

## **Foul Drainage Assessment**

**In relation to:**

### **Bellingham Camping & Caravanning Club Site Planning Application:**

#### **Installation of package treatment plant for campsite waste water management**

Johanna Avis and David Berrisford (Directors, Bellingham Camping Limited).

A number of documents are included here to support our planning application statement with an assessment of foul water drainage from the site.

It is evident from our planning statement that the water treatment system to be installed is a package treatment plant of modern high standards of discharge to a water course (in this case, Eals Burn). The specification of the proposed treatment plant, together with data for the plant is included with the planning application.

A primary requirement of a foul drainage assessment is to demonstrate that the land/property cannot connect to a public sewer. We enclose a number of documents that describe our property's environment and drainage. Most obviously, we draw attention to the enclosed segment of scaled OS map (1:10000), which demonstrates that our buildings are approximately 0.5 kilometres from the public sewage treatment works in Bellingham. There are no mains sewer channels to this treatment works from south-west (SW) of the river North Tyne. The enclosed 'Drainage and Water Report' and 'Environmental Report' for our property together demonstrate that all properties in our vicinity currently have non-mains foul water treatment plants that discharge either into Appley Peth (subsequently into North Tyne) or Eals Burn (also ultimately drains to North Tyne). The enclosed drainage and water report describes a sewage treatment plant for The Croft at 0.2 km (drains to Appley Peth). This plant is non-mains (septic tank >30 years old) and clearly not an option for our connection. A list of current sewage works of different types in the vicinity of our site is given on pages 16-18 of the included Environmental Report in this pack.

The existing filter treatment plant shared with neighbours at Brown Rigg drains to Appley Peth. It is clearly unfeasible to construct sewage channels from Brown Rigg to the public sewage treatment works north of the North Tyne in Bellingham, not only due to the distance (almost half a kilometre) but also due to the need to traverse a major river (North Tyne). The majority of properties in the Bellingham area are located N and E of the river and thus connect readily to the public works. The population to the S and W of the river does not justify (or to date has not justified) installation of a public sewage works. The nearest public sewage treatment works south of Brown Rigg is located at West View in Wark, 5 miles distant, clearly not a feasible connection distance. In this foul drainage assessment pack, we include:

1. A Foul Drainage Assessment Form (Form FDA1)
2. A scaled map indicating the distance of our site from the nearest public sewage treatment works.
3. A Commercial Drainage and Water report conducted for purchase of the land/property\*
4. An Environmental Report conducted for purchase of the land/property\*

\*Land/property use and person capacity has remained the same between its purchase in 2013 and the present date (indeed there have been no changes since the property became a campsite in 1992). The only change that might affect either report would be a change in use of the land. Such change in use has not occurred and cannot change in the foreseeable future due to confinement to the given boundaries and restrictive covenants held by neighbouring land.

# Foul Drainage Assessment Form (FDA)

**Please note:** You should only use this form for planning related queries. You cannot use it to apply for an Environmental Permit but you may submit a copy of the information you have provided for planning purposes in support of your Environmental Permit application. Further information on [how to apply for an environmental permit](#) and [general binding rules applicable to small discharges of domestic sewage effluent](#) is available on the gov.uk website.

APPLICANT DETAILS	
Name	David Berrisford
Address	Tweed House, Bellingham Camping & Caravanning Club Site, Brown Rigg, Bellingham, Hexham NE48 2JY
Telephone No	██████████
e-mail	████████████████████

We will use the information you provide on this form to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. It is important that you provide full and accurate information. Failure to do this will delay the processing of your application.

**You must provide evidence that a connection to the public sewer is not feasible.**

Other than in very exceptional circumstances, we will not allow the use of non-mains drainage as part of your Planning or Building Regulation application unless you can prove that a connection to the public sewer is not feasible. We do not consider non-mains drainage systems to be environmentally acceptable in locations where it is feasible to connect to a public sewer. Please note that a lack of capacity in, or other operating problems with, the public sewer are not valid reasons to use a non-mains drainage system where it is otherwise feasible to connect to a public sewer.

Where connection to the public sewer is feasible, you may need to get the agreement of either the owners of any land through which the drainage will run or, if you intend to connect via an existing private drain, the owner of that private drain.

The National Planning Practice Guidance and [Building Regulations Approved Document H](#) give a hierarchy of drainage options that must be considered and discounted in the following order:

- 1 Connection to the public sewer
- 2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above are feasible a cesspool

You must respond to all the following questions. If you wish to submit additional information please do so, marked clearly "Additional Information". **In some cases you will be required to provide further information in order to demonstrate that any non-mains foul drainage system proposed is acceptable.**

<b>Feasibility of mains foul sewer connection</b>	<b>YES</b>	<b>NO</b>
Have you provided a written explanation of why it is not feasible to connect to the public foul sewer with this form? <i>This must include a scaled map showing the nearest public foul sewer connection point - check with your local sewerage undertaker.</i>	X	
Is the distance from your site to the closest connection point to the public foul sewer less than the number of properties to be built on the site multiplied by 30m? (see Guidance Note 2)		X
Does your proposal form part of a phased development or planned development of a wider area? <i>If YES, please provide further details including references of any planning permissions already granted.</i>		X

### Non-mains connection

Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

<b>1. Existing system</b>	<b>YES</b>	<b>NO</b>
Do you intend to use an existing non-mains foul drainage system?		X
If YES, does the system already have an Environmental Permit issued by the Environment Agency? (In the case of a cesspool write N/A)		
If YES, please provide Environmental Permit reference number.....		

<b>2. Discharge</b>	<b>YES</b>	<b>NO</b>
Do you propose to use a package treatment plant?	X	
Do you propose to use a septic tank?		X
Do you propose to use a cesspool? <i>If YES go to Q4</i>		X
Have you considered having your system adopted by the sewerage undertaker? (see Guidance Note 7).		X
Will all, or any part of, the discharge go to a drainage field or soakaway? (see Guidance Note 3) - this includes systems that combine a drainage field with a high level overflow to watercourse <i>If YES go to Q3.</i>		X
Do you intend to use a system that discharges solely to watercourse? (see Guidance Note 3) <i>If YES go to Q9.</i>	X	

<b>3. Water abstraction</b>	<b>YES</b>	<b>NO</b>
Do you receive your water from the public mains supply?		
If not, where do you get your water supply from?	X	

<b>4. Cesspools (For methods other than cesspools write N/A)</b>	<b>YES</b>	<b>NO</b>
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? (see Guidance Note 4)		

<b>5. Drainage field design (For cesspools write N/A)</b>	<b>YES</b>	<b>NO</b>
Will the system discharge to a drainage field designed and constructed in accordance with British Standard BS6297:2007?		
If not, why not?		
Will the discharge from the system be located in a <a href="#">Source Protection Zone 1 (SPZ1)</a> ?		

<b>6. Ground Conditions (For cesspools write N/A)</b>	<b>YES</b>	<b>NO</b>
6a. Have you submitted a copy of the percolation test results with this form (see Guidance		

Note 6)?		
6b. If NO please explain the justification for not undertaking or submitting these tests.		
6c. Is any part of the system in land which is marshy, water logged or subject to flooding?		
6d. Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? <i>If YES please provide details as additional information.</i>		
6e. Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater (see Guidance Note 6)?		

### 7. Available Land

	YES	NO
Is the application site plus any available area for a soakaway less than 0.025 hectares (250m <sup>2</sup> )?		

### 8. Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment.

*You may need to make local enquiries to get a full answer to these questions.*

	YES	NO
Will it be at least <b>10m</b> from a watercourse, permeable drain or land drain?		
Will it be at least <b>50m</b> from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? <i>This includes your own or a neighbour's supply.</i>		
Will the discharge be within a groundwater <a href="#">Source Protection Zone 1</a> ? <i>If yes, you will need to apply for an environmental permit</i>		
Are there any drainage fields/soakaways within <b>50m</b> ? <i>This includes any foul drainage discharge system (other than the subject of this application) or surface water soakaway on either your own or a neighbour's property.</i>		
Will it be at least <b>15m</b> from any building?		
Will there be any water supply pipes or underground services within the disposal system, other than those required by the system? <i>(For cesspools write N/A)</i>		
Will there be any access roads, driveways or paved areas within the disposal area? <i>(For cesspools write N/A)</i>		

### 9. Siting of treatment plant, septic tank or cesspool

	YES	NO
Is it at least <b>7m</b> from the habitable part of a building?	X	
Will there be vehicular access for emptying within <b>30m</b> ?	X	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken through a dwelling or place of work?	X	

### 10. Expected flow

Please estimate the total flow in litres per day (see Guidance Note 5).	<b>12000</b>
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### 11. General Binding Rules for Small Sewage Discharges

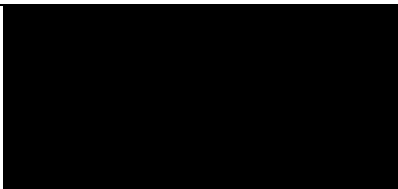
	YES	NO
Does the system meet the requirements of the <a href="#">General Binding Rules for small sewage discharges</a> ? <b>(Discharge volume exceeded)</b>		X

### 12. Maintenance

How do you propose to maintain the system?
It is proposed that a HiPAF model HP170FEP140045 (load 15000 litres per day) will be constructed by WPL and will discharge into the Eals Burn. The system will have a sample chamber for monitoring of discharge quality to ensure optimal functioning. A maintenance contract will be entered into with a specialist company.

### 13. Declaration

I declare that the above information is factually correct.

Name	Signature	Date
David Berrisford		22 April 2019

#### GUIDANCE NOTES:

- 1) This form is for use with the [National Planning Practice Guidance](#), *British Standard BS6297:2007* and [Building Regulations Approved Document H](#). It is intended to help Local Planning Authorities establish basic information about your non-mains drainage system and decide whether you need to submit a more detailed site assessment. If a detailed site assessment is requested but not submitted, your planning application might be refused.
- 2) Where the distance from a site to the closest point of connection to the foul sewer is less than the number of properties that are proposed to be built on that site multiplied by 30m an Environmental Permit will be required and an applicant will need to demonstrate as part of any application for such a permit why connection to the public foul sewer is not feasible.  
  
Number of domestic properties served by the sewage treatment system  x 30 metres = Answer  metres
- 3) In addition to Planning Permission and Building Regulation approval **you may also require an Environmental Permit from the Environment Agency (EA). Please note that the granting of Planning Permission or Building Regulation approval does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form the EA will carry out an assessment. It can take up to 4 months before the Agency is in a position to decide whether to grant a permit or not.**
- 4) The use of cesspools is an option of last resort as set out in the non-mains drainage hierarchy of preference in [Building Regulations Approved Document H](#). In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity. In addition to this the requirement for frequent emptying is usually carried out by a contractor involving road transport with associated environmental costs. For these reasons, the use of cesspools will not normally be considered to be a long-term foul sewage disposal solution. In view of the environmental risks associated with their use, any proposal to use cesspools must be fully justified to the Local Planning Authority
- 5) Package treatment plants and septic tanks should be designed and sized according to the advice given in the current edition of [Flows and Loads](#), published by British Water. Volumes for larger systems should be calculated based on expected flows arising from the development.
- 6) You should refer to [Building Regulations Approved Document H2](#) with regard to the general requirements for construction of non mains sewerage systems. **Sections 1.33 to 1.38** deal with the test requirements for trial holes and percolation tests and for convenience the text of these sections is repeated below:

- 1.33 *A trial hole should be dug to determine the position of the standing groundwater table. The trial hole should be a minimum of 1m<sup>2</sup> in area and 2m deep, or a minimum of 1.5m below the invert of the proposed drainage field pipework. The ground water table should not rise to within 1m of the invert level of the proposed effluent distribution pipes. If the test is carried out in summer, the likely winter groundwater levels should be considered. A percolation test should then be carried out to assess the further suitability of the proposed area.*
- 1.34 *Percolation test method – A hole 300mm square should be excavated to a depth 300mm below the proposed invert level of the effluent distribution pipe. Where deep drains are necessary the hole should conform to this shape at the bottom, but may be enlarged above the 300mm level to enable safe excavation to be carried out. Where deep excavations are necessary a modified test procedure may be adopted using a 300mm earth auger. Bore the test hole vertically to the appropriate depth taking care to remove all loose debris.*
- 1.35 *Fill the 300mm square section of the hole to a depth of at least 300mm with water and allow it to seep away overnight.*
- 1.36 *Next day, refill the test section with water to a depth of at least 300mm and observe the time, in seconds, for the water to seep away from 75% full to 25% full level (i.e. a depth of 150mm). Divide this time by 150mm. The answer gives the average time in seconds (V<sub>p</sub>) required for the water to drop 1mm.*
- 1.37 *The test should be carried out at least three times with at least two trial holes. The average figure from the tests should be taken. The test should not be carried out during abnormal weather conditions such as heavy rain, severe frost or drought.*
- 1.38 *Drainage field disposal should only be used when percolation tests indicate average values of V<sub>p</sub> of between 12 and 100 and the preliminary site assessment report and trial hole tests have been favourable. This minimum value ensures that untreated effluent cannot percolate too rapidly into groundwater. Where V<sub>p</sub> is outside these limits effective treatment is unlikely to take place in a drainage field. However, provided that an alternative form of secondary treatment is provided to treat the effluent from the septic tanks, it may still be possible to discharge the treated effluent to a soakaway.*

**N.B. When determining whether a discharge may be made under statutory General Binding Rules one of the requirements is that any drainage field must be designed and constructed in accordance with BS6297:2007. This specifies that the minimum percolation rate under that standard is 15s/mm and any discharge made to ground where the percolation rate is less than 15s/mm is subject to the granting of an Environmental Permit.**

- 7) Developers may requisition a sewer from the Sewerage Undertaker to connect their development to the public sewer. Should this not be feasible on the grounds of cost and practicability, on site treatment in the form of package plants and their associated sewers (if constructed to an acceptable standard) can be offered to the sewerage undertaker for adoption. This approach is in support of advice from the Government contained in the [National Planning Practice Guidance](#) Developers are urged to discuss their requirements with the Sewerage Undertaker at the earliest possible opportunity.

- 8) Glossary

#### **Package treatment plant**

A package treatment plant is a system which offers varying degrees of biological sewage treatment and involves the production of an effluent which can be disposed of to ground via a drainage field or direct to a watercourse. There are many varieties of package treatment plant but all involve settling the solids before and/or after a biological treatment stage and almost all use electricity. Package treatment plants usually treat sewage to a higher standard than septic tanks but are vulnerable in the event of power failures and require more regular servicing and maintenance to ensure that they work effectively. The type of system chosen should be appropriate to the type of development proposed and take account of variations in flow and periods of inactivity, for example where the system will serve holiday accommodation where occupation and maintenance may be more irregular.

**Septic tank**

A septic tank is a two or three chamber system, which retains sewage from a property for sufficient time to allow the solids to form into sludge at the base of the tank, where it is partially broken down. The remaining liquid in the tank then drains from the tank by means of an outlet pipe.

Effluent from a septic tank is normally disposed of to ground via a drainage field and receives further treatment in the soils surrounding that drainage field, so that it does not generate a pollution risk to surface waters or groundwater resources (underground water). The most commonly used form of drainage field is a subsurface irrigation area, comprising a herringbone pattern of interconnecting dispersal pipes laid in shallow, shingle filled trenches. The dispersal pipes within the drainage field should be located at as shallow a depth as possible, usually within 1 metre of the ground surface. A septic tank typically needs to be desludged at least once a year in order to ensure that it continues to work effectively.

**Cesspool**

A cesspool is a covered watertight tank used for receiving and storing sewage and has no outlet. It relies on road transport for the removal of raw sewage and is therefore the least sustainable option for sewage disposal. It is essential that a cesspool is, and remains, impervious to the ingress of groundwater or surface water.



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Scale 1:10000

----- Distance as the crow flies from Bellingham Camping and Caravanning Club Site buildings to the public sewage works situated across the North Tyne river in Bellingham (approx 550 metres).



### Commercial Drainage & Water Report

In response to the enquiry for drainage and water information, this search report was prepared following examination of Northumbrian Water Limited's records and other summary records derived from the original. Northumbrian Water Limited is responsible for the accuracy of the information contained within the search report.

The search report was completed by Stephanie Simon of Northumbrian Water on .

Northumbrian Water Limited has carried out enquiries into the property address of this report in accordance with its Terms and Conditions of sale which are set out in Appendix 2

### **Section 3 to 3.4 of the attached Terms and Conditions details Northumbrian Water's liability**

Appendix 1 of this report contains definitions of terms and expressions

All correspondence including any queries about the preparation of this search report, or formal complaints should be directed to Northumbrian Water Property Solutions Team Leader, who can be contacted as follows.

Northumbrian Water Property Solutions, Northumbria House, Abbey Road, Pity Me, Durham, DH1 5FJ.  
DX 717042, Durham 21.

Email [propertysolutions@nwl.co.uk](mailto:propertysolutions@nwl.co.uk), telephone number 0870 2417 408 and fax number 0870 2417 409

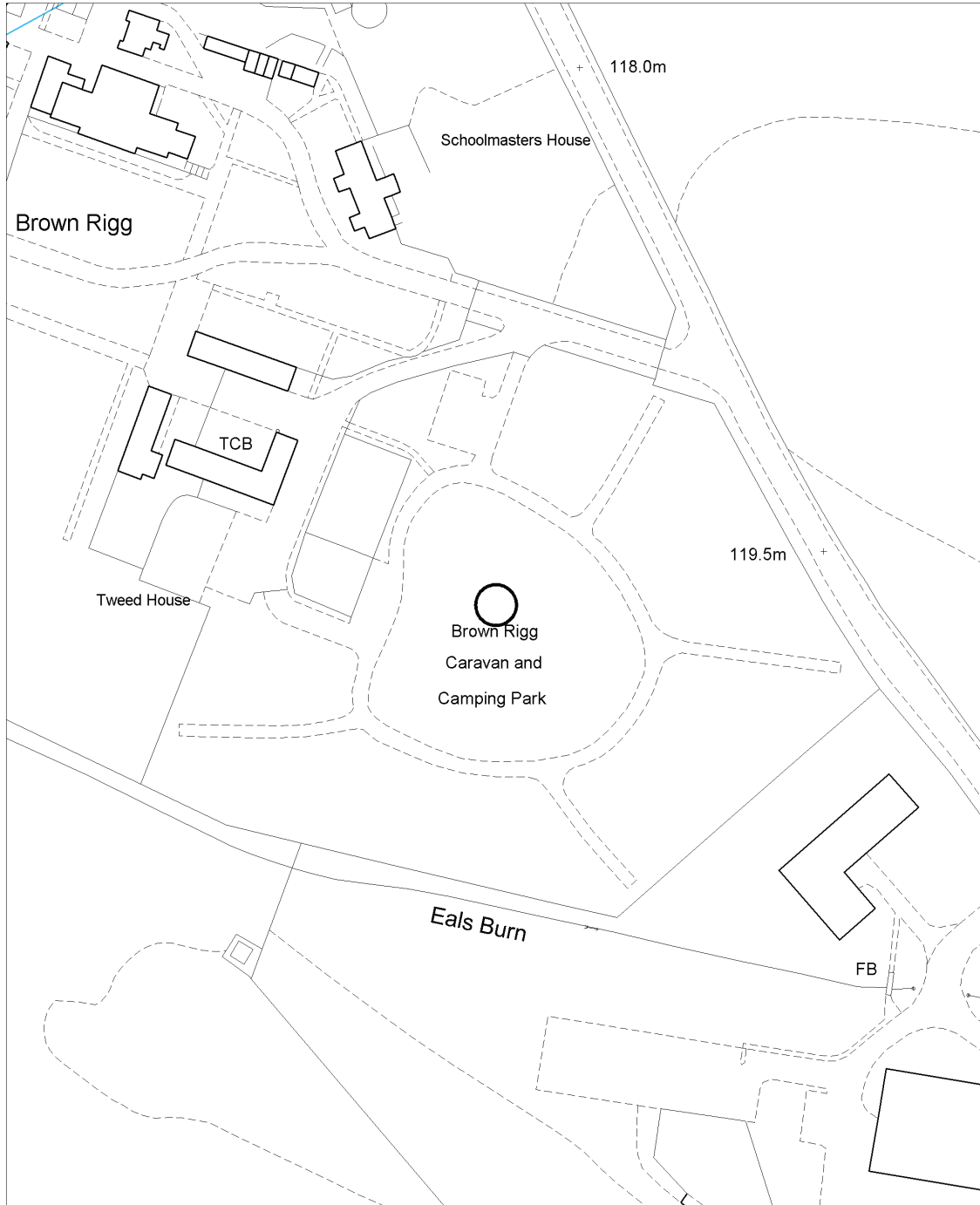
Northumbrian Water Limited (NWL) offers staged, robust and uniformly efficient procedures to ensure that customers receive support in the vent of any query or complaint.

As a minimum standard Northumbrian Water Limited will:-

- \* Endeavour to resolve any telephone contact or complaint at the time of the call, however, if that isn't possible, we will advise you on how soon we can respond.
- \* If you are not happy with our initial response, we will advise you to write in via email, fax or letter explaining the reasons why you not satisfied.
- \* Investigate and research the matter in detail and provide a written substantive response within 5 working days of receipt of your written complaint.
- \* Depending of the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.
- \* If your complaint is found to be justified, or we have made any sibstantive errors in your search result, we will automatically refund your search fee. We will provide you with a revised search and, where applicable, undertake the necessary action to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required.
- \* If your search takes us longer than 10 working days to complete and we have not communicated the reasons for the delay, you will receive the search free of charge.
- \* If you are still not satisfied with our response or action, we will refer the matter to a Senior Manager / Company Director of responding.

## ORDER SUMMARY

Question	Answer
<b>Maps</b>	
1 Where relevant, please include a copy of an extract from the public sewer map.	<b>Map Provided</b>
2 Where relevant, please include a copy of an extract from the map of waterworks.	<b>Map Provided</b>
<b>Drainage</b>	
3 Does foul water from the property drain to a public sewer?	<b>No</b>
4 Does surface water from the property drain to a public sewer?	<b>No</b>
5 Is a surface water drainage charge payable?	<b>No</b>
6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	<b>No</b>
7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	<b>No</b>
8 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	<b>No</b>
9 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	<b>No</b>
10 Is any building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	<b>No</b>
11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	<b>See Answer</b>
<b>Water</b>	
12 Is the property connected to mains water supply?	<b>Yes</b>
13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	<b>No</b>
14 Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	<b>No</b>
15 Is the property at risk of receiving low water pressure or flow?	<b>No</b>
16 Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.	<b>See Answer</b>
17 Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.	<b>None</b>
18 Please include details of the location of any water meter serving the property.	<b>See Answer</b>
<b>Charging</b>	
19 Who are the sewerage and water undertakers for the area?	<b>NWL</b>
20 Who bills the property for sewerage services?	<b>None</b>
21 Who bills the property for water services?	<b>NWL</b>
22 What is the current basis for charging for sewerage and water services at the property?	<b>See Answer</b>
23 Is there a Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?	<b>No</b>
24 Is there a current Trade Effluent charge being levied on this property?	<b>No</b>

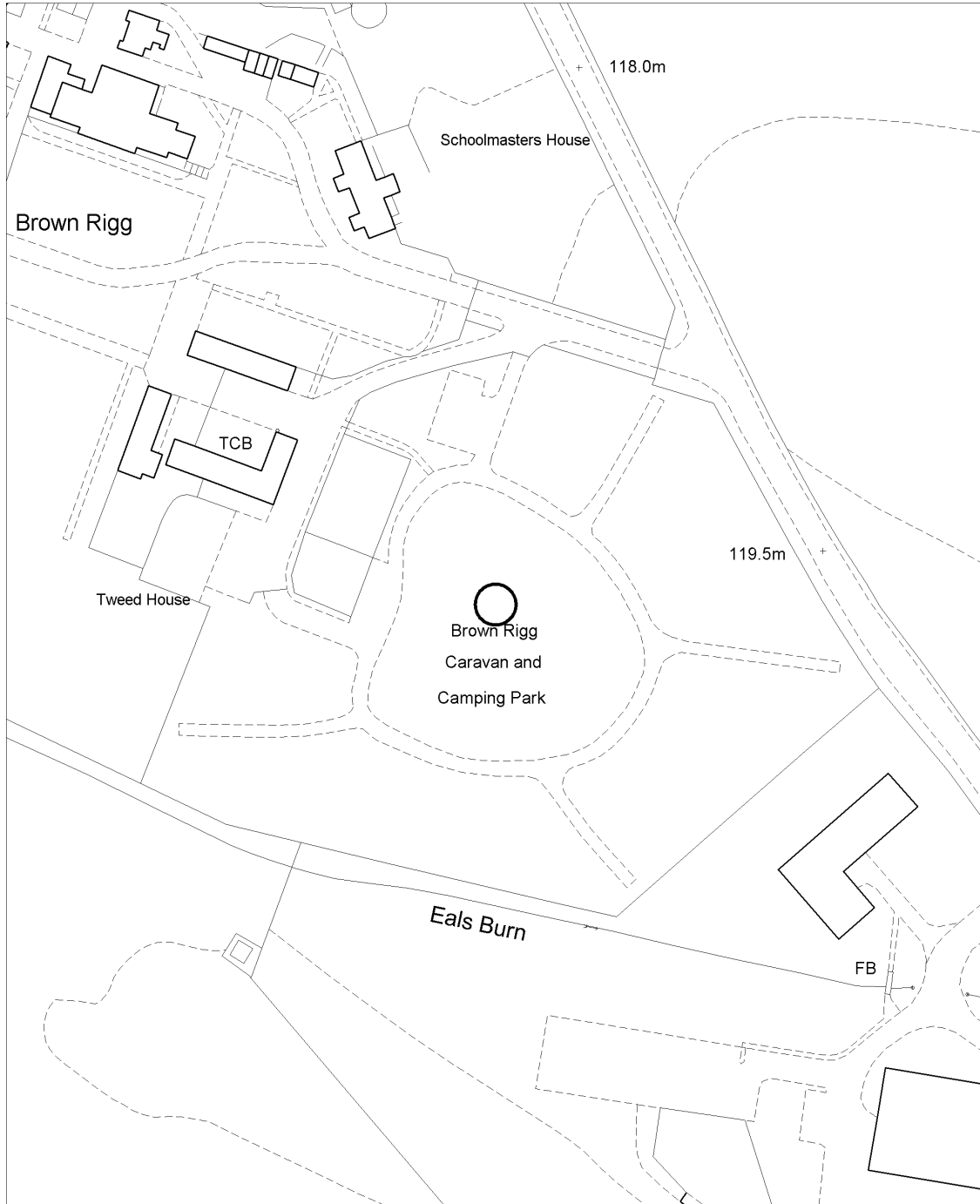


Distribution Main	Private Main	Reference No: _____
Raw Water Main	Out of Commission Main	
Trunk Main	Abandoned Asbestos Main	
Proposed Main	Abandoned Main	

Author : OLIVA Date : 08-04-2013  
 Title : WATER - '767382' Sheet: NY8382NE  
 Centre Point : 383504,582557 Scale : Not to scale

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Combined	Private	Abandoned	Reference No:
Foul	Highway Drain	Manhole	
Surface Water	Rising Main	Pumping Stn	
Watercourse	Backdrop	Adoption Agreement	

Author : OLIVA  
 Title : SEW - '767382'  
 Centre Point : 383504,582557  
 Date : 08-04-2013  
 Sheet: NY8382NE  
 Scale : Not to scale

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## Question 1

**Where relevant, please include a copy of an extract from the public sewer map.**

A copy of an extract of the public sewer map is included.

The Water Industry Act 1991 defines Public Sewers as those which Northumbrian Water has responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.

Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

## Question 2

**Where relevant, please include a copy of an extract from the map of waterworks.**

A copy of an extract of the map of waterworks is included.

The "water mains" in this context are those which are vested in and maintainable by the water company under statute.

Assets other than public water mains may be shown on the plan, for information only.

Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

The enclosed extract of the public water main record shows known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

## Question 3

**Does foul water from the property drain to a public sewer?**

Records indicate that foul water from the property does not drain to a public sewer.

If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

## Question 4

**Does surface water from the property drain to a public sewer?**

Records indicate that surface water from the property does not drain to a public sewer.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

## Question 5

### **Is a surface water drainage charge payable?**

Records confirm that a surface water drainage charge is not payable for the property.

## Question 6

### **Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?**

The public sewer map indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from the 1st October 2011 there are lateral drains and/or public sewers which are not recorded on the public sewer map but which may prevent or restrict development of the property. For further information contact Northumbrian Water Property Solutions on 0870 2417408.

The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public sewer running within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company or its contractors needing to enter the property to carry out work.

## Question 7

### **Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?**

The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the property.

The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

It is recommended that investigations are made into the drainage arrangements of the property as the owner may be liable for repairs to the drainage system.

## Question 8

**Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

The property is part of an established development and is not subject to an adoption agreement.

This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Please note this could relate to a piece of land that is not part of an established development and is not subject to an adoption agreement.

## Question 9

**Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?**

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered

From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.

## Question 10

### **Is any building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?**

The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership it is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

"Internal flooding" from public sewers is defined as flooding which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

"At Risk" properties are those that the water company is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.

Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the at Risk register.

Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.

Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.

It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.

## Question 11

### **Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.**

The nearest sewage treatment works is 0.20 kilometres to the Northerly of the property.  
The name of the nearest sewage treatment works is The Croft (Bellingham) S.T.W..

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.

The Sewerage undertakers records were inspected to determine the nearest sewage treatment works. It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that have not been identified.

## Question 12

### **Is the property connected to mains water supply?**

Records indicate that the property is connected to mains water supply.



### Question 13

**Are there any water mains, resource mains or discharge pipes within the boundaries of the property?**

The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.

The boundary of the property has been determined by reference to the Ordnance Survey record.

### Question 14

**Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

This enquiry is of interest to purchasers of new properties who will want to know whether or not the property will be linked to the mains water supply.

Please note this could relate to a piece of land and is not subject to an adoption agreement.

## Question 15

### Is the property at risk of receiving low water pressure or flow?

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

"Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal.

Water Companies are required to include in the Regulatory Register that is reported annually to the Director General of Water Services properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level).

The reference level of service is a flow of 9 litres/minute at a pressure of 10 metres head on the customer's side of the main stop tap (mst). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap.

The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served.

For two properties, a flow of 18 litres/minute at a pressure of 10metres head on the customers' side of the mst is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or Institute of Plumbing handbook.

#### Allowable exclusions

The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply:

#### Abnormal demand:

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand which are normally expected. Companies should exclude from the reported DG2 figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.

#### Planned maintenance:

Companies should not report under DG2 low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low pressure incidents that are excluded from DG2 because of planned maintenance are actually caused by maintenance.

#### One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; Failures of company equipment (such as PRVs or booster pumps); Fire fighting; and Action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

#### Low pressure incidents of short duration:

Properties affected by low pressures which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported DG2 figures.

## Question 16

### Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.

The analysis confirmed that all tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations.

### Question 17

**Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.**

There are no such authorised departures for the water supply zone.

### Question 18

**Please include details of the location of any water meter serving the property.**

Records indicate that the property is served by a water meter, which is located not within the property and in particular is located u/g corner of sport yard far r of site.

Meter Number - 95A133073

Meter Size - 015 Millimetres

The meter size relates to the size of the water pipe that runs into the property.

### Question 19

**Who are the sewerage and water undertakers for the area?**

Northumbrian Water Limited, PO Box 300 Durham DH1 9ZR is the sewerage undertaker for the area, and Northumbrian Water Limited, PO Box 300 Durham DH1 9ZR is the water undertaker for the area.

### Question 20

**Who bills the property for sewerage services?**

The property is not billed for sewerage services.

### Question 21

**Who bills the property for water services?**

The property is billed for water services by:  
Northumbrian Water Limited, PO Box 300 Durham DH1 9ZR  
0845 733 5566  
www.nwl.co.uk

## Question 22

### **What is the current basis for charging for sewerage and water services at the property?**

The charges are based on actual volumes of water measured through a water meter ("metered supply").

Water and sewerage companies full charges are set out in their charges schemes which are available from the company free of charge upon request.

## Question 23

### **Is there a Consent, on this property, to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?**

The Company's records indicate that the current occupier of the property does not have a Consent to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system.

## Question 24

### **Is there a current Trade Effluent charge being levied on this property?**

There is no record of a Trade Effluent charge being levied on this property.

### Definition of terms

"**the 1991 Act**" means the Water Industry Act 1991[61];

"**the 2000 Regulations**" means the Water Supply (Water Quality) Regulations 2000[62];

"**the 2001 Regulations**" means the Water Supply (Water Quality) Regulations 2001[63];

"**adoption agreement**" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act[64];

"**bond**" means a surety granted by a developer who is a party to an adoption agreement;

"**bond waiver**" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"**calendar year**" means the twelve months ending with 31st December;

"**discharge pipe**" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"**disposal main**" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-

(a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and

(b) is not a public sewer;

"**drain**" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"**effluent**" means any liquid, including particles of matter and other substances in suspension in the liquid;

"**financial year**" means the twelve months ending with 31st March;

"**lateral drain**" means-

(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or

(b) if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act[65];

"**licensed water supplier**" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act[66];

"**maintenance period**" means the period so specified in an adoption agreement as a period of time-

(a) from the date of issue of a certificate by a Sewerage Undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and

(b) until the date that private sewer or lateral drain is vested in the Sewerage Undertaker;

"**map of waterworks**" means the map made available under Section 198(3) of the 1991 Act[67] in relation to the information specified in subsection (1A);

"**private sewer**" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a Sewerage Undertaker;

"**public sewer**" means, subject to Section 106(1A) of the 1991 Act[68], a sewer for the time being vested in a Sewerage Undertaker in its capacity as such, whether vested in that undertaker-

(a) by virtue of a scheme under Schedule 2 to the Water Act 1989[69];

(b) by virtue of a scheme under Schedule 2 to the 1991 Act[70];

(c) under Section 179 of the 1991 Act[71]; or

(d) otherwise;

"**public sewer map**" means the map made available under Section 199(5) of the 1991 Act[72];

"**resource main**" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-

(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or

(b) giving or taking a supply of water in bulk;

"**sewerage services**" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a Sewerage Undertaker for the purpose of carrying out its functions;

"**Sewerage Undertaker**" means the company appointed to be the Sewerage Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"**surface water**" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"**water main**" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water Undertaker, which is used or to be used by a Water Undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"**water meter**" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises;

"**water supplier**" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"**water supply zone**" means the names and areas designated by a Water Undertaker within its area of supply that are to be its water supply zones for that year; and

"**Water Undertaker**" means the company appointed to be the Water Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

## Drainage & Water Enquiry (Commercial) TERMS AND CONDITIONS

Customer and Clients are asked to note these terms, which govern the basis on which this drainage and water report is supplied.

### Definitions

'Company' means Northumbrian Water Limited who produce the Report.  
'Order' means any request completed by the Customer requesting the Report.  
'Report' means the drainage and/or water report prepared by The Company in respect of the Property.  
'Property' means the address or location supplied by the Customer in the Order.  
'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.  
'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

### Agreement

1. The Company agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client.  
The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

### The Report

2. Whilst The Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-  
2.1 The information contained in the Report can change on a regular basis so The Company cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.  
2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.  
2.3 The information contained in the Report is based upon the accuracy of the address supplied by the Customer or Client.  
2.4 The Report provides information as to the location & connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and The Company cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.  
2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of The Company's apparatus.

### Liability

3. The Company shall not be liable to the Client for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link or anything beyond The Company's reasonable control or the acts or omissions of any party for whom The Company are not responsible.  
3.1 Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) The Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify the Company in respect of any claim by the Client.

3.2 Where a report is requested for an address falling within a geographical area where two different Companies separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by either Company will remain with that Company in respect of the accuracy of the information supplied. A Company supplying information which has been provided to it by another Company for the purposes outlined in this agreement will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.

3.3 The Report is produced for commercial properties or commercial developments of domestic properties and the Company's entire liability (except to the extent provided by clause 3.4) in respect of all causes of action arising by reason of or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall be limited to £2,000,000

3.4 The Company shall accept liability for death or personal injury arising from its negligence.

### Copyright and Confidentiality

4. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of The Company. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided.

4.1 The Customer or Client is entitled to make copies of the Report (other than any maps contained in the, or attached to the Report, where no copying is permitted).

4.2 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

4.3 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.4 The Customer and the Client agree to indemnify The Company against any losses, costs, claims and damage suffered by The Company as a result of any breach by either of them of the terms of paragraphs 4 to 4.3 inclusive.

### Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by The Company, without any set off, deduction or counterclaim. Unless the Customer or Client has an account with The Company for payment for Reports, The Company must receive payments for Reports in full before the Report is produced. Where a customer orders an expedited search for 24 hour return, payment must be made in full to The Company within 48 hours of placing the Order. Once The Company has processed payment The Company will not give a refund.

For Customers or Clients with accounts, payment terms will be as agreed with The Company.

### General

6. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

6.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

6.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

*Drainage & Water Commercial March 2005*

**Northumbrian Water Limited**

**Water Quality Summary Report**

Report Period 01/01/2011 to 31/12/2011

<b>Water Supply Zone N129 GUNNERTON</b>				<b>population 10674</b>			<b>Z0015077</b>			
<i>Parameter</i>	<i>DWI Parameter Code</i>	<i>Standards</i>		<i>Units</i>	<i>No of Samples</i>	<i>No Failing</i>	<i>Percentage Failing</i>	<i>Min Value</i>	<i>Mean Value</i>	<i>Max Value</i>
		<i>Lower Limit</i>	<i>Upper Limit</i>							
1,2-Dichloroethane	F001 S			3 ug/l	36	0	.00	< 0.049	< 0.049	< 0.049
2,4-D	P020 S			0.1 ug/l	36	0	.00	< 0.0082	< 0.0082	< 0.0082
Aldrin Total	P002 S			0.03 ug/l	36	0	.00	< 0.0012	< 0.0012	< 0.0012
Aluminium Total	A021			200 ug/l	24	0	.00	< 7.3	< 14	26
Ammonium (ammonia and ammonium ions)	A014			0.5 mg/l as NH4	24	0	.00	< 0.012	< 0.0124	0.015
Antimony Total	B008A			5 ug/l	8	0	.00	< 0.28	< 0.28	< 0.28
Arsenic Total	B001A			10 ug/l	8	0	.00	0.19	0.32	0.46
Benazolin	P138 S			0.1 ug/l	36	0	.00	< 0.0086	< 0.0086	< 0.0086
Benzene	F002 S			1 ug/l	36	0	.00	< 0.03	< 0.03	< 0.03
Benzo(3,4)Pyrene Total	D007			0.01 ug/l	8	0	.00	< 0.00053	< 0.0005	< 0.0005
Boron Total	D005A			1 mg/l	8	0	.00	< 0.028	< 0.038	0.055
Bromate	F003			10 ug/l	8	0	.00	< 0.97	< 0.97	< 0.97
Cadmium Total	B002			5 ug/l	8	0	.00	< 0.0081	< 0.0082	0.0092
Chloride	D002A			250 mg/l	8	0	.00	6	9.6	22
Chlorine Free	C009 no limit			mg/l	32	0	.00	0.01	0.2028	0.6
Chlorine Total	C010 no limit			mg/l	32	0	.00	0.03	0.2419	0.62
Chlormequat	P163 S			0.1 ug/l	36	0	.00	< 0.0029	< 0.0048	0.0085
Chlorothalonil	P015 S			0.1 ug/l	36	0	.00	< 0.006	< 0.006	< 0.006
Chlorpyralid	P018 S			0.1 ug/l	36	0	.00	< 0.016	< 0.0172	0.051
Chlortoluron	P014 S			0.1 ug/l	36	0	.00	< 0.0041	< 0.0042	0.0067
Chromium Total	B004			50 ug/l	8	0	.00	< 0.2	< 0.2	< 0.2
Clostridium Perfringens (Welchii)	C004A			0 No./100ml	24	0	.00	0	0	0
Coliforms	C001A			0 No./100ml	36	0	.00	0	0	0
Colonies 2 Day 37 C YEA	C013 company limit			50 No./ml	24	0	.00	0	0.5417	11
Colonies 3 Days 22 C YEA	C007 company limit			300 No./ml	24	1	4.17	0	> 15	> 300
Colour	A001			20 mg/l Pt/Co scale	24	0	.00	< 1	< 1.7458	3.3
Conductivity 20 Deg. C	D001			1500 uS/cm	24	0	.00	120	141	260
Copper Total	A024A			2 mg/l	8	0	.00	0.0025	0.0130	0.024
Cyanide	B003 S			50 ug/l	36	0	.00	< 0.3	< 1.7103	3.4
Cypermethrin	P094 S			0.1 ug/l	36	0	.00	< 0.0081	< 0.0081	< 0.0081
Diazinon Total	P024 S			0.1 ug/l	37	0	.00	< 0.0051	< 0.0051	< 0.0051
Dieldrin Total	P028 S			0.03 ug/l	36	0	.00	< 0.0022	< 0.0022	< 0.0022

DWI Parameter codes marked S

These indicate parameters that are measured at a supply point, usually a water treatment works. Some supply zones may receive water from more than one supply point so all relevant samples are included for the purpose of monitoring water quality supplied to the zone.

22/02/2012

**Northumbrian Water Limited**

**Water Quality Summary Report**

Report Period 01/01/2011 to 31/12/2011

<b>Water Supply Zone N129 GUNNERTON</b>				<b>population 10674</b>			<b>Z0015077</b>			
<b>Parameter</b>	<b>DWI Parameter Code</b>	<b>Standards</b>		<b>Units</b>	<b>No of Samples</b>	<b>No Failing</b>	<b>Percentage Failing</b>	<b>Min Value</b>	<b>Mean Value</b>	<b>Max Value</b>
		<b>Lower Limit</b>	<b>Upper Limit</b>							
Diuron	P032 S			0.1 ug/l	36	0	.00	< 0.007	< 0.007	< 0.007
E.Coli	C002			0 No./100ml	36	0	.00	0	0	0
Enterococci	C003			0 No./100ml	8	0	.00	0	0	0
Fenpropimorph	P037 S			0.1 ug/l	36	0	.00	< 0.0056	< 0.0056	< 0.0056
Fluoride Dissolved	A027			1.5 mg/l	8	0	.00	0.95	0.9888	1.1
Fluroxpyr	P040 S			0.1 ug/l	36	0	.00	< 0.013	< 0.013	< 0.013
Glyphosate	P042 S			0.1 ug/l	36	0	.00	< 0.0099	< 0.0099	< 0.0099
Gross Alpha Activity	F004 S			0.1 Bq/l	36	0	.00	< 0.018	< 0.0206	0.038
Gross Beta Activity	F005 S			1 Bq/l	36	0	.00	< 0.023	< 0.0524	0.228
Heptachlor Epoxide Total	P044 S			0.03 ug/l	36	0	.00	0	0	0
Heptachlor Total	P043 S			0.03 ug/l	36	0	.00	< 0.0016	< 0.0016	< 0.0016
Hydrogen ion	A006	6.5		9.5 pH Value	24	0	.00	7.1	7.3708	7.6
Iron Total	A022			200 ug/l	24	0	.00	< 2.3	< 32	140
Isoproturon	P048 S			0.1 ug/l	36	0	.00	< 0.0048	< 0.0048	< 0.0048
Lead Total	B007A			25 ug/l	8	0	.00	< 0.025	< 0.6896	2.7
MCPA	P054 S			0.1 ug/l	36	0	.00	< 0.0084	< 0.0084	< 0.0084
MCPB	P055 S			0.1 ug/l	36	0	.00	< 0.0092	< 0.0092	< 0.0092
Malathion Total	P052 S			0.1 ug/l	36	0	.00	< 0.0038	< 0.0038	< 0.0038
Manganese Total	A023			50 ug/l	24	0	.00	< 0.06	< 1.0102	3.4
Mecoprop	P053 S			0.1 ug/l	36	0	.00	< 0.018	< 0.018	< 0.018
Mercury Total	B005 S			1 ug/l	36	0	.00	< 0.037	< 0.037	< 0.037
Metaldehyde	P226 S			0.1 ug/l	36	0	.00	< 0.0056	< 0.0095	0.021
Nickel Total	B006A			20 ug/l	8	0	.00	0.09	0.6613	1.2
Nitrate	A012			50 mg/l as NO3	8	0	.00	< 2.7	< 2.7	< 2.7
Nitrate / Nitrite formula	A013C			1 mg/l as NO2	8	0	.00	< 0.054	< 0.0541	< 0.055
Nitrite	A013A			0.1 mg/l as NO2	8	0	.00	< 0.0014	< 0.0014	0.0016
Odour Quantitative	A003			0 No unit	24	0	.00	0	0	0
Pendimethalin	P118 S			0.1 ug/l	36	0	.00	< 0.0054	< 0.0054	< 0.0054
Pesticides Total	B010 S			0.5 ug/l	36	0	.00	0	0.0096	0.0568
Polycyclic aromatic hydrocarbons	B011F			0.1 ug/l	8	0	.00	0	0.0001	0.0008
Propetamphos	P069 S			0.1 ug/l	37	0	.00	< 0.0039	< 0.0039	< 0.0039
Propyzamide	P071 S			0.1 ug/l	36	0	.00	< 0.0084	< 0.0084	< 0.0084

DWI Parameter codes marked S

These indicate parameters that are measured at a supply point, usually a water treatment works. Some supply zones may receive water from more than one supply point so all relevant samples are included for the purpose of monitoring water quality supplied to the zone.

22/02/2012



**Northumbrian Water Limited**

**Water Quality Summary Report**

Report Period 01/01/2011 to 31/12/2011

<b>Water Supply Zone N129 GUNNERTON</b>					<b>population 10674</b>			<b>Z0015077</b>		
<i>Parameter</i>	<i>DWI Parameter Code</i>	<i>Standards</i>		<i>Units</i>	<i>No of Samples</i>	<i>No Failing</i>	<i>Percentage Failing</i>	<i>Min Value</i>	<i>Mean Value</i>	<i>Max Value</i>
		<i>Lower Limit</i>	<i>Upper Limit</i>							
Selenium Total	B009			10 ug/l	8	0	.00	< 0.31	< 0.31	< 0.31
Sodium	A009			150 mg/l	8	0	.00	13	14	16
Sulphate Dissolved	A007			250 mg/l	8	0	.00	12	34	62
Taste Quantitative	A004			0 Dil. No.	24	0	.00	0	0	0
Tetrachloroethene/Trichloroethene - Sum of 2	D009B S			10 ug/l	36	0	.00	0	0	0
Tetrachloromethane	D008 S			3 ug/l	36	0	.00	< 0.074	< 0.074	< 0.074
Total Organic Carbon	A017 S			mg/l	35	0	.00	0.33	1.9803	3
Total Trihalomethanes	D011			100 ug/l	8	0	.00	25.4	36	49.2
Tricopyr	P131 S			0.1 ug/l	36	0	.00	< 0.011	< 0.011	< 0.011
Trifluralin	P081 S			0.1 ug/l	36	0	.00	< 0.0075	< 0.0075	< 0.0075
Turbidity	A002			4 NTU	24	0	.00	< 0.08	< 0.145	0.29

DWI Parameter codes marked S

These indicate parameters that are measured at a supply point, usually a water treatment works. Some supply zones may receive water from more than one supply point so all relevant samples are included for the purpose of monitoring water quality supplied to the zone.

22/02/2012

# Testing your water quality

The test	Further information	Official standard	Units
Alkalinity	Occurs naturally where water passes through chalk or limestone.	No standard	mg/l
Aluminium	Found naturally in all water sources and is used in the treatment process but is effectively removed and carefully monitored at the water treatment works.	200	µgAl/l
Ammonium	Is naturally present in some supplies.	0.5	mgNH <sub>4</sub> /l
Antimony	Not normally found.	5	µgSb/l
Arsenic	Not normally present. Very low levels appear naturally.	10	µgAs/l
Boron	Occurs naturally.	1	mgB/l
Cadmium	Not normally present. Very low levels appear naturally.	5	µgCd/l
Calcium	Occurs naturally especially if water passes through limestone or chalk.	No standard	mgCa/l
Chloride	Occurs naturally.	250	mgCl/l
Chlorine	Small amounts of chlorine are added to our water to kill any harmful bacteria. Its use was responsible for helping eliminate diseases such as typhoid and cholera. Occasionally customers may notice a slight chlorine taste but this is completely harmless. (World Health Organisation guideline value - 5mg/l)	No standard	mgCl <sub>2</sub> /l
Chromium	Not normally present. Very low levels appear naturally.	50	µgCr/l
<i>Clostridium perfringens</i>	Groups of bacteria indicating possible faecal contamination of water supplies. An occurrence of <i>Clostridium perfringens</i> is always investigated immediately.	0	per 100ml
Coliform bacteria (total coliforms)	These bacteria indicate that the supply may have been contaminated. In most cases this is from the tap itself and may be present because of normal domestic operations. We recommend that taps, including the inside of the spout, are cleaned regularly. An occurrence of coliform bacteria is always investigated immediately.	0	per 100ml
Colony counts 2 days at 37° C Colony counts 3 days at 22° C	This is a measure of a number of groups of naturally occurring bacteria and is not indicative of any health hazard. However, unusually high numbers are investigated.	No abnormal change	per ml
Colour	Water may occasionally have a slight tint which is caused by natural colouring such as peat.	20	mg/l Pt/Co scale
Conductivity	A measure of the dissolved mineral content of the water.	2500	µS/cm
Copper	Presence is largely due to the influence of domestic plumbing systems.	2	mgCu/l
Cyanide	Not normally present. Very low levels appear naturally.	50	µgCN/l
<i>E. coli</i> Enterococci	Groups of bacteria indicating possible faecal contamination of water supplies. An occurrence of <i>E. coli</i> or Enterococci is always investigated immediately.	0	per 100ml
Fluoride	Occurs naturally in some of our supplies. In other areas fluoride is added at the treatment works at the request of the Health Authority to protect the teeth of children.	1.5	mgF/l
pH (Hydrogen ion)	The pH of water is controlled at the treatment works to prevent corrosion of pipes and fittings.	>6.5, <9.5	pH value
Iron	Occurs naturally and is removed at the treatment works. However, some mains are made from cast iron and may corrode to give the water a rust coloured appearance which, while undesirable, is not a health hazard.	200	µgFe/l
Lead	Many homes still have lead pipes and it is normally in these properties where the standard is exceeded. Mains water contains little or no lead.	25	µgPb/l
Magnesium	Occurs naturally as a result of passage of water through the ground.	No standard	µg/l

The test	Further information	Official standard	Units
Manganese	Occurs naturally, may build up on corrosion products within mains and is carefully monitored at treatment works.	50	µgMn/l
Mercury	Very low levels appear naturally.	1	µgHg/l
Nickel	Not normally present. Very low levels appear naturally.	20	µgNi/l
Nitrate	Occurs naturally from both mineral or soil processes and from agricultural activity.	50	mgNO <sub>3</sub> /l
Nitrite	May be associated with the presence of ammonia or nitrate in river water.	0.5	mgNO <sub>2</sub> /l
Odour (Quantitative)	As well as chemical tests, we also use a team of experienced testers, who compare the sample with one which is known to be free from taste or smell, and they give the water a rating which reflects how good or bad it is. Any abnormal change detected in odour/taste will be investigated by the company.	Any positive detection	Dilution No. (at 25° C)
Odour (Qualitative)	Subjective assessment of the type and magnitude of such characteristics.	No standard	
PAH	Polycyclic Aromatic Hydrocarbons associated with fossil fuels and if found in water they often originate from coal tar linings in old mains.	0.1	µg/l
Benzo (a) pyrene	An individual Polycyclic Aromatic Hydrocarbon similar to those detailed above.	0.010	µg/l
Individual pesticides	The presence of these compounds is due to their use by farmers, industry and local authorities etc. The current standard is not health based and therefore minor incidents where the standard is exceeded are unlikely to represent a risk to health.	0.1	µg/l
Total pesticides	The sum of the above.	0.5	µg/l
Aldrin Dieldrin Heptachlor Heptachlorepoixide	These pesticides have a lower standard than the other pesticides detailed above.	0.03	µg/l
Phosphorus	Occurs naturally as well as in fertilisers and detergents but rarely proves a problem in our supply. Phosphorus is dosed to control lead concentrations from private plumbing.	No standard	mgP/l
Selenium	Not normally found.	10	µgSe/l
Sodium	Occurs naturally as a result of passage of water through the ground.	200	mgNa/l
Sulphate	Occurs naturally as a result of passage of water through the ground.	250	mgSO <sub>4</sub> /l
Taste (Quantitative)	As well as chemical tests, we also use a team of experienced testers, who compare the sample with one which is known to be free from taste or smell, and they give the water a rating which reflects how good or bad it is. Any abnormal change detected in odour/taste will be investigated by the company.	Any positive detection	Dilution No. (at 25° C)
Taste (Qualitative)	Subjective assessment of the type and magnitude of such characteristics.	No standard	
Temperature	During warm spells the temperature of tap water will increase, changing its familiar taste slightly but not its quality. If this occurs you should chill drinking water in the fridge.	No standard	deg. C
Tetrachloroethane Trichloroethane Tetrachloromethane	Chlorinated solvents which are used in industry and in dry-cleaning processes and should not usually be found in the water supply.	(combined standard of 10) 3	µg/l µg/l
Total hardness	Occurs naturally where water passes through chalk or limestone.	No standards	mg/l
TOC	Total Organic Carbon content of the water and a measure of effectiveness of treatment in removing natural organic compounds from the supply.	No abnormal change	mg/l
Total Trihalomethanes	Formed when chlorine is added to water as a disinfectant and reacts with organic substances. The standard is set well below the level at which it might cause health problems.	100	µg/l
Turbidity	This is the clarity of the water which can be affected by minute air bubbles or finely suspended particles. If you allow a glass of water to stand for a few minutes it will normally clear.	4	NTU
Zinc	Its presence is largely due to the influence of domestic plumbing systems.	No standard	µgZn/l

µg - microgrammes or one part per billion = one drop in an olympic sized swimming pool.  
 mg - milligrammes or one part per million = one drop in 100 litres.



Safe-Move (Yorkshire Water)  
PO Box 500, Western Way ,  
Bradford, BD6 2LZ

GroundSure Reference: SAF-729117  
Your Reference: FS/NE48 2JY  
Report Date: 8 Apr 2013  
Report Delivery Method: **xml**  
Client Email: [REDACTED]

## GroundSure Screening

**Address: Tweed House The Croft Bellingham Hexham  
Northumberland, NE48 2JY**

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the GroundSure Screening report as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

[REDACTED]

[REDACTED]

Managing Director  
Groundsure Limited

Enc.  
GroundSure Screening

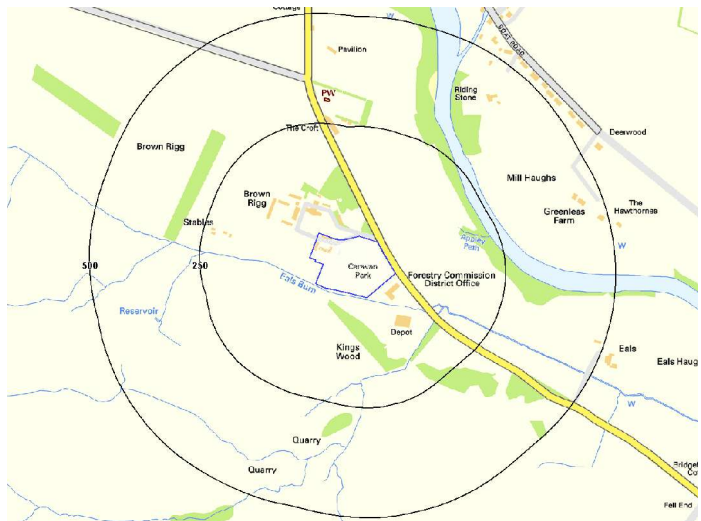
# GroundSure Screening

Address: Tweed House The Croft Bellingham Hexham Northumberland, NE48 2JY

Date: 8 Apr 2013

Your Reference: FS/NE48 2JY

Client: Safe-Move (Yorkshire Water)



# Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.  
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Site Name: Tweed House The Croft Bellingham Hexham  
Northumberland, NE48 2JY

Grid Reference: 383498,582562

Size of Site: 1.92 ha

Report Reference: SAF-729117

## Executive Summary

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report.

### Acceptable Environmental Risk

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

### Recommendations

None Required.

If you would like any further assistance regarding this report, then please contact the GroundSure Helpline on 08444 159000.

**Environmental Consultancy:** GroundSure Environmental Consultants are available to discuss the findings of this report free of charge and to assist in possible solutions where reports are determined to be In Need of Further Assessment, or where other outstanding environmental issues require further consideration.

**Environmental Insurance:** Environmental insurance may be available for the subject property. Please contact GroundSure for further details.

## Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used for commercial purposes.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	An historic landfill of minor concern has been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including the Eals Burn to the south, the underlying Secondary A aquifers within bedrock and superficial deposits. The site is also recorded to lie within a National Park.
Conclusion	GroundSure has not identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the GroundSure Risk Assessment Methodology contained within this report.

## Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	An area of potential infilled land has been identified at or in close proximity to the property. In the first instance it would be prudent to seek the views presented by a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.
Flooding	The property does not lie within 25m of an Environment Agency floodplain.
Natural Ground Subsidence	No issues identified.
Shallow Mining	No issues identified.
Radon	No issues identified.
Radon Protection	No issues identified.
Coal Mining	The study site has been identified as lying within a coal mining area. A prudent purchaser may wish to obtain a Coal Mining report from the Coal Authority to clarify the risk to the property.



# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Historical Industrial Sites</b>						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use ( 1:10,000 scale mapping )	0	0	1	-	-	-
1.2 Additional Information – Historical Tanks ( 1:2,500,1:1,250 scale mapping )	0	0	1 *	-	-	-
1.3 Additional Information – Historical Energy Features ( 1:2,500,1:1,250 scale mapping )	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database ( 1:2,500,1:1,250 scale mapping )	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages ( 1:2,500,1:1,250 scale mapping )	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	1	0	0*	-	-	-
*51-100m						
<b>2. Environmental Permits, Incidents and Registers</b>						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	1	8	14	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>3.1 Landfill Sites</b>						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	1	0	0	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
<b>3.2 Landfill and Other Waste Sites Findings</b>						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	0	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	0	4	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 013	

\* This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?						Yes
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?						Yes
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?						No
6.7 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	Yes	No
6.8 Detailed River Network entries within 500m of the site	0	1	11	16	-	-
6.9 Surface water features within 250m of the study site	Yes	Yes	Yes	-	-	-

## 7. Flooding

7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.5 Are there any areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

## 8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	3
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	1	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0

## 9. Additional Information

	on-site	0-50	51-250
9.1 Records of mobile phone transmitters	0	0	0
9.2 Records of potential sites of OfCom telecommunications masts	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0

## 10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

## 11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low
11.3 Are there any brine affected areas within 75m of the study site?	No

---

## Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

### 1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

### 2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

### 3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

### 4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

### 5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

### 6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

### 7. Flooding

Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

### 8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 2000m.

### 9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

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## 10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

## 11. Mining

Provides information on areas of coal and shallow mining.

## 12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (08444 159000) for further information and guidance.

### Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

# GroundSure Risk Assessment Methodology

## Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part IIA of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in Planning Policy Statement 23, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to GroundSure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Health Protection Agency, Local Authorities, etc. GroundSure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, GroundSure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report GroundSure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

## Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

---

## Risk Assessment Definitions

**Acceptable Environmental Risk:** Significant potential environmental liabilities have not been identified

**In Need of Further Assessment:** Significant potential environmental liabilities have been identified

**Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?**

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

**Does the property represent Acceptable Banking Security from an environmental risk perspective?**

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

GroundSure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

**Is there a risk that the property value may be impacted due to environmental liability issues?**

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

**What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?**

**Low:** There are unlikely to be significant environmental liabilities associated with the property

**Low-Moderate:** There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

**Moderate:** Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

**Moderate-High:** Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

**High:** Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

# 1. Historical Industrial Sites

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

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

**Records of sites with a potentially contaminative past land use within 250m of the search centre: 1**

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
87.0	N	Unspecified Tank	1980

## 1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

**Records of historical tanks within 100m of the search centre: 1**

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
83.0	N	Tank (Unspecified)	1978

## 1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

**Records of historical energy features within 100m of the search centre: 0**

Database searched and no data found.

## 1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

**Records of historical petrol stations and fuel sites within 100m of the search centre: 0**

Database searched and no data found.



---

## 1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

**Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0**

Database searched and no data found.

---

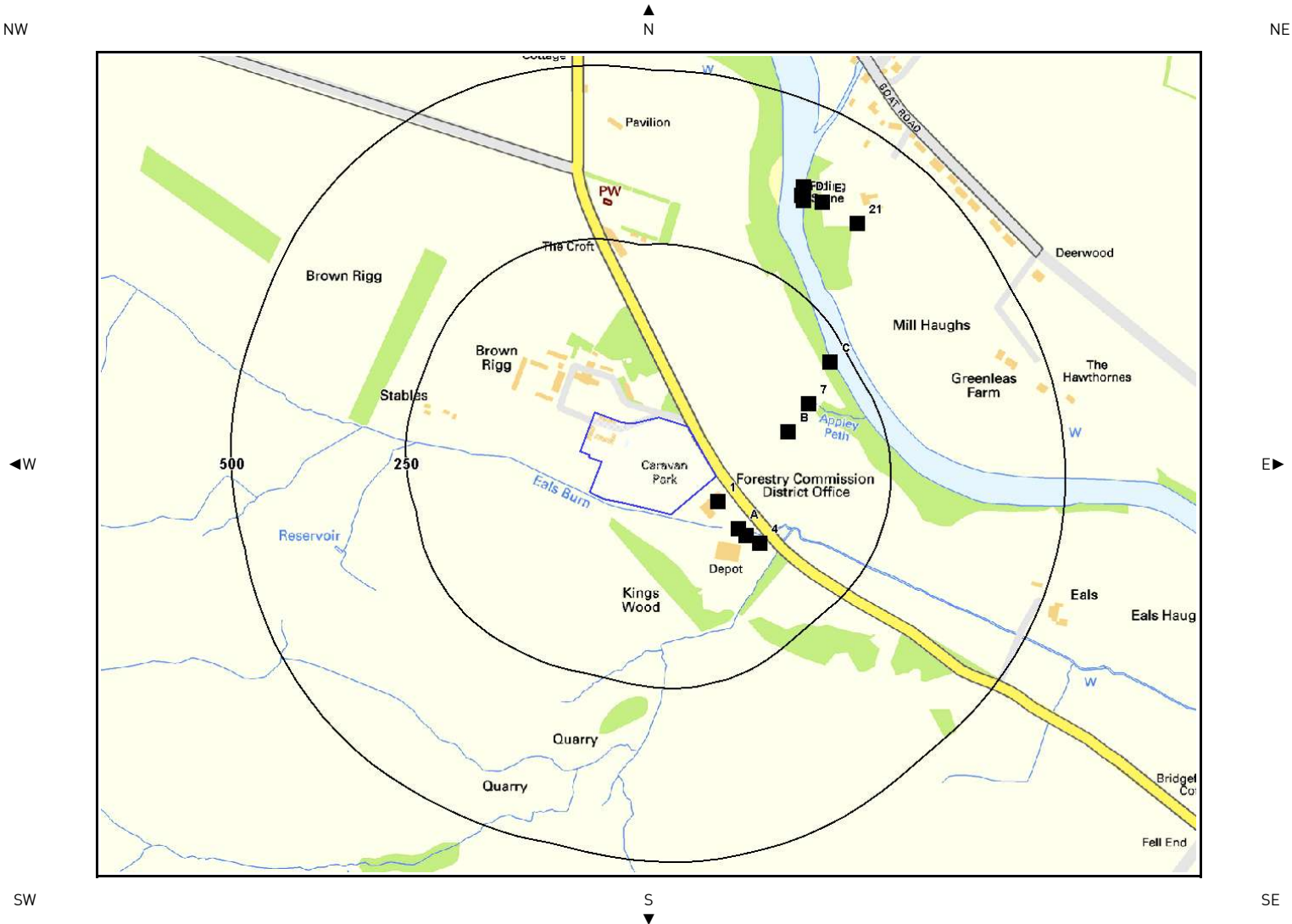
## 1.6 Potentially Infilled Land

**Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 1**

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by GroundSure:

Distance [m]	Direction	Use	Date
0.0	On Site	Pool	1980















## 2. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend

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- |   |                               |  |  |
|---|-------------------------------|--|--|
|  | Recorded Pollution Incident   |   | RAS 3 & 4 Authorisations                                       |
|  | Site Outline                  |   | Dangerous Substances (List 1)                                  |
|  |                               |   | Part A(1) Authorised Processes and Historic IPC Authorisations |
|  | Dangerous Substances (List 2) |   | Part A(2) and Part B Authorised Processes                      |
|  | Water Industry Referrals      |  | COMAH / NIHS Sites   |
|  | Licensed Discharge Consents   |  | Sites Determined as Contaminated Land                          |
|  | Red List Discharge Consents   |   | Hazardous Substance Consents and Enforcements                  |

---

## 2. Environmental Permits, Incidents and Registers

### 2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

**Records of historic IPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0**

Database searched and no data found.

---

**Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

---

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Licensed Discharge Consents within 500m of the study site: 23**

Report Reference: SAF-729117

---

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details	
1	29.0	SE	383600, 582500	Address: Repair Depot, Bellingham Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 231/A/0540 Permit Version: 1	Receiving Water: Eals Burn Status: Revoked - Unspecified Issue date: - Effective Date: - Revocation Date: 16/2/1993
2A	78.0	SE	383630, 582460	Address: Keilder Forest District Office Stw, Eals, Bellingham Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 231/0958 Permit Version: 1	Receiving Water: Eals Burn Status: New Consent, By Application (wra 91, Section 88) Issue date: 30/3/1993 Effective Date: 30/3/1993 Revocation Date: -
3A	93.0	SE	383640, 582450	Address: Forestry Commission Depot Stw, Eals, Bellingham Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 231/0956 Permit Version: 1	Receiving Water: Eals Burn Status: New Consent, By Application (wra 91, Section 88) Issue date: 16/2/1993 Effective Date: 16/2/1993 Revocation Date: -
4	113.0	SE	383660, 582440	Address: Forestry Commission Workshop, Eals, Bellingham Effluent Type: Trade Discharges - Site Drainage Permit Number: 231/0959 Permit Version: 1	Receiving Water: Eals Burn Status: New Consent, By Application (wra 91, Section 88) Issue date: 6/4/1993 Effective Date: 6/4/1993 Revocation Date: -
5B	120.0	NE	383700, 582600	Address: Brown Rigg, Bellingham, Hexham, Northumberland Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 231/A/1045 Permit Version: 1	Receiving Water: Appleby Peth Status: Revoked - Unspecified Issue date: 30/1/1985 Effective Date: 30/1/1985 Revocation Date: 12/3/1992
6B	120.0	NE	383700, 582600	Address: Brown Rigg, Bellingham, Hexham, Northumberland Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 231/F/0583 Permit Version: 1	Receiving Water: Appleby Peth Status: Revoked - Unspecified Issue date: 13/7/1964 Effective Date: 13/7/1964 Revocation Date: 30/1/1985
7	167.0	NE	383730, 582640	Address: Brown Rigg Stw, Bellingham, Northumberland Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 231/0947 Permit Version: 1	Receiving Water: Appley Peth (north Tyne) Status: New Consent, By Application (wra 91, Section 88) Issue date: 12/3/1992 Effective Date: 12/3/1992 Revocation Date: -
8C	222.0	NE	383760, 582700	Address: Croft Septic Tank, Bellingham, Northumberland Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/0415 Permit Version: 1	Receiving Water: North Tyne Status: New Consent By Application, Granted By Sec.of State Issue date: 19/1/1987 Effective Date: 19/1/1987 Revocation Date: -
9C	222.0	NE	383760, 582700	Address: Croft Septic Tank, Bellingham, Northumberland Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 231/0415 Permit Version: 1	Receiving Water: North Tyne Status: New Consent By Application, Granted By Sec.of State Issue date: 19/1/1987 Effective Date: 19/1/1987 Revocation Date: -
10D	365.0	NE	383722, 582933	Address: Bellingham Terminal Cso, Bellingham Terminal Cso, Boat Road, Bellingham, Northumberland, NE48 2AP Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 231/G/0108 Permit Version: 2	Receiving Water: River North Tyne Status: Varied Under Epr 2010 Issue date: 10/6/2011 Effective Date: 10/6/2011 Revocation Date: -
11D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/1086 Permit Version: 4	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 1/4/2009 Revocation Date: -
12D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/1086 Permit Version: 2	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 1/7/2005 Effective Date: 1/7/2005 Revocation Date: -

13D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 231/1086 Permit Version: 2	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 1/7/2005 Effective Date: 1/7/2005 Revocation Date: -
14D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/1086 Permit Version: 3	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 14/3/2005 Effective Date: 1/11/2005 Revocation Date: 31/3/2009
15D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 231/1086 Permit Version: 3	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 14/3/2005 Effective Date: 1/11/2005 Revocation Date: 31/3/2009
16D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/1086 Permit Version: 1	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 14/3/2005 Effective Date: 1/4/2005 Revocation Date: 1/7/2005
17D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 231/1086 Permit Version: 1	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 14/3/2005 Effective Date: 1/4/2005 Revocation Date: 1/7/2005
18D	370.0	NE	383720, 582940	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 231/1086 Permit Version: 4	Receiving Water: North Tyne Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: - Effective Date: 1/4/2009 Revocation Date: -
19E	376.0	NE	383750, 582930	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/A/0898 Permit Version: 1	Receiving Water: North Tyne Status: Transferred From R(pp)a 1951-1961 Issue date: 15/9/1982 Effective Date: 15/9/1982 Revocation Date: 30/9/2000
20E	376.0	NE	383750, 582930	Address: Bellingham Stw, Bellingham, Hexham Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/A/0898 Permit Version: 2	Receiving Water: North Tyne Status: Transferred From R(pp)a 1951-1961 Issue date: 15/9/1982 Effective Date: 30/9/2000 Revocation Date: 13/5/2001
21	380.0	NE	383800, 582900	Address: Bellingham New Sewage Disposal Work, Bellingham Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/G/0107 Permit Version: 1	Receiving Water: North Tyne Status: Revoked - Unspecified Issue date: 7/5/1956 Effective Date: 7/5/1956 Revocation Date: 15/9/1982
22D	382.0	NE	383723, 582952	Address: Bellingham Stw, Bellingham, Northumberland Effluent Type: Sewage Discharges - Final/treated Effluent - Water Company Permit Number: 231/A/0898 Permit Version: 3	Receiving Water: North Tyne Status: Revoked - Unspecified Issue date: 15/9/1982 Effective Date: 14/5/2001 Revocation Date: 31/3/2005
23D	382.0	NE	383723, 582952	Address: Bellingham Stw, Bellingham, Northumberland Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 231/A/0899 Permit Version: 1	Receiving Water: North Tyne Status: Revoked - Unspecified Issue date: 15/9/1982 Effective Date: 15/9/1982 Revocation Date: 31/3/2005

**Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0**

Database searched and no data found.

[Report Reference: SAF-729117](#)

---

## 2.2 Dangerous or Hazardous Sites

**Records of COMAH & NIHHS sites within 500m of the study site:** 0

Database searched and no data found.

---

## 2.3 Environment Agency Recorded Pollution Incidents

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

Database searched and no data found.

---

**Records of National Incidents Recording System, List 1 within 250m of the study site:** 0

Database searched and no data found.

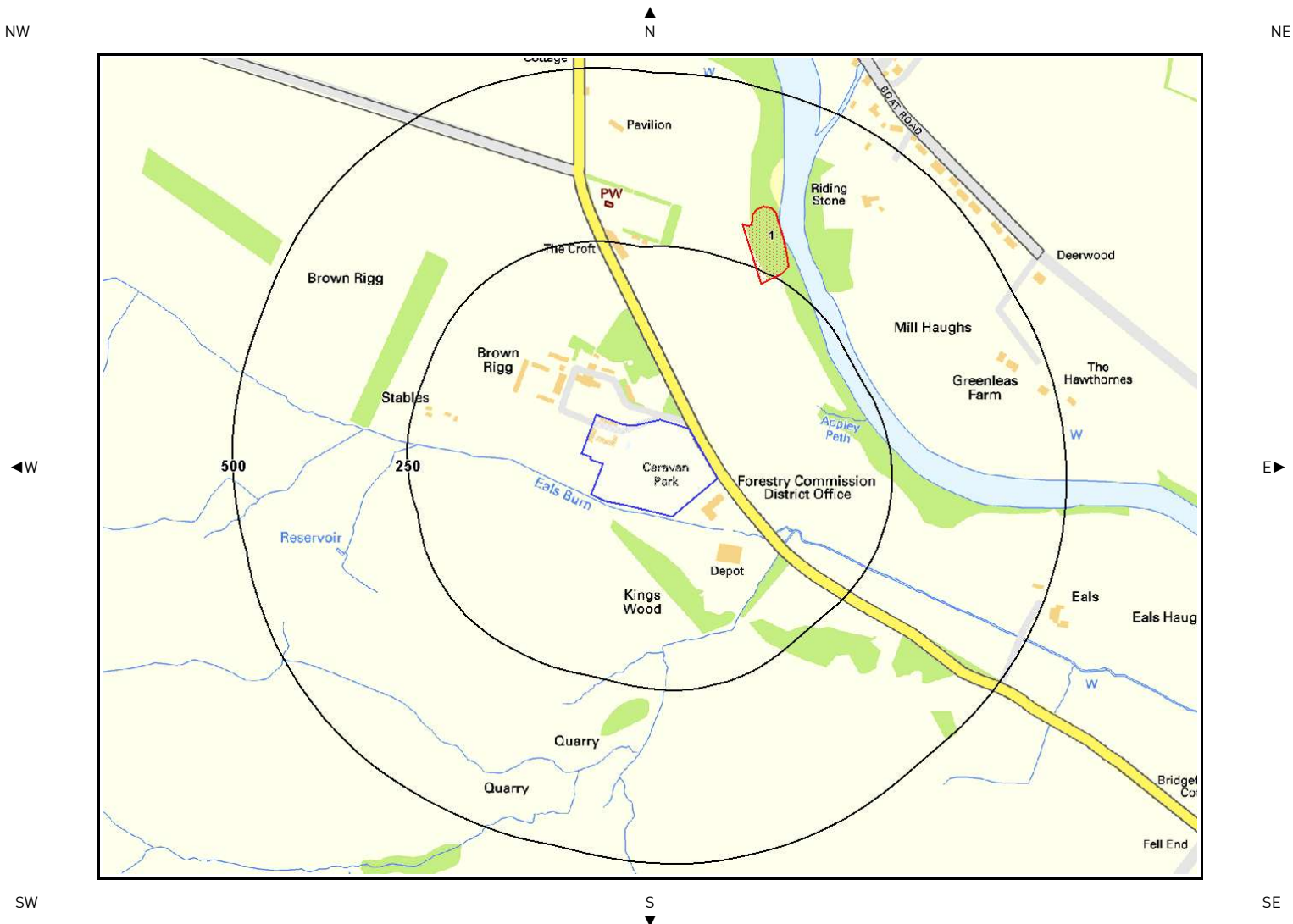
---

## 2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

**How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?** 0

Database searched and no data found.














# 3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- |   |                    |   |                                       |  |                                     |
|---|--------------------|---|---------------------------------------|--|-------------------------------------|
|  | Site Outline       |  | E.A. Active Landfill                  |  | Operational Waste Treatment Licence |
|  | Search Buffers (m) |  | E.A. Historic Landfill (Area Data)    |  | Closed Waste Treatment Licence      |
|   |                    |  | E.A. Historic Landfill (Point Data)   |  | REGIS Waste Licence                 |
|   |                    |  | BGS / DoE Survey Landfill             |  | Operational Landfill                |
|   |                    |  | Local Authority Landfill (Area Data)  |  | Closed Landfill                     |
|   |                    |  | Local Authority Landfill (Point Data) |  |                                     |

## 3. Landfill and Other Waste Sites

### 3.1 Landfill Sites

**Records from Environment Agency landfill data within 1000m of the study site: 0**

Database searched and no data found.

**Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

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

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

ID	Distance [m]	Direction	NGR	Details
1	233.0	NE	383600, 582800	Site Address: Land west of Sewage Works, Bellingham, Northumberland Waste Licence: - Site Reference: PE 023 Waste Type: Commercial, Household Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Bellingham Parish Council

**Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

**Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0**

Database searched and no data found.

**Records of Local Authority landfill sites within 1500m of the study site: 0**

Database searched and no data found.

### 3.2 Other Waste Sites

**Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

**Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

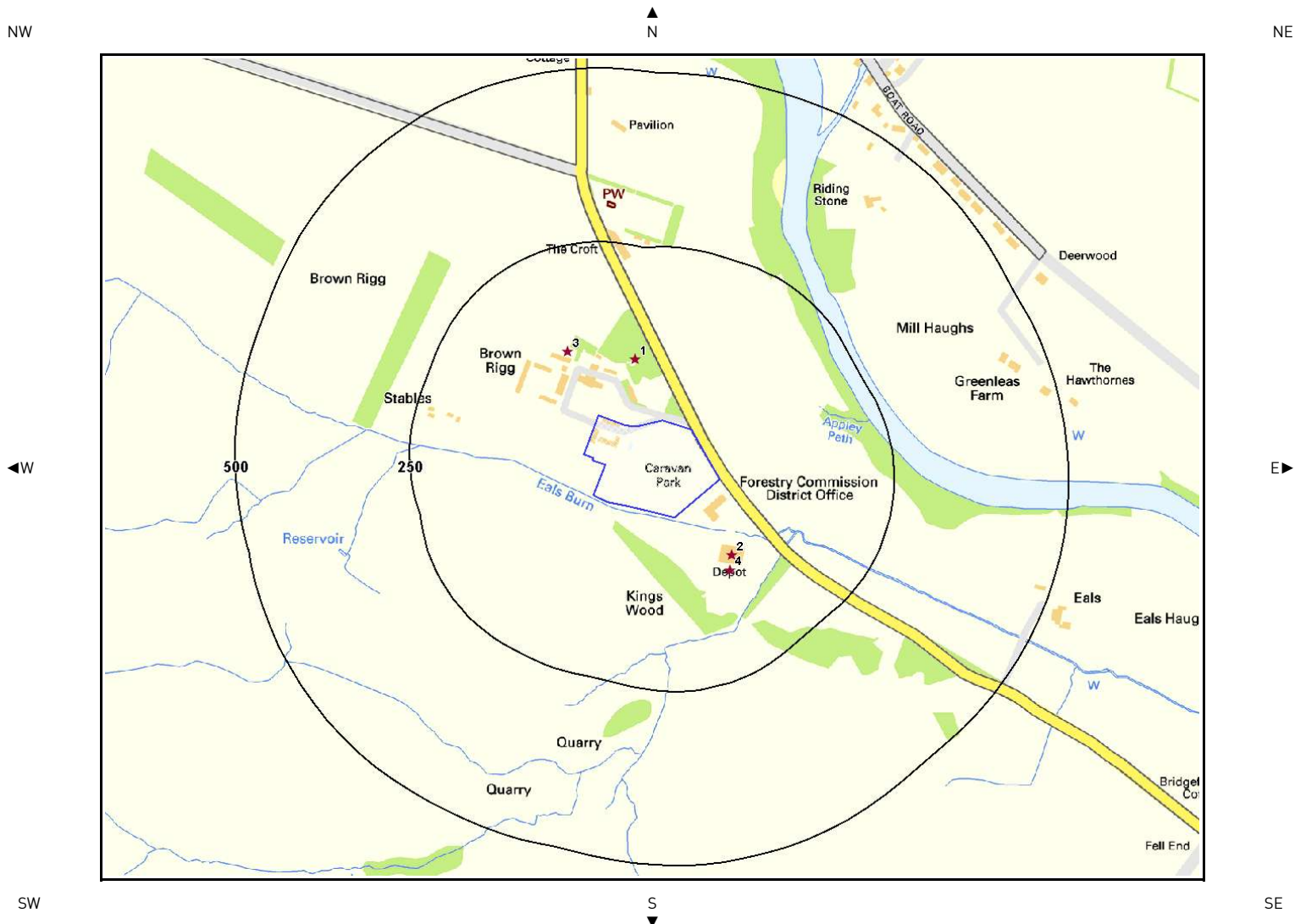
**Records of Environment Agency licensed waste sites within 1500m of the study site: 0**

Database searched and no data found.

Report Reference: SAF-729117







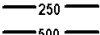
# 4. Current Land Use Map



Current Land Use Legend



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-  Site Outline
-  Current Industrial Sites
-  Petrol & Fuel Sites
-  Underground High Pressure Oil & Fuel Pipelines
-  Search Buffers (m)

## 4. Current Land Uses

### 4.1 Current Industrial Data

**Records of potentially contaminative industrial sites within 250m of the study site: 4**

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	94.0	N	Sewage Works	NE48	Waste Storage, Processing and Disposal	Infrastructure and Facilities
2	94.0	SE	Forestry Commission	Bellingham Repair Depot, Bellingham, Hexham, NE48 2HP	Tools Including Machine Shops	Industrial Products
3	102.0	NW	Water Tower	NE48	Water Pumping Stations	Industrial Features
4	108.0	SE	Depot	NE48	Container and Storage	Transport, Storage and Delivery

### 4.2 Petrol and Fuel Sites

**Records of petrol or fuel sites within 500m of the study site: 0**

Database searched and no data found.

### 4.3 Underground High Pressure Oil and Gas Pipelines

**Records of high pressure underground pipelines within 500m of the study site: 0**

Database searched and no data found.

## 5. Geology

### 5.1 Artificial Ground and Made Ground

Database searched and no data found.  
 The database has been searched on site, including a 50m buffer.

### 5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
RTDU-SSGR	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SILT, SAND AND GRAVEL

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

### 5.3 Bedrock and Solid Geology

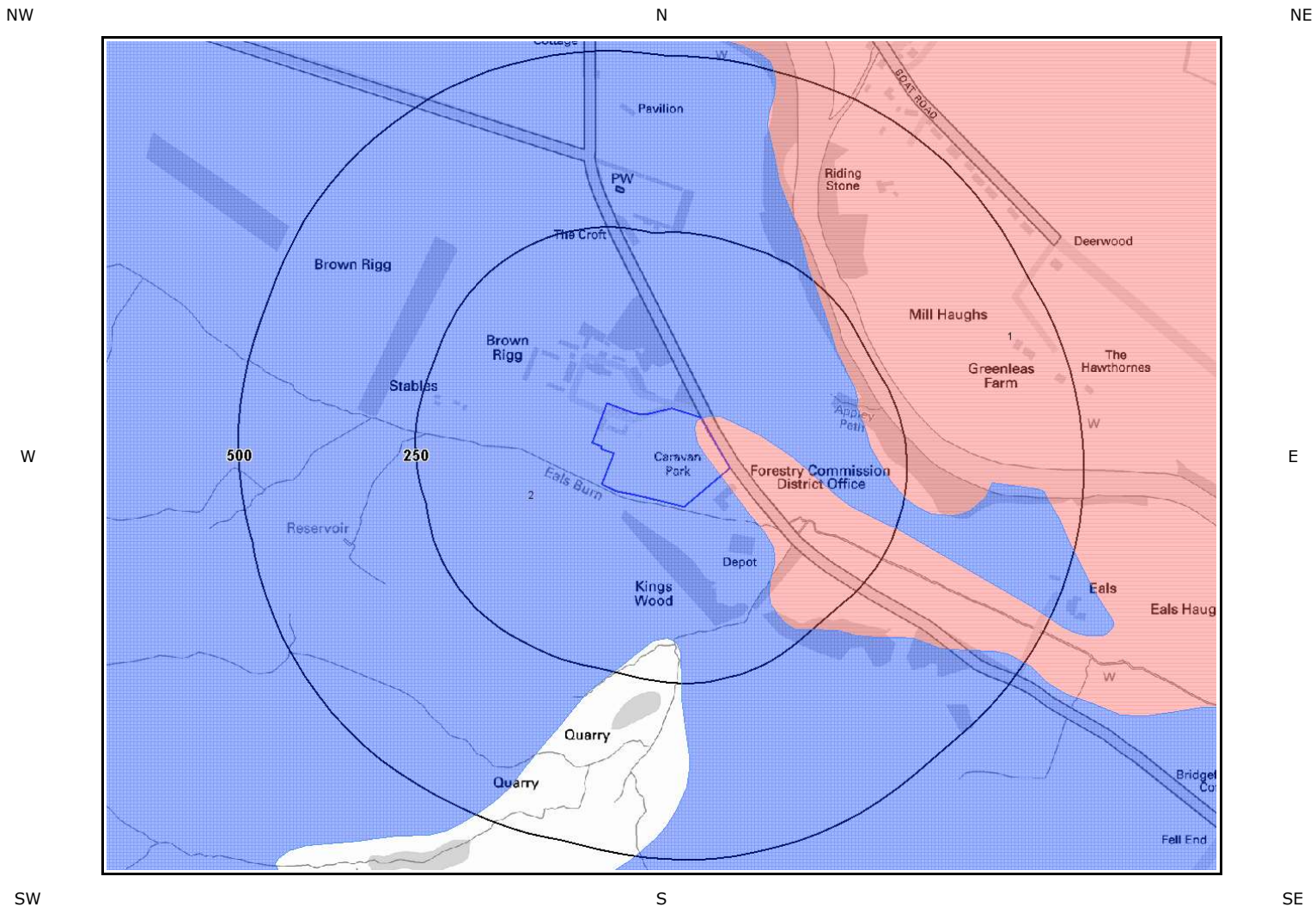
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
TYLS-LSSM	TYNE LIMESTONE FORMATION	LIMESTONE, SANDSTONE, SILTSTONE AND MUDSTONE
TYLS-SDST	TYNE LIMESTONE FORMATION	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

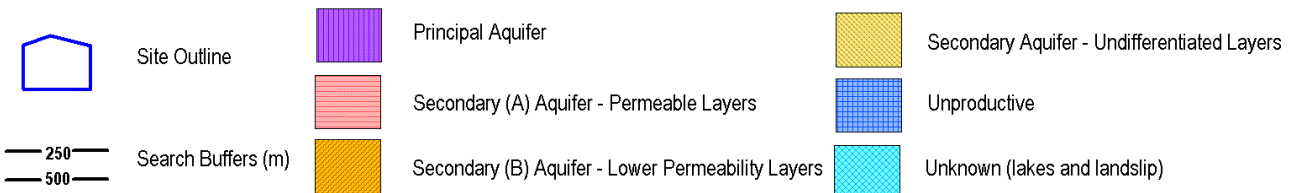
# 6a. Hydrogeology - Aquifer Within Superficial Geology



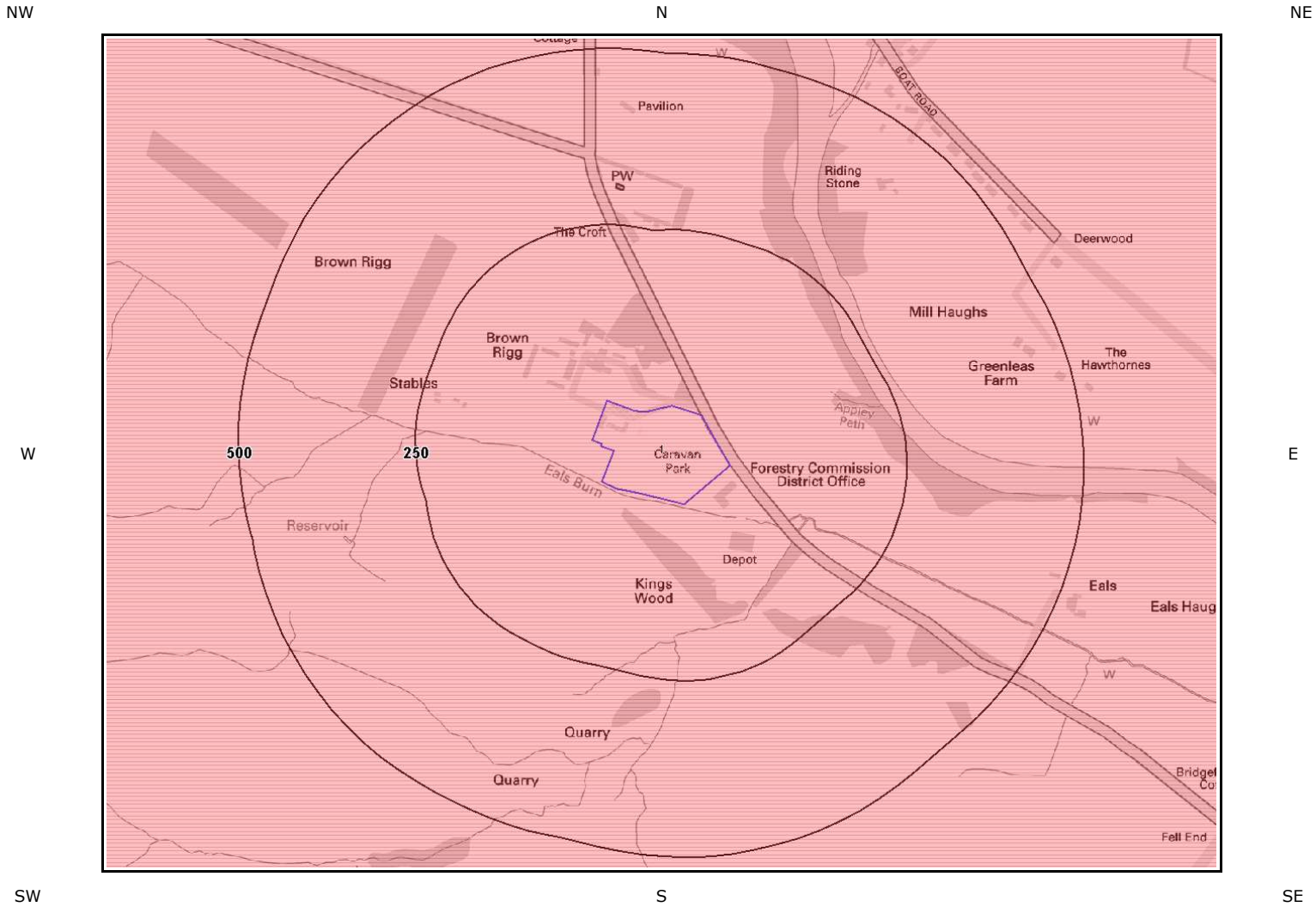
Aquifer Within Superficial Geology Legend



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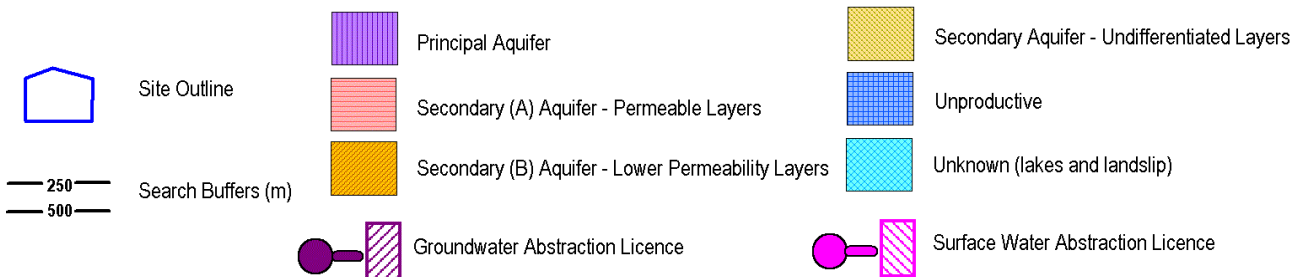
# 6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



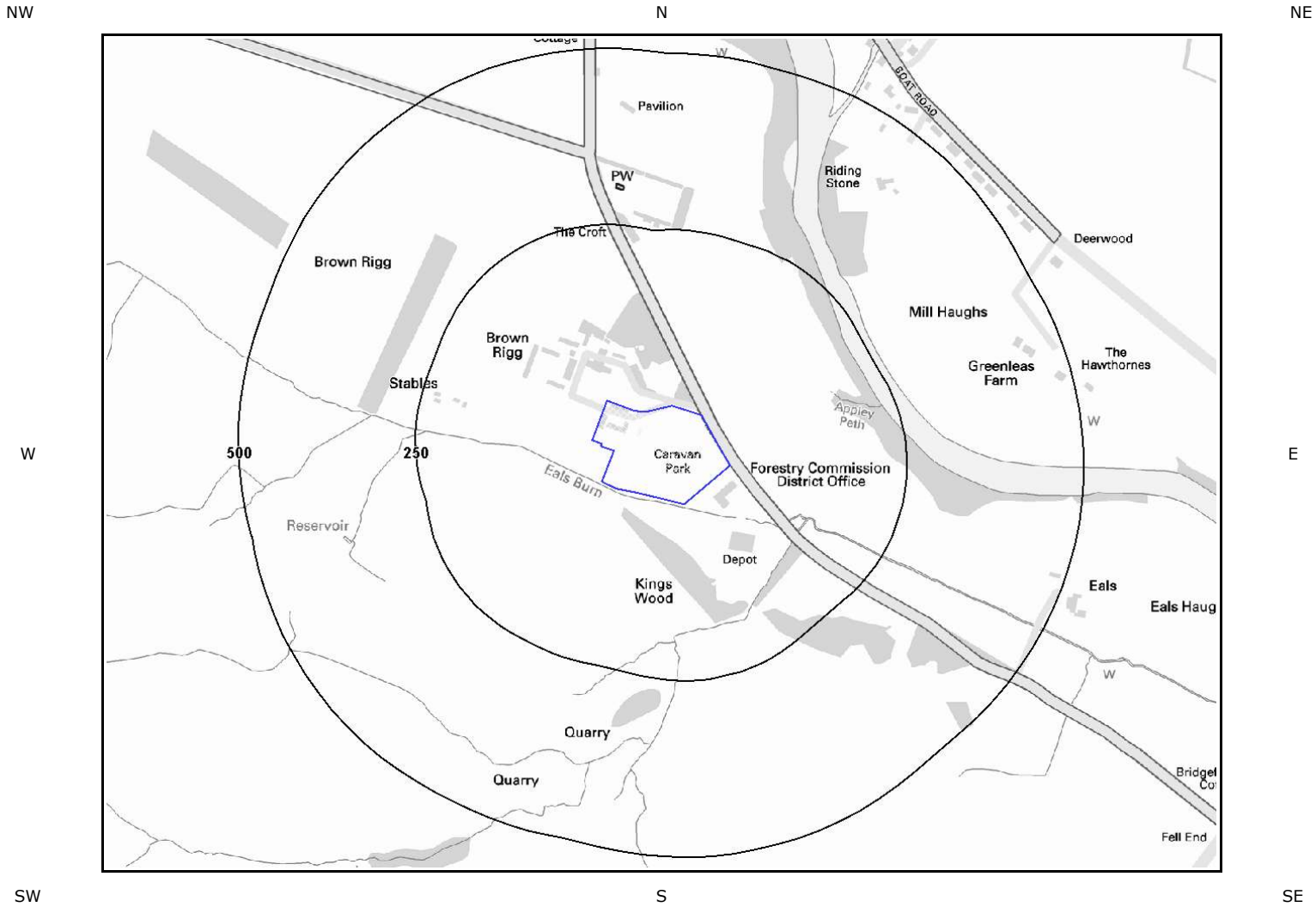
Aquifer Within Bedrock Geology Legend



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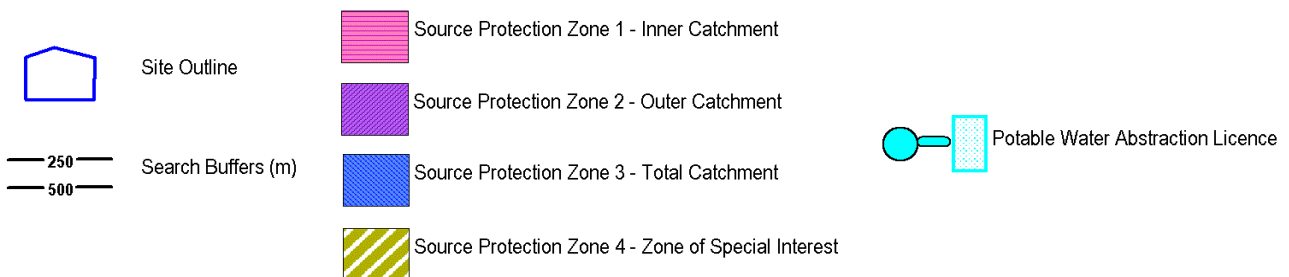
# 6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



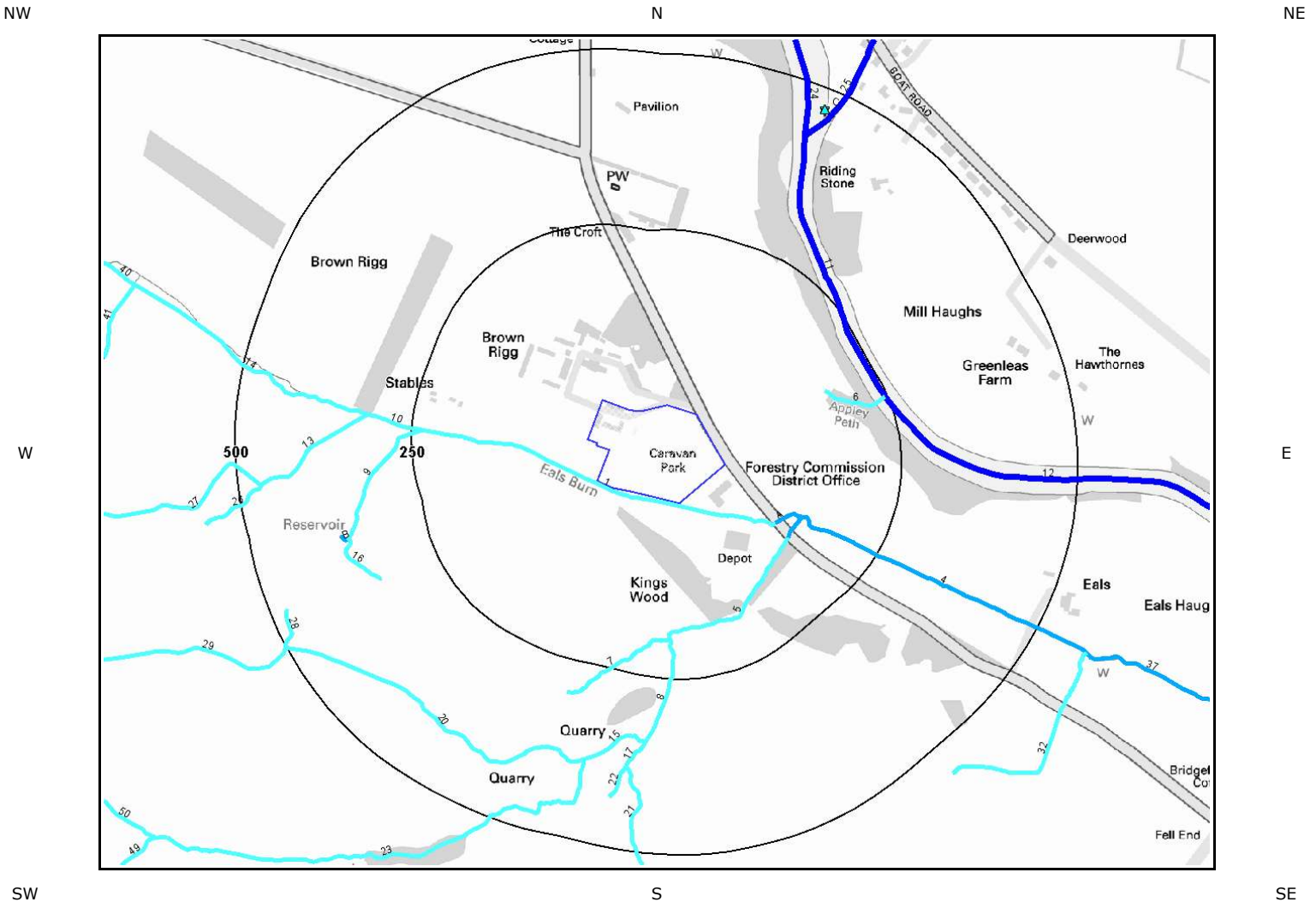
SPZ and Potable Water Abstraction Licenses Legend






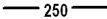


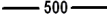







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# 6d. Hydrology – Detailed River Network and River Quality



## Hydrology Legend

- |   |              |   |                                       |   |                                     |
|---|--------------|---|---------------------------------------|---|-------------------------------------|
|  | Site Outline |  | Primary River                         |   | Canal                               |
|  | 250          |  | Secondary River                       |   | Canal Tunnel                        |
|  | 500          |  | Tertiary River                        |   | Extended Culvert (greater than 50m) |
|   |              |  | Lake/Reservoir                        |   | D/S of High Water Mark              |
|   |              |  | Underground River (inferred)          |   | D/S seaward extension               |
|   |              |  | General Quality Assessment: Chemistry |  | General Quality Assessment: Biology |



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## 6. Hydrogeology and Hydrology

### 6.1 Aquifer within Superficial Deposits

**Are there records of productive strata within the superficial geology at or in proximity to the property?** **Yes**

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

### 6.2 Aquifer within Bedrock Deposits

**Are there records of productive strata within the bedrock geology at or in proximity to the property?** **Yes**

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

### 6.3 Groundwater Abstraction Licences

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

Database searched and no data found.

### 6.4 Surface Water Abstraction Licences

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

Database searched and no data found.



## 6.5 Potable Water Abstraction Licences

**Are there any Potable Water Abstraction Licences within 2000m of the study site?**

**No**

Database searched and no data found.

## 6.6 Source Protection Zones

**Are there any Source Protection Zones within 500m of the study site?**

**No**

Database searched and no data found.

## 6.7 River Quality

**Is there any Environment Agency information on river quality within 1500m of the study site?**

**Yes**

### Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
71C	470.0	NE	383740, 583040	River Name: North Tyne Reach: Hareshaw Burn Rede End/Start of Stretch: End of Stretch NGR	B	A	A	A	B
72C	470.0	NE	383740, 583040	River Name: North Tyne Reach: Chirdon Burn Hareshaw Burn End/Start of Stretch: Start of Stretch NGR	B	A	A	A	B
73C	470.0	NE	383740, 583040	River Name: Hareshaw Burn Reach: Source North Tyne End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A

### Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
74C	470.0	NE	383740, 583040	River Name: Hareshaw Burn Reach: Source North Tyne End/Start of Stretch: End of Stretch NGR	A	A	A	A	A

Not shown	996.0	NE	384000, 583500	River Name: Hareshaw Burn Reach: Source North Tyne End/Start of Stretch: Sample Point NGR	A	A	A	A	A
-----------	-------	----	----------------	--	---	---	---	---	---

## 6.8 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (6d):

ID	Distance	Direction	Details	
1	3.0	S	River Name: Eals Burn Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
2A	110.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
3A	132.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
4	133.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
5	137.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
6	175.0	NE	River Name: Appley Peth Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	193.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
8	193.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
9	236.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
10	236.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
11	243.0	NE	River Name: River North Tyne Water Course Name: RIVER NORTH TYNE Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
12	247.0	NE	River Name: River North Tyne Water Course Name: RIVER NORTH TYNE Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
13	314.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
14	314.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
15	335.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

16	337.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
17	342.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
18B	362.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
19B	365.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
20	379.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
21	381.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
22	381.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
23	385.0	S	River Name: Starks Cleugh Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
24	425.0	N	River Name: - Water Course Name: RIVER NORTH TYNE Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
25	425.0	N	River Name: Hareshaw Burn Water Course Name: HARESHAW BURN Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
26	468.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
27	468.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
28	477.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

## 6.9 Surface Water Features

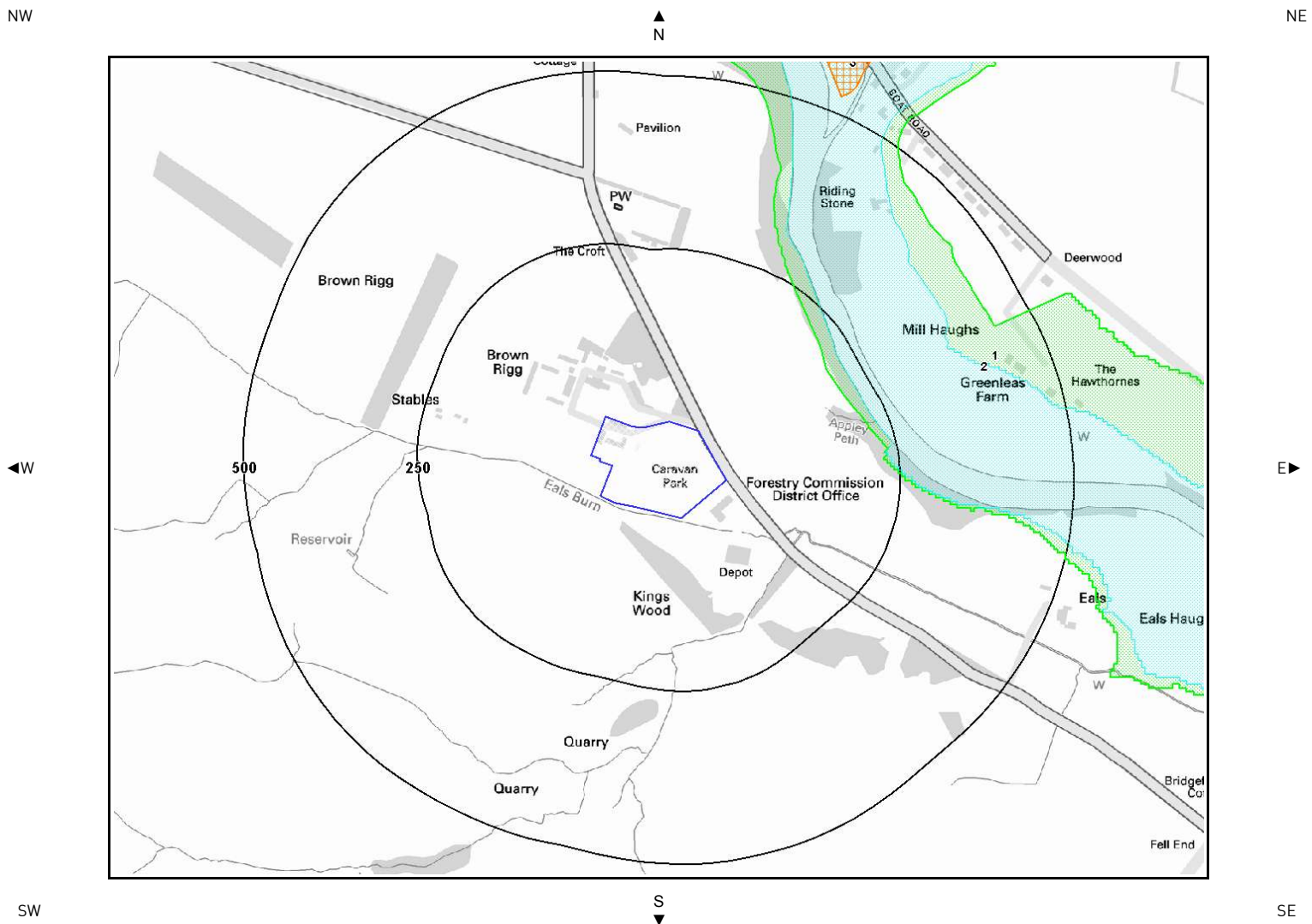
**Are there any surface water features within 250m of the study site?**

**Yes**

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	Yes	Yes	Yes


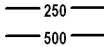
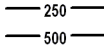





# 7. River and Tidal Flood Map



River and Tidal Flood Legend



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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  Zone 2 Floodplain
-  Zone 3 Floodplain
-  Flood Storage Area
-  Area Benefiting from Flood Defences
-  Flood Defences

## 7. Flooding

### 7.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?** **Yes**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
1	204.0	NE	13-Mar-2013	Zone 2 - (Fluvial Models )

### 7.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?** **Yes**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
2	227.0	NE	13-Mar-2013	Zone 3 - (Fluvial Models )

### 7.3 Flood Defences

**Are there any Flood Defences within 250m of the study site ?** **No**

### 7.4 Areas benefiting from Flood Defences

**Are there any areas benefiting from Flood Defences within 250m of the study site?** **No**

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

### 7.5 Areas used for Flood Storage

**Are there any areas used for Flood Storage within 250m of the study site?** **No**

Report Reference: SAF-729117

---

Guidance: More detailed information on flooding may be available by ordering a GroundSure Floodview report. Please contact GroundSure for further details.

---

## 7.6 Groundwater Flooding Susceptibility Areas

**Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?**

**Yes**

**What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?**

**Very High**

Guidance:

Where very high susceptibility is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

---

## 7.7 Groundwater Flooding Confidence Areas

**What is the British Geological Survey confidence rating in this result?**

**Low**

**Notes:**

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

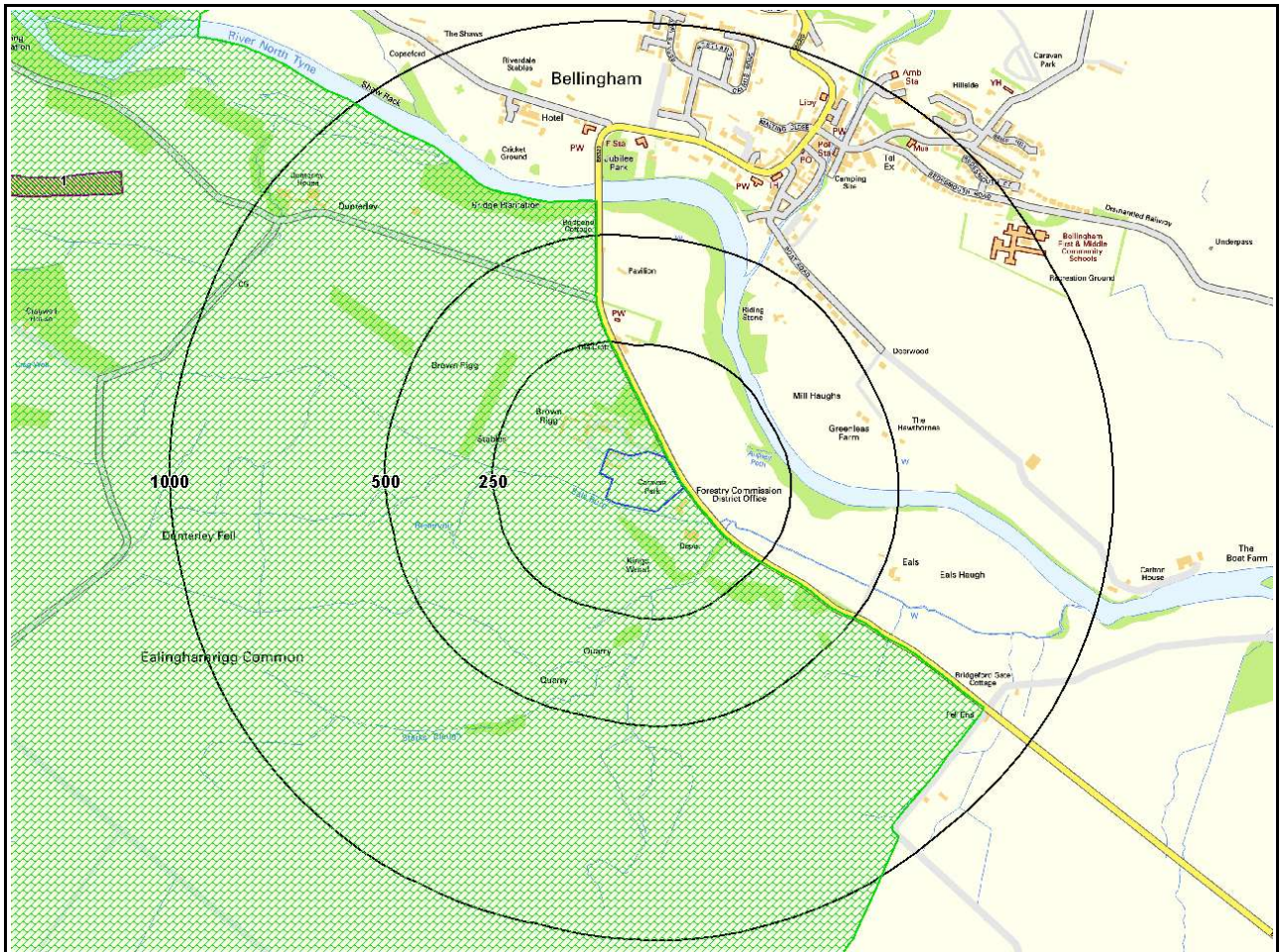
The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

# 8. Designated Environmentally Sensitive Sites Map

NW

N

NE



W

E

SW

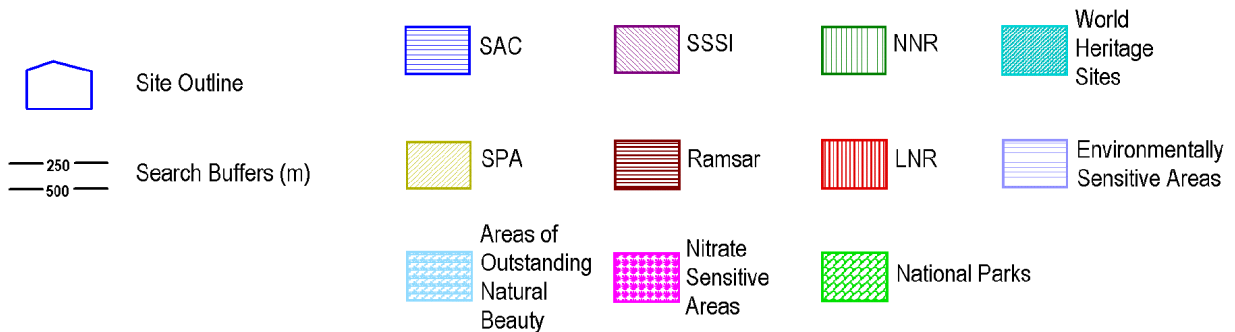
S

SE

Designated Environmentally Sensitive Sites Legend



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## 8. Designated Environmentally Sensitive Sites

**Presence of Designated Environmentally Sensitive Sites within 2000m of the study site:** **Yes**

**Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:** **3**

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	SSSI Name	Data Source
1	1280.0	NW	Hesleyside Park	Natural England
Not shown	1609.0	W	Hesleyside Park	Natural England
Not shown	1667.0	NE	Hareshaw Dene	Natural England

**Records of National Nature Reserves (NNR) within 2000m of the study site:** **0**

Database searched and no data found.

**Records of Special Areas of Conservation (SAC) within 2000m of the study site:** **0**

Database searched and no data found.

**Records of Special Protection Areas (SPA) within 2000m of the study site:** **0**

Database searched and no data found.

**Records of Ramsar sites within 2000m of the study site:** **0**

Database searched and no data found.

**Records of Local Nature Reserves (LNR) within 2000m of the study site:** **0**

Database searched and no data found.

**Records of World Heritage Sites within 2000m of the study site:** **0**

Database searched and no data found.

**Records of Environmentally Sensitive Areas within 2000m of the study site:** **0**

Database searched and no data found.

**Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:** **0**

Database searched and no data found.

Report Reference: [SAF-729117](#)



---

**Records of National Parks (NP) within 2000m of the study site:****1**

The following National Park (NP) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	NP Name	Data Source
4	0.0	On Site	Northumberland	Natural England

---

**Records of Nitrate Sensitive Areas within 2000m of the study site:****0**

Database searched and no data found.

---

## 9. Additional Information

### 9.1 Mobile Phone Transmitter Locations

GroundSure's unique mobile phone transmitter database.

**Have any mobile phone transmitters been identified within 250m of the study site?** **No**

Database searched and no data found.

### 9.2 Existing and potential OfCom Telecommunication Mast Locations

OfCom telecommunication base station and mast data, which details the height and proposed location of masts over 30 metres in height or with a power level exceeding 17dBW.

**Have any OfCom telecommunication masts been identified within 250m of the study site?** **No**

Database searched and no data found.

---

### 9.3 Pylons and Electricity Transmission Lines

**Have any overhead transmission lines or pylons been identified in proximity to the study site?** **No**

**Database searched and no data found.**

Guidance:None required.

---

# 10. Natural Hazards Findings

## 10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geology and Ground Stability Report. Available from our website. The following information has been found:

### 10.1.1 Shrink Swell

**What is the maximum Shrink-Swell\* hazard rating identified on the study site? Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

### 10.1.2 Landslides

**What is the maximum Landslide\* hazard rating identified on the study site? Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

### 10.1.3 Soluble Rocks

**What is the maximum Soluble Rocks\* hazard rating identified on the study site? Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

### 10.1.4 Compressible Ground

**What is the maximum Compressible Ground\* hazard rating identified on the study site? Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

**Report Reference: [SAF-729117](#)**

---

### 10.1.5 Collapsible Rocks

**What is the maximum Collapsible Rocks\* hazard rating identified on the study site?** **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

---

### 10.1.6 Running Sand

**What is the maximum Running Sand\* hazard rating identified on the study site?** **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

---

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

---

\* This indicates an automatically generated 50m buffer and site.

---

## 10.2 Radon

**What is the maximum radon potential at the study site?** **The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level**

---

**Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?**  
**No radon protective measures are necessary**

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from the Health Protection Agency (HPA) and the British Geological Survey (BGS). No radon protection measures are required.

---

# 11. Mining

## 11.1 Coal Mining

**Are there any coal mining areas within 75m of the study site?** **Yes**

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance [m]	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

## 11.2 Shallow Mining

**What is the hazard of subsidence relating to shallow mining on site (including a 150m buffer) ?** **Low**

Guidance: Where low potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, but that it is unlikely to be of significant concern in this area. However, it is recommended that you do obtain a Coal Authority mining search in this area, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

## 11.3 Brine Affected Areas

**Are there any brine affected areas within 75m of the study site?** **No**

Guidance: No Guidance Required.

## 12. Contacts

### GroundSure Helpline

Telephone: 08444 159 000  
[info@4c.groundsure.com](mailto:info@4c.groundsure.com)



### British Geological Survey (England & Wales)

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:  
[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://www.bgs.ac.uk)



BGS Geological Hazards Reports and general geological enquiries

### Environment Agency

Tel: 08708 506 506  
North East  
Tyneside House - Skinnerburn Road, Newcastle, NE4 7AR  
Web: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)



### Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 [www.hpa.org.uk/radiation](http://www.hpa.org.uk/radiation)  
Radon measures and general radon information and guidance



### The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848  
DX 716176 Mansfield 5  
Web: [www.groundstability.com](http://www.groundstability.com)



### Ordnance Survey

Romsey Road  
Southampton SO16 4GU  
Tel: 08456 050505



### Local Authority

Authority: Northumberland County Council  
Phone: 0845 600 6400  
Web: <http://www.northumberland.gov.uk/>  
Address: County Hall, Morpeth, Northumberland, NE61 2EF

### Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW  
Tel: 01252 845444



### CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN  
Tel: 0871 4237191  
([www.copso.org.uk](http://www.copso.org.uk))



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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.



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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.

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Firms which subscribe to the Search Code will:

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- 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 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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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  
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**

## **COMPLAINTS PROCEDURE**

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: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.  
Tel: 08444 159 000. Email: [info@4C.groundsure.com](mailto:info@4C.groundsure.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, 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.



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### 1 Definitions

In these conditions unless the context otherwise requires:

**"Beneficiary"** means the Client or the customer of the Client for whom the Client has procured the Services.

**"Commercial"** means any building which is not Residential.

**"Commission"** means an order for Consultancy Services submitted by a Client.

**"Consultancy Services"** mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

**"Contract"** means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

**"Client"** means the party that submits an Order or Commission.

**"Data Provider"** means any third party providing Third Party Content to GroundSure.

**"Data Report"** means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

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**"GroundSure Materials"** means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

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**"Order Website"** means online platform via which Orders may be placed.

**"Report"** means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

**"Residential"** means any building used as or suitable for use as an individual dwelling.

**"Risk Screening Report"** means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding **"Consultancy Services"**.

**"Services"** means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

**"Site"** means the landsite in respect of which GroundSure provides the Services.

**"Third Party Content"** means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

**"User Guide"** means the relevant current version of the user guide, available upon request from GroundSure.

### 2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

### 3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

### 4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

### 5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

### 6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

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- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
  - (iv) not combine the Services with or incorporate such Services into any other information data or service; and
  - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

## 7 Liability

### THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
  - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
  - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
  - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
  - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

## 8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
  - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
  - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
  - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

## 9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

## 10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

## 11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
  - (ii) fire, storm, flood, tempest or epidemic;
  - (iii) Acts of God or the public enemy;
  - (iv) riot, civil commotion or war;
  - (v) strikes, labour disputes or industrial action;
  - (vi) acts or regulations of any governmental or other agency;
  - (vii) suspension or delay of services at public registries by Data Providers; or
  - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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