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PHASE 1: DESKTOP STUDY AND COAL MINING RISK

ASSESSMENT REPORT

CONVERSION OF AGRICULTURAL BUILDINGS INTO A HOLIDAY LET

SITE ADJACENT TO FIELD HOUSE, STANNERSBURN

PREPARED FOR MR J SWINNEY

FIELD HOUSE

STANNERSBURN

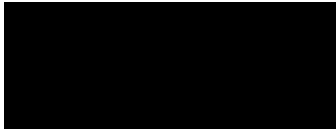
HEXHAM

NE48 1DD

Project No: 19-1046

Prepared By:

Ellie Rawden

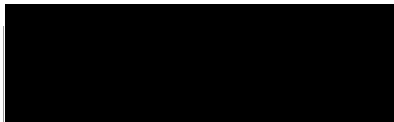


Date:

30/01/2020

Approved By:

John Ditchburn



Date:

30/01/2020

The information and/or advice contained in this Phase 1: Desk Top Study Report and Coal Mining Risk Assessment is based solely on, and is limited to, the boundaries of the site, the immediate area around the site, and the historical use(s) unless otherwise stated. This 'Report' has been prepared to collate information relating to the physical, environmental and industrial setting of the site, and to highlight, where possible, the likely problems that might be encountered when considering the future development of this site for the proposed end use. All comments, opinions, diagrams, cross sections and/or sketches contained within the report, and/or any configuration of the findings is conjectural and given for guidance only and confirmation of the anticipated ground conditions should be considered before development proceeds. Agreement for the use or copying of this report by any Third Party must be obtained in writing from Arc Environmental Limited (ARC). If a change in the proposed land use is envisaged, then a reassessment of the site should be carried out.

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Appendix I	Location Plan, Aerial Photograph, Existing Site Layout, Proposed Site Layout and Site Observations - Photographic Record Sheet
Appendix II	Envirocheck Report & Radon Report
Appendix III	Consultants Coal Mining Report
Appendix IV	Conceptual Site Model (CSM)

Arc Environmental Limited (ARC) were instructed by Earle Hall Drawing Services, on behalf of Mr J Swinney to undertake a Phase 1: Desk Top Study and Coal Mining Report for the land to the rear of Field House, Stannersburn, Hexham, NE48 1DD. The proposed site development will comprise the conversion of an agricultural barn and associated outbuildings into a two-bed, single story holiday let.

The primary objectives of this report are to assess the geological and potential ground contamination conditions on and beneath the surface of this site. A Preliminary Conceptual Site Model (CSM) has been developed to define the scope and extent of any further investigation works deemed necessary, prior to commencing with any future redevelopment works. A site reconnaissance (walkover) survey was completed as part of this report with site photographs included within Appendix I, and all relevant observations noted in Section 2.1 below.

2.0 Physical Setting

2.1 Site Details / Reconnaissance Survey: -

Table 2.1

Site Name & Address:	Site Adjacent to Field House, Stannersburn, Hexham, NE48 1DD.
National Grid Reference:	372310, 586510 (representative of the central part of the site).
Description of Location:	The site comprises an agricultural stone barn with timber outbuildings/stones which are accessible via a small gravel road to the west of Field House. Field House is accessed via an access road from Shilling Pot Road. The site is in Stannersburn to the West of Kielder Forest Park and within Northumberland National Park.
Site Boundaries:	N = Shilling Pot Road, E and W = Residential dwellings and associated gardens, S = Local road.
Site Shape & Development Details:	The site is approximately rectangular, occupying a total site area of 0.05Ha. The proposed development comprises the conversion of agricultural buildings into a holiday letting.
General Topography:	A generalised fall in topography is observed from the south of the site to the north. A topographical survey had not been provided at the time of writing this report.
Site surfacing:	The area within and to the southern area of the barn is predominantly covered by hard-standing concrete. There are instances of gravel to the east of the site with intermittent grass. To the west of the site there is a gravel access road which grades into grass northward. Also, to the north of the barn, the surfacing consists of gravel and grass which continues into the outbuildings attached to the north and east of the barn and to the separate outbuilding on the northern boundary.
Above Ground Structures:	An agricultural stone barn with timber outbuildings attached to the east side and rear occupy the site. There is a yard area with a separate outhouse of corrugated metal and timber on the northern boundary.
Sub-surface Structures & Services:	Utility plans had not been provided for this site at the time of writing the report. However, overhead cables were recorded to the east (running west) of the site during the site walkover. Service covers are present to the east and south of the barn, close to the southern site boundary. A plastic and structurally secure oil tank was noted to the east of the site. It is recommended that utilities information for the site is obtained prior to undertaking any future investigation or development works.
Additional Comments:	The buildings are in use to store materials including wood, animal feeds and hay with waste building materials, windows and furniture noted to be immediately surrounding the barns. There was no evidence of bulk fuel or chemical storage on site, however, an oil tank was noted adjacent to the site.

3.0 Environmental Setting

3.1 Site Geology:-

The geological and mining assessment for this site has been based on geological plans published by the British Geological Survey (BGS). The following documents have been reviewed as part of this study: -

- BGS Sheet 11, Langholm, Solid & Drift Editions, 1:50,000, 1980.
- BGS Digital Mapping (Geoindex Onshore).

3.1.1 Made Ground: -

According to published BGS maps the site is not recorded to be underlain by a significant thickness of made ground. Concrete, gravel and grass surfacing were recorded across the site and at this stage, made ground deposits (type and condition unknown) are anticipated beneath the site up to c.1m in thickness.

3.1.2 Superficial Deposits: -

According to published BGS maps the superficial geology comprises Glacial Till comprising sandy, gravelly clays.

3.1.3 Solid Geology: -

Based on maps produced by the BGS, the site is recorded to be underlain by the Tyne Limestone Formation. This formation consists of Limestone, Sandstone, Siltstone and Mudstone. It is a sedimentary rock formed between c.331-341 million years ago during the Carboniferous Period.

There are no BGS boreholes within a relevant distance or geological setting to the site.

3.2 Coal Mining Risk Assessment: -

The Tyne Limestone Formation lies within the Northumberland Coalfield and can include thin coal seams.

A Consultants Coal Mining Report (ref 51001796647001) was obtained from the Coal Authority (Appendix III). The report, along with published BGS maps, clarifies that there is no evidence of past coal workings. There are no coal seam outcrops on site, no evidence of past mining on-site and no mine entries within 100m of the site boundary.

Historical data also confirms that there is no evidence of past workings within c.250m of this site. Therefore, considering this information, and the fact that coal seams in the area are anticipated to be thin. The site is not at risk from potential future surface instability issues from shallow coal mining activities. As a result, no further assessment or intrusive investigation works are required with regards to historical coal mining activities.

3.3 Site Hydrogeology: -

Table 3.1

<u>STRATA</u>	<u>Aquifer / Soil Leachability EA Classification</u>	<u>Comments</u>
Groundwater Vulnerability:	Medium Vulnerability Aquifer.	The combined vulnerability of the superficial and bedrock aquifers is classified as medium and are anticipated to have low pollutant speeds.

3.0 Environmental Setting (Cont'd)

3.3 Site Hydrogeology (Cont'd): -

Table 3.1 (Cont'd)

STRATA	Aquifer / Soil Leachability EA Classification	Comments
Superficial Geology:	Secondary Undifferentiated.	Lower permeability layers which may store and yield limited amounts of groundwater.
Solid Geology:	Secondary A Aquifer.	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.

- The site is not recorded as being a Source Protection Zone (SPZ) and there are no SPZ's recorded within c.1km of the site.
- There are no Water Abstractions recorded within c.500m of the site boundaries.

3.4 Site Hydrology

Table 3.2

SURFACE WATER FEATURE	Location	Comments
GQA Classified River	None recorded within c.250m.	~
OS Water Network Line	There are fifteen recorded within c.250m	Watercourses occur predominantly to the north of the site whilst two appear to the south. All water networks are within the Tyne Catchment and relate to the Stannersburn Water Course.
Unclassified Watercourse(s), Canals, Ponds, Lakes & Other Bodies of Water.	One recorded within c.250m.	There is one surface water feature located c.85m to the south east of the site which is anticipated to reference a small pond.
Fluvial and Tidal Flooding	The site does not fall within a designated Flood Zone II & III.	Although the site area does not fall within a designated Flood Zone II & III, it is recommended that further consultation with the LA and EA should be made with respect to the potential for flood events in this area and to establish local knowledge of periodic flooding, standing water or poor drainage problems.
Surface Water Flooding (Environment Agency)	The published maps appear to show that the site area is not at risk from surface water flooding and is therefore considered at a low risk from surface water flooding events.	The Environment Agency have published maps which show the risk of surface water flooding, in addition to maps showing the risk of flooding from rivers and the sea, and reservoirs. Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground but lies on or flows over the ground instead. However, flooding events, although considered a low risk may still occur.

3.0 Environmental Setting (Cont'd)

3.4 Site Hydrology (Cont'd): -

Table 3.2 (Cont'd)

<u>SURFACE WATER FEATURE</u>	<u>Location</u>	<u>Comments</u>
Groundwater Flooding at Surface (BGS)	This site is not anticipated to be at risk from Ground Water Flooding at Surface.	Information obtained from Landmark which publish maps indicating the potential for groundwater flooding at surface, proposed by the British Geological Survey (BGS). This information is based on areas which may be potentially influenced by geological factors. This site development is not anticipated to lie below ground level.
Additional comments	~	An area of unnamed drainage is apparent on the road c.5m south of the site. There were no signs of water inundation in this area during the reconnaissance (walkover) survey.
<u>RAINFALL</u>	<u>Measurements (mm)</u>	<u>Comments</u>
Annual	1252.8	Based on 'station average' records from Spadeadam, dated from 1981-2010.
Precipitation, February (Minimum)	75.9	
Precipitation, April (Maximum)	130.6	

3.5 Radon Assessment: -

The site lies in an intermediate probability radon area, as less than 1% of homes are at or above the action level. In accordance with the BGS, National Geoscience Information Service and their assessment suggests that no radon protection measures are necessary for the site.

This corresponds with the BRE Digest, BR211 (2015) Radon: Guidance on Protective Measures for New Buildings, which shows the site is situated within a clear grid square (1km), and therefore no radon protective measures are required for the site.

3.6 Site Ecology: -

At this stage, and from the site reconnaissance (walkover) survey undertaken, it is not felt that the site is affected by the presence of invasive weed species (i.e. Japanese Knotweed), however a detailed Japanese knotweed survey has not been carried out. A detailed assessment and site awareness during future investigation works and during the construction phase for any potential invasive weed species would be considered prudent.

Table 3.3

<u>FEATURES</u>	<u>Location</u>	<u>Comments</u>
Local Nature Reserves	None recorded within c.250m.	~
Areas of Adopted Green Belt	None recorded within c.250m.	~
Special Protection Areas	None recorded within c.250m.	~
Nitrate Vulnerable Zone	None recorded within c.250m.	~
Other	The site lies within a National Park and is within c.250m of a Forest Park.	This area lies within Northumberland National Park and is c.100m south east of a Forestry Commission Forest Park.

3.0 Environmental Setting (Cont'd)

3.7 Estimated Soil Chemistry: -

Data provided by the BGS in relation to estimated soil chemistry for a number of key metals and metalloid elements are summarised in Table 3.4 below. Note: the references to the anticipated background concentrations of contaminants, sourced from the BGS, should not be relied upon. They are not site-specific and do not represent the condition of the ground at the proposed development site.

Table 3.4

<u>Element</u>	<u>Location</u>	<u>Estimated Soil Concentrations (mg/kg)</u>
Arsenic	Sediment	<15
Cadmium	Sediment	<1.8
Chromium (total)	Sediment	60-90
Lead	Sediment	<100
Nickel	Sediment	15-30

4.0 Industrial Setting

4.1 Site History: -

Historical survey plans covering the site area and adjacent land (included in Appendix II) record the site as undeveloped farmland in c.1866. Buildings are recorded 100m to the west of the site, alongside two wells. These developments are later recorded as a blacksmith from c.1895.

From c.1897 the site pertains two small buildings in the south and a new cottage development and well c.80m to the west. At this time, a structure c.70m north of the blacksmiths is recorded on historical documents. This feature is likely to be a small reservoir which is infilled in c.1982. Survey plans from c.1922 record the central barn on-site and in c.1952 two additional cottages directly to the east and west of the site are recorded.

In c.1956 Northumberland National Park is established and by c.1982 the blacksmith to the west is no longer recorded on historical maps. The outbuildings which are attached to the barn, and the separate outbuilding to the north of the site are recorded by c.1982. The previously un-named small buildings to the south west of the site are recorded as a garage.

In c.1995, the perimeter walls of the site are recorded, and a phone mast is noted c.180m to the south from c.2006. Since this time, little notable development has taken place either on-site or within the adjacent areas. The area surrounding the village of Stannersburn was recorded to be predominantly in use as agricultural land at the time of the reconnaissance (walkover) survey.

4.2 Landfill & Waste: -

The information on the following page relating to landfill and waste has been obtained from the Envirocheck report (attached in Appendix II).

- No active BGS Recorded Landfill Sites, Historical Landfill Sites, Registered Landfill Sites, Licensed Waste Management Facilities or Local Authority Landfill Sites recorded within c.250m of the site.
- There is one area of potentially infilled land (water) recorded within c.250m of the site which relates to a possible former small reservoir, c180m north west of the site. It is considered that the reservoir was infilled in due to the construction of shilling pot road in c.1982.

4.0 Industrial Setting (Cont'd)

4.2 Landfill & Waste (Cont'd): -

Considering the details above, the infilled water is not felt to represent a plausible source of gas for this site, and therefore, in accordance with current guidance, we would assess the site to be at negligible risk from ground gas and there is no requirement for ground gas monitoring to be completed for this site.

4.3 Statutory Requirements / Authorisations: -

Table 4.2

<u>TYPE</u>	<u>Location</u>	<u>Comments</u>
Pollution Prevention and Controls	None recorded within c.250m.	~
Registered Radioactive Substances	None recorded within c.250m.	
Prosecutions Relating to Authorised Processes	None recorded within c.250m.	~
Enforcement and Prohibition Notices	None recorded within c.250m.	~
Planning Hazardous Substances Consents / Enforcements	None recorded within c.250m.	~
COMAH/NIHHS Sites	None recorded within c.250m.	~
Contemporary Trade Entries	One recorded within c.250m.	~
Fuel Station Entries	One recorded within c.250m.	There is one Fuel Station entry located c.120m to the south west.

4.4 Pollution Incidents and Discharge Consents: -

Table 4.3

<u>TYPE</u>	<u>Location</u>	<u>Comments</u>
Discharge Consents	None recorded within c.250m.	~
Water Industry Act Referrals	None recorded within c.250m.	~
Prosecutions Relating to Controlled Waters	None recorded within c.250m.	~
Pollution Incidents to Controlled Waters	None recorded within c.250m.	~
Substantiated Pollution Incident Register	None recorded within c.250m.	~

5.0 Conceptual Site Model (CSM)

The Conceptual Site Model (CSM) is one of the primary planning tools that can be used to support the decision-making process of managing contaminated land and groundwater on any given site and allows a better understanding of what needs to be done to achieve risk management, and from this appropriate remediation techniques, if required for those risk management goals can be chosen. This can be done by undertaking a *source-pathway-receptor* analysis of the site. The anticipated *sources*, *pathways* and *receptors* for this site are summarised in Table 5.1 on the next page.

5.0 Conceptual Site Model (CSM) (Cont'd)

Table 5.1

* = Not included in the Human Health & Controlled Waters Risk Assessment

<i>Sources (S)</i>		<i>Pathways (P)</i>		<i>Receptors (R)</i>	
S1	Potential ground contamination associated with made ground anticipated on site.	P1	Ingestion and Dermal contact.	R1	Human health (End users and construction workforce).
S2	Potential mine gas rise. The risk is considered very low/negligible due to the geological setting.	P2	Air – inhalation of vapours and direct contact with dust.	R2	Groundwater within the Secondary Bedrock and Superficial Aquifers.
		P3	Consumption of home-grown produce and attached soil.	R3	Building materials*.
		P4	Migration through existing services.	R4	Adjacent sites.
		P5	Direct contact with building materials.	R5	Flora and fauna*.
		P6	Surface run off and leachate Migration.		

A graphical representation of the CSM has been produced for this site and can be seen attached in Appendix IV, which also sets out the critical pollutant linkages of concern for this site, with regard to contamination as above.

5.1 Geotechnical Considerations: -

The following potential geotechnical issues and hazards have been identified for this site, and these issues should be considered before future development of the site is to take place.

- Actual thickness, origin, variability and condition of the made ground present below the site.
- Geotechnical parameters of natural deposits below the site.
- The type, size and depth of existing foundations.
- Stability of excavations.
- Control of surface drainage.
- The presence of buried services.

In order to determine the geotechnical considerations above with more certainty, it is recommended that intrusive geotechnical investigation works are undertaken on this site with associated geotechnical testing, to aid in assessing the extent of any potential issues prior to commencing with any development in the future. Following this work detailed foundation proposals for the proposed development can then be prepared.

The information reviewed indicates that the site can be considered as being located within a **LOW** geotechnical risk setting.

5.2 Sources of Contamination and Probable Contaminants: -

The historical Ordnance Survey maps and the Landmark Envirocheck Report show the site was recorded as undeveloped agricultural land until c.1922 when the barn and outbuildings were subsequently built on site.

Upon inspection of the barn, no asbestos risk was anticipated, with no evidence of Asbestos Material Materials on the barns which has sheet metal and slate roofing. The risk of contamination associated with the oil tank adjacent to the site is considered very low, as it was seen to be modern, secure and there were no visible leaks or spillages surrounding the tank.

5.0 Conceptual Site Model (CSM) (Cont'd)

In conclusion, several contaminative issues have been highlighted for this development site and these have been listed below.

- Potential presence of contamination associated with the made ground from the construction and subsequent demolition of onsite buildings.
- The site is within the Northumberland Coalfield which can present a potential gas risk.

Due to the fact that this development is anticipated to be of residential use, it is concluded that ground contamination screening will need to be incorporated into the design of any future intrusive investigation works to confirm the risks posed towards Human Health (future end users). Laboratory testing should be undertaken on representative samples taken from site for naturally aggressive chemicals which could have a detrimental effect on building materials (i.e. pH value and soluble sulphate, etc.).

Land contamination issues relating to the old smithy site have been dismissed in this report due to its anticipated small processing capacity, its distance from the site and due to the fact that it was removed from record, assumingly due to disuse, >40 years ago and is now not considered a threat.

Northumberland County Council (NCC) typically require gas protection measures to be installed for new developments within the Northumberland Coalfield. Therefore, discussions should be held with NCC to confirm their stance and any requirements.

Soils – Human Health

The only notable potential risk to human health comes from the presence of made ground on site. As such this issue should be investigated in more detail in order to determine the risks to human health more accurately, and these risks can be reassessed after the completion of any fieldworks. It would be prudent to test samples of soil from this site for a range of contaminants, as shown below:

Typically comprising: *Arsenic, Cadmium, Chromium (total, III & VI), Copper, Lead, Mercury, Nickel, Selenium, Zinc, Cyanide, Total Organic Carbon (TOC).*

Additional contamination testing for Polycyclic Hydrocarbons (PAH's) and Total Petroleum Hydrocarbons (TPH's) should also be undertaken if there is evidence of 'ashy debris', fuels, oils, etc.

The information reviewed indicates that the site can be considered as being located within a **LOW** ground contamination risk setting for Human Health.

Groundwater / Leachate – Controlled Waters

The following issues have been taken into consideration when assessing the risks towards groundwater / controlled waters;

- The site is not recorded as being within a Source Protection Zone (SPZ) or on-site.
- There are no Water Abstractions recorded within c.1km of the site boundary or on-site.
- The instance of infilled land (water) most likely relates to a water body north west of the site which was removed from record in c.1982 for the construction of Shilling Pot Road. Due to the rectangular shape and location of this, it is possible that this infilled land was a small reservoir, most likely for agricultural and domestic use.

5.0 Conceptual Site Model (CSM) (Cont'd)

Following an assessment of the hydrological and hydrogeological conditions, the site is recorded to be underlain by a Secondary 'A' Bedrock Aquifer and a Secondary 'Undifferentiated' Superficial Aquifer. These aquifers are anticipated to be of medium vulnerability but pertain low pollutant speeds. Based on the information reviewed it is felt that the site represents a potential low risk to Controlled Waters.

The information reviewed indicates that the site can be considered as being located within a **LOW** ground contamination risk setting for Controlled Waters.

6.0 Recommendations for Ground Investigation Works:

The conclusions contained within this report have been based on a review of geological plans, historical plans and available environmental data relating to the site and nearby adjacent land and forms the basis of a preliminary risk assessment. The primary benefits of undertaking this report are as follows;

- (i) Identify the geotechnical and / or geoenvironmental characteristics of the ground in sufficient detail to enable economic design of the proposed development, construction or remedial works.
- (ii) Minimise the risk of unforeseen ground conditions which might cause increased costs and / or programme (construction) delays at a later date.

Therefore, it is recommended that a programme of Ground Investigation (intrusive investigation) works are completed for this site to provide an assessment of the geotechnical and contamination characteristics of the site. These intrusive investigation works should be completed prior to commencing with any future development works and should include for the following or a similar scope of investigation works;

- Appropriate laboratory soil contamination analysis on samples of made ground to determine risks to Human Health. As highlighted in Section 5.2.
- Project management, production of RAMS, site supervision and production of a Ground Contamination Risk Assessment.

Prior to the completion of any investigation works it would be prudent to obtain service information (i.e. gas, electricity, drainage, etc.).

It may also be beneficial to confirm the size, depth and foundation strata for existing foundations to ensure they meet current building practices.

The samples of soil collected should be forwarded to UKAS and MCERTS accredited laboratory to undertake the recommended testing.

END OF REPORT

APPENDIX I

Location Plan

Aerial Photograph

Existing Site Layout Plan

Proposed Development Plan

SCALE 1:20,000 @ A4



Client:

J SWINNEY

Project Title:

Conversion of Agricultural Buildings
into a Holiday Let, Field House
Stannersburn, Hexham, NE48 1DD

Drawing Title:

Location Plan

Job Reference:

28.01.20

Drawing Number:

-

Revision:

-

Drawn by:

P.D

Date:

19-10-16

Scale at A4:

As Shown

Checked by:

E.R

Approved by:

E.R

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rev.	date	amendments	drawn	chckd
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LEGEND	
	APPROXIMATE SITE BOUNDARY

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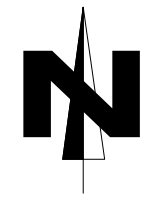
Client: **J SWINNEY**

Project Title:
 Conversion of Agricultural Buildings into a
 Holiday Let, Field House
 Stannersburn, Hexham, NE48 1DD

Drawing Title:
 Aerial Photograph


Scale at A3: NTS @ A3	Date: 28.01.20	Drawn by: P.D	Approved by: E.R
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LEGEND	
	APPROXIMATE SITE BOUNDARY

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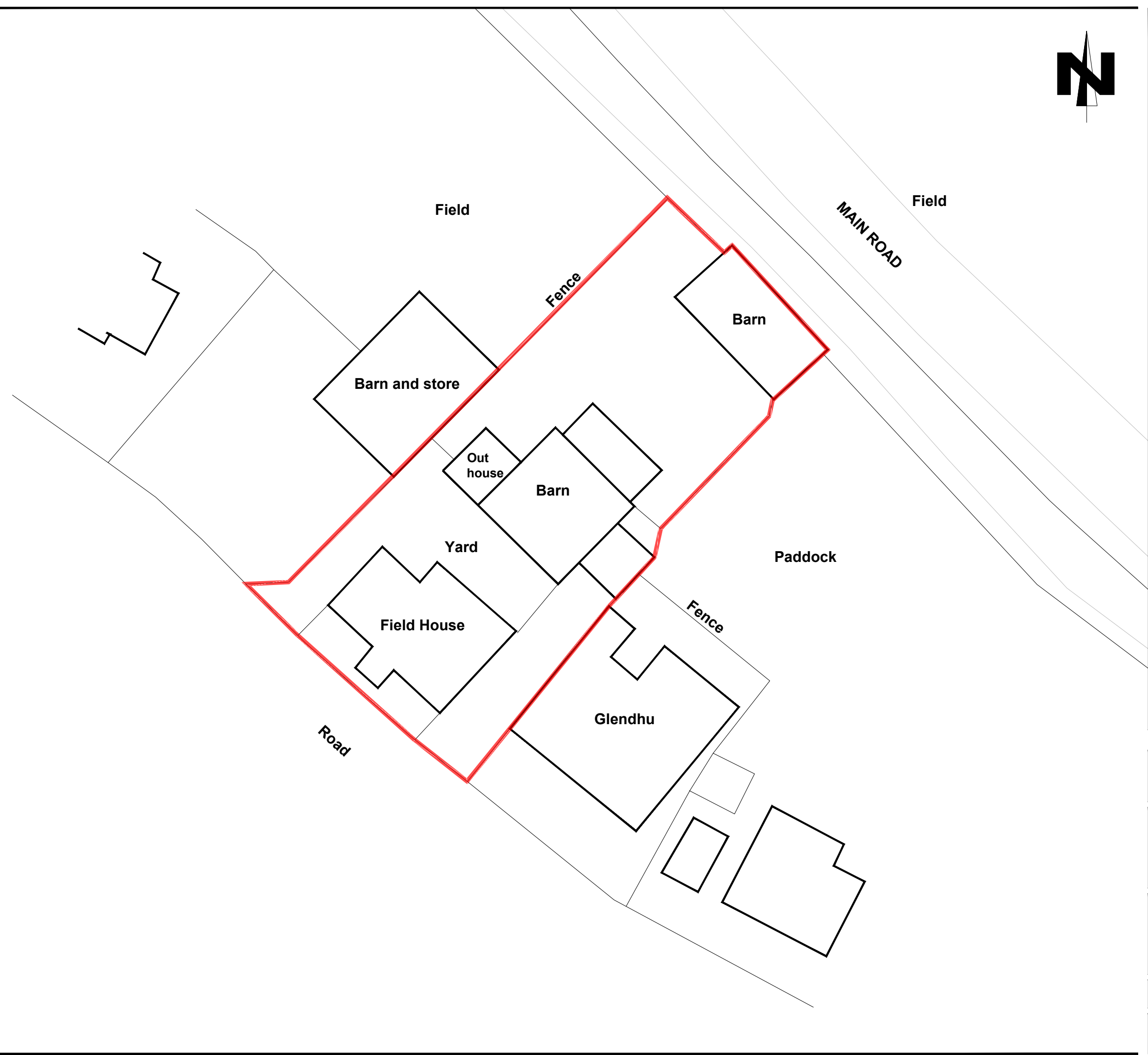
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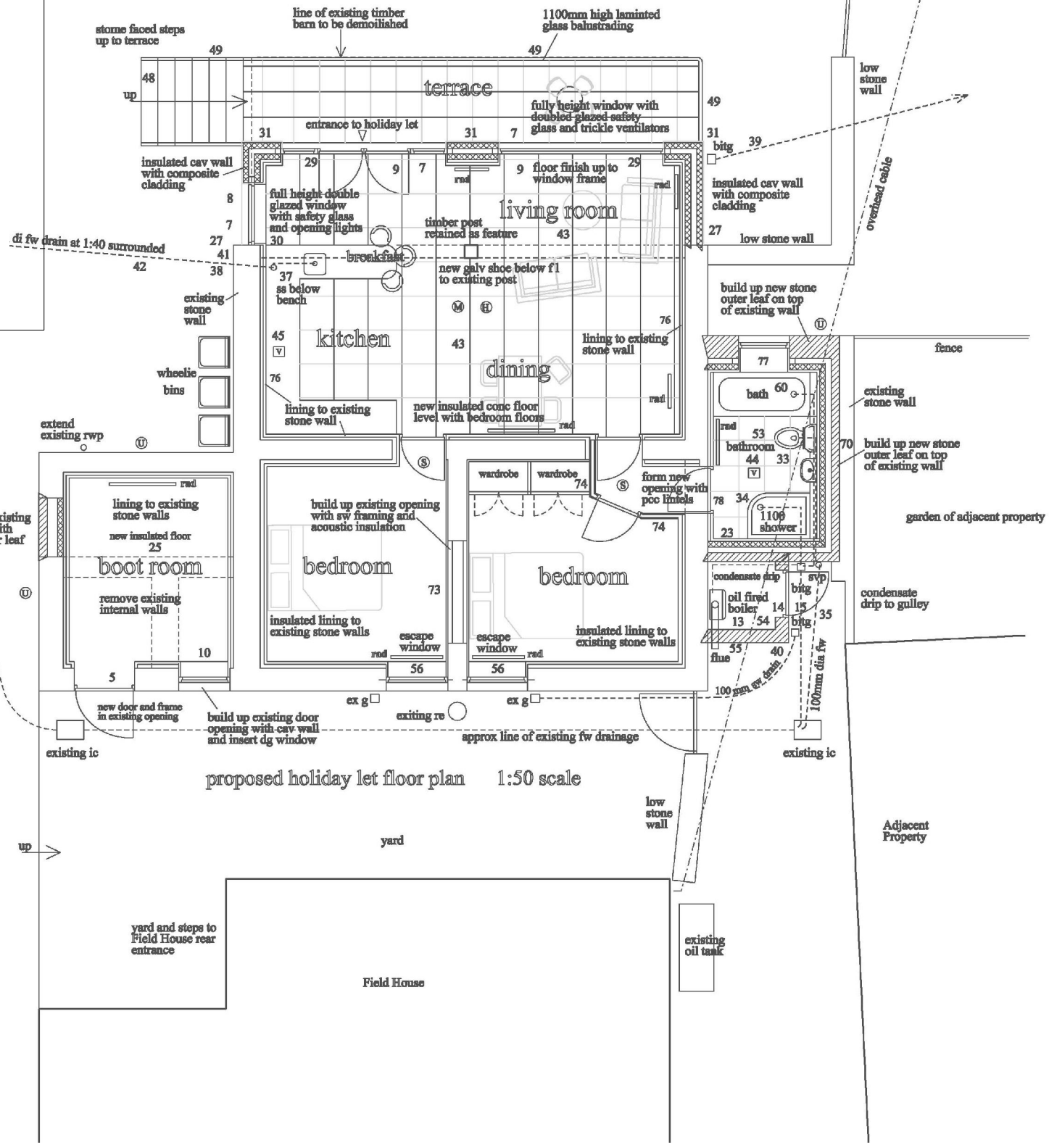
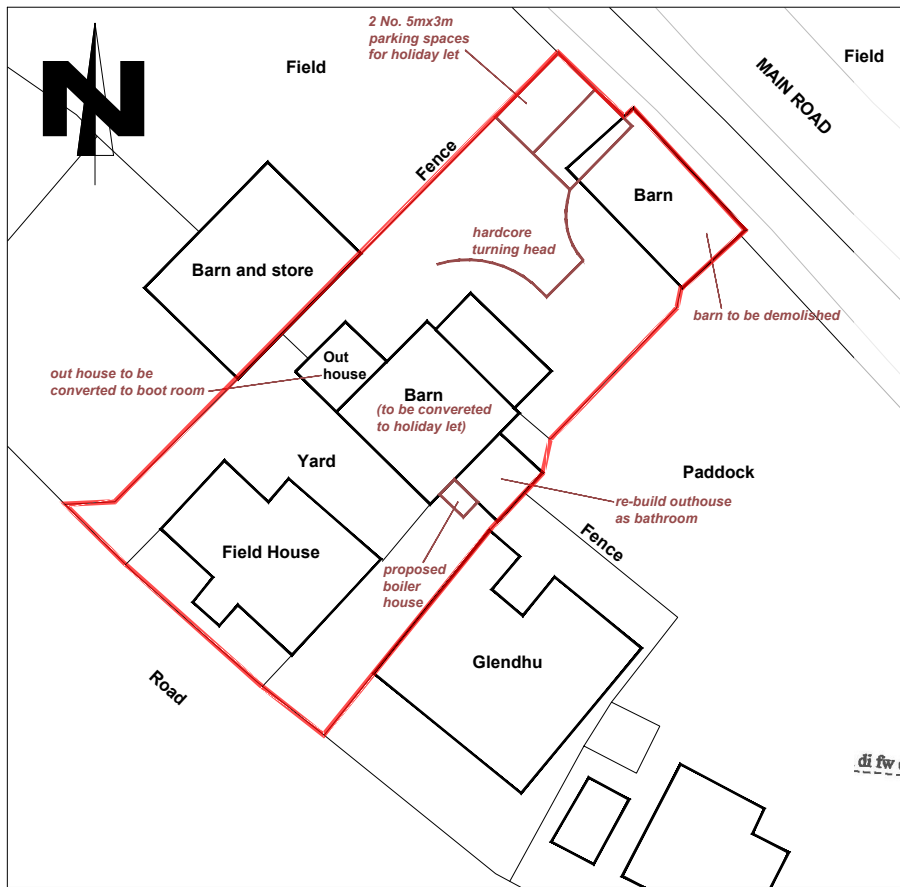
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 Holiday Let, Field House
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Drawing Title:
 Existing Site Layout Plan

Scale at A3: NTS @ A3	Date: 28.01.20	Drawn by: P.D	Approved by: E.R
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Job Ref: 19-1046	Drg no: -	Rev: -
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proposed holiday let floor plan 1:50 scale



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 Stannersburn, Hexham, NE48 1DD

Drawing Title:
 Proposed Development Layout Plan

Scale at A3: | Date: | Drawn by: | Approved by:
 NTS @ A3 | 28.01.20 | P.D | E.R

Job Ref: | Drg no: | Rev:
 19-1046 | - | -



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The contractor shall check all dimensions on site before commencement of any works. No dimensions to be scaled off this drawing.
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rev.	date	amendments	drawn	chckd
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Client: **J SWINNEY**

Project Title:
 Conversion of Agricultural Buildings into a
 Holiday Let, Field House
 Stannersburn, Hexham, NE48 1DD

Drawing Title:
 Site Photographic Record Sheet

Scale at A3: NTS @ A3	Date: 28.01.20	Drawn by: P.D	Approved by: E.R
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Job Ref: 19-1046	Drg no: -	Rev: -
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APPENDIX II

Envirocheck and Radon Report



Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

229589907_1_1

Customer Reference:

19-1046LJ

National Grid Reference:

372310, 586510

Slice:

A

Site Area (Ha):

0.05

Search Buffer (m):

1000

Site Details:

Site adjacent to Field House, Stannersburn

HEXHAM

NE48 1DD

Client Details:

Mr D McGrath

Arc Environmental Ltd

Unit 1

Elliot Court

St John's Road

Meadowfield

Durham

DH7 8PN

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	14
Hazardous Substances	-
Geological	15
Industrial Land Use	17
Sensitive Land Use	18
Data Currency	19
Data Suppliers	24
Useful Contacts	25

Introduction

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

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 3			3	8
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 6		Yes		
Pollution Incidents to Controlled Waters	pg 6				3
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 6			1	
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions					
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 7	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk	pg 7	1	n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences	pg 7		Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 7		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 7		15	14	29

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 14			1	
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 14	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 14			1	
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 14		1		1
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 15	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 15	Yes			
BGS Recorded Mineral Sites	pg 15				1
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 15	Yes	n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain	pg 15	Yes		n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 15	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 15		Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards	pg 15	Yes		n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 15	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 16	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 16	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 17				1
Fuel Station Entries	pg 17		1		
Points of Interest - Commercial Services					
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 17		1		3
Points of Interest - Public Infrastructure	pg 17			4	2
Points of Interest - Recreational and Environmental					
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks	pg 18		1		
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks	pg 18	1			
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (NW)	0	1	372311 586509
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (N)	25	1	372311 586550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	26	1	372350 586500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	47	1	372300 586450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	91	1	372200 586500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	91	1	372200 586509
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	96	1	372400 586450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	97	1	372300 586400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	141	1	372150 586500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	173	1	372200 586650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (E)	174	1	372500 586550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	191	1	372500 586600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	198	1	372100 586550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	236	1	372550 586600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	237	1	372500 586350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	244	1	372150 586700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (W)	261	1	372050 586600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	271	1	372600 586500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	271	1	372600 586509
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	276	1	372100 586300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	277	1	372100 586700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	284	1	372600 586600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	294	1	372600 586400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	307	1	372550 586300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	308	1	372000 586600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	310	1	372500 586250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	314	1	372050 586700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	322	1	372650 586550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (N)	326	1	372300 586850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	342	1	372550 586250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	347	1	372050 586250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	349	1	372350 586150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (E)	371	1	372700 586509
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (W)	373	1	371950 586650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (SW)	375	1	372150 586150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (E)	376	1	372700 586450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	384	1	372000 586250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	397	1	372311 586100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (SW)	397	1	372100 586150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	399	1	372350 586100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	413	1	372600 586200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	418	1	372000 586200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (W)	419	1	371900 586650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	421	1	372450 586100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (SW)	442	1	372100 586100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	447	1	372311 586050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NE (S)	449	1	372350 586050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (SW)	454	1	371950 586200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (SE)	456	1	372700 586250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (NE)	459	1	372750 586700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (SE)	463	1	372550 586100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (NW)	465	1	371900 586750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (W)	466	1	371850 586650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (E)	484	1	372800 586400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9NW (SE)	484	1	372650 586150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	498	1	372350 586000
1	Discharge Consents Operator: Northumbrian Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Falstone & Stannersburn Sewage Trea, Falstone Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 231/A/0490 Permit Version: 1 Effective Date: 12th January 1977 Issued Date: 12th January 1977 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Positional Accuracy: Located by supplier to within 100m	A18SW (N)	475	2	372300 587000
1	Discharge Consents Operator: Redundant - Northumbrian Water Ltd Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Falstone & Stannersburn Sewage Trea, Falstone Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 231/A/0489 Permit Version: 1 Effective Date: 12th January 1977 Issued Date: 12th January 1977 Revocation Date: 30th October 1984 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A18SW (N)	475	2	372300 587000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	<p>Discharge Consents</p> <p>Operator: Northumbrian Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Falstone & Stannersburn Sewage Trea, Falstone Authority: Environment Agency, North East Region Catchment Area: North Tyne Reference: 231/A/0490 Permit Version: 1 Effective Date: 12th January 1977 Issued Date: 12th January 1977 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Positional Accuracy: Located by supplier to within 100m</p>	A18SW (N)	475	2	372300 587000
2	<p>Discharge Consents</p> <p>Operator: Northumbrian Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Falstone Stw, Falstone Authority: Environment Agency, North East Region Catchment Area: North Tyne Reference: 231/0353 Permit Version: 1 Effective Date: 16th December 1986 Issued Date: 16th December 1986 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: New Consent, by Application, granted by Secretary of State Positional Accuracy: Located by supplier to within 10m</p>	A18SE (N)	519	2	372380 587040
2	<p>Discharge Consents</p> <p>Operator: Redundant - Northumbrian Water Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Falstone And Stannersburn Ps, Falstone, Northumberland Authority: Environment Agency, North East Region Catchment Area: North Tyne Reference: 231/A/0491 Permit Version: 1 Effective Date: 12th January 1977 Issued Date: 12th January 1977 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Positional Accuracy: Located by supplier to within 10m</p>	A18SE (N)	519	2	372380 587040
2	<p>Discharge Consents</p> <p>Operator: Redundant - Northumbrian Water Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Falstone And Stannersburn Ps, Falstone, Northumberland Authority: Environment Agency, North East Region Catchment Area: North Tyne Reference: 231/A/0491 Permit Version: 1 Effective Date: 12th January 1977 Issued Date: 12th January 1977 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Positional Accuracy: Located by supplier to within 10m</p>	A18SE (N)	519	2	372380 587040

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	<p>Discharge Consents</p> <p>Operator: Northumberland County Council Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Falstone County Primary School, Falstone Authority: Environment Agency, North East Region Catchment Area: North Tyne Reference: 231/G/0345 Permit Version: 1 Effective Date: 4th May 1964 Issued Date: 4th May 1964 Revocation Date: 17th April 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m</p>	A18NW (N)	675	2	372300 587200
4	<p>Discharge Consents</p> <p>Operator: Northumberland County Council Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: District Nurse'S Home, Falstone, Hexham Authority: Environment Agency, North East Region Catchment Area: North Tyne Reference: 231/F/0438 Permit Version: 1 Effective Date: 3rd February 1964 Issued Date: 3rd February 1964 Revocation Date: 30th September 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: North Tyne Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m</p>	A18NE (N)	824	2	372600 587300
5	<p>Discharge Consents</p> <p>Operator: Northumberland Education Committee Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Falstone County Primary School, Falstone Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 231/F/0577 Permit Version: 1 Effective Date: 13th July 1964 Issued Date: 13th July 1964 Revocation Date: 14th July 1964 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Falstone Burn Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m</p>	A18NW (N)	875	2	372300 587400
6	<p>Discharge Consents</p> <p>Operator: Carruthers J R Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Falstone Farm, Falstone, Hexham Authority: Environment Agency, North East Region Catchment Area: Not Supplied Reference: 231/F/0455 Permit Version: 1 Effective Date: 3rd February 1964 Issued Date: 3rd February 1964 Revocation Date: 25th December 1965 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Falstone Burn Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m</p>	A18NE (N)	879	2	372400 587400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	<p>Discharge Consents</p> <p>Operator: Rich F W Mr Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Falstone, No 2 The Cottages, Hexham Authority: Environment Agency, North East Region Catchment Area: North Tyne Reference: 231/D/0220 Permit Version: 1 Effective Date: 25th July 1969 Issued Date: 25th July 1969 Revocation Date: 30th September 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Falstone Burn Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m</p>	A18NE (N)	992	2	372500 587500
	<p>Nearest Surface Water Feature</p>	A13SE (SE)	85	-	372381 586445
8	<p>Pollution Incidents to Controlled Waters</p> <p>Property Type: Other General Premises Location: FALSTONE Authority: Environment Agency, North East Region Pollutant: Not Given Note: Falstone Burn Incident Date: 3rd February 1992 Incident Reference: 231/001065 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Unconsented Sewage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m</p>	A18NE (N)	820	2	372600 587295
9	<p>Pollution Incidents to Controlled Waters</p> <p>Property Type: Domestic/Residential Location: FALSTONE Authority: Environment Agency, North East Region Pollutant: Not Given Note: Falstone Burn Incident Date: 10th October 1991 Incident Reference: 231/000899 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Unconsented Sewage Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m</p>	A18NE (N)	894	2	372500 587400
10	<p>Pollution Incidents to Controlled Waters</p> <p>Property Type: Other General Premises Location: FALSTONE Authority: Environment Agency, North East Region Pollutant: Not Given Note: Falston Burn Incident Date: 23rd August 1990 Incident Reference: 232/000262 Catchment Area: Not Given Receiving Water: Freshwater Stream/River Cause of Incident: Industrial General Spillage Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m</p>	A18NE (N)	987	2	372500 587495
	<p>River Quality</p> <p>Name: Tyne GQA Grade: River Quality A Reach: Lewis_Burn_Tarset_Bur Estimated Distance (km): 19.3 Flow Rate: Flow less than 10 cumecs Flow Type: River Year: 2000</p>	A13NE (E)	324	2	372633 586627

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: >550 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: Medium	A13SE (NW)	0	3	372311 586509
	Groundwater Vulnerability - Soluble Rock Risk Classification: Significant Risk - Problems Unlikely	A13SE (NW)	0	3	372311 586509
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (NW)	0	3	372311 586509
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SE (NW)	0	3	372311 586509
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (N)	96	2	372310 586620
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (N)	131	2	372305 586655
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 316.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	85	4	372381 586445
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 69.0 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NW (NW)	92	4	372248 586585
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 263.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NW (N)	94	4	372277 586609
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 71.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NW (NW)	94	4	372224 586565

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 39.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NW (NW)	159	4	372160 586589
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.9 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13NW (NW)	159	4	372160 586589
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 133.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13NW (NW)	165	4	372151 586587
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 54.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NW (NW)	194	4	372124 586598
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 220.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13NW (NW)	194	4	372124 586598
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 116.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13NE (NE)	199	4	372404 586705
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 304.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 2	A13NE (N)	201	4	372360 586722
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 137.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	213	4	372483 586367
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 18.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NE (NE)	233	4	372511 586661

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 717.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NW (W)	239	4	372072 586594
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 322.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A13NE (NE)	247	4	372530 586660
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 143.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	254	4	372453 586285
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 370.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A13SE (SE)	346	4	372585 586282
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 168.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NW (S)	359	4	372252 586140
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 379.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A14NW (NE)	430	4	372670 586778
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 163.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A14NW (E)	434	4	372763 586535
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 378.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A14NW (E)	434	4	372764 586523
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A14NW (NE)	439	4	372732 586690

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
33	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 234.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (NE)	439	4	372732 586690
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 117.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	440	4	372737 586682
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 235.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18SW (N)	454	4	372136 586940
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 97.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NE (S)	462	4	372385 586042
37	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 203.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NE (S)	462	4	372385 586042
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 487.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A18SE (N)	498	4	372500 586989
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Falstone Burn Catchment Name: Tyne Primacy: 1	A18SE (N)	498	4	372500 586989
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 755.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Falstone Burn Catchment Name: Tyne Primacy: 1	A18SE (N)	515	4	372506 587005
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 50.1 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	539	4	372844 586677

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
42	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 43.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	546	4	372712 586905
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 127.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A19SW (NE)	546	4	372712 586905
44	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 22.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	561	4	372877 586639
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 219.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NE (SE)	574	4	372586 585994
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 20.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 2	A8NE (SE)	574	4	372575 585987
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 187.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NE (SE)	591	4	372591 585976
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 444.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A8NE (SE)	591	4	372591 585976
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 14.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A14NW (E)	591	4	372903 586657
50	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 249.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A14SW (SE)	668	4	372906 586178

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
51	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 44.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A18SW (N)	675	4	372057 587147
52	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 238.7 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A9NW (SE)	701	4	372789 585983
53	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 26.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A18SW (NW)	707	4	372017 587164
54	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1378.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A18SW (NW)	722	4	371983 587164
55	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 193.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A18SW (NW)	731	4	371996 587180
56	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 152.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Stanners Burn Catchment Name: Tyne Primacy: 1	A12SW (W)	772	4	371530 586371
57	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 458.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A7NE (SW)	784	4	371831 585864
58	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 376.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A18NW (N)	879	4	371994 587342
59	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 41.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A9NE (SE)	906	4	373035 585947

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
60	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 45.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Smales Burn Catchment Name: Tyne Primacy: 1	A9NE (SE)	911	4	373071 585986
61	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 31.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Smales Burn Catchment Name: Tyne Primacy: 1	A9NE (SE)	912	4	373079 585995
62	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 785.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: River North Tyne Catchment Name: Tyne Primacy: 1	A9NE (SE)	912	4	373092 586014
63	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 523.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Smales Burn Catchment Name: Tyne Primacy: 1	A9SW (SE)	915	4	372818 585734
64	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A9NE (SE)	918	4	373050 585947
65	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 312.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Smales Burn Catchment Name: Tyne Primacy: 1	A9NE (SE)	921	4	373055 585948
66	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 26.3 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Tyne Primacy: 1	A9SW (SE)	958	4	372966 585797
67	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 16.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Smales Burn Catchment Name: Tyne Primacy: 1	A9SW (SE)	984	4	372984 585777
68	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 51.5 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Falstone Burn Catchment Name: Tyne Primacy: 1	A18NE (N)	1000	4	372405 587521

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
69	Historical Landfill Sites Licence Holder: Not Supplied Location: Falstone, Northumberland Name: Falstone Sewage Works Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHL06401 First Input Date: Not Supplied Last Input Date: 31st December 1975 Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 2900/0227 BGS Ref: Not Supplied Other Ref: PE 006	A18SE (N)	486	2	372321 587011
	Local Authority Landfill Coverage Name: Northumberland County Council - Has supplied landfill data		0	5	372311 586509
	Local Authority Landfill Coverage Name: Tynedale District Council - Has no landfill data to supply		0	6	372311 586509
70	Local Authority Recorded Landfill Sites Location: Falstone, Falstone Reference: PE6 Authority: Northumberland County Council (now part of Northumberland Council) Last Reported Status: Closed Types of Waste: Various Date of Closure: 31/12/1975 Positional Accuracy: Approximate location provided by supplier Boundary Quality: Not Applicable	A18SW (N)	489	5	372201 587000
71	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1957	A13NW (NW)	184	-	372234 586688
72	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1957	A18SW (N)	522	-	372294 587046

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Yoredale Group	A13SE (NW)	0	1	372311 586509
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (NW)	0	1	372311 586509
73	BGS Recorded Mineral Sites Site Name: Cross Hills Location: Falstone, Hexham, Northumberland Source: British Geological Survey, National Geoscience Information Service Reference: 115554 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Tyne Limestone Formation Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A17SW (NW)	916	1	371595 587094
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SE (NW)	0	7	372311 586509
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	58	1	372313 586583
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	151	1	372164 586581
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	58	1	372313 586583
	Potential for Compressible Ground Stability Hazards Hazard Potential: High Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	151	1	372164 586581
	Potential for Ground Dissolution Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	150	1	372164 586581
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	4	1	372295 586520
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	121	1	372236 586613
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	124	1	372438 586455
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	138	1	372319 586359
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (S)	219	1	372236 586285
	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	249	1	372545 586639
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	58	1	372313 586583
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	166	1	372125 586509
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	249	1	372545 586639
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	73	1	372354 586589
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	151	1	372164 586581
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	243	1	372244 586756
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	1	372311 586509

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
74	Contemporary Trade Directory Entries Name: Papyrus Location: Oakwood House, Falstone, Hexham, Northumberland, NE48 1AF Classification: Printers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	704	-	372948 586850
75	Fuel Station Entries Name: Stannersburn Motor Company Location: , Stannersburn , Hexham, Northumberland, NE48 1D Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Approximate location provided by supplier	A13SW (W)	126	-	372165 586493
76	Points of Interest - Manufacturing and Production Name: Workshop Location: NE48 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	51	8	372241 586489
77	Points of Interest - Manufacturing and Production Name: Shaft Location: NE48 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to address or location	A18NW (N)	724	8	372293 587248
78	Points of Interest - Manufacturing and Production Name: Tank Location: NE48 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	908	8	372588 587392
79	Points of Interest - Manufacturing and Production Name: Quarry (Disused) Location: NE48 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to address or location	A17SW (NW)	932	8	371579 587101
80	Points of Interest - Public Infrastructure Name: Sewage Works Location: NE48 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	463	8	372354 586987
80	Points of Interest - Public Infrastructure Name: Cemetery Location: Not Supplied Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A18SW (N)	467	8	372292 586991
80	Points of Interest - Public Infrastructure Name: Cemetery Location: NE48 Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A18SW (N)	467	8	372282 586990
80	Points of Interest - Public Infrastructure Name: Sewage Works Location: NE48 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A18SE (N)	489	8	372340 587013
81	Points of Interest - Public Infrastructure Name: Weir Location: NE48 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A9NE (SE)	925	8	373087 585985
81	Points of Interest - Public Infrastructure Name: Weir Location: NE48 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A9NE (SE)	925	8	373087 585985

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
82	Forest Parks Name: Not Given Multiple Area: N Area (m2): 573561472 Source: Forestry Commission	A13SE (SE)	106	10	372364 586405
83	National Parks Name: Northumberland Multiple Area: N Area (m2): 1050934416 Source: Natural England Status: Fully Designated - designated as a National Park Designation Date: 1st April 1956	A13SE (NW)	0	9	372311 586509

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Northumberland Council - Environmental Health Department Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	January 2020 October 2009	Annually Not Applicable
Discharge Consents Environment Agency - North East Region	October 2019	Quarterly
Enforcement and Prohibition Notices Environment Agency - North East Region	March 2013	Annual Rolling Update
Integrated Pollution Controls Environment Agency - North East Region	October 2008	Variable
Integrated Pollution Prevention And Control Environment Agency - North East Region	October 2019	Quarterly
Local Authority Integrated Pollution Prevention And Control Northumberland Council - Environmental Health Department Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	May 2014 October 2008	Variable Not Applicable
Local Authority Pollution Prevention and Controls Northumberland Council - Environmental Health Department Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	May 2014 October 2008	Annually Not Applicable
Local Authority Pollution Prevention and Control Enforcements Northumberland Council - Environmental Health Department Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	May 2014 October 2008	Variable Not Applicable
Nearest Surface Water Feature Ordnance Survey	October 2019	
Pollution Incidents to Controlled Waters Environment Agency - North East Region	December 1998	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North East Region	March 2013	Annual Rolling Update
Prosecutions Relating to Controlled Waters Environment Agency - North East Region	March 2013	Annual Rolling Update
Registered Radioactive Substances Environment Agency - North East Region	June 2016	
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	October 2019 October 2019	Quarterly Quarterly
Water Abstractions Environment Agency - North East Region	October 2019	Quarterly
Water Industry Act Referrals Environment Agency - North East Region	October 2017	Quarterly
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office	June 2018	As notified

Agency & Hydrological	Version	Update Cycle
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	October 2019	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2019	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2019	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	November 2019	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	November 2019	Quarterly
Flood Defences Environment Agency - Head Office	November 2019	Quarterly
OS Water Network Lines Ordnance Survey	October 2019	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	Annually
Surface Water Suitability Environment Agency - Head Office	October 2013	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	October 2019	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North East Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	November 2019 November 2019	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	October 2019 October 2019	Quarterly Quarterly
Local Authority Landfill Coverage Northumberland County Council (now part of Northumberland Council) Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Northumberland County Council (now part of Northumberland Council) Tynedale District Council (now part of Northumberland Council) - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2003 March 2003	Not Applicable Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North East Region - North East Area Environment Agency - North East Region - Northumbria Area	March 2003 March 2003	Not Applicable Not Applicable
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	April 2018	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Tynedale District Council (now part of Northumberland Council) Northumberland National Park Northumberland County Council (now part of Northumberland Council) - Minerals Waste and Development Control Northumberland Council - Planning Department	April 2008 February 2016 October 2008 October 2015	Not Applicable Variable Annual Rolling Update Variable
Planning Hazardous Substance Consents Tynedale District Council (now part of Northumberland Council) Northumberland National Park Northumberland County Council (now part of Northumberland Council) - Minerals Waste and Development Control Northumberland Council - Planning Department	April 2008 February 2016 October 2008 October 2015	Not Applicable Variable Annual Rolling Update Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	October 2019	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2019	Quarterly
Fuel Station Entries Catalist Ltd - Experian	December 2019	Quarterly
Gas Pipelines National Grid	July 2014	
Points of Interest - Commercial Services PointX	December 2019	Quarterly
Points of Interest - Education and Health PointX	December 2019	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2019	Quarterly
Points of Interest - Public Infrastructure PointX	December 2019	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2019	Quarterly
Underground Electrical Cables National Grid	December 2015	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	August 2018	Bi-Annually
Areas of Adopted Green Belt Northumberland Council - Planning Department Northumberland National Park Tynedale District Council (now part of Northumberland Council)	November 2019 November 2019 November 2019	As notified As notified As notified
Areas of Unadopted Green Belt Northumberland Council - Planning Department Northumberland National Park Tynedale District Council (now part of Northumberland Council)	November 2019 November 2019 November 2019	As notified As notified As notified
Areas of Outstanding Natural Beauty Natural England	June 2019	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	March 2019	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	July 2019	Bi-Annually
National Parks Natural England	April 2017	Bi-Annually
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	
Ramsar Sites Natural England	April 2019	Bi-Annually
Sites of Special Scientific Interest Natural England	March 2019	Bi-Annually
Special Areas of Conservation Natural England	June 2019	Bi-Annually
Special Protection Areas Natural England	April 2019	Bi-Annually

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	Northumberland County Council (now part of Northumberland Council) County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 01670 533000 Fax: 01670 534160 Website: www.northumberland.gov.uk
6	Tynedale District Council (now part of Northumberland Council) - Environmental Health Department County Hall, Morpeth, Northumberland, NE61 2EF	Telephone: 0845 600 6400 Website: www.northumberland.gov.uk
7	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
8	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
9	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
10	Forestry Commission 231 Corstorphine Road, Edinburgh, Midlothian, EH12 7AT	Telephone: 0131 334 0303 Fax: 0131 334 4473
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

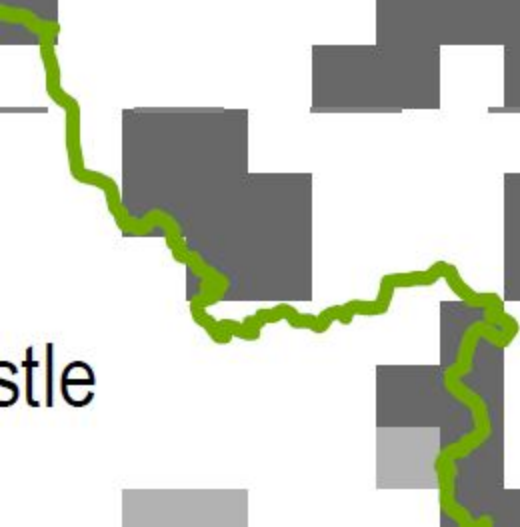
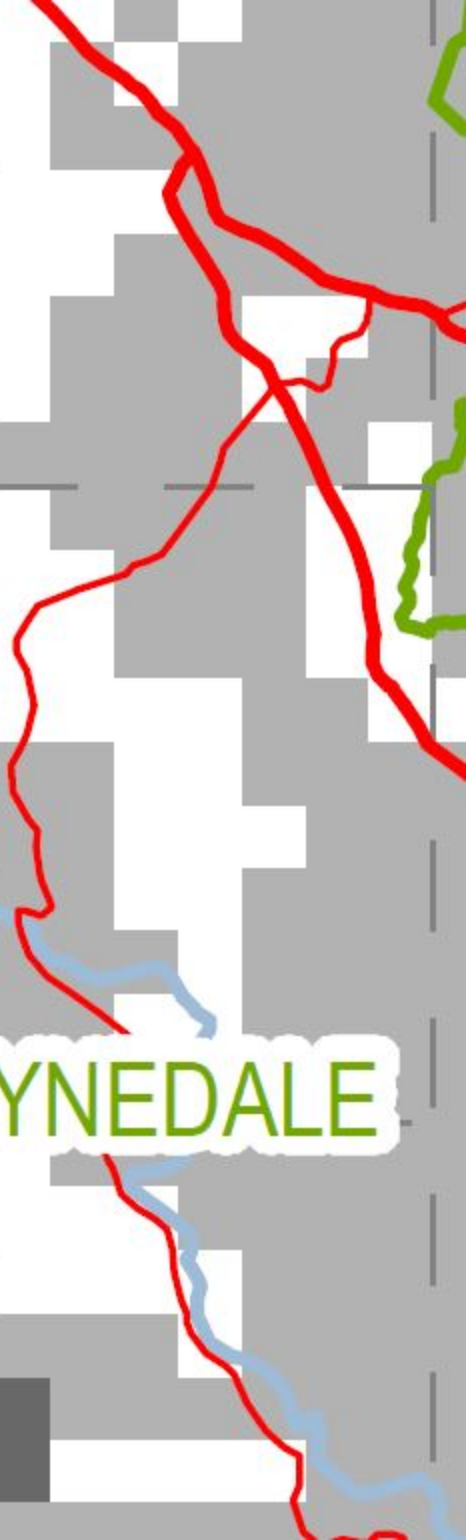
Kielder



Hott



TYNEDALE



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APPENDIX III

Mine Consultants Report



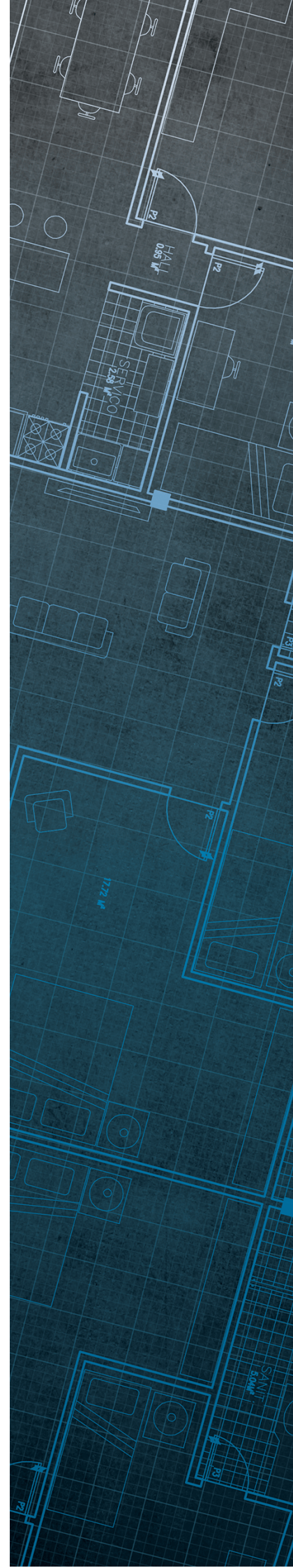
The Coal
Authority

Consultants Coal Mining Report

Site Adjacent To Field House
Stannersburn Village
Stannersburn
Northumberland
NE48 1DD

Date of enquiry: 6 January 2020
Date enquiry received: 6 January 2020
Issue date: 6 January 2020

Our reference: 51002223309001
Your reference: 19-1046LJ



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

ARC ENVIRONMENTAL LTD

Enquiry address

Site Adjacent To Field House
Stannersburn Village
Stannersburn
Northumberland
NE48 1DD


How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

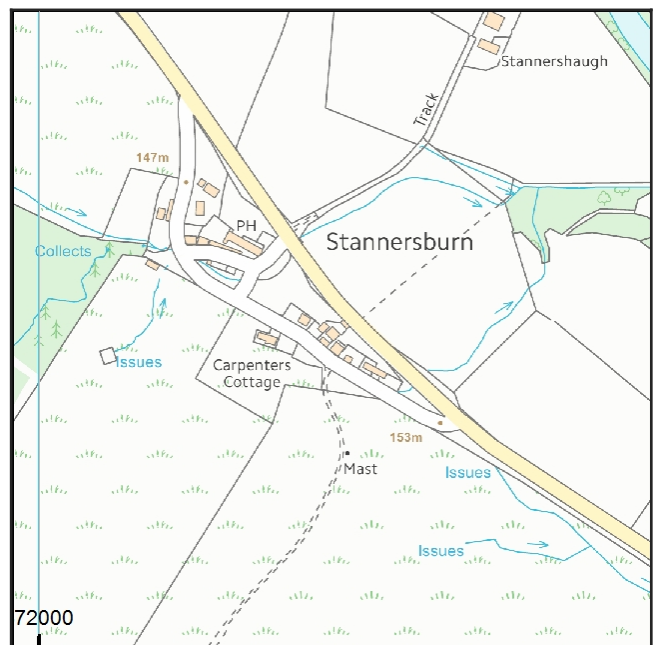
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.


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VAT receipt

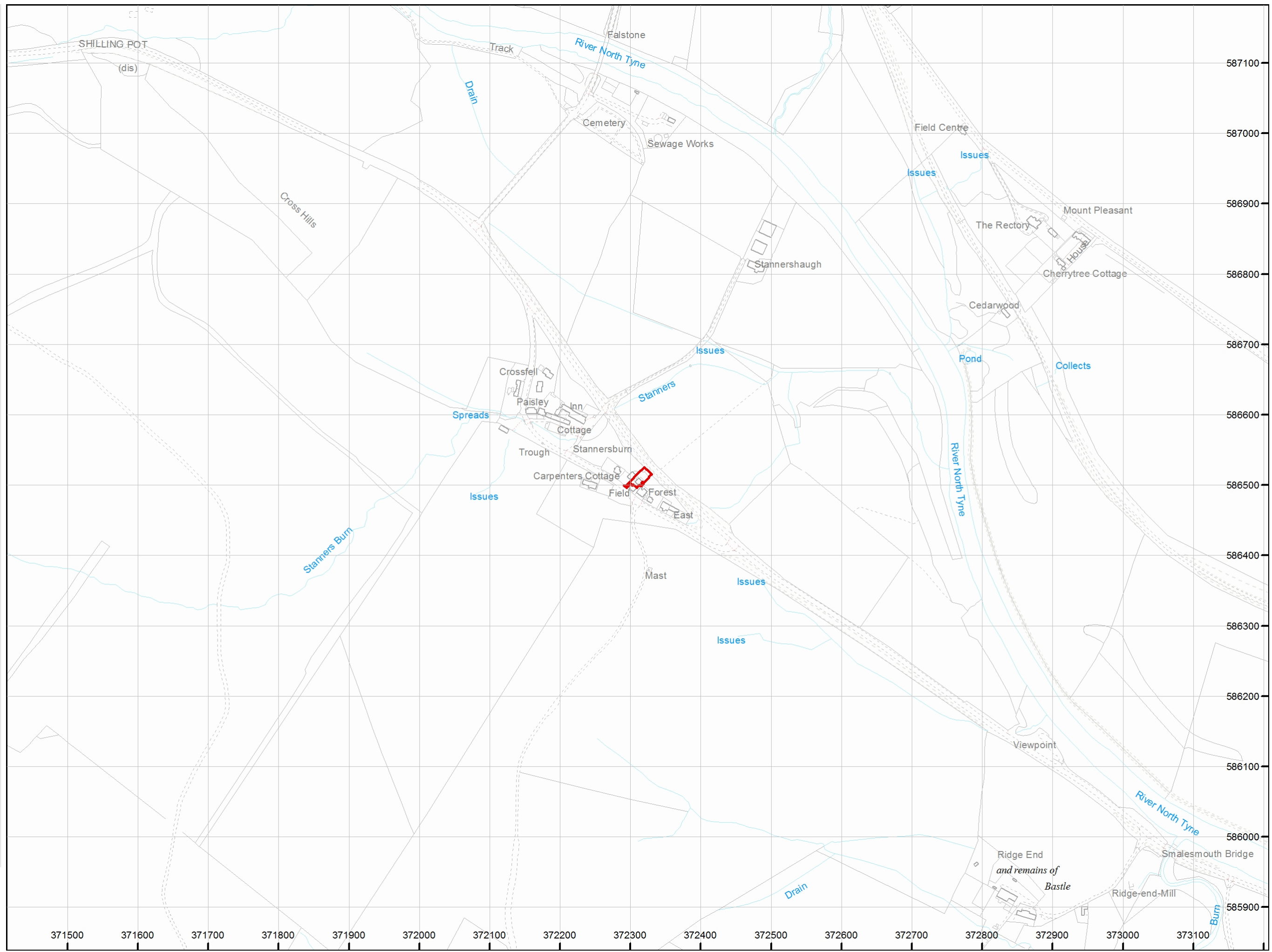
Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	06 January 2020
Issued to	ARC ENVIRONMENTAL LTD ELLIOTT COURT ST JOHNS ROAD MEADOWFIELD INDUSTRIAL ESTATE MEADOWFIELD DURHAM DH7 8PN
Property search for	SITE ADJACENT TO FIELD HOUSE STANNERSBURN VILLAGE STANNERSBURN NORTHUMBERLAND NE48 1DD
Reference number	51002223309001
Date of issue	06 January 2020
Cost	£112.13
VAT @ 20%	£22.43
Total received	£134.56
VAT registration	598 5850 68

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

How to contact us
 0345 762 6848 (UK)
 +44 (0)1623 637 000 (International)
 www.groundstability.com



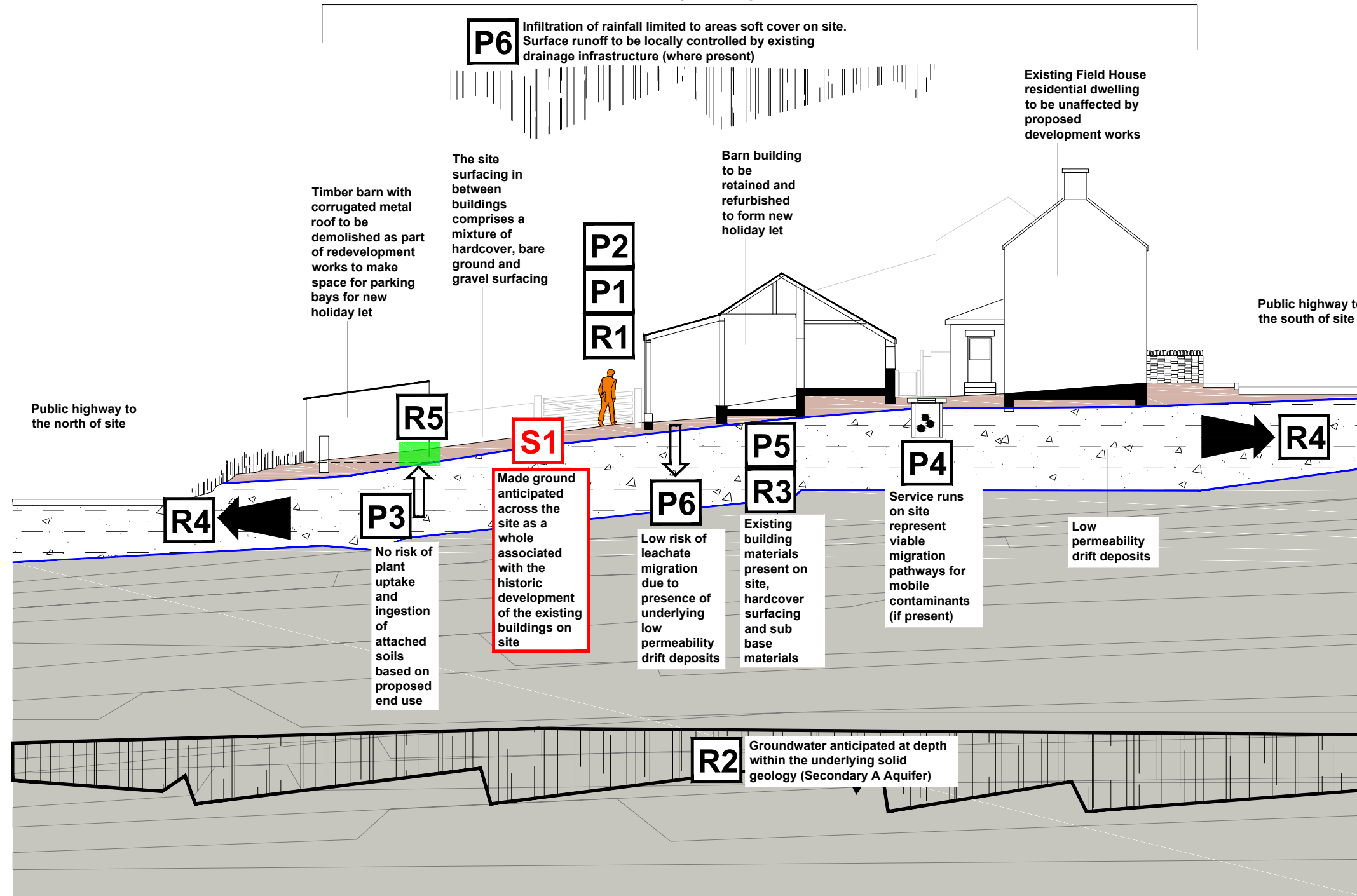
APPENDIX IV

Conceptual Site Model (CSM)

CRITICAL POLLUTANT LINKAGES

SOURCE	PATHWAY	RECEPTOR
<p>1. Made ground on site</p> <p>S</p>	<p>1. Ingestion and Dermal contact</p> <p>2. Inhalation of indoor / outdoor air</p> <p>3. Plant Uptake and attached soil</p> <p>4. Migration through existing services</p> <p>5. Direct contact with building materials</p> <p>6. Surface run off and leachate Migration</p> <p>P</p>	<p>1. Human health (End users and construction workforce)</p> <p>2. Groundwater within the Secondary Bedrock and Superficial Aquifers</p> <p>3. Building materials*</p> <p>4. Adjacent sites</p> <p>5. Flora and fauna*</p> <p>R</p>

Indicative section through site using a north to south orientation



P6 Infiltration of rainfall limited to areas soft cover on site. Surface runoff to be locally controlled by existing drainage infrastructure (where present)

Existing Field House residential dwelling to be unaffected by proposed development works

Timber barn with corrugated metal roof to be demolished as part of redevelopment works to make space for parking bays for new holiday let

The site surfacing in between buildings comprises a mixture of hardcover, bare ground and gravel surfacing

Barn building to be retained and refurbished to form new holiday let

Public highway to the south of site

Public highway to the north of site

S1 Made ground anticipated across the site as a whole associated with the historic development of the existing buildings on site

No risk of plant uptake and ingestion of attached soils based on proposed end use

Low risk of leachate migration due to presence of underlying low permeability drift deposits

Existing building materials present on site, hardcover surfacing and sub base materials

Service runs on site represent viable migration pathways for mobile contaminants (if present)

Low permeability drift deposits

R2 Groundwater anticipated at depth within the underlying solid geology (Secondary A Aquifer)

STRATA DETAILS

MADE GROUND: According to published BGS maps the site is not recorded to be underlain by a significant thickness of made ground. As seen during the site walkover, on-site made ground consists predominantly of materials associated with the stone barn and the adjoined timber out-houses where foundation depths are anticipated to reach c.1-2m. There is also concrete to the south and within the barns southern floor area. There are gravels to the west and north

DRIFT DEPOSITS: According to published bgs maps the superficial geology comprises superficial Devensian-Diamicton Till, anticipated to be c.2 million years old. It is a glaciogenic, sedimentary deposit, formed in the quaternary period

SOLID GEOLOGY: Based on maps produced by the BGS, the site is recorded to be underlain by the Tyne Limestone Formation. This formation consists of Limestone, Sandstone, Siltstone and Mudstone. It is a sedimentary rock formed between c.331-341 million years ago during the Carboniferous Period



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 e-mail: admin@arc-environmental.com
 web: www.arc-environmental.com

The contractor shall check all dimensions on site before commencement of any works. No dimensions to be scaled off this drawing.
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rev. date amendments drawn chkd

Client: **J SWINNEY**

Project Title: Conversion of Agricultural Buildings into a Holiday Let, Field House
 Stannersburn, Hexham, NE48 1DD

Drawing Title: Conceptual Site Model

Scale at A3: NTS @ A3 | Date: 28.01.20 | Drawn by: P.D | Approved by: E.R

Job Ref: 19-1046 | Drg no: - | Rev: -