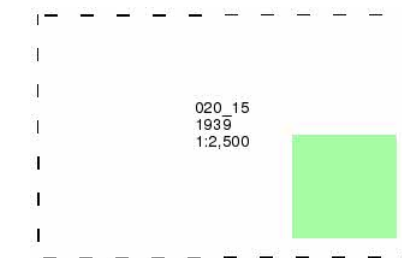
**Durham**

**Published 1939**

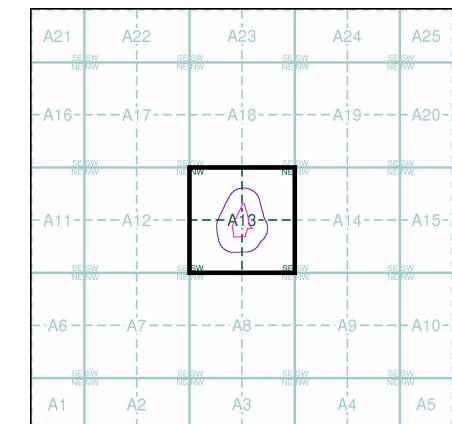
**Source map scale - 1:2,500**

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

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**

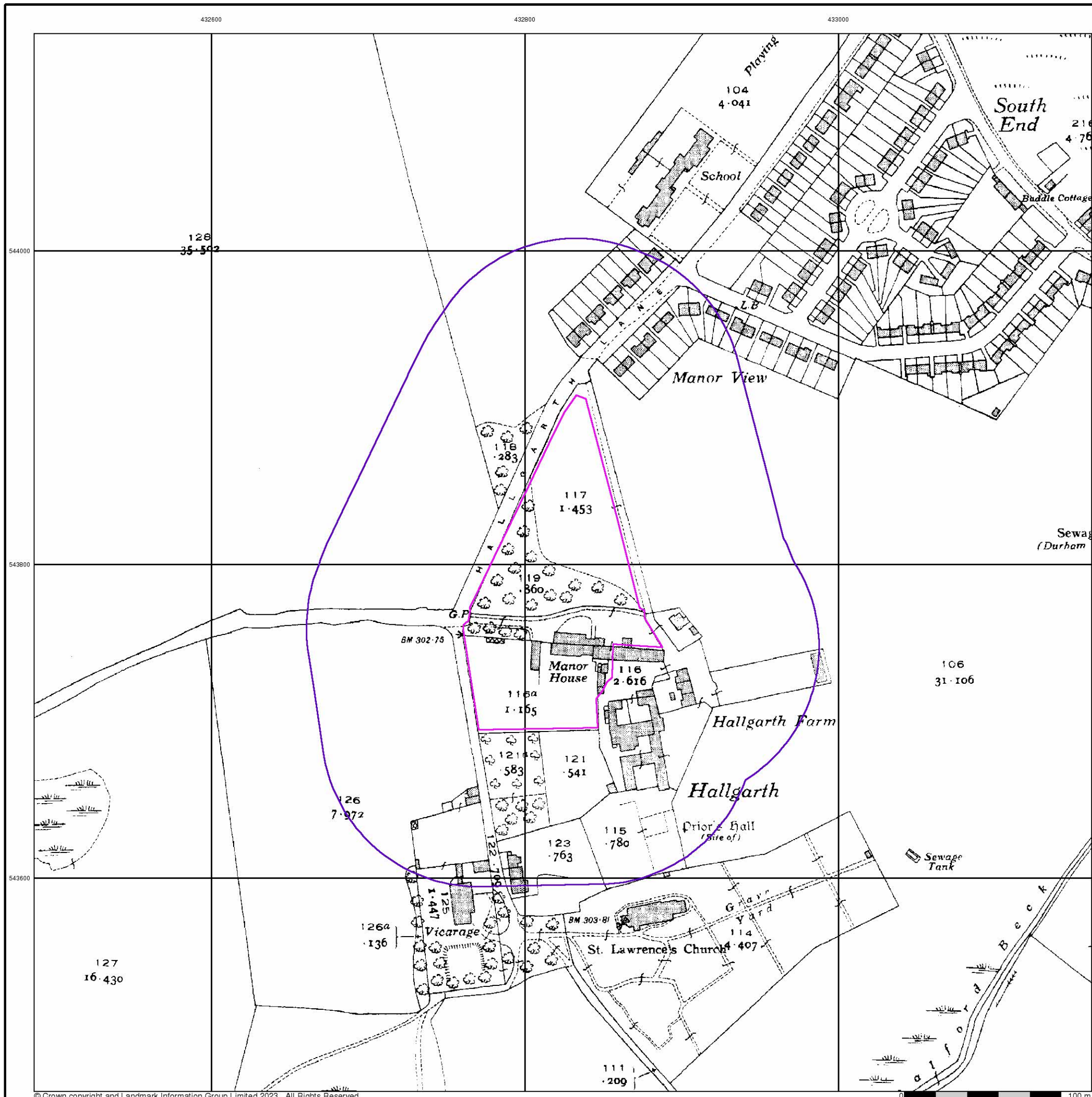


**Order Details**

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

**Site Details**

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB







### Ordnance Survey Plan

Published 1960

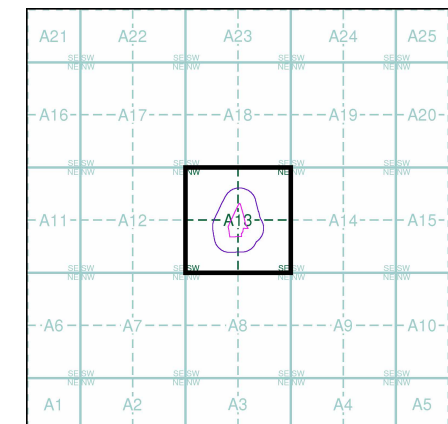
Source map scale - 1:2,500

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

### Map Name(s) and Date(s)

NZ3244 1960 1:2,500	NZ3344 1960 1:2,500
NZ3243 1960 1:2,500	NZ3343 1960 1:2,500

### Historical Map - Segment A13



### Order Details

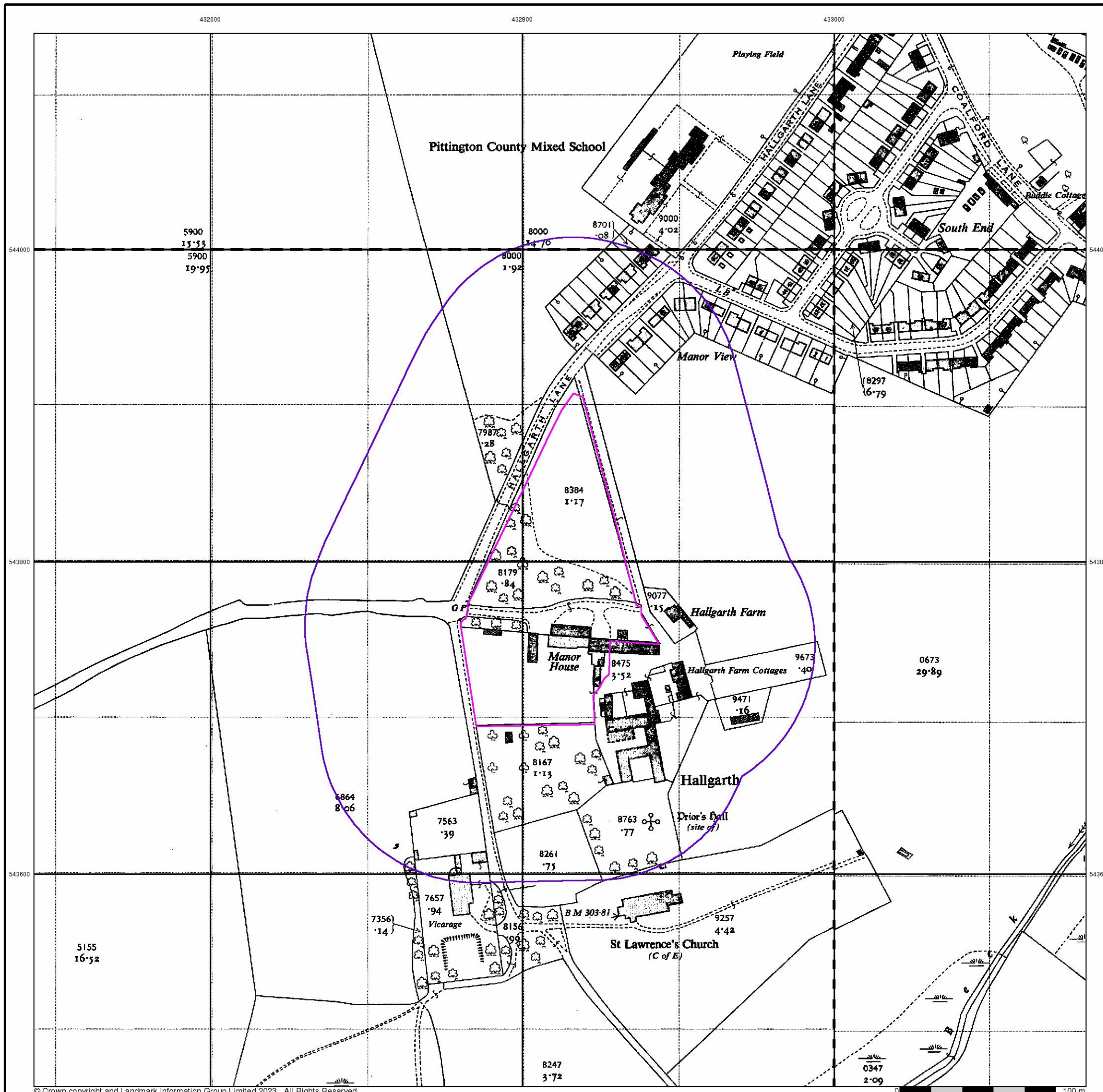
Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB



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





### Ordnance Survey Plan

Published 1976 - 1989

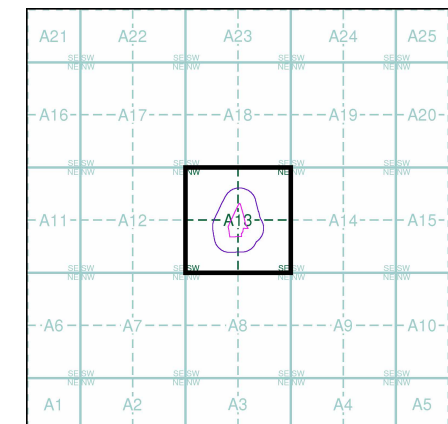
Source map scale - 1:2,500

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

### Map Name(s) and Date(s)

NZ3244 1989 1:2,500	NZ3344 1989 1:2,500
NZ3243 1976 1:2,500	NZ3343 1976 1:2,500

### Historical Map - Segment A13

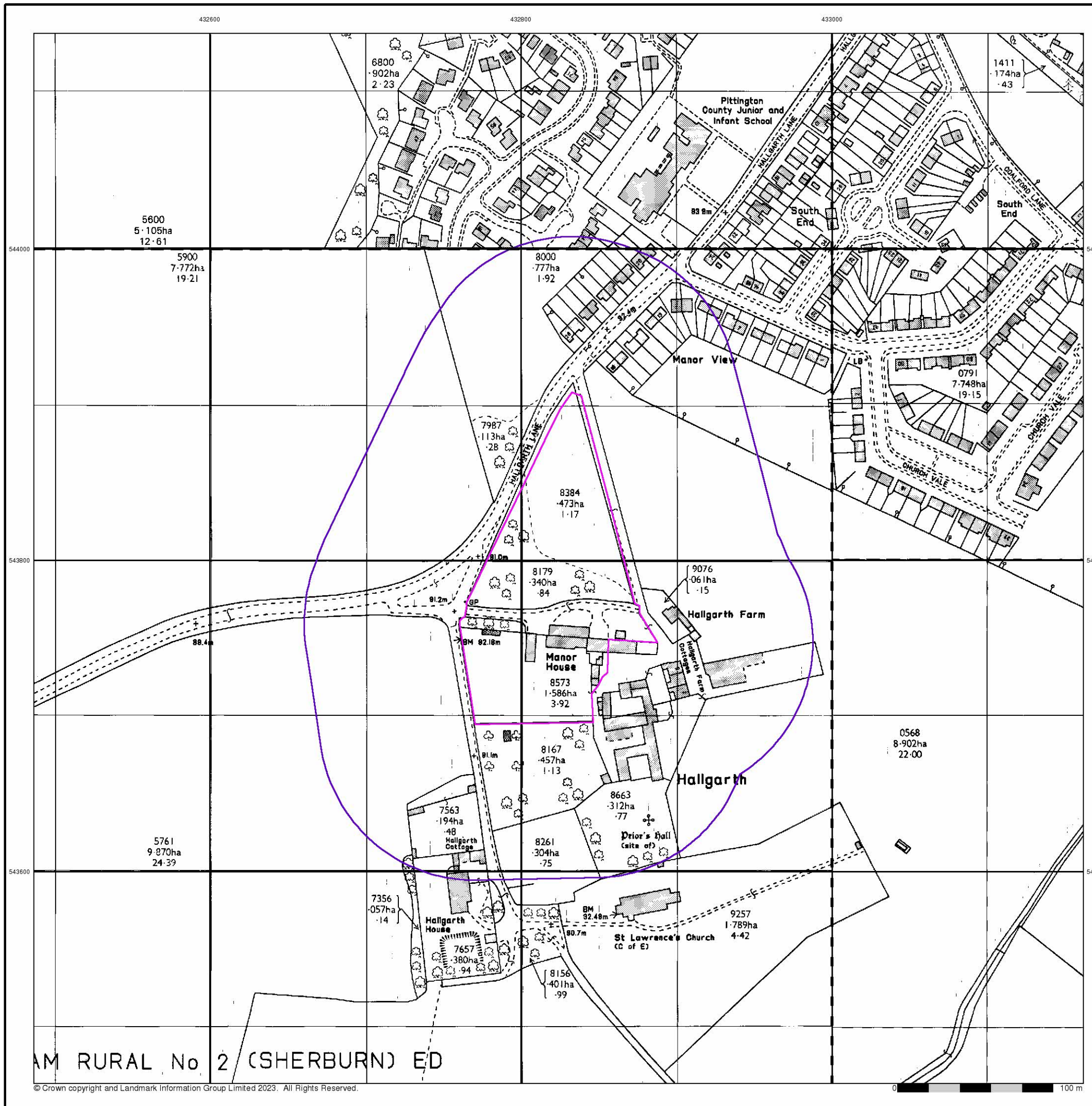


### Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB



AM RURAL No 2 (SHERBURN) ED



### Additional SIMs

Published 1977 - 1991

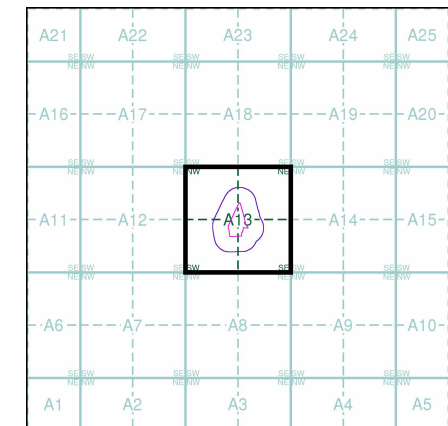
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

NZ3244 1977 1:2,500	NZ3344 1991 1:2,500
NZ3243 1987 1:2,500	NZ3343 1988 1:2,500

### Historical Map - Segment A13

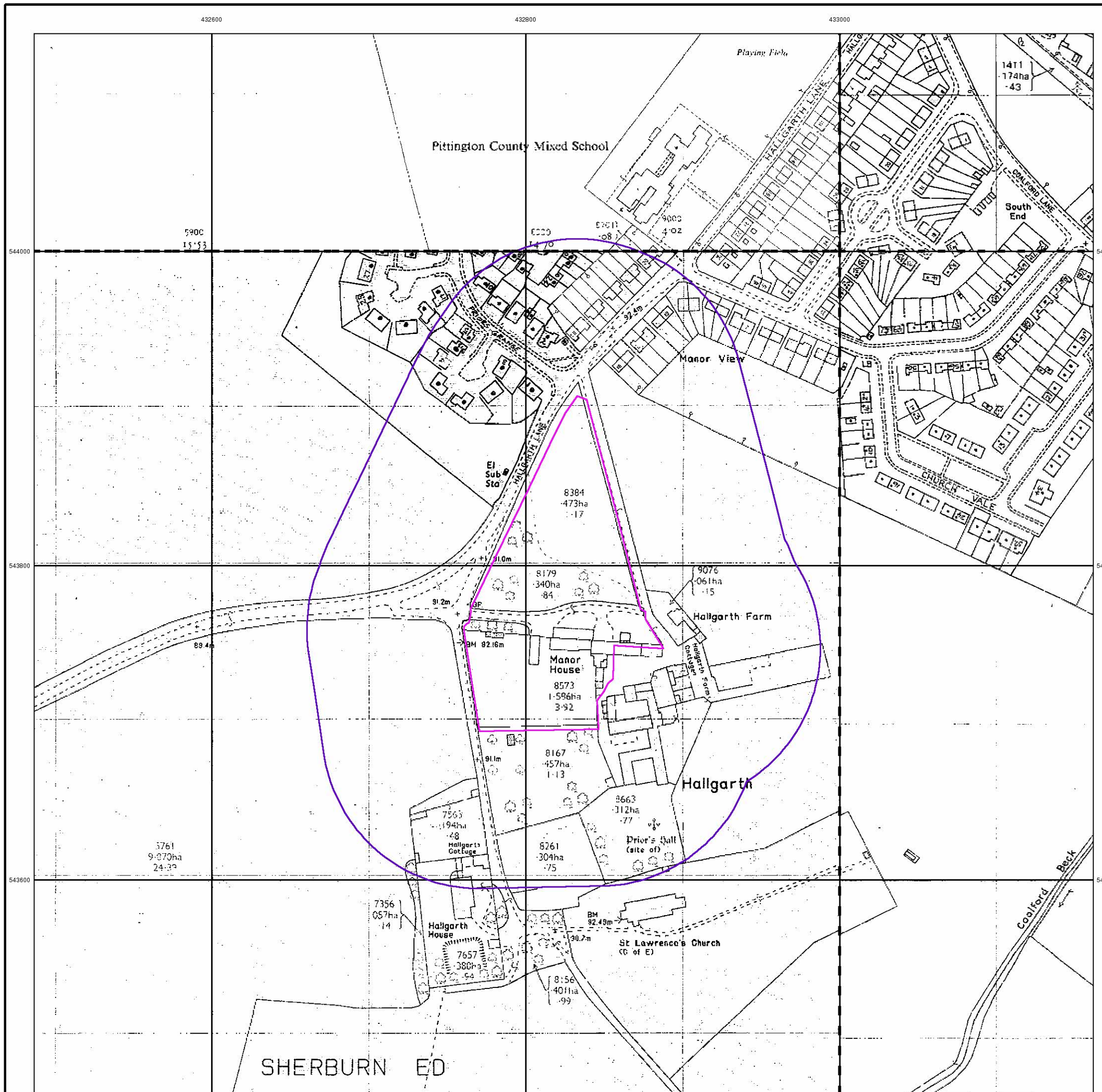


### Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

### Site Details

Hallgarth Manor Hotel, High Pitington, DURHAM, DH6 1AB





### Additional SIMs

Published 1984 - 1988

Source map scale - 1:2,500

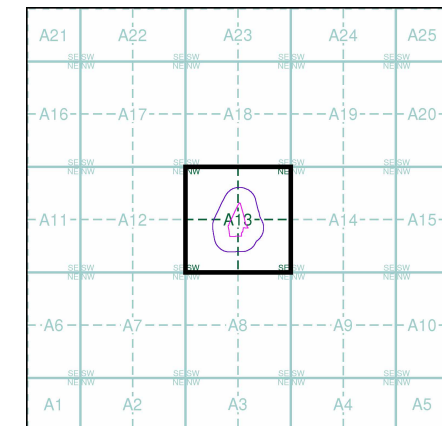
The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

NZ3244  
1984  
1:2,500

NZ3243  
1988  
1:2,500

### Historical Map - Segment A13

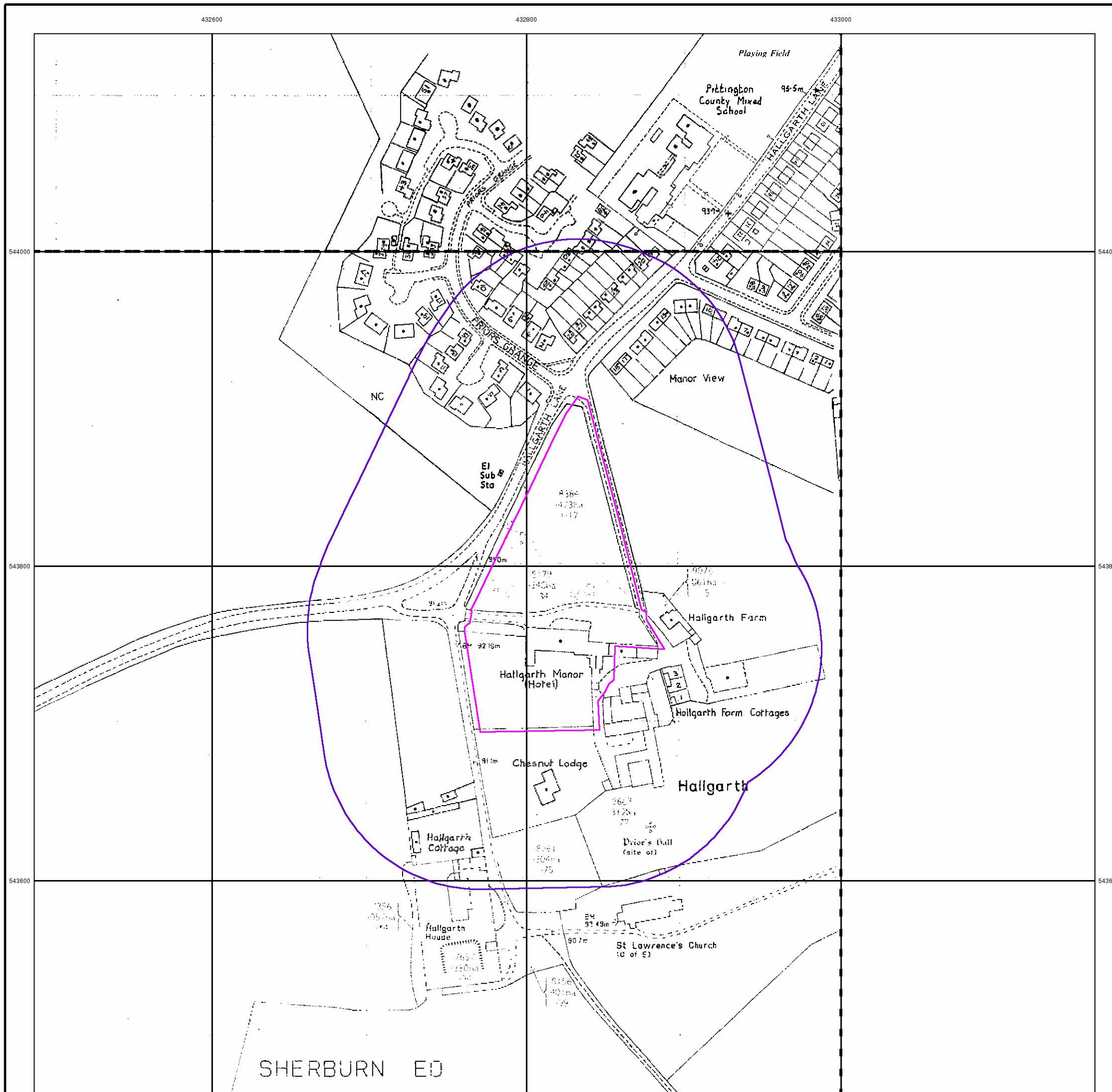


### Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





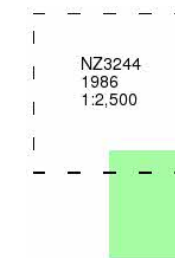
### Additional SIMs

Published 1986

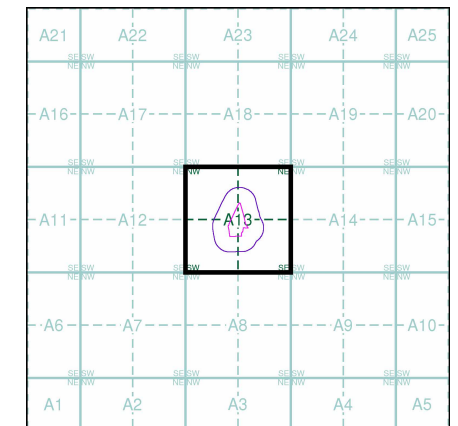
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)



### Historical Map - Segment A13

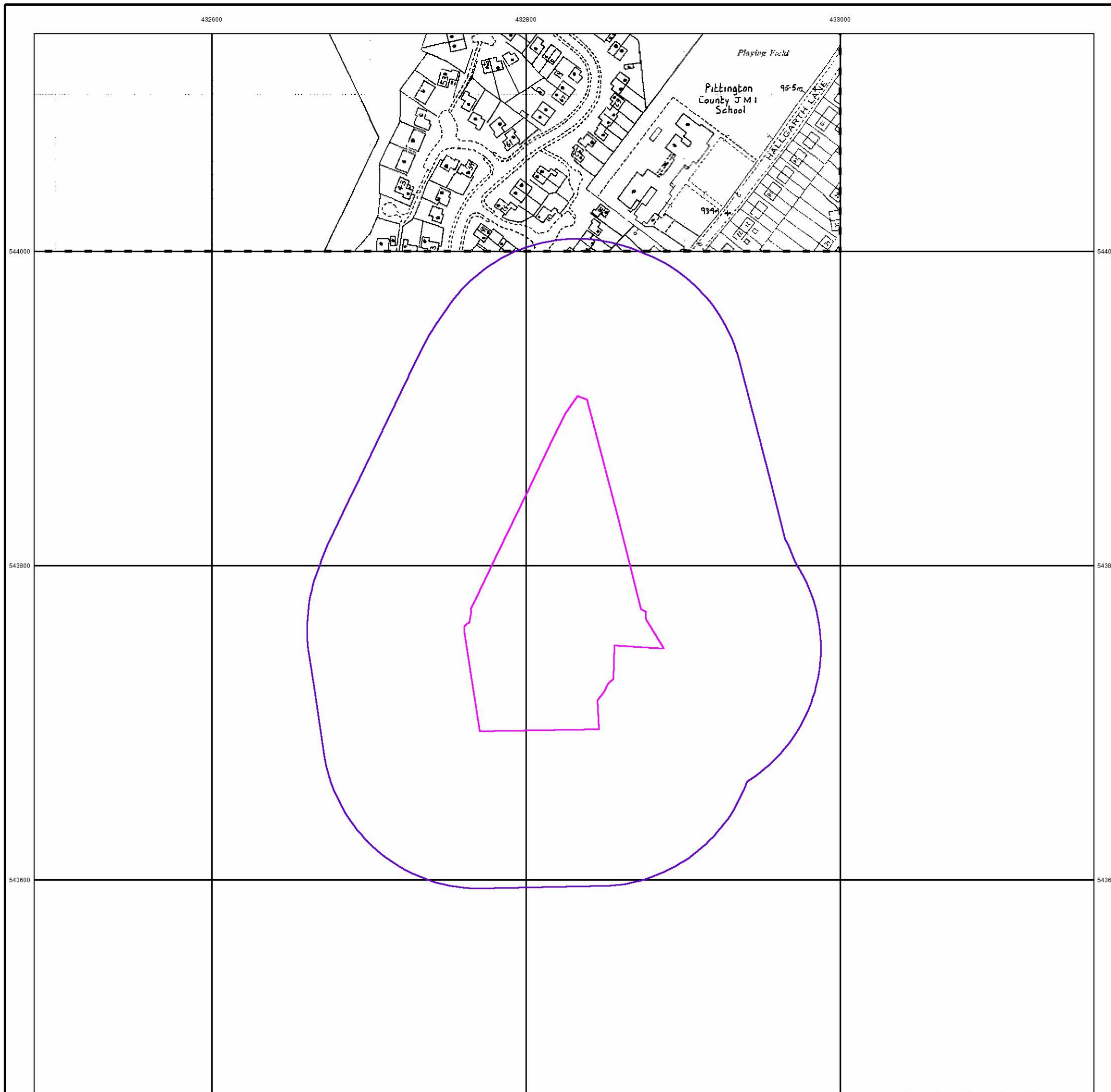


### Order Details

Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB





### Large-Scale National Grid Data

Published 1993

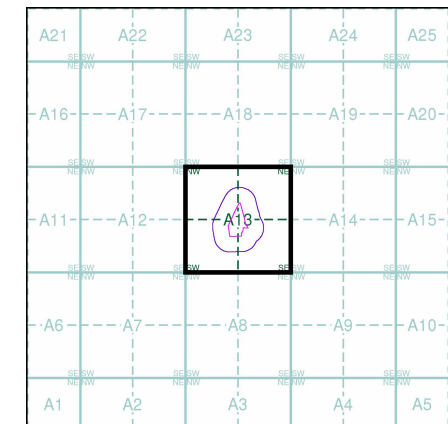
Source map scale - 1:2,500

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

### Map Name(s) and Date(s)

NZ3244 1993 1:2,500	NZ3344 1993 1:2,500
NZ3243 1993 1:2,500	NZ3343 1993 1:2,500

### Historical Map - Segment A13



### Order Details

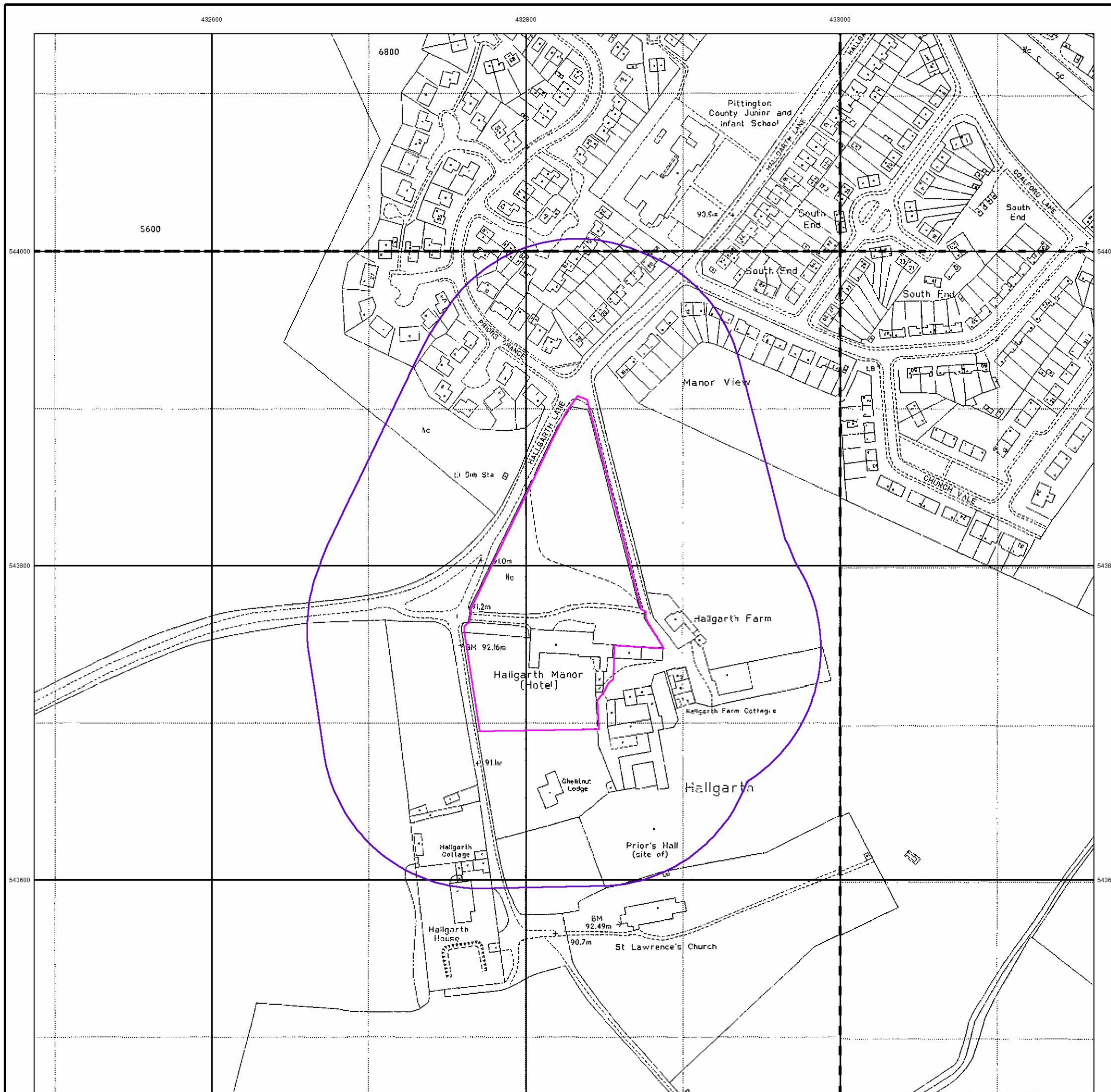
Order Number: 319603380\_1\_1  
 Customer Ref: S231005  
 National Grid Reference: 432820, 543790  
 Slice: A  
 Site Area (Ha): 1.52  
 Search Buffer (m): 100

### Site Details

Hallgarth Manor Hotel, High Pittington, DURHAM, DH6 1AB



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



## **Appendix C**

### **Envirocheck Report**



## Envirocheck<sup>®</sup> Report:

### Datasheet

#### Order Details:

**Order Number:**

319603380\_1\_1

**Customer Reference:**

S231005

**National Grid Reference:**

432820, 543790

**Slice:**

A

**Site Area (Ha):**

1.52

**Search Buffer (m):**

1000

#### Site Details:

Hallgarth Manor Hotel, High Pittington

DURHAM

DH6 1AB

#### Client Details:

Mr R Woods

Solmek Ltd

12 Yarm Road

Stockton on Tees

Cleveland

TS18 3NA

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	18
Hazardous Substances	-
Geological	20
Industrial Land Use	23
Sensitive Land Use	24
Data Currency	25
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#### Introduction

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

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#### Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Agency &amp; Hydrological</b>					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2	2	3	30	5
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 12			Yes	
Pollution Incidents to Controlled Waters	pg 12		2	1	
Prosecutions Relating to Authorised Processes	pg 13				1
Registered Radioactive Substances					
River Quality	pg 13		1		2
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 13			1	
Water Abstractions	pg 13				(*3)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 14	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 14	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 14	Yes	n/a	n/a	n/a
Source Protection Zones	pg 14				1
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 15			5	20



Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Waste</b>					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 18				2
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 18				2
Local Authority Landfill Coverage	pg 18	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 19				2
Registered Landfill Sites	pg 19				2
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
<b>Hazardous Substances</b>					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
<b>Geological</b>					
BGS 1:625,000 Solid Geology	pg 20	Yes	n/a	n/a	n/a
BGS Recorded Mineral Sites	pg 20			3	6
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 21	Yes	n/a	n/a	n/a
Mining Instability	pg 21	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 21	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 21		Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 22	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 22	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 22		Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

<b>Data Type</b>	<b>Page Number</b>	<b>On Site</b>	<b>0 to 250m</b>	<b>251 to 500m</b>	<b>501 to 1000m (*up to 2000m)</b>
<b>Industrial Land Use</b>					
Contemporary Trade Directory Entries	pg 23		3	2	
Fuel Station Entries					
Gas Pipelines					
Underground Electrical Cables					
<b>Sensitive Land Use</b>					
Ancient Woodland					
Areas of Adopted Green Belt	pg 24			1	
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 24				1
Ramsar Sites					
Sites of Special Scientific Interest	pg 24				1
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	0	1	432823 543790
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (S)	4	1	432850 543700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	95	1	432823 543600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	129	1	432650 543650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	145	1	432823 543550
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	153	1	432600 543700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	161	1	432600 543750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	182	1	433000 543600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (S)	189	1	432823 543500
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	190	1	433050 543650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	211	1	432550 543790
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	213	1	433100 543750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	213	1	433000 543550
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	218	1	433100 543700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	261	1	432500 543750
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	261	1	432500 543790
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	267	1	432500 543700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	302	1	433150 543600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (W)	316	1	432450 543700
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (SW)	319	1	432650 543400
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	324	1	432450 543650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SE (NE)	336	1	433000 544200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (E)	367	1	433250 543800
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (W)	373	1	432400 543650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (E)	376	1	433250 543650
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (SW)	383	1	432400 543600
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	426	1	433300 543850
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (SW)	445	1	432350 543550
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A17SE (NW)	453	1	432450 544150
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	474	1	433350 543850
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	487	1	433350 543900
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	495	1	432823 543200
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	495	1	432750 543200
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (S)	495	1	432800 543200
1	<b>Discharge Consents</b> Operator: Hallgarth Manor Hotel Ltd Property Type: HOLIDAY ACCOM/CAMP SITE/CARAVAN SITE/HOTEL/HOSTEL Location: Hall Garth Manor Hotel Septic Tank, Hall Garth, Pittington, County Durham Authority: Environment Agency, North East Region Catchment Area: Wear (Lower) Reference: 245/0616 Permit Version: 2 Effective Date: 18th December 2012 Issued Date: 18th December 2012 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Land/Soakaway Receiving Water: Land <b>Status: Varied under EPR 2010</b> Positional Accuracy: Located by supplier to within 10m	A13SE (E)	0	2	432840 543790
1	<b>Discharge Consents</b> Operator: Hallgarth Manor Hotel Ltd Property Type: HOLIDAY ACCOM/CAMP SITE/CARAVAN SITE/HOTEL/HOSTEL Location: Hall Garth Manor Hotel Septic Tank, Hall Garth, Pittington, County Durham Authority: Environment Agency, North East Region Catchment Area: Wear (Lower) Reference: 245/0616 Permit Version: 1 Effective Date: 17th May 1988 Issued Date: 17th May 1988 Revocation Date: 17th December 2012 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Land/Soakaway Receiving Water: Land <b>Status: Transferred from COPA 1974</b> Positional Accuracy: Located by supplier to within 10m	A13SE (E)	0	2	432840 543790



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	<p><b>Discharge Consents</b></p> <p>Operator: Unknown,  Property Type: CHURCH/MONASTERY/ABBEY/RELIGIOUS RETREAT/ASSOCIATION HQ  Location: St Lawrence'S Church,North Of, Plot, Hallgarth, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/0325  Permit Version: 1  Effective Date: 16th September 1986  Issued Date: 16th September 1986  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company  Discharge: Land/Soakaway  Environment:  Receiving Water: Land  <b>Status:</b> <b>Post National Rivers Authority Legislation where issue date &gt; 31/08/1989</b>  Positional Accuracy: Manually corrected supplier location</p>	A13SW (SW)	15	2	432770 543680
2	<p><b>Discharge Consents</b></p> <p>Operator: Mr Kelvin Scott Cox  Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES)  Location: The Orchard, Hallgarth, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/0706  Permit Version: 1  Effective Date: 10th October 1988  Issued Date: 10th October 1988  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company  Discharge: Land/Soakaway  Environment:  Receiving Water: Land  <b>Status:</b> <b>Transferred from COPA 1974</b>  Positional Accuracy: Located by supplier to within 10m</p>	A13SW (S)	16	2	432820 543680
2	<p><b>Discharge Consents</b></p> <p>Operator: Mr R H Warburton  Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES)  Location: Chestnut Lodge, Hallgarth, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/0326  Permit Version: 1  Effective Date: 19th September 1986  Issued Date: 19th September 1986  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company  Discharge: Land/Soakaway  Environment:  Receiving Water: Land  <b>Status:</b> <b>Transferred from COPA 1974</b>  Positional Accuracy: Located by supplier to within 100m</p>	A13SW (S)	45	2	432780 543650
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)  Location: High Pittington Csos, Mhs 27,28&amp;29, High Pittington  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/1385  Permit Version: 1  Effective Date: 28th July 2005  Issued Date: 28th July 2005  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status:</b> <b>Transferred from Rivers (Prevention of Pollution) Act 1951-1961</b>  Positional Accuracy: Located by supplier to within 100m</p>	A14SW (E)	317	2	433200 543800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)  Location: High Pitlington Csos, Mhs 27,28&amp;29, High Pitlington  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/1343  Permit Version: 1  Effective Date: 16th February 2005  Issued Date: 16th February 2005  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961</b>  Positional Accuracy: Located by supplier to within 100m</p>	A14SW (E)	317	2	433200 543800
3	<p><b>Discharge Consents</b></p> <p>Operator: Redundant - Northumbrian Water Ltd  Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)  Location: High Pitlington Csos, Mhs 27,28&amp;29, High Pitlington  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/E/0519  Permit Version: 1  Effective Date: 24th July 1964  Issued Date: 24th July 1964  Revocation Date: 7th July 1994  Discharge Type: Unspecified  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Authorisation revoked</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	317	2	433200 543800
3	<p><b>Discharge Consents</b></p> <p>Operator: Redundant - Northumbrian Water Ltd  Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)  Location: High Pitlington Csos, Mhs 27,28&amp;29, High Pitlington  Authority: Environment Agency, North East Region  Catchment Area: Not Given  Reference: 245/E/0522  Permit Version: 1  Effective Date: 24th July 1964  Issued Date: 24th July 1964  Revocation Date: 9th April 1997  Discharge Type: Unspecified  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Pitlington Beck  <b>Status: Authorisation revoked</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	317	2	433200 543800
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)  Location: High Pitlington Csos, Mhs 27,28&amp;29, High Pitlington  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/E/0520  Permit Version: 1  Effective Date: 24th July 1964  Issued Date: 24th July 1964  Revocation Date: 16th February 2005  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Authorisation revoked</b>  Positional Accuracy: Located by supplier to within 100m</p>	A14SW (E)	317	2	433200 543800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	<b>Discharge Consents</b> Operator: Northumbrian Water Ltd Property Type: Not Given Location: High Pittington Sso, Manhole Number 29, HIGH PITTINGTON Authority: Environment Agency, North East Region Catchment Area: Wear (Lower) Reference: 245/E/0520/4250 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 24th July 1964 Revocation Date: Not Supplied Discharge Type: Storm Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Coalford Beck <b>Status: Not Supplied</b> Positional Accuracy: Located by supplier to within 100m	A14SW (E)	317	2	433200 543795
3	<b>Discharge Consents</b> Operator: Northumbrian Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: High Pittington Csos, Mhs 27,28&29, High Pittington Authority: Environment Agency, North East Region Catchment Area: Wear (Lower) Reference: 245/E/0521 Permit Version: 1 Effective Date: 24th July 1964 Issued Date: 24th July 1964 Revocation Date: 28th July 2005 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Coalford Beck <b>Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961</b> Positional Accuracy: Located by supplier to within 10m	A14SW (E)	317	2	433200 543800
3	<b>Discharge Consents</b> Operator: Northumbrian Water Ltd Property Type: Not Given Location: High Pittington Sso, Manhole Number 30, HIGH PITTINGTON Authority: Environment Agency, North East Region Catchment Area: Wear (Lower) Reference: 245/E/0520/4250 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 24th July 1964 Revocation Date: Not Supplied Discharge Type: Storm Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Pittington Beck <b>Status: Not Supplied</b> Positional Accuracy: Located by supplier to within 100m	A14SW (E)	321	2	433205 543795
3	<b>Discharge Consents</b> Operator: Northumbrian Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 245/0842 Permit Version: 6 Effective Date: 4th February 2015 Issued Date: 4th February 2015 Revocation Date: 30th January 2022 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Coalford Beck <b>Status: Varied under EPR 2010</b> Positional Accuracy: Located by supplier to within 10m	A14SW (E)	341	2	433228 543765



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 6  Effective Date: 4th February 2015  Issued Date: 4th February 2015  Revocation Date: 30th January 2022  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Varied under EPR 2010</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	341	2	433228 543765
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 7  Effective Date: 31st January 2022  Issued Date: 31st January 2022  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Varied under EPR 2010</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	342	2	433229 543762
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 5  Effective Date: 1st April 2010  Issued Date: 1st April 2010  Revocation Date: 3rd February 2015  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 5  Effective Date: 1st April 2010  Issued Date: 1st April 2010  Revocation Date: 3rd February 2015  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 4  Effective Date: 1st January 2010  Issued Date: 24th September 2009  Revocation Date: 31st March 2010  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 4  Effective Date: 1st January 2010  Issued Date: 24th September 2009  Revocation Date: 31st March 2010  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 1  Effective Date: 24th October 1989  Issued Date: 24th October 1989  Revocation Date: 25th October 1998  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 2  Effective Date: 26th October 1998  Issued Date: 24th October 1989  Revocation Date: 22nd March 1999  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 3  Effective Date: 23rd March 1999  Issued Date: 24th October 1989  Revocation Date: 31st December 2009  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770
3	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 3  Effective Date: 23rd March 1999  Issued Date: 24th October 1989  Revocation Date: 31st December 2009  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	344	2	433230 543770
4	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: Sewage Disposal Works  Location: Pittington Sewage Treatment Works, PITTINGTON  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/0842/3899  Permit Version: Not Supplied  Effective Date: Not Supplied  Issued Date: 16th February 1990  Revocation Date: Not Supplied  Discharge Type: Sewage Effluent Discharge-Storm Effluent  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Not Supplied</b>  Positional Accuracy: Located by supplier to within 100m</p>	A14SW (E)	317	2	433200 543695
4	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: Sewage Disposal Works - Water Company  Location: Pittington Stw, Pittington, County Durham  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 2  Effective Date: 26th October 1998  Issued Date: 24th October 1989  Revocation Date: 22nd March 1999  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 100m</p>	A14SW (E)	317	2	433200 543700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: Sewage Disposal Works - Water Company  Location: Pittington Stw, Pittington, County Durham  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/0842  Permit Version: 1  Effective Date: 24th October 1989  Issued Date: 24th October 1989  Revocation Date: 25th October 1998  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status:</b> <b>New Consent, by Application, granted by Secretary of State</b>  Positional Accuracy: Located by supplier to within 100m</p>	A14SW (E)	317	2	433200 543700
4	<p><b>Discharge Consents</b></p> <p>Operator: Redundant - Northumbrian Water Ltd  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/A/0708  Permit Version: 1  Effective Date: 13th February 1982  Issued Date: 13th February 1982  Revocation Date: 21st September 1989  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Bck  <b>Status:</b> <b>Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	317	2	433200 543700
4	<p><b>Discharge Consents</b></p> <p>Operator: Redundant - Northumbrian Water Ltd  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/A/0709  Permit Version: 1  Effective Date: 13th February 1982  Issued Date: 13th February 1982  Revocation Date: 16th February 1990  Discharge Type: Unspecified  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status:</b> <b>Consent revoked or revised: New Consent issued (Section 37(1))</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	317	2	433200 543700
4	<p><b>Discharge Consents</b></p> <p>Operator: Redundant - Northumbrian Water Ltd  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/E/0517  Permit Version: 1  Effective Date: 24th July 1964  Issued Date: 24th July 1964  Revocation Date: 13th February 1982  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status:</b> <b>Transferred from Rivers (Prevention of Pollution) Act 1951-1961</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	317	2	433200 543700



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<p><b>Discharge Consents</b></p> <p>Operator: Redundant - Northumbrian Water Ltd  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/E/0518  Permit Version: 1  Effective Date: 24th July 1964  Issued Date: 24th July 1964  Revocation Date: 13th February 1982  Discharge Type: Unspecified  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14SW (E)	317	2	433200 543700
5	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw, Pittington, County Durham  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 7  Effective Date: 31st January 2022  Issued Date: 31st January 2022  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Varied under EPR 2010</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14NW (E)	369	2	433249 543819
5	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY)  Location: Pittington Stw Off Coalford Lane, High Pittington, Durham, County Durham, Dh6 1ah  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/0842  Permit Version: 7  Effective Date: 31st January 2022  Issued Date: 31st January 2022  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Varied under EPR 2010</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14NW (E)	396	2	433276 543820
5	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)  Location: High Pittington Stw Cso, Highpittington, Co. Durham  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/E/0065  Permit Version: 1  Effective Date: 30th April 1954  Issued Date: 30th April 1954  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck  <b>Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961</b>  Positional Accuracy: Located by supplier to within 10m</p>	A14NW (E)	402	2	433280 543830

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	<p><b>Discharge Consents</b></p> <p>Operator: Mr J Middlemiss  Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES)  Location: Littletown Farm (4 Dwellings), Littledown, Durham, Dh6 1aj  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/1066  Permit Version: 1  Effective Date: 16th September 1993  Issued Date: 16th September 1993  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Coalford Beck Trib(Pittington)  <b>Status: New Consent, by Application (Water Resources Act 1991, Section 88)</b>  Positional Accuracy: Located by supplier to within 10m</p>	A8NE (SE)	428	2	433110 543360
7	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY)  Location: Low Pittington Pumping Station, Front Street, Low Pittington, County Durham  Authority: Environment Agency, North East Region  Catchment Area: Not Supplied  Reference: 245/1288  Permit Version: 1  Effective Date: 17th August 2004  Issued Date: 17th August 2004  Revocation Date: Not Supplied  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Pittington Beck  <b>Status: New Consent (Water Resources Act 1991, Section 88 &amp; Schedule 10 as amended by Environment Act 1995)</b>  Positional Accuracy: Located by supplier to within 10m</p>	A17NE (N)	895	2	432480 544730
7	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY)  Location: Pittington Ps, Pittington  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/0900  Permit Version: 1  Effective Date: 21st September 1989  Issued Date: 21st September 1989  Revocation Date: 8th April 1991  Discharge Type: Unspecified  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Pittington Beck  <b>Status: Transferred from COPA 1974</b>  Positional Accuracy: Located by supplier to within 100m</p>	A17NE (N)	895	2	432480 544730
7	<p><b>Discharge Consents</b></p> <p>Operator: Northumbrian Water Limited  Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY)  Location: Low Pittington Ps. Sso, Low Pittington, Co. Durham, X  Authority: Environment Agency, North East Region  Catchment Area: Wear (Lower)  Reference: 245/E/0410  Permit Version: 1  Effective Date: 22nd February 1963  Issued Date: 22nd February 1963  Revocation Date: 17th August 2004  Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company  Discharge: Freshwater Stream/River  Environment:  Receiving Water: Pittington Beck  <b>Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961</b>  Positional Accuracy: Located by supplier to within 10m</p>	A17NE (N)	895	2	432480 544730



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	<b>Discharge Consents</b> Operator: Northumbrian Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Low Pittington Pumping Station, Front Street, Low Pittington, County Durham Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 245/1288 Permit Version: 1 Effective Date: 17th August 2004 Issued Date: 17th August 2004 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Pittington Beck <b>Status:</b> <b>New Consent (Water Resources Act 1991, Section 88 &amp; Schedule 10 as amended by Environment Act 1995)</b> Positional Accuracy: Located by supplier to within 10m	A17NE (N)	896	2	432480 544731
7	<b>Discharge Consents</b> Operator: Northumbrian Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Low Pittington Pumping Station, Front Street, Low Pittington, County Durham Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 245/1288 Permit Version: 1 Effective Date: 17th August 2004 Issued Date: 17th August 2004 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Pittington Beck <b>Status:</b> <b>New Consent (Water Resources Act 1991, Section 88 &amp; Schedule 10 as amended by Environment Act 1995)</b> Positional Accuracy: Located by supplier to within 10m	A17NE (N)	896	2	432480 544731
	<b>Nearest Surface Water Feature</b>	A13SE (SE)	293	-	433132 543587
8	<b>Pollution Incidents to Controlled Waters</b> Property Type: Other General Premises Location: PITTINGTON Authority: Environment Agency, North East Region Pollutant: Chemicals - Paints / Dyes Note: Pollution Found; No Fish Killed Incident Date: 4th April 1996 Incident Reference: NW960086 Catchment Area: Lower Wear Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (W)	165	2	432600 543795
8	<b>Pollution Incidents to Controlled Waters</b> Property Type: Other General Premises Location: PITTINGTON Authority: Environment Agency, North East Region Pollutant: Chemicals - Paints / Dyes Note: No Fish Killed Incident Date: 4th April 1996 Incident Reference: NW960086 Catchment Area: Lower Wear Receiving Water: Freshwater Stream/River Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (W)	166	2	432600 543800
9	<b>Pollution Incidents to Controlled Waters</b> Property Type: Water Company Sewage: Sewage Treatment Works Location: PITTINGTON Authority: Environment Agency, North East Region Pollutant: Not Given Note: Pittington Beck Incident Date: 6th May 1993 Incident Reference: 245/003201 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Sewage - Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	471	2	433100 543300

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	<b>Prosecutions Relating to Authorised Processes</b> Location: Coalford Lane Farm, Littleton, PITTINGTON, . . . Prosecution Text: Handling Controlled Waste Without A Waste Management Licence - Operating An Illegal Waste Transfer Station. Prosecution Act: Epa90 S33(1) & S33(6) Hearing Date: Not Supplied Verdict: Guilty Fine: 5400 Costs: 2164.44 Positional Accuracy: Manually positioned to the road within the address or location	A14SE (E)	657	2	433544 543745
	<b>River Quality</b> Name: Coalford_Beck GQA Grade: River Quality B Reach: Source_Trib_Nz3281_433 Estimated Distance (km): 5.5 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13SE (SE)	178	2	433017 543623
	<b>River Quality</b> Name: Pittington_Beck GQA Grade: River Quality B Reach: Source_Coalford_Bec Estimated Distance (km): 5.6 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A17SE (NW)	811	2	432152 544348
	<b>River Quality</b> Name: Coalford_Beck GQA Grade: River Quality B Reach: Trib_Nz3281_Pittington_Bec Estimated Distance (km): 1.6 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A12SW (W)	860	2	431919 543515
11	<b>Substantiated Pollution Incident Register</b> Authority: Environment Agency - North East Region, North East Area Incident Date: 18th September 2009 Incident Reference: 717161 Water Impact: Category 4 - No Impact Air Impact: Category 3 - Minor Incident Land Impact: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 10m Pollutant: Asbestos Waste	A14NW (E)	496	2	433340 543950
	<b>Water Abstractions</b> Operator: Ramside Estates Limited Licence Number: 1/24/05/055 Permit Version: 100 Location: Borehole - Coal Measures - Ramside Hall Authority: Environment Agency, North East Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 10 Yearly Rate (m3): 9000 Details: Ramside Hall Hotel Golfcourse, Carrville, County Durham Authorised Start: 01 April Authorised End: 31 October Permit Start Date: 18th April 1995 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1621	2	431460 544770



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Water Abstractions</b> Operator: Ramside Estates Ltd Licence Number: Ne/024/0005/012 Permit Version: 1 Location: Drains Feeding Into Storage Lake - Ramside Hall Authority: Environment Agency, North East Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Ramside Hall Hotel, Carrville, Durham Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th June 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1751	2	431321 544793
	<b>Water Abstractions</b> Operator: Ramside Estates Ltd Licence Number: 1/24/05/057 Permit Version: 100 Location: Ramside Hall Authority: Environment Agency, North East Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 589 Yearly Rate (m3): 38636 Details: Ramside Hall Hotel Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2001 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1784	2	431270 544770
	<b>Groundwater Vulnerability Map</b> Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: >70% Superficial: >90% Patchiness: >10m Thickness: >10m Superficial Recharge: Low	A13SW (SW)	0	3	432823 543790
	<b>Groundwater Vulnerability - Soluble Rock Risk</b> None				
	<b>Bedrock Aquifer Designations</b> Aquifer Designation: Secondary Aquifer - A	A13SW (SW)	0	3	432823 543790
	<b>Superficial Aquifer Designations</b> Aquifer Designation: Secondary Aquifer - A	A13SW (SW)	0	3	432823 543790
12	<b>Source Protection Zones</b> Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A18SE (NE)	609	2	433140 544435
	<b>Extreme Flooding from Rivers or Sea without Defences</b> None				
	<b>Flooding from Rivers or Sea without Defences</b> None				
	<b>Areas Benefiting from Flood Defences</b> None				
	<b>Flood Water Storage Areas</b> None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Flood Defences</b> None				
13	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 1258.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coalford Beck Catchment Name: Wear Primacy: 1	A13SE (SE)	294	4	433134 543589
14	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 170.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coalford Beck Catchment Name: Wear Primacy: 1	A8NE (S)	314	4	432955 543402
15	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 12.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coalford Beck Catchment Name: Wear Primacy: 1	A8NW (S)	393	4	432817 543302
16	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 323.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A8NW (S)	399	4	432805 543296
17	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 1209.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coalford Beck Catchment Name: Wear Primacy: 1	A8NW (S)	399	4	432805 543296
18	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 245.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A8SE (S)	695	4	432857 543001
19	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 224.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A8SE (S)	696	4	432857 543001
20	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 6.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A8SE (S)	734	4	433102 543009
21	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 810.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A8SE (S)	736	4	433108 543009



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 976.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Pittington Beck Catchment Name: Wear Primacy: 1	A17SE (NW)	753	4	432230 544366
23	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 594.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coalford Beck Catchment Name: Wear Primacy: 1	A12SW (W)	774	4	432001 543596
24	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 9.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coalford Beck Catchment Name: Wear Primacy: 1	A12SW (W)	788	4	432011 543486
25	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 91.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Pittington Beck Catchment Name: Wear Primacy: 1	A12NW (NW)	837	4	432010 544133
26	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 3.0 Watercourse Level: Underground Permanent: True Watercourse Name: Pittington Beck Catchment Name: Wear Primacy: 1	A12NW (W)	898	4	431927 544095
27	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 45.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Pittington Beck Catchment Name: Wear Primacy: 1	A12NW (W)	900	4	431925 544094
28	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 137.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A8SE (S)	900	4	432964 542804
29	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 123.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A19SE (NE)	925	4	433678 544298
30	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 33.8 Watercourse Level: Underground Permanent: True Watercourse Name: Pittington Beck Catchment Name: Wear Primacy: 1	A12NW (W)	926	4	431887 544069

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
31	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 3.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coldwell Burn Catchment Name: Wear Primacy: 1	A19SE (NE)	927	4	433678 544297
32	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 462.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Coldwell Burn Catchment Name: Wear Primacy: 1	A19SE (NE)	930	4	433681 544299
33	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 191.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Pittington Beck Catchment Name: Wear Primacy: 1	A12NW (W)	958	4	431853 544068
34	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 71.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A23SE (N)	976	4	432843 544883
35	<b>OS Water Network Lines</b> Watercourse Form: Lake Watercourse Length: 7.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A23SW (N)	989	4	432773 544895
36	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 209.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A23SW (N)	990	4	432742 544894
37	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 22.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Wear Primacy: 1	A23SW (N)	990	4	432765 544895



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
38	<b>Historical Landfill Sites</b> Licence Holder: D L George Location: Sherburn, Durham, County Durham Name: Cookshold Lane Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD05886 First Input Date: 31st December 1973 Last Input Date: 31st December 1981 Specified Waste: Deposited Waste included Inert and Industrial Waste Type: EA Waste Ref: 67036 Regis Ref: DUR/L/GEO001 WRC Ref: 1300/0088 BGS Ref: Not Supplied Other Ref: DUR/033A	A8NW (SW)	629	2	432488 543133
39	<b>Historical Landfill Sites</b> Licence Holder: D L George Location: Mill Farm, Pittingham, Durham, County Durham Name: Mill Farm Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD05884 First Input Date: 6th October 1981 Last Input Date: 27th April 1994 Specified Waste: Deposited Waste included Inert Waste Type: EA Waste Ref: 67103 Regis Ref: DUR/L/GEO002 WRC Ref: 1300/0130 BGS Ref: Not Supplied Other Ref: DUR/107	A12SW (W)	676	2	432118 543519
40	<b>Licensed Waste Management Facilities (Locations)</b> Licence Number: 67036 Location: Sherburn, Durham, County Durham Operator Name: George D L Operator Location: Not Supplied Authority: Environment Agency - North East Region, North East Area Site Category: Landfills Taking Non-biodegradable Wastes (Not Construction) <b>Licence Status: Surrendered</b> Issued: 18th May 1977 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 27th April 1994 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A8NW (SW)	564	2	432500 543200
41	<b>Licensed Waste Management Facilities (Locations)</b> Licence Number: 67103 Location: Pittington, Durham, County Durham Operator Name: George D L Operator Location: Not Supplied Authority: Environment Agency - North East Region, North East Area Site Category: Landfills Taking Non-biodegradable Wastes (Not Construction) <b>Licence Status: Surrendered</b> Issued: 5th October 1981 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 27th April 1994 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A12SW (W)	795	2	432000 543500
	<b>Local Authority Landfill Coverage</b> Name: Durham City Council - Has no landfill data to supply		0	5	432823 543790
	<b>Local Authority Landfill Coverage</b> Name: Durham County Council - Has supplied landfill data		0	6	432823 543790

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
42	<b>Local Authority Recorded Landfill Sites</b> Location: Mill Farm Pittington Reference: WD/4/14 Authority: Durham County Council, Economic Development and Planning Department <b>Last Reported Status: Unknown</b> Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A7NW (SW)	825	6	432000 543400
43	<b>Local Authority Recorded Landfill Sites</b> Location: Cookshold Lane Reference: WD/4/1 Authority: Durham County Council, Economic Development and Planning Department <b>Last Reported Status: Unknown</b> Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A7SE (SW)	839	6	432300 543000
44	<b>Registered Landfill Sites</b> Licence Holder: D L George Licence Reference: DUR 33/41 Site Location: Cookshold Lane, Sherburn, Durham, County Durham Licence Easting: 432400 Licence Northing: 543050 Operator Location: Hill View, Belmont, Durham, County Durham Authority: Environment Agency - North East Region, Northumbria Area Site Category: Landfill Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source: Waste produced/controlled by licence holder Restrictions: Status: Licence known to be surrenderedSurrendered Dated: 18th May 1977 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Accuracy: Not Applicable Authorised Waste: Construction And Demolition Wastes	A7SE (SW)	744	2	432400 543050
45	<b>Registered Landfill Sites</b> Licence Holder: D L George Licence Reference: DUR 107A Site Location: Mill Farm, Pittington, Durham, County Durham Licence Easting: 432050 Licence Northing: 543500 Operator Location: Hill View, Belmont, Durham, County Durham Authority: Environment Agency - North East Region, Northumbria Area Site Category: Landfill Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source: Waste produced/controlled by licence holder Restrictions: Status: Licence known to be surrenderedSurrendered Dated: 5th October 1981 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Accuracy: Not Applicable Authorised Waste: Construction And Demolition Wastes Prohibited Waste: Poisonous, Noxious, Polluting Wastes Special Wastes	A12SW (W)	747	2	432050 543500



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS 1:625,000 Solid Geology</b> Description: Pennine Middle Coal Measures Formation And South Wales Middle Coal Measures Formation (Undifferentiated)	A13SW (SW)	0	1	432823 543790
46	<b>BGS Recorded Mineral Sites</b> Site Name: Hallgarth Gravel Pit Location: Hallgarth, Sherburn, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 104050 Type: Opencast <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Devensian Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A8NW (S)	326	1	432680 543382
47	<b>BGS Recorded Mineral Sites</b> Site Name: New Pittington Location: Pittington, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 104046 Type: Opencast <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Middle Coal Measures Formation Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A18SW (N)	436	1	432625 544291
48	<b>BGS Recorded Mineral Sites</b> Site Name: Buddle Bank Location: Hallgarth, Sherburn, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 104057 Type: Opencast <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Middle Coal Measures Formation Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A14NW (E)	498	1	433337 543965
49	<b>BGS Recorded Mineral Sites</b> Site Name: Pittington Colliery Location: Pittington, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 11542 Type: Underground <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Middle Coal Measures Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A19SE (NE)	788	1	433515 544310
50	<b>BGS Recorded Mineral Sites</b> Site Name: Warren Quarry Location: Pittington, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 11544 Type: Opencast <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Permian Geology: Zechstein Group (Lower Magnesian Limestone) Commodity: Dolomite Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	835	1	433375 544545

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
51	<b>BGS Recorded Mineral Sites</b> Site Name: Pittington Quarry Location: Pittington, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 11543 Type: Opencast <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Permian Geology: Raisby Formation Commodity: Dolomite Positional Accuracy: Located by supplier to within 10m	A18NE (N)	838	1	433145 544685
52	<b>BGS Recorded Mineral Sites</b> Site Name: Pittington Colliery Sandpit Location: Pittington, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 11545 Type: Opencast <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits Commodity: Sand and Gravel Positional Accuracy: Located by supplier to within 10m	A19SE (NE)	936	1	433720 544220
53	<b>BGS Recorded Mineral Sites</b> Site Name: Littletown Colliery Location: Littletown, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 11546 Type: Underground <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Middle Coal Measures Commodity: Coal - Deep Positional Accuracy: Located by supplier to within 10m	A14SE (E)	947	1	433800 543495
54	<b>BGS Recorded Mineral Sites</b> Site Name: Pittington Sand Pit Location: Pittington, Durham, Co. Durham Source: British Geological Survey, National Geoscience Information Service Reference: 104055 Type: Opencast <b>Status: Ceased</b> Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Devensian Commodity: Sand Positional Accuracy: Located by supplier to within 10m	A17NW (NW)	959	1	432078 544499
	<b>Coal Mining Affected Areas</b> Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SW (SW)	0	7	432823 543790
	<b>Mining Instability</b> Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13SW (SW)	0	-	432823 543790
	<b>Non Coal Mining Areas of Great Britain</b> No Hazard				
	<b>Potential for Collapsible Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790
	<b>Potential for Collapsible Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	222	1	432690 543488
	<b>Potential for Compressible Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790
	<b>Potential for Compressible Ground Stability Hazards</b> Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	222	1	432690 543488



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Potential for Ground Dissolution Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790
	<b>Potential for Landslide Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790
	<b>Potential for Running Sand Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790
	<b>Potential for Running Sand Ground Stability Hazards</b> Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	222	1	432690 543488
	<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790
	<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	222	1	432690 543488
	<b>Radon Potential - Radon Affected Areas</b> Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790
	<b>Radon Potential - Radon Protection Measures</b> Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	0	1	432823 543790

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
55	<b>Contemporary Trade Directory Entries</b> Name: David Warburton Location: Chestnut Lodge, High Pittington, Durham, DH6 1AB Classification: Dairies <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A13SW (S)	40	-	432816 543655
56	<b>Contemporary Trade Directory Entries</b> Name: Tony Huntley Location: 46, South End, High Pittington, Durham, DH6 1AG Classification: Dairies <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A13NE (NE)	133	-	432953 543973
57	<b>Contemporary Trade Directory Entries</b> Name: Dust Til Dawn Location: 58, Priors Grange, High Pittington, Durham, DH6 1DB Classification: Cleaning Services - Domestic <b>Status: Active</b> Positional Accuracy: Automatically positioned to the address	A13NE (N)	175	-	432853 544081
58	<b>Contemporary Trade Directory Entries</b> Name: E W Allen Tractors Location: Hallgarth Garage, High Pittington, Durham, DH6 1AT Classification: Lawnmowers & Garden Machinery - Sales & Service <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A18SE (N)	367	-	432925 544263
59	<b>Contemporary Trade Directory Entries</b> Name: B M Stafford & Sons Location: 9, Hallgarth View, High Pittington, Durham, DH6 1AS Classification: Damp & Dry Rot Control <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A18SE (NE)	379	-	433024 544236

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
60	<b>Areas of Adopted Green Belt</b> Authority: Durham County Council (Unitary), Planning Department Plan Name: Proposal Map Status: <b>Adopted</b> Plan Date: 21st October 2020	A12NE (W)	331	9	432445 543858
61	<b>Nitrate Vulnerable Zones</b> Name: Durham Description: Groundwater Source: Environment Agency, Head Office	A18SE (N)	552	3	433049 544416
62	<b>Sites of Special Scientific Interest</b> Name: Pittington Hill Multiple Areas: N Total Area (m2): 64063.38 Source: Natural England Reference: 1001401 Designation Details: Site Of Special Scientific Interest Designation Date: 1st June 1987 Date Type: Notified	A18SE (N)	552	8	433049 544416



Agency & Hydrological	Version	Update Cycle
<b>Contaminated Land Register Entries and Notices</b> Environment Agency - Head Office Durham City Council (now part of Durham County Council) - Environmental Health Department Chester-le-Street District Council (now part of Durham County Council) - Environmental Health Department Easington District Council (now part of Durham County Council) - Environmental Health Department Durham County Council (Unitary) - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department	June 2020 November 2008 October 2008 October 2008 October 2017 October 2017	Annually Annually Annually Annually
<b>Discharge Consents</b> Environment Agency - North East Region	July 2023	Quarterly
<b>Enforcement and Prohibition Notices</b> Environment Agency - North East Region	March 2013	
<b>Integrated Pollution Controls</b> Environment Agency - North East Region	January 2009	
<b>Integrated Pollution Prevention And Control</b> Environment Agency - North East Region	January 2023	Quarterly
<b>Local Authority Integrated Pollution Prevention And Control</b> Durham County Council (Unitary) - Environmental Health Department Chester-le-Street District Council (now part of Durham County Council) - Environmental Health Department Durham City Council (now part of Durham County Council) - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department Easington District Council (now part of Durham County Council) - Environmental Health Department	April 2015 December 2008 March 2009 May 2016 October 2008	Variable Not Applicable Not Applicable Variable Not Applicable
<b>Local Authority Pollution Prevention and Controls</b> Durham County Council (Unitary) - Environmental Health Department Chester-le-Street District Council (now part of Durham County Council) - Environmental Health Department Durham City Council (now part of Durham County Council) - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department Easington District Council (now part of Durham County Council) - Environmental Health Department	April 2015 December 2008 March 2009 May 2016 October 2008	Annually Not Applicable Not Applicable Annual Rolling Update Not Applicable
<b>Local Authority Pollution Prevention and Control Enforcements</b> Durham County Council (Unitary) - Environmental Health Department Chester-le-Street District Council (now part of Durham County Council) - Environmental Health Department Durham City Council (now part of Durham County Council) - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department Easington District Council (now part of Durham County Council) - Environmental Health Department	April 2015 December 2008 March 2009 May 2016 October 2008	Variable Not Applicable Not Applicable Variable Not Applicable
<b>Nearest Surface Water Feature</b> Ordnance Survey	August 2023	
<b>Pollution Incidents to Controlled Waters</b> Environment Agency - North East Region	December 1998	
<b>Prosecutions Relating to Authorised Processes</b> Environment Agency - North East Region	July 2015	
<b>Prosecutions Relating to Controlled Waters</b> Environment Agency - North East Region	March 2013	
<b>Registered Radioactive Substances</b> Environment Agency - North East Region Environment Agency - Head Office	June 2016 May 2023	As notified Quarterly

<b>Agency &amp; Hydrological</b>	<b>Version</b>	<b>Update Cycle</b>
<b>River Quality</b> Environment Agency - Head Office	November 2001	Not Applicable
<b>River Quality Biology Sampling Points</b> Environment Agency - Head Office	April 2012	
<b>River Quality Chemistry Sampling Points</b> Environment Agency - Head Office	April 2012	
<b>Substantiated Pollution Incident Register</b> Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	July 2023 July 2023	Quarterly Quarterly
<b>Water Abstractions</b> Environment Agency - North East Region	April 2023	Quarterly
<b>Water Industry Act Referrals</b> Environment Agency - North East Region	October 2017	
<b>Groundwater Vulnerability Map</b> Environment Agency - Head Office	June 2018	As notified
<b>Groundwater Vulnerability - Soluble Rock Risk</b> Environment Agency - Head Office	June 2018	As notified
<b>Bedrock Aquifer Designations</b> Environment Agency - Head Office	January 2018	As notified
<b>Superficial Aquifer Designations</b> Environment Agency - Head Office	January 2018	As notified
<b>Source Protection Zones</b> Environment Agency - Head Office	September 2022	Bi-Annually
<b>Extreme Flooding from Rivers or Sea without Defences</b> Environment Agency - Head Office	August 2023	Quarterly
<b>Flooding from Rivers or Sea without Defences</b> Environment Agency - Head Office	August 2023	Quarterly
<b>Areas Benefiting from Flood Defences</b> Environment Agency - Head Office	February 2023	Quarterly
<b>Flood Water Storage Areas</b> Environment Agency - Head Office	August 2023	Quarterly
<b>Flood Defences</b> Environment Agency - Head Office	August 2022	Quarterly
<b>OS Water Network Lines</b> Ordnance Survey	July 2023	Quarterly
<b>BGS Groundwater Flooding Susceptibility</b> British Geological Survey - National Geoscience Information Service	May 2013	As notified












<b>Waste</b>	<b>Version</b>	<b>Update Cycle</b>
<b>BGS Recorded Landfill Sites</b> British Geological Survey - National Geoscience Information Service	November 2002	As notified
<b>Historical Landfill Sites</b> Environment Agency - Head Office	July 2023	Quarterly
<b>Integrated Pollution Control Registered Waste Sites</b> Environment Agency - North East Region	January 2009	Not Applicable
<b>Licensed Waste Management Facilities (Landfill Boundaries)</b> Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	July 2023 July 2023	Quarterly Quarterly
<b>Licensed Waste Management Facilities (Locations)</b> Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	January 2023 January 2023	Quarterly Quarterly
<b>Local Authority Landfill Coverage</b> Chester-le-Street District Council (now part of Durham County Council) Durham City Council (now part of Durham County Council) Durham County Council - Economic Development and Planning Department Easington District Council (now part of Durham County Council) - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department	February 2003 February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
<b>Local Authority Recorded Landfill Sites</b> Chester-le-Street District Council (now part of Durham County Council) Durham City Council (now part of Durham County Council) Durham County Council - Economic Development and Planning Department Easington District Council (now part of Durham County Council) - Environmental Health Department Sunderland City Metropolitan Borough Council - Environmental Health Department	October 2018 October 2018 October 2018 October 2018 October 2018	
<b>Registered Landfill Sites</b> Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2006 March 2006	Not Applicable Not Applicable
<b>Registered Waste Transfer Sites</b> Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	April 2018 April 2018	
<b>Registered Waste Treatment or Disposal Sites</b> Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	June 2015 June 2015	



<b>Hazardous Substances</b>	<b>Version</b>	<b>Update Cycle</b>
<b>Control of Major Accident Hazards Sites (COMAH)</b> Health and Safety Executive	March 2023	Bi-Annually
<b>Explosive Sites</b> Health and Safety Executive	March 2017	
<b>Notification of Installations Handling Hazardous Substances (NIHHS)</b> Health and Safety Executive	August 2001	
<b>Planning Hazardous Substance Enforcements</b> Durham City Council (now part of Durham County Council) Durham County Council (Unitary) - Planning Department Durham County Council - Economic Development and Planning Department Easington District Council (now part of Durham County Council) Sunderland City Metropolitan Borough Council - Planning Chester-le-Street District Council (now part of Durham County Council)	December 2008 February 2016 July 2007 July 2008 June 2023 March 2009	Not Applicable Variable Annual Rolling Update Not Applicable Variable Not Applicable
<b>Planning Hazardous Substance Consents</b> Durham City Council (now part of Durham County Council) Durham County Council (Unitary) - Planning Department Sunderland City Metropolitan Borough Council - Planning Durham County Council - Economic Development and Planning Department Easington District Council (now part of Durham County Council) Chester-le-Street District Council (now part of Durham County Council)	December 2008 February 2016 February 2016 July 2007 July 2008 March 2009	Not Applicable Variable Variable Annual Rolling Update Not Applicable Not Applicable
<b>Geological</b>	<b>Version</b>	<b>Update Cycle</b>
<b>BGS 1:625,000 Solid Geology</b> British Geological Survey - National Geoscience Information Service	January 2009	As notified
<b>BGS Recorded Mineral Sites</b> British Geological Survey - National Geoscience Information Service	June 2023	Bi-Annually
<b>CBSCB Compensation District</b> Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
<b>Coal Mining Affected Areas</b> The Coal Authority - Property Searches	February 2023	Annual Rolling Update
<b>Mining Instability</b> Ove Arup & Partners	June 1998	Not Applicable
<b>Non Coal Mining Areas of Great Britain</b> British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
<b>Potential for Collapsible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	April 2020	As notified
<b>Potential for Compressible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	As notified
<b>Potential for Ground Dissolution Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	As notified
<b>Potential for Landslide Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	As notified
<b>Potential for Running Sand Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	As notified
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	January 2019	As notified
<b>Radon Potential - Radon Affected Areas</b> British Geological Survey - National Geoscience Information Service	September 2022	Annually
<b>Radon Potential - Radon Protection Measures</b> British Geological Survey - National Geoscience Information Service	September 2022	Annually

<b>Industrial Land Use</b>	<b>Version</b>	<b>Update Cycle</b>
<b>Contemporary Trade Directory Entries</b> Thomson Directories	July 2023	Quarterly
<b>Fuel Station Entries</b> Catalist Ltd - Experian	August 2023	Quarterly
<b>Gas Pipelines</b> National Grid	October 2021	Bi-Annually
<b>Underground Electrical Cables</b> National Grid	February 2023	Bi-Annually
<b>Sensitive Land Use</b>	<b>Version</b>	<b>Update Cycle</b>
<b>Ancient Woodland</b> Natural England	April 2023	Bi-Annually
<b>Areas of Adopted Green Belt</b> Chester-le-Street District Council (now part of Durham County Council) Durham City Council (now part of Durham County Council) Durham County Council (Unitary) - Planning Department Easington District Council (now part of Durham County Council) Sunderland City Metropolitan Borough Council - Planning	August 2023 August 2023 August 2023 August 2023 August 2023	Quarterly Quarterly Quarterly Quarterly Quarterly
<b>Areas of Unadopted Green Belt</b> Chester-le-Street District Council (now part of Durham County Council) Durham City Council (now part of Durham County Council) Durham County Council (Unitary) - Planning Department Easington District Council (now part of Durham County Council) Sunderland City Metropolitan Borough Council - Planning	August 2023 August 2023 August 2023 August 2023 August 2023	Quarterly Quarterly Quarterly Quarterly Quarterly
<b>Areas of Outstanding Natural Beauty</b> Natural England	April 2023	Bi-Annually
<b>Environmentally Sensitive Areas</b> Natural England	August 2023	
<b>Forest Parks</b> Forestry Commission	May 2023	Not Applicable
<b>Local Nature Reserves</b> Natural England	August 2023	Bi-Annually
<b>Marine Nature Reserves</b> Natural England	April 2023	Bi-Annually
<b>National Nature Reserves</b> Natural England	February 2023	Bi-Annually
<b>National Parks</b> Natural England	February 2018	Bi-Annually
<b>Nitrate Sensitive Areas</b> Natural England	April 2023	Not Applicable
<b>Nitrate Vulnerable Zones</b> Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 March 2023	Bi-Annually
<b>Ramsar Sites</b> Natural England	October 2023	Bi-Annually
<b>Sites of Special Scientific Interest</b> Natural England	March 2023	Bi-Annually
<b>Special Areas of Conservation</b> Natural England	April 2023	Bi-Annually
<b>Special Protection Areas</b> Natural England	April 2023	Bi-Annually

A selection of organisations who provide data within this report

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



Contact	Name and Address	Contact Details
1	<b>British Geological Survey - Enquiry Service</b> British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	<b>Environment Agency - National Customer Contact Centre (NCCC)</b> PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	<b>Environment Agency - Head Office</b> Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	<b>Ordnance Survey</b> Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	<b>Durham City Council (now part of Durham County Council)</b> County Hall, Durham, County Durham, DH1 5UL	Telephone: 03000 26 0000 Website: www.durham.gov.uk
6	<b>Durham County Council - Economic Development and Planning Department</b> County Hall, Durham, County Durham, DH1 5UL	Telephone: 0191 383 4751 Fax: 0191 383 3657 Website: www.durham.gov.uk
7	<b>The Coal Authority - Property Searches</b> 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
8	<b>Natural England</b> County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
9	<b>Durham County Council (Unitary) - Planning Department</b> County Hall, Durham, DH1 5UL	Telephone: 0300 123 7070 Website: www.durham.gov.uk
-	<b>Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards</b> Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	<b>Landmark Information Group Limited</b> Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

## **Appendix D**

### **Coal Mining Report**

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](mailto:contact@coalsearchplus.com)  
W: [www.coalsearchplus.com](http://www.coalsearchplus.com)



By

David Bellis  
CONSULTING SURVEYORS

# Regulated Coal Mining Search Report

Incorporating Cheshire Brine Screening



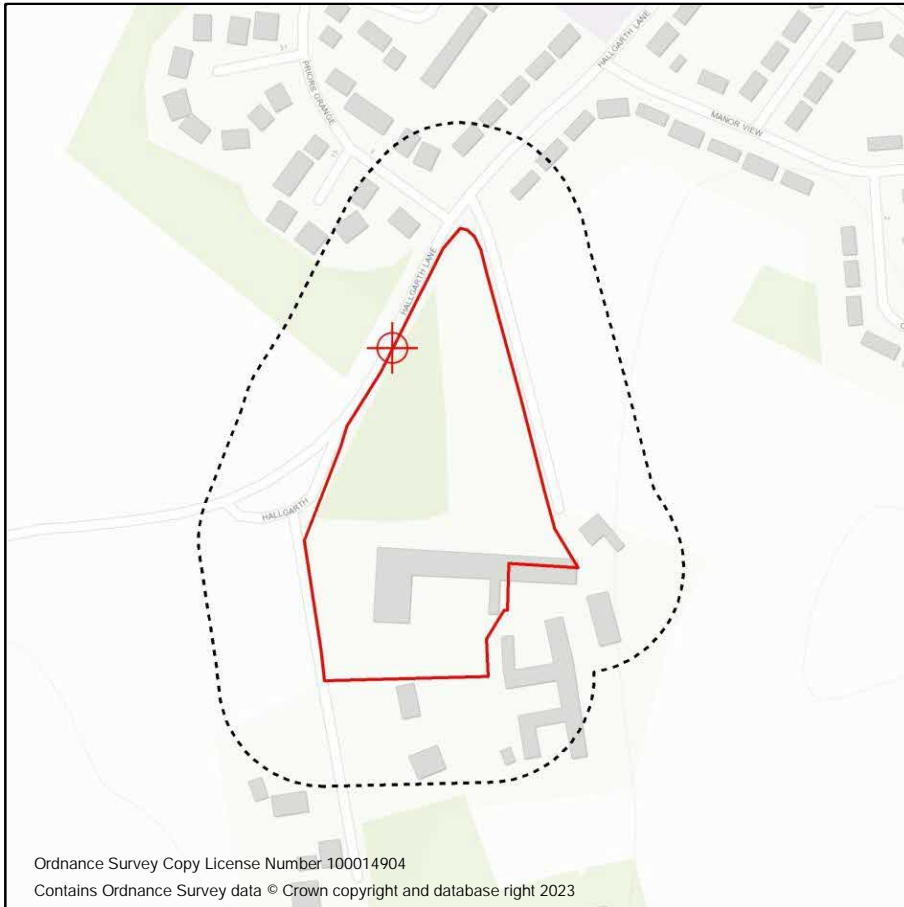


# SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Hallgarth Manor House Hotel, High Pittington, Durham

DH6 1AB

SEARCH NUMBER: 459337

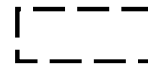


## KEY

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

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Contains Ordnance Survey data © Crown copyright and database right 2023

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 31<sup>st</sup> 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 459337**

Client detail :

Solmek  
( Site Investigations) Ltd  
12 Yarm Road  
Stockton on Tees  
Cleveland  
TS18 3NA

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:**

Hallgarth Manor House Hotel  
High Pittington  
Durham  
DH6 1AB

**Your ref :** SOL7756 S231005

**Purchaser :**

**Vendor :**

---

**In accordance with your instructions received 09 Oct 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
Main	33	94	Pre 1890	Subjacent-partial extraction
Low Main	102	70	Pre 1894	Subjacent
Hutton	128	178	Pre 1855	Subjacent
Bottom Busty	214	80	Pre 1960	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 sand and gravel over sandstone and Middle Coal Measures, shales and mudstones.

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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 that one mine entry is located within 20 metres of the property or the boundary of the property. A plan is attached indicating the approximate position of the mine entry discovered. There are no recorded treatment details for the mine entry reported.

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.

If additional information is required regarding a mine entry disclosed in a residential coal mining report, a CoalSearchPlus+ Mine Entry Assessment Report can be provided for an additional fee of £75 plus vat. This will include an assessment of the risk of subsidence damage occurring due to the presence of the mine entry/entries.

Please contact David Bellis Consulting Surveyors on 01423 529911 to order a Mine Entry Assessment Report and arrange payment.

Further information regarding mine entries revealed in commercial/development coal mining reports can also be provided and reports will be tailored to client requirements. Please contact David Bellis Consulting Surveyors, on 01423 529911, to discuss the data that can be provided and agree the fee.

**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.

**7. PAST COAL MINING RELATED SUBSIDENCE :**



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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.

**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.

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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](http://www.coalsearchplus.com).

**Serial Number 459337**

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website ([www.coalsearchplus.com](http://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.

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

May contain British Geological Survey Materials © NERC 2023

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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.

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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](http://www.coalsearchplus.com)

**Complaints Procedure**

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](mailto: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](http://www.tpos.co.uk), E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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

Date : 11 Oct 2023

Signed :





**Serial Number 459337****Important Consumer Protection Information**

This search has been produced by David Belis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: [contact@coalsearchplus.com](mailto: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](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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

**Serial Number 459337****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](http://www.tpos.co.uk) email: [admin@tpos.co.uk](mailto: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 E**  
**Notes on Contamination**  
**Guidance**

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**UK BACKGROUND**

**Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)**

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *“identify and remove unacceptable risks to human health and the environment”* and to *“seek to ensure that contaminated land is made suitable for its current use”*.

Part 2A uses a risk based approach to defining contaminated land whereby the “risk” is interpreted as *“the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land”* and by *“the scale and seriousness of such harm or pollution if it did occur”*.

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *“for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters.”*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *“land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.”*

Categories 3 and 4 *“encompass land which is not capable of being determined on such grounds”*.

**PRELIMINARY CONCEPTUAL MODEL**

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

**CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)**

<b>Classification</b>	<b>Definition</b>	<b>Example</b>
<b>Severe</b>	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in <i>significant harm</i> , damage or both.	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
<b>Moderate</b>	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
<b>Mild</b>	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
<b>Minor</b>	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

## PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

## RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	Moderate	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

## HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatilised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

## VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

## GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness (CaCO<sub>3</sub>) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

## DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.



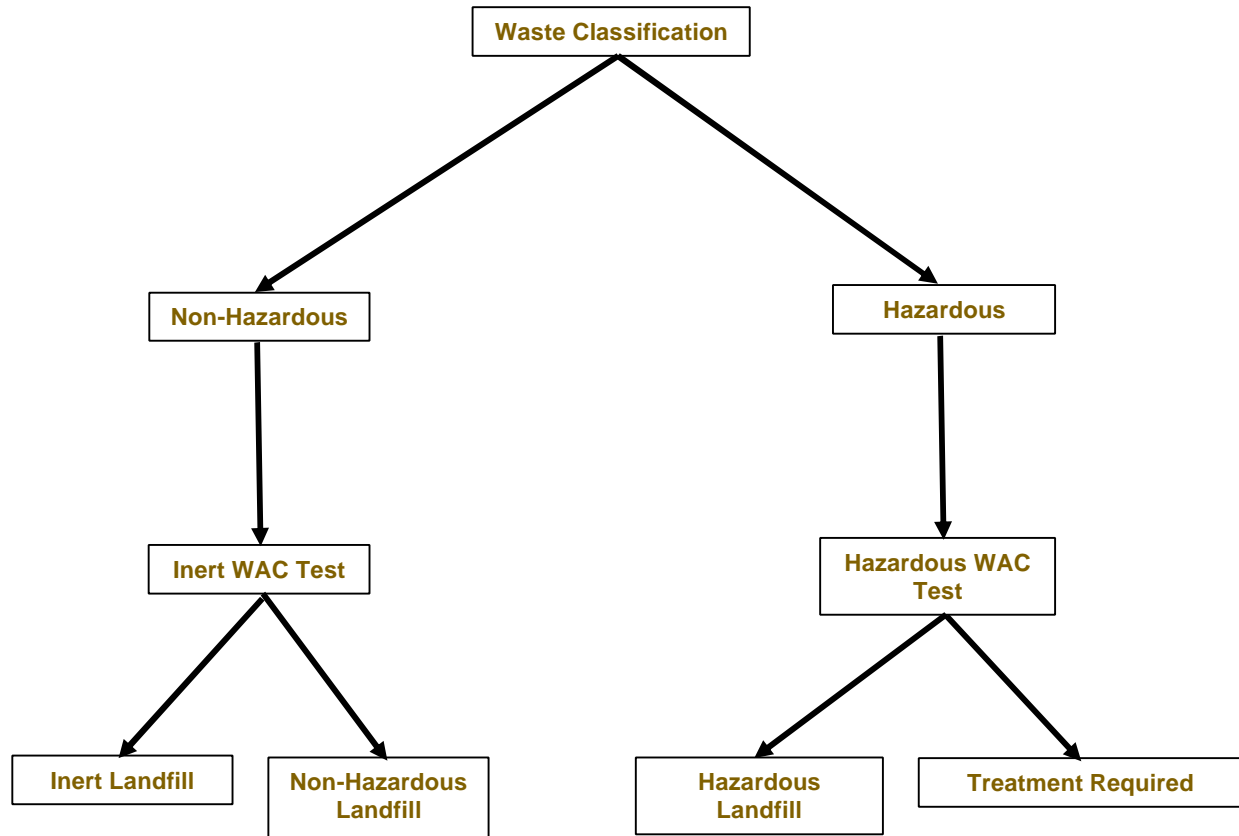
## WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



## CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3<sup>rd</sup> Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

Parameter group	Pipe Material (Threshold concentrations in mg/kg)					
	PE	PVC	Barrier pipe (PE-AL-PE)	Wrapped Steel	Wrapped Ductile Iron	Copper
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

## REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

## RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

## **Appendix F**

### **Notes on Limitations**



## **♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2023)**

These conditions accompany our tender and supercede any previous conditions issued. Solmek 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 3<sup>rd</sup> parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek 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. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

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, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. 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.

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 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. 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, Solmek 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 Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve 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, 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. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring 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 Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & 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. Solmek 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, and Solmek has not allowed for this. 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 Solmek 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. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek 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 Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.